Agenda

Planning Committee

Date:	Wednesday, 13 November 2019 at 18:30
Venue:	Town Hall, St Annes, FY8 1LW
Committee members:	Councillor Trevor Fiddler (Chairman) Councillor Richard Redcliffe (Vice-Chairman) Councillors Tim Armit, Chris Dixon, Kiran Mulholland, Jayne Nixon, Linda Nulty, Liz Oades, Michael Sayward, Heather Speak, Ray Thomas, Stan Trudgill.

	PROCEDURAL ITEMS:	PAGE
1	**Declarations of Interest:** Declarations of interest, and the responsibility for declaring the same, are matters for elected members. Members are able to obtain advice, in writing, in advance of meetings. This should only be sought via the Council's Monitoring Officer. However, it should be noted that no advice on interests sought less than one working day prior to any meeting will be provided.	1
2	**Confirmation of Minutes:** To confirm the minutes, as previously circulated, of the meeting held on 6 November 2019 as a correct record.	1
3	**Substitute Members:** Details of any substitute members notified in accordance with council procedure rule 24.	1
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Contact: Lyndsey Lacey-Simone - Telephone: (01253) 658504 – Email: democracy@fylde.gov.uk

The code of conduct for members can be found in the council's constitution at

http://fylde.cmis.uk.com/fylde/DocumentsandInformation/PublicDocumentsandInformation.aspx

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DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES	PLANNING COMMITTEE	13TH NOVEMBER 2019	4

ESTABLISHMENT OF A HIGHWAYS AND TRANSPORTATION LIAISON GROUP

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

SUMMARY

At the Planning Committee on 12 June 2019, members requested that a liaison group be established, similar in format to the existing Education Liaison Group, that would consist of officers and members of Fylde Council and Lancashire County Council. The aim of the group would be to ensure effective communication between Lancashire County Council and Fylde Council in regard to both policy and operational matters relating to highways and transportation.

RECOMMENDATION

1. That members nominate 3 members of the Planning Committee to represent Fylde Council, as necessary, at meetings of a Highway and Transportation Liaison Group to be established with Lancashire County Council in order to ensure Highways and Transportation Issues are reflected in planning policy and decisions made by Fylde Council.
2. That the Highway and Transportation Liaison Group be classified as an Outside Body with a subsequent report being made to Council to endorse the 3 appointments recommended by the Planning Committee for the municipal year 2019/20.

SUMMARY OF PREVIOUS DECISIONS

As part of its consideration of representations on outside bodies on 12 June 2019, Planning Committee resolved to examine the feasibility of establishing a Highways and Transportation Liaison Group with a remit similar to the existing Education Liaison Group.

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. The Council makes a number of appointments to outside bodies in each municipal year. When considering nominations for outside bodies at its meeting on 12 June 2019, the Planning Committee requested that a report be presented to a future meeting of the committee on the feasibility of establishing an additional working group (similar to the Planning Education Liaison Group) on highway related matters.
2. The Council constantly strives to improve communications with partner organisations in order to understand issues that affect respective areas of work and to develop complementary aims and objectives. It is considered that the establishment of a liaison group would be in line with this objective and officers of Lancashire County Council consider that the establishment of such a group would be of value to their work.
3. It is proposed, therefore, that a highways and transportation liaison group should be established, which would be attended by officers and members of Fylde and Lancashire County Councils in order to discuss policy development and operational matters relating to highways and transportation. The group would meet as and when required with either Fylde or Lancashire County Councils able to call a meeting to discuss a particular issue. Liaison group meetings would be attended by those officers who are best placed to deal with the issues on each individual agenda with representatives of Fylde's Planning Committee and Lancashire County Council's Portfolio Holder with responsibility for Highways and Transportation attending as required.
4. It is suggested that 3 members of the planning committee be nominated to represent Fylde Council at liaison group meetings. It is important that the members nominated to represent the council have an appropriate interest in highways and transportation matters, can commit to positively represent the council and be available to commit the time to attend the majority of the meetings involved. It is also considered that the members nominated should ideally be members of the Planning Committee.
5. The current protocol is that members are required to produce regular reports about the outside bodies on which they serve, usually every six months. It is the intention that this information will be made available to the Planning Committee members.

IMPLICATIONS	
Finance	None
Legal	None
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	None
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Mark Evans	Email: mark.evans@fylde.gov.uk & Tel 01253 658460	November 2019

BACKGROUND PAPERS		
Planning Committee Minutes	12 June 2019	https://fylde.cmis.uk.com/fylde/

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
PLANNING POLICY	PLANNING COMMITTEE	13TH NOVEMBER 2019	5
LOCAL DEVELOPMENT SCHEME 2019			

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

SUMMARY

A Local Development Scheme (LDS) is a document that Local Planning Authorities are required to produce under the Planning and Compulsory Purchase Act 2004 (As amended by the Localism Act 2011), to set out the Local Development Documents that the Council intends to produce and a timetable for their production. It must be available publically and kept up to date. The last LDS was published in November 2018 and is now out of date.

The main change to the previous LDS is the addition of the Partial Review of the Local Plan. The Fylde Local Plan to 2032 was adopted on 22 October 2018. The Local Plan was examined in accordance with the National Planning Policy Framework 2012 (NPPF), an update to this Framework was published in 2019. Annex 1: Implementation – Paragraph 212 states that Plans may need to be revised to reflect policy changes which the updated framework has made. This should be made either through a Partial Review or by preparing a new plan. In addition, the Local Plan includes a requirement for a Partial Review to consider the issue of unmet need in Wyre. It is therefore proposed that the Council will conduct a Partial Review. The LDS describes the Partial Review process and sets out a timescale for its completion.

Additionally, Supplementary Planning Documents (SPDs) will continue to be produced. The LDS describes the SPDs that will be produced and sets out a timetable for the consultations on them, and their adoption. Once the content of the LDS 2019 has been agreed by the Council it will be published on the Council's website. The LDS 2019 is included as Appendix 1 to this Report.

RECOMMENDATION

1. It is recommended that members agree the content of the LDS 2019 for the purpose of publication on the Council's website.

SUMMARY OF PREVIOUS DECISIONS

In 2018, the LDS 2018 was agreed for publication on the Council's website.

In 2015, the LDS 2015 was agreed for publication on the Council's website.

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

Local Development Scheme 2019

1. A Local Development Scheme (LDS) is a document that Local Planning Authorities are required to produce under the Planning and Compulsory Purchase Act 2004 (As amended by the Localism Act 2011). An LDS sets out the timetable for the production of Development Plan documents. It must be available publically and kept up to date.

2. The existing Local Development Scheme 2018 has become out of date. It set out the timetable for the production of the Fylde Local Plan to 2032 which was adopted on 22nd October, 2018. Following the publication of the National Planning Policy Framework 2019 and the subsequent requirement for a Partial Review, it is important that a new LDS is produced which sets out the process of the Partial Review and a timetable for its completion. The Supplementary Planning Documents (SPDs) that the Council will produce to assist with the implementation of the Local Plan will also be set out, plus a timetable for their production.

3. There are some considerable changes from the 2018 LDS. The Partial Review and its provisional timetable have been added. A significant proportion of the text relating to the timetable for the adoption of the Fylde Local Plan to 2032 has been removed as it is no longer relevant. The 10th September 2018 Planning Committee approved the LDS 2018 which states that the Council would commence work on four Supplementary Planning Documents. These are the Affordable Housing, Good Design, Healthy Living and Biodiversity SPDs. The Fylde Healthy Living and The Fylde Biodiversity SPDs were adopted by Planning Committee on the 11th September 2019. Therefore, the text relating to the adopted SPDs has been removed.

4. Text has been retained and added in with regards to The Fylde Affordable Housing and the Fylde Good Design SPDs along with a revised timetable. The Canopies and Glazed Extensions: A Design Note will be incorporated into the Good Design SPD.

5. Future SPDs are proposed to cover Open Space, Viability, Advertisements, Valued Landscapes, Car Parking Standards, Renewable Energy and SUDs and Critical Drainage Areas. However, the timetable of their production remains undecided. A Community Infrastructure Levy will be progressed following the Partial Review of the Local Plan.

6. Once the LDS 2019 has been agreed by the committee it will be published on the Council's website in accordance with the Planning and Compulsory Purchase Act 2004 (As amended by the Localism Act 2011).

IMPLICATIONS	
Finance	There will be costs associated with the Partial Review, these costs are expected to be met within existing budgets.
Legal	The LDS needs to be kept up to date in accordance with the Planning and Compulsory Purchase Act 2004 (As amended by the Localism Act 2011).
Community Safety	None
Human Rights and Equalities	None
Sustainability and Environmental Impact	The Partial Review and Draft SPDs will be subject to Sustainability Appraisal before they are issued for consultation.
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Steph Shone	stephanie.shone@fylde.gov.uk 01253 658694	13th November 2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Local Development Scheme 2018	2018	https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/local-development-scheme/

Attached documents:

Appendix 1: Fylde Council Local Development Scheme 2019

Fylde Council Local Development Scheme

November 2019

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Disclaimer

The factual information contained in this Local Development Scheme is believed to be correct at the time of survey or publication and care has been taken to ensure accuracy. However, neither Fylde Borough Council nor any of its officers give any guarantee, warranty or representation in respect of any information contained within.

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1. WHAT IS A LOCAL DEVELOPMENT SCHEME (LDS)?

What is an LDS?

1.1 All local planning authorities are required to produce a Local Development Scheme (LDS), which details the documents that will comprise the Development Plan for the area.

1.2 An LDS should contain a timetable showing when each document is estimated to be completed and whether the council is on target to achieve the estimated deadline.

Why is Fylde Council producing a new LDS?

1.3 A Local Development Scheme is a document that local planning authorities are required to produce under the Planning and Compulsory Purchase Act 2004 (As Amended by the Localism Act 2011). It must be available publically and kept up to date. Planning Practice Guidance (Paragraph 003 Reference ID: 61-003-20190315) states *"Local planning authorities should publish their Local Development Scheme on their website".*

1.4 The Local Development Scheme provides information on the documents that the Council intend to produce to form their planning policy framework and sets out a timetable for production. This document supersedes the LDS 2018. The LDS 2019 describes the Partial Review of the Fylde Local Plan to 2032 and the Supplementary Planning Documents that the Council are producing.

2. THE FYLDE LOCAL PLAN TO 2032

Current Local Plan

2.1 The Fylde Local Plan to 2032 was adopted on the 22nd October 2018 and replaced the Fylde Borough Local Plan (As Altered) (Oct 2005)

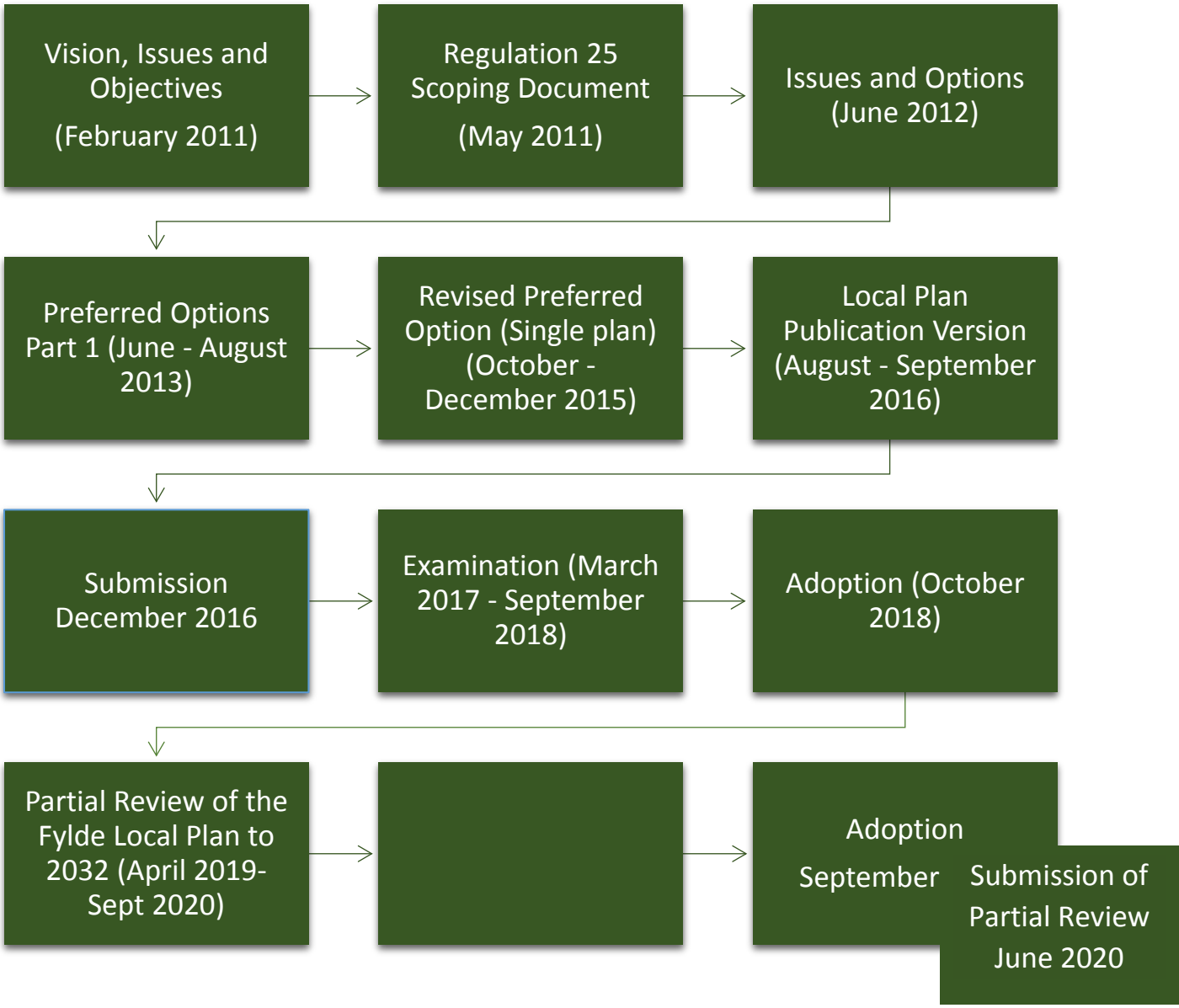
2.2 The Fylde Local Plan to 2032 contains a range of policies and allocations to guide development in the Borough up to the year 2032.

Fylde Local Plan to 2032 (The Local Plan)

2.3 The Local Plan contains a spatial portrait of how the Borough looks and functions now, together with the Vision for Fylde and a Development Strategy that sets out how the Council envisages the area will develop over the course of the Plan period. It seeks to ensure that new homes, jobs and services required by communities are located in the most sustainable locations and that the framework for delivering the necessary infrastructure, facilities and other development will be provided to make this achievable.

2.4 The Local Plan is accompanied by an Adopted Policies Map and Inset Maps.

Figure 1: The Timetable of the Production of the Fylde Local Plan to 2032.



2.5 To view the adopted Fylde Local Plan to 2032 please see the webpage below: https://new.fylde.gov.uk/adopted-local-plan-to-2032/

Fylde Local Plan to 2032 Partial Review

2.6 A Partial Review of the Fylde Local Plan to 2032 will bring the Local Plan in line with Paragraph 212 of the National Planning Policy Framework 2019. It will also consider the unmet housing need in Wyre in accordance with Paragraph 1.27 of the Fylde Local Plan to 2032. This will be discussed in more detail in Chapter 3.

Development Plan Documents

2.7 The Local Plan together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations and Development Management Policies DPD form the statutory Development Plan for Fylde.

Non Development Plan Documents

2.8 In addition to the Adopted Local Plan and other Development Plan Documents, Fylde Council also operates:

Adopted documents for decision making

- Fylde Biodiversity Supplementary Planning Document SPD (September 2019)
- Fylde Healthy Living SPD (September 2019)
- Canopies and Glazed Extensions on Commercial Forecourts: A Design Note – (August 2018)
- St. Anne's on the Sea Design Guide
- St. Anne's on the Sea Design Guide Companion Part 1
- St. Anne's on the Sea Design Guide Companion Part 2
- St. Anne's on the Sea Design Guide Companion Part 3

Earlier Adopted Supplementary Planning Guidance (SPGs)

- Extending Your Home (November 2007)
- The Conversion of Fylde's Traditional Farm Buildings (September 2004)
- St. Anne's Renaissance Design Guide (September 2004)
- Policy for Shop Front Design Guide (September 2004)
- Windows, Doors and Architectural Joinery (February 2003)
- Policy for New Flat Development (June 1989)

The above documents can be found through the link: https://new.fylde.gov.uk/supplementary-planning-guidance/

3. LOCAL DEVELOPMENT SCHEME 2019:

LDS 2019

3.1 The Fylde Local Plan to 2032 was adopted in October 2018. An update to the NPPF was published in 2019. This has resulted in a Partial Review to the Local Plan to ensure conformity.

3.2 Additionally, to support the Local Plan the Council is proposing to produce two Supplementary Planning Documents (SPDs) on Affordable Housing and Good Design. Further detail of the timetables for these SPDs is provided on page 15. These will be followed by further Supplementary Planning Documents.

3.3 The current timetable for the Partial Review of the Fylde Local Plan to 2032 is presented in Chapter 4.

Fylde Local Plan to 2032 Partial Review

3.4 The Fylde Local Plan to 2032, adopted on the 22nd October 2018, was examined in accordance with the National Planning Policy Framework 2012 (NPPF12). An update to the NPPF was published in February 2019. Annex 1: Implementation – Paragraph 212 states that *"Plans may need to be revised to reflect policy changes which the updated framework has made. This should be made either through a partial revision or by preparing a new plan".* In addition, the Local Plan includes a commitment to an early review (full or partial) if the Wyre Local Plan is adopted with unmet need. Wyre's adopted Local Plan has an unmet need of 365 homes over the plan period to 2031.

3.5 The Council consulted on the scope of the Partial Review of the Fylde Local Plan to 2032 for six weeks from 25 April to 6 June 2019 under Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. It is now intended to proceed with the drafting of the Partial Review document, having regard to the comments received from the scoping consultation.

Supplementary Planning Documents

3.6 Supplementary Planning Documents add further detail to the policies in the Development Plan. They can be used to provide further guidance for development on specific sites, or on particular issues, such as design. Supplementary planning documents are capable of being a material consideration in planning decisions but are not part of the Development Plan.

The 2018 LDS set out the timeline of production of four SPDs:

- Fylde Biodiversity SPD
- Fylde Healthy Living SPD
- Fylde Affordable Housing SPD
- Fylde Good Design SPD

3.7 Following the adoption of the Fylde Biodiversity SPD and the Fylde Healthy Living SPD in September 2019, the Council will continue work on the following SPDs:

- Affordable Housing
- Good Design

3.8 Once the final versions have been consulted on planning officers will commence work on other SPDs from the list below which is not in order of priority.

- Tree Strategy
- Open Space
- Viability
- Advertisements
- Car Parking Standards
- Renewable Energy
- SUDs and Critical Drainage Areas

Resources

3.9 The following in-house resources will be made available for the Partial Review of the Local Plan and producing the SPDs:

- Planning Policy Manager (part time)
- 1 x Principal Planning Officer
- 1 x Planning Officer
- Research and Information Officer (part time)
- Cartographer/GIS Officer (part time)

3.10 The Local Plan plays a crucial role in helping to implement the Council's vision, strategic objectives and development strategy, which set out how the Council would like Fylde Borough to look in 2032. The Partial Review of the Local Plan will ensure its conformity with the NPPF19. It will also help the Council determine how best to assist Wyre Council in meeting their housing need. Supplementary Planning Documents will add further detail to policies in the Local Plan. As such, wider resources within the Council will be drawn upon including the skills and expertise of colleagues in respect of:

- Biodiversity
- Built Heritage/Conservation
- Development Management
- Design
- Economic Regeneration
- Environmental Health

- Housing
- Parks and Horticulture Services
- Tourism

3.11 Joint working with Lancashire, Wyre, Preston and Blackpool Councils is coordinated through Officer Working Groups, as part of the Duty to Co-operate. There is also a Joint Advisory Committee (JAC) made up of elected Members from each Council, and Lancashire County Council.

3.12 Lancashire County Council has a critical role to play in planning and implementing infrastructure to support Local Plan proposals, particularly in relation to transport and education. Consultants have been, and may be engaged on specific projects where there is a lack of expertise or capacity in-house, for example the production of evidence based studies and documents, needed to support the Partial Review.

Risks to timetable

3.13 There will always be a degree of uncertainty associated with undertaking a Partial Review of a Local Plan and in presenting specific timescales for SPDs. The following issues contained in the table below present risks to project management.

Possible risk	Potential Impact?
New National Policies and Guidance Published	The Government are continually changing, modifying and publishing planning policy and guidance and as a result additional work to comply with new requirements could result in further/new evidence having to be commissioned and the Partial Review and SPDs having to be re-drafted and re-consulted on.
Brexit	There is uncertainty concerning what will happen after Brexit. For example, Sustainability Appraisal is required under the Strategic Environmental Assessment Regulations which is European Legislation.
Change in Local Government	A new Local Government could decide to take a different course with regard to the Local Plan Partial Review process. This could result in a different process having to be followed.
High demand for the Planning Inspectorate's services	A high demand for the Planning Inspectorates services could lead to delays.
Planning Inspector requests additional work and consultations	This did happen, the Inspector asked the Council to take account of the 2014 Household Projections and to consult on the new evidence, and this delayed adoption of the FLP32. This could happen to the Partial Review.
Unforeseen pressures on staff time & staff turnover	Staff diverted to other work and reduced staff numbers may cause delays in the Local Plan Partial Review process and SPD preparation.

External Bodies could delay the Local Plan	Other bodies, including statutory consultees, could delay the Local Plan Partial Review/SPDs by not making responses on time or by requesting significant changes late on in the plan preparation process.
Legal Challenge	There is a possibility that the documents are quashed completely or there is a requirement to repeat the work.

Evidence Base

3.14 Local planning authorities should prepare and maintain an up-to-date evidence base on key aspects of the social, economic and environmental characteristics of their area, to enable the preparation of a sound spatial plan meeting the objectives of sustainable development.

3.15 The evidence base needs to be a true and accurate reflection of the Borough. A sound evidence base is crucial to support the Partial Review of the Local Plan and the production of Supplementary Planning Documents.

3.16 A comprehensive list of the evidence used to inform the preparation of the Local Plan is available on the Council's website: https://online.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/. This evidence is considered to be up to date.

3.17 Information on housing and employment land supply is updated annually. This, with a large quantity of additional information, is used to inform the Council's Authority Monitoring Report (AMR).

Authority Monitoring Report **(AMR)**

3.18 In addition to the Partial Review of the Local Plan, an Authority Monitoring Report will be produced annually with a base date of the 31 March. This will monitor the Local Plan and also contain contextual information on the Borough. Each Authority Monitoring Report will be produced in the autumn following the 31 March and will be made available on the following webpage: https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/authority-monitoring-reports-amr/

Statement of Community Involvement (SCI)

3.19 Fylde Council's planning policy team has produced a Statement of Community Involvement (SCI) 2016. It sets out how the Council will engage with stakeholders in preparing Development Plan Documents and planning applications. The current SCI has been published on the following webpage: https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/statement-of-community-involvement/ . SCI's only have to be reviewed every 5 years, so the SCI is considered to be up to date for the purpose of the Partial Review.

Neighbourhood Planning

3.20 In addition to producing planning policy documents Fylde Council will provide support to the relevant bodies undertaking Neighbourhood Planning. One Neighbourhood Plan is currently being prepared in Fylde – by Ribby-with-Wrea Parish Council for the Ribby-with-Wrea area. Once adopted a Neighbourhood Development Plan will sit alongside the Local Plan and form part of the Development Plan for the area. Precise details of the support that Fylde Council will provide in the Neighbourhood Planning process is set out in the Neighbourhood Planning protocol available at the following webpage along with the latest updates: https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/neighbourhood-planning/

Community Infrastructure Levy (CIL)

3.21 Fylde Council has commenced work on the introduction of a CIL but this was placed on hold pending the adoption of the Local Plan and the publication of the updated Regulations. Now the revised Regulations have been published, work on a CIL for Fylde can recommence. However, this will have to await the Partial Review of the Local Plan as a CIL will need to have regard to any revisions to, and a revised viability assessment of the Local Plan.

4. FYLDE LDS SUMMARY GRAPH

KEY:

UNLIKELY TO MEET TARGET
UNCERTAIN TIMESCALE
COMPLETED OR ON TARGET

Local Plan to 2032 Partial Review	**2019**												**2020**											
Partial Review Stage	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Partial Review Scoping Consultation (6 weeks from 25th April – 6th June)																								
Consideration of responses and present to Committee																								
Schedule of Proposed Revisions presented to Committee																								
Technical Assessments (SEA etc.)																								

Local Plan to 2032 Partial Review	**2019**												**2020**											
Partial Review Stage	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec
Publication Version presented to Committee																								
Publication Version consultation period																								
Submission																								
Examination																								
Adoption																								

KEY:

UNLIKELY TO MEET TARGET
UNCERTAIN TIMESCALE
COMPLETED OR ON TARGET

Supplementary Planning Documents (SPDs)	**2018**	**2019**	**2020**

SPD Stage	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	March	April	May	June
SPD Scoping Consultation (6 weeks – 22nd Nov 18 – 3rd Jan 19)	B, HL, AH, GD	B, HL, AH, GD	B, HL, AH, GD																	
Draft SPD preparation and Responses Report			B, HL, AH	B,HL, AH																
Draft SPDs at Planning Committee				B, HL							AH		GD							
Further work and Sustainability Appraisal of Documents					B, HL	B, HL	B, HL	B, HL			AH	AH								
Draft SPD consultation								B, HL	B, HL			AH	AH							
Final SPD preparation									B, HL	B, HL										
Adoption											B, HL				AH					GD

Planning Policy Team

Fylde Borough Council

Town Hall

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DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
REGENERATION TEAM	PLANNING COMMITTEE	13TH NOVEMBER 2019	6

FUTURE HIGH STREET FUND: KIRKHAM

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

SUMMARY

Planning Committee resolved at its meeting of 13 February 2019 to put forward a bid into the Government's initiative known as the Future High Street Fund (FHSF), both the main part of the Fund and that aspect relating to heritage restoration and promotion (Heritage Action Zone - HAZ). The bid for the main High Street element proved to be successful in that the Council has now been shortlisted and invited to develop a fully detailed business case for final submission by the 30th June 2020. The full business case will need to be very detailed and well considered to ensure that it is comprehensive in all aspects, meeting the guidance of the Prospectus and objectives of the fund.

An initial grant of £75,000 has been awarded to this Council to commission suitably qualified consultants to draw together, alongside the Regeneration Team, a fully detailed business case to a brief drawn together by the Team (Appendix 2). The initial £75,000 has been confirmed, with the second allocation of £75,000 expected to be confirmed in early 2020. If the second allocation is not granted the value of the capital scheme will be reduced to the value of the initial allocation, such that only expenditure that will be met by the total grant allocation will be committed.

The scope of the brief to support the development of the strategy and business case is placed before Planning Committee for approval. In addition, the more detailed scope of the development of the Heritage Action Zone is now set out in the report.

Whilst the bidding process remains competitive a well detailed case with prospects for implementation should put the Council in a good position to receive funding support.

RECOMMENDATION

1. That Committee approves the broad approach to the development of the Future High Street Fund Business Case, which will also form part of a longer term regeneration strategy for the town centre, to be developed. Full details of individual components of the scheme will be brought forward to Committee for consideration as appropriate in due course. (Appendix 1)
2. That Committee agrees and adopts the Future High Street Consultants Brief for the purposes of engaging the appropriate consultants and as a basis for the outcomes directly inputting into the detailed business case. (Appendix 2)
3. That Committee approves the approach as set out in the report for the compilation of the Heritage Action Zone Programme subject to the detailed proposals being brought forward in due course, as appropriate.

(Appendix 3)

4. That Committee agrees to the formation of a Project Board to assist in the delivery of the initiatives should they be successful and that the matter of member inclusion be considered in due course.

5. That the Committee approve a request to the Finance and Democracy Committee for an addition to the Capital Programme in the total sum of £150,000 (£75,000 in 2019/20 and £75,000 in 2020/21) in respect of the Kirkham Future High Street Fund Scheme, to be met in full by a central government grant for this purpose (The initial £75,000 has been confirmed, with the second allocation of £75,000 expected to be confirmed in early 2020. If the second allocation is not granted the value of the capital scheme will be reduced to the value of the initial allocation, such that only expenditure that will be met by the total grant allocation will be committed).

6. That, subject to approval by the Finance and Democracy Committee as at 5 above, the Committee authorises the use of the grant received by the Ministry of Housing, Communities and Local Government (or as subsequently agreed) for the purposes of commissioning the appropriate consultants to assist with the preparation of the fully development Business Case in respect of the Future High street Fund bid for Kirkham

SUMMARY OF PREVIOUS DECISIONS

On 13 February 2019, Planning Committee RESOLVED that:

1. Kirkham town centre be put forward as a potential bid for the 2019 round of the Future High Streets Fund.
2. That officers be authorised to develop an expression of interest for Kirkham town centre.
3. That officers be authorised to seek partners and opportunities to co-fund the selected project.

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

BACKGROUND

1. The Future High Street Fund (FHSF) is a national initiative launched by the H.M. Government in October 2018. Initially, the fund was £675m with a smaller part of that, some £42m, to be directed at the Heritage Action Zone initiative (HAZ), for the revitalisation of town centres that have historic value. The Prospectus set out the aims of the fund, its objectives and eligibility criteria. The FHSF is a competitive process.

2. Planning Committee resolved to apply to the fund for schemes within Kirkham and following that decision, officers drew together an 'Expression of Interest', which was submitted within the prescribed timescale. The announcement early in 2019 of 50 'shortlisted' towns did not include Kirkham although the Council, in receiving feedback, was encouraged to bid again in 2020 (Round 2).

3. On the 26th August, H.M. Government announced that the fund had been increased by a further £325m. Shortly afterwards, it was announced that the Council would be invited to progress to the next stage for Kirkham (shortlisted) and in doing so, would be asked to make a fully detailed business case. In addition, on the 14th September, it was also announced that the bid for the HAZ had also been successful, again the Council being invited to develop a programme for the delivery of its proposals.

4. The FHSF can be used for a variety of interventions ranging from traffic management to property development, although the thrust of it is aimed at repurposing commercial areas, drawing in new sustainable uses, primarily dealing with long standing vacancy and problematical sites. The detailed bid will look at a range of issues and it will be vital that property interests work alongside the Council for the bid to succeed. The fund will allow authorities to bid for up to £25m, but it is anticipated that most successful bids will be of the £5m - £10m range. The financial 'match funding' for the FHSF bid will be based on private sector investment. The actual bid value for Kirkham is not known at this stage.

5. A fully developed business case will require a great deal of research and the costing of projects and as such, will require elements of expertise in commercial property processes and accounting procedures, that this Council does not readily have in sufficient quantity. This fact is acknowledged by Government and as a result is offering grant assistance to allow local authorities to employ consultant(s) to assist with the development of the case. A detailed brief is now complete (prepared by the Regeneration officers) and will be the subject of the Council's procurement procedures (Appendix 2).

6. As part of the initial Expression of Interest, local authorities were asked to estimate the level of support required. A figure of £75,000 was included, which has now been agreed. However, with the base level of information low, and as the ideas are emerging, a full range of economic and other data would be helpful, allowing for a full economic appraisal and business case to be developed, covering a range of issues as well as longer term planning. To that end, officers have applied to MHCLG for a 'top up' of a further £75,000 which the process allows for. The initial £75,000 has been confirmed, with the second allocation of £75,000 expected to be confirmed in early 2020. If the second allocation is not granted the value of the capital scheme will be reduced to the value of the initial allocation, such that only expenditure that will be met by the total grant allocation will be committed.

THE FHSF AND HAZ PRINCIPLES

7. There is, perhaps understandably, some confusion about the difference between FHSF and HAZ. In fact HAZ is part of the broader FHSF initiative but some £90m of the total £1bn 'pot' was separated out. Whilst the main FHSF is being dealt with and delivered with the Ministry of Housing, Communities and Local Government, the HAZ schemes are delegated to Historic England, who will work with the successful towns on heritage aspects of town centre regeneration. In respect of Kirkham, as matters stand, a further bid will be put into the main FHSF with another put into the HAZ element i.e. into Historic England. The main FHSF can potentially support regeneration initiatives across the town centre, whereas the HAZ is limited to the designated conservation area. However, in developing a strategy the two initiatives should work together each aimed at promoting development in the interests of the town centre as a whole.

8. The FHSF bid requires a full business case to be developed and for this purpose it is proposed to engage appropriate consultants to work as part of the team, whilst the HAZ will be run in house, with the probability of a dedicated project officer being appointed, funded by the scheme.

THE DVELOPMENT OF THE FHSF

9. The strategy for the FHSF should be tailored to meet the specific needs and opportunities of each town. In most cases, where towns have been shortlisted, there is a recognised issue of decline as evidenced in the initial Expression of Interest. The aim is to revitalise and repurpose town centres based on the premise that retail areas will contract and many buildings will no longer be fit for their original purpose in the long term. Kirkham has a relatively small centre with effectively one principal high street. The strategy of the FHSF, when taken together with the HAZ seeks to repurpose the use of a number of buildings, many of which are currently vacant, assess the scope for commercial re-use, develop potential redundant buildings and sites, enhance the public spaces and undertake architectural enhancements. In addition, the issue of traffic circulation, connections around town, and an enhanced pedestrian ambience in town will be addressed. (Appendix 1) The strategy necessitates a close working relationship with the private sector and any ultimate grant aid offered will have to meet with strict protocols, and a fully demonstrated justification that meets with Treasury rules will also be required.

10. The Strategy is at its general inception stage and the brief as included at appendix 2, whilst very detailed, seeks to set a clear set of requirements and direction of travel for the appointed consultants. The appointment of consultants will be achieved through the Council's procurement policies and their fees funded by the Government grant that has been received, but to which a further 'ask has been made' to increase the scope of the commission now thought necessary and contained within the brief (Paragraph 6 above).

11. An officer of Housing Communities and Local Government has been allocated to a number of projects including Kirkham and an inception meeting is to be held later in November.

12. At this stage, Committee is asked to approve the scope of the consultants brief and authorise the commissioning of the studies to form part of the final bid on the basis that it falls within the level of grant received - currently £75k but potentially increasing to £150k. There are a number of stages related to the development of the bid but the final submission is to be made by the 30th June 2020.

THE DEVELOPEMNT OF THE HAZ

13. This part of the initiative should be seen as being directly related to the FHSF. However, a separate process is in place and the funding aspects quite different. In this case the funding 'pot' associated with HAZ, is to be derived from a number of sources as a means of match funding. In the case of Kirkham this includes, The Borough Council, Town Council, County Council, Section 106 commuted payments over a phased, four year period. In addition, there are to be a number of 'in kind' contributions including the Health Authority and County Council Museum Service. The scheme will involve a series of interventions including public realm and building refurbishments, the potential development of an eco-building craft skills centre and broad public engagement in respect of enhancing heritage appreciation. At the present time, the Regeneration officers are working with an officer from Historic England who is acting as a 'critical friend/advisor' in the development of the programme. The programme 'bid' is required to be submitted by the end of the calendar year and the scheme up and running from April 2020. The full bid value is at present £3.2m although this might not be agreed in total. Nearer the time the full scope of the project will be presented to Planning Committee with the full budget costs identified.

BENEFITS OF THE SCHEME

14. Kirkham as the market town of the Borough has, in common with many town centres, seen a decline in business confidence. This has resulted in a high number of vacancies, much reduced footfall and evidence of a lack of investment in its building fabric. Once such decline is visible this can accelerate quickly with long term, unfortunate consequences. With this in mind, there seems to be an appetite amongst the business community and Town Council to work closely with the Council to seek to reverse the fortunes of the town centre. The bids submitted so far have had the support of these

organisations and meetings are to be arranged with the many business/building owners to look at prospective development opportunities. The potential to reuse sites will require commercial analysis and an awareness of the markets and in this regard the consultants will play an invaluable role. If successful in the short to medium term, there is every possibility that the town centre can build on some of its inherent strengths and revitalise itself, which is essential if Kirkham is to benefit by capturing locally disposable spend from its role as a place that is witnessing expansion through housing and other development.

RISKS ASSOCIATED WITH THE SCHEME

15. The two schemes as outlined are government initiatives with the opportunity now presented to assess what actions might be possible to regenerate town centres for the future, seeking longstanding remedies. The size of the fund perhaps best demonstrates the political and economic significance of this national issue. In the absence of such local funding opportunities (which are as yet not confirmed), town centre initiatives would be left to Council activity and private sector investment, which may be adequate in some cases but not in many others. From an economic point of view, a lack of action may accelerate present town centre decline.

16. From a positive point of view, the potential for public funding to support a range of direct interventions and private sector development potentially creates a series of opportunities. The preparatory work will provide a framework for a full understanding of all of the issues relating to the town centre and then to follow a fully researched plan of action. From the FHSF point of view, apart from officer time, the available grant aid will fund most, if not all, of the business case and beyond that, potential grant aid to bring forward development schemes would be invaluable.

17. In respect of the HAZ, the development of the heritage programme is underway with funding contributions as proposed and set out in Appendix 3. In so far as this Council is concerned, the capital contribution is agreed in principle and Section 106 commuted payments subject to legally binding agreements. Prior to the final 'sign off' agreement with Historic England the funding should be secured.

18. As already outlined in the report, the success of the scheme will depend to a large extent of the commitment of the private sector – building and land owners and from that point of view, initial discussions are proving very positive.

19. One of the difficulties of the way the FHSF and HAZ have emerged are the tight timescales presented from notification of 'successes' to the requirement to provide all the material required for the next stage. This is a very short window. However, it is expected that despite the timescales, the next stages of the process will be met.

20. In so far as managing the process is concerned, relevant reports will be presented to Committee as required, including the scope of the projects as they emerge. However, as part of both the FHSF and HAZ it is suggested (and a requirement of HAZ) that a project board be drawn together to drive the project. It will be recalled that there will be a number of organisations involved in the delivery of the various component parts e.g. health and culture. Boards of this type have been established for other regeneration initiatives e.g. lottery projects. It is suggested that this be given due consideration and a proposed structure be brought forward to Committee for further discussion in due course.

21. A presentation of some of this ideas and processes will be made at Committee.

IMPLICATIONS	
Finance	This is essentially an update report with some key decisions as regards the next stages included. This report proposes a request to the Finance and Democracy Committee for an addition to the Capital

	Programme in the total sum of £150,000 (£75,000 in 2019/20 and £75,000 in 2020/21) in respect of the Kirkham Future High Street Scheme, to be met in full by a central government grant for this purpose. The initial £75,000 has been confirmed, with the second allocation of £75,000 expected to be confirmed in early 2020. If the second allocation is not granted the value of the capital scheme will be reduced to the value of the initial allocation, such that only expenditure that will be met by the total grant allocation will be committed.
Legal	None directly. The grant aid is to be used to develop the Business case although this is not to be monitored directly.
Community Safety	None relevant at this stage.
Human Rights and Equalities	The scheme and the consultants brief will seek to equally benefit all users of the town
Sustainability and Environmental Impact	The overall initiative seeks to create a sustainable town centre for the long term.
Health & Safety and Risk Management	None at this stage.

LEAD AUTHOR	CONTACT DETAILS	DATE
Paul Drinnan	pauld@fylde.gov.uk 01253 658434	26.10.19

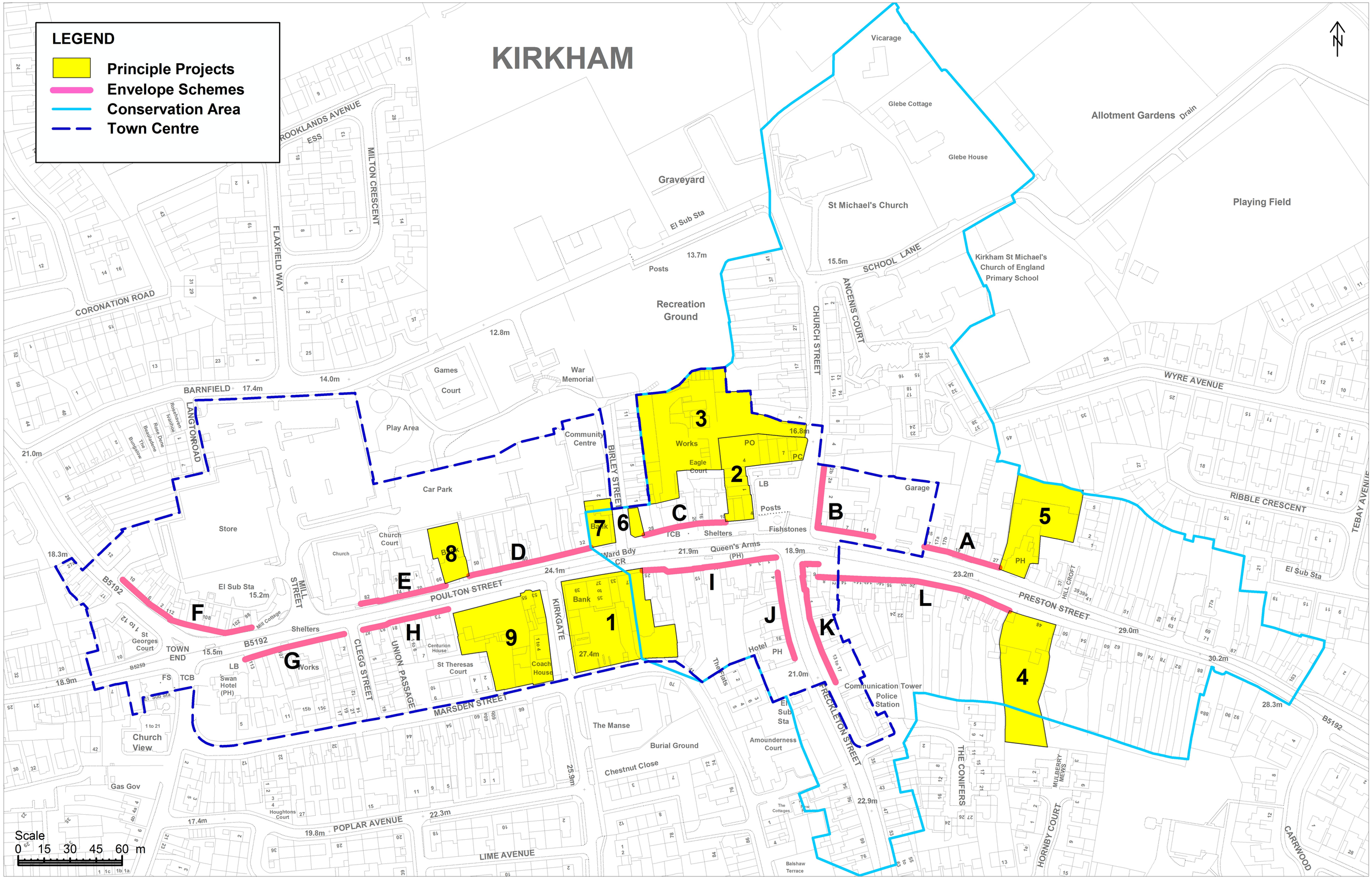
BACKGROUND PAPERS		
Name of document	*Date*	*Where available for inspection*

Attached documents

Appendix 1. Map of the defined town centre illustrating the broad range of site and property based potential for partnership development.

Appendix 2 Copy of the Consultants Brief

Appendix 3 Key aspects of the proposed HAZ



Fylde Council

Kirkham Town Centre Improvements

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Consultancy Brief
Kirkham Future High Street Fund (FHSF)

Fylde Borough Council (Fylde BC) is seeking consultants to undertake work relating to the FHSF Stage 2 application for Kirkham, Lancashire. The Ministry of Housing, Communities & Local Government (MHCLG) has shortlisted Fylde BC's FHSF bid for Kirkham to go forward to the next phase of assessment – the development of a **Full Business Case (Five Case Model)**. Recently, Fylde BC was also awarded *High Street Heritage Action Zone* (HS HAZ) funding from Historic England to develop a 4 year programme of interventions focused on heritage led regeneration. Potential FHSF projects must therefore align with and enhance, but not duplicate HS HAZ projects. Consultants will be aware that FHSF can utilised across the whole of the designated town centre area whilst the HAZ interventions will relate to the conservation area only. However, it is anticipated that the background research work, analysis and the series of interventions proposed will in effect result from a comprehensive strategic and action planning process relating to the town centre as a whole. Full details of the HS HAZ proposals as they stand are contained within the appendices and this initiative is being 'worked up' with Historic England at this time. All projects must deliver tangible, transformative change to the town and demonstrate excellent value for money and strategic fit.

Consequently, we are looking for consultants with particular expertise in the following areas:

- Green Book (Five Case Model) - Full Business Cases
- Commercial Development / Viability Appraisals of key defined sites, working with property owners and developers.
- Town Centre / High Street Regeneration initiatives
- Heritage & Townscape analysis
- Urban design, Planning & Placemaking
- Architecture & Surveying of buildings to identify appropriate viable uses
- Health & Well-being, including Health Impact Assessments (HIA)
- Stakeholder Participation including running public consultations, exhibitions and workshops

Consultants will have until **mid-March 2020** to undertake the research & assessment phase and produce draft costed proposals and until **June 2020** to refine proposals and synthesise everything into a final FBC. A full list of key deliverables, broken down by theme, is set out below, page 5. The brief is subdivided into component parts, phased as follows. This will explain the expected logistics of developing the case although consultants can suggest alternative or concurrent phasing if this would be deemed to improve the process and assist with timescales.

Section A: Research & Assessment Phase – to include:

1. **Architectural and land-use appraisal of the townscape**, including assessing the scope for re-using upper floors for alternative uses e.g. residential and drawing up proposals for building façade enhancements. This form of analysis is referred to as Building Envelope Schemes, illustrated on plan.
2. **Master planning / Urban Design, Transport Assessment; Health Impact Assessment**
   Broad urban design analysis for improving accessibility, connectivity, visual considerations and overall ambience.
3. **Housing Needs Assessment** for Town Centre & scope for introducing new housing interventions
4. **Key development hubs** – appraise potential commercial land uses / viability issues for identified landmark buildings & sites on the High Street
5. **Town Centre 'Healthcheck'** based on undertaking and analysing key indicators.

Section B: Detailed Project Design & Development Phase:

1. **Synthesis of 1-5** to provide a deliverable, fully costed (MHCLG compliant) project plan
2. **Production of Full Business Case:** all strands of this work need to be weaved together into a HM Treasury Five Case Model FBC, compliant with all Guidance from MHCLG

N.B. Appropriately qualified candidates can bid for all pieces of work (1-5) and /or one or more components.

Deadline:
Please respond outlining how you would deliver this work by **1pm Monday 2nd December 2019.**

Broadly, the key areas of focus and objectives are as follows:

- **Placemaking / Urban Design led approach**: a very strong design led approach to the built environment, including recognition of the historic and townscape qualities of the town centre, its component parts e.g. street pattern, block forms etc. Identifying ways to enhance and capitalise upon the town's historic character through architectural re-design and refurbishments, building envelope schemes etc. to create a vibrant, visually attractive centre.

- **Key development sites & Repurposing buildings**: Identifying commercially viable ideas for bringing back into active use key empty landmark /redundant buildings for sites listed below. Detailed study of individual & building groupings to identify the appropriate approach to restoration and reuse. This must align with the objective of finding, where appropriate, commercially viable uses consistent with the restoration of the historic fabric of the buildings. Proposals must be consistent with good urban design principles and create where appropriate active and visually permeable ground floor frontage. Feasibility studies on specific buildings / sites as required.

- **Health & Wellbeing**: In particular to undertake a *Health Impact Assessment* (HIA) looking at existing healthcare service provision and potential impact of health authority proposals to relocate two town centre GP practices to a new out of town health facility. Identify ways in which Kirkham's heritage and the historic environment might contribute towards enhanced health & well-being for its residents.

- **Housing:** Identifying potential for new housing in the town centre, particularly on vacant upper floors above shops and on identified potential key development sites (assess the appropriate means of access). Detail number of units. This may be undertaken as part of the main brief or as part of townscape appraisal aspect of the brief. The 'demand' will be derived through a mini housing needs assessment.

- **Leisure & culture**: Identify commercial potential and suitable locations for additional leisure uses in the town centre, including, for example, a new neighbourhood cinema, a live arts /cultural events space, e.g. some sort of high street 'community hub', a restaurant, a well-being centre.

- **Transport:** Identify ways in which the town centre might function better as a place, particularly ways in which the train station might better connect with the centre.

- **Town centre health-check** – detailed statistical indicators for
    - Footfall
    - Vacancy rates
    - Catchment areas
    - Retail mix & offer
    - Rental data
    - Town centre employment rates
    - Turnover rates

- Perception surveys
- Commercial trends & development opportunities
- Benchmarking against similar areas

About Kirkham

Kirkham is a historic market town in Fylde situated roughly equidistant between Blackpool and Preston. Once a thriving and busy rural market town with many textile mills, sadly over the last 40 years, the town centre has seen decline with the closure of two cinemas, five high street banks, 8 pubs and many other shops. A number of key high street assets (see map) now lie empty, including key heritage assets such as Hillside (48 Preston St).

Approximately half the town centre is in a designated Conservation Area, based around the historic core and medieval (adaptive) street pattern centred on the Market Square (Shown on the map within the Appendices). There is a defined building hierarchy with churches forming key landmarks, larger townhouses, public houses, banks – expressing their position within the built hierarchy through to street defining artisan housing. Viewed from various vantage points, the historic townscape, with its undulating rooflines, is still intact. However, upon closer inspection, inappropriate development has damaged Kirkham's historic townscape. This can be seen for example in the town's historic market square which is bounded by unedifying 1960s retail units. In addition, former historic street frontage has been degraded by unsympathetic alterations and extensions which have accreted over decades. **A key outcome of the brief will be to examine ways to revive the town's historic character and capitalise on its heritage.**

Key facts, figures and observations:

- 130 commercial units in the Town Centre. (Estimated) Vacancy rate of approximately 20%.
- At least 15 empty shops on Poulton Street and Preston St. The atmosphere of dilapidation is precipitated by empty landmark buildings, loss of all 5 banks and 2 cinemas.
- Potential loss of 2 GP surgeries plus pharmacy due to proposed out of town health centre.
- Considerable upper floor vacancies, or underuse.
- The adverse consequences of more longstanding alterations to historic 'period' buildings including discordant shop fronts, render, removal and replacement of traditional windows, highly visible at 'eye' level, thereby having a disproportionate visual impact on character and quality.
- The lack of proper stewardship of some public and private spaces results in a poor quality appearance.
- There is weak footfall and palpable loss of vitality.
- Poor evening economy with few, if any restaurants and no leisure offer to draw people in. Reputational problems persist.

List of Consultees (not exclusive at time of writing)

- Kirkham Town Council, Clerk Emma Jo Duffy
  https://www.kirkhamtowncouncil.co.uk/history.html
- Mayor Liz Oades
- Kirkham Business Forum, Chair: Heidi Hopkinson
- Gabriel Kada, The Hallmark Group
- David Jebreel, Maryland Securities
- Raymond Green
- Rhianne Austin, Kirkham & Wesham Holdings LTD
- NHS Fylde & Wyre CCG – Peter Tinson, CEO & Phil Hargreaves (Head of Property Services)
- Ash Tree House GP Surgery
- Kirkham YMCA –
- Lancashire County Council:
  - Highways – Neil Stephens

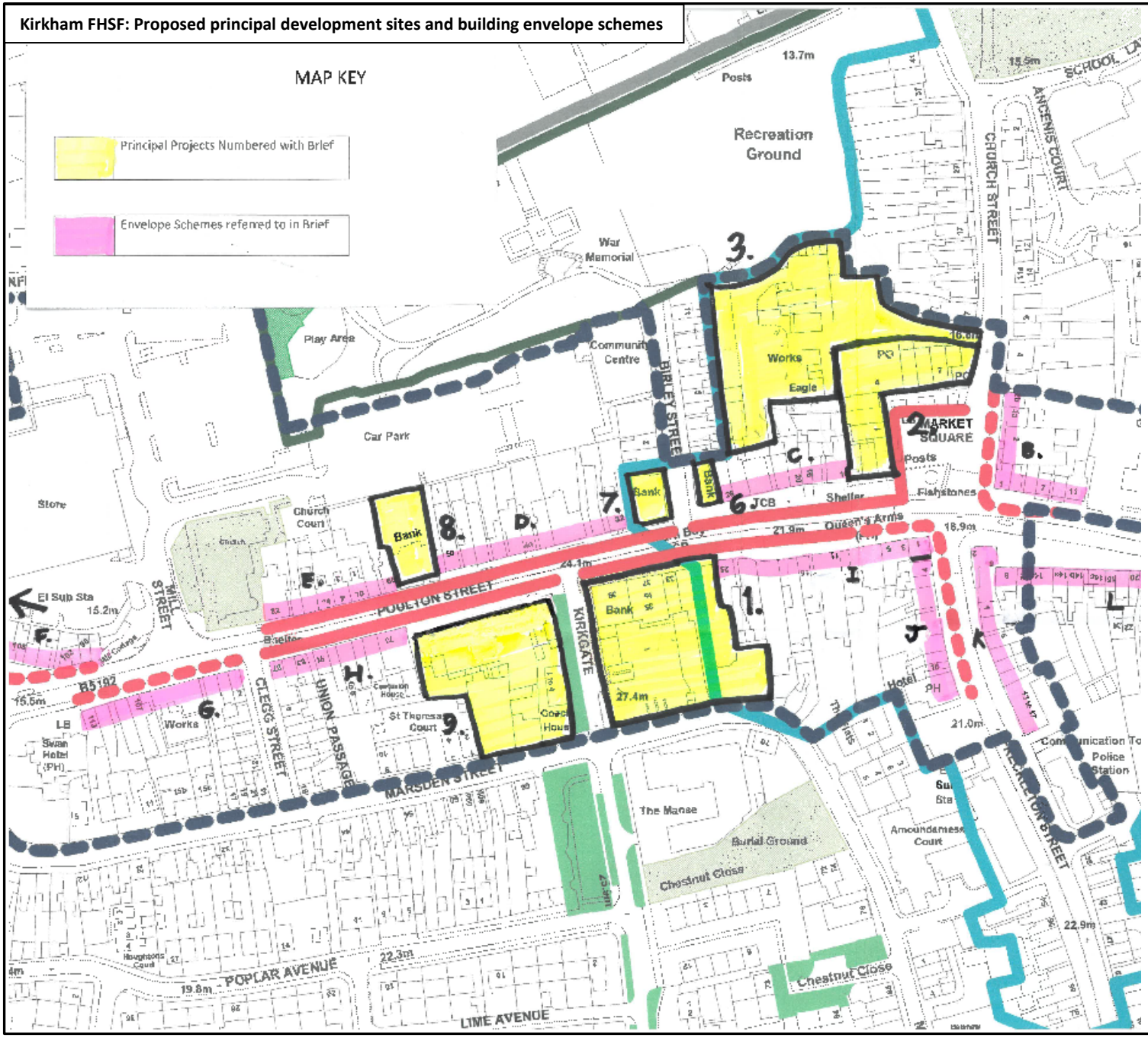
    - Libraries, Museums, Culture & Archives – Heather Davis
    - Public Health – Dr Sakthi Karunanithi
- Lancashire Enterprise Partnership
- Heritage Trust for the North West

Supporting Information:

- Letters & information from MHCLG, including
    - FHSF Prospectus
    - FHSF Gateway Criteria
    - FSHF FAQ
    - HMT Full Business Case Guidance

- Kirkham FHSF Expression of Interest (including appendices)
- Kirkham High Street Heritage Action Zone (HS HAZ) bid and appendices
- Additional material TBC

Kirkham FHSF: Proposed principal development sites and building envelope schemes



SECTION A1: TOWNSCAPE ANALYSIS

Issues / Challenges	Outcome / Desired end-state	Outputs/Deliverables
• Townscape of Kirkham has a historic character but large sections off the area have been blighted by inappropriate development • All areas listed in pink on the key map represent terraces of properties which generally require physical enhancement and upgrading, therefore detailed townscape analysis of these terraces is urgently needed.	• Design proposals for *building envelope enhancement* scheme (listed in pink on map) restoring historical architectural features – identify locations and propose enhancements • Capitalise on Kirkham's historic character and enhance the townscape by refurbishing unappealing buildings • Destination management: Create destination of choice and more reasons to visit Kirkham. • Create vitality and viability and act as catalyst for development	• Completed itinerary of suggested building envelope physical enhancements and analysis of existing and proposed upper floor uses including the means of access and any other works within the curtilage • *This can be done as part of the main brief or a separate commission* • *For the purposes of this part of the brief it can be assumed that the key development sites (in green) are excluded*

BUILDING ENVELOPE ENHANCEMENT SCHEMES (IDENTIFIED IN PINK ON MAP ABOVE)

No.	Site	Overview	Deliverables
A	Properties Numbered 17-27 Preston Street	• Traditional linear terrace of properties, mixture of 2 & 3 stories with some decorative brickwork, short garden frontages.	• Scope for building refurbishment, façade enhancements and reuse of upper floors?
B	Properties fronting Preston Street and Market Square/Church Street	• Two storey town houses fronting Preston Street, rendered with short frontage gardens stepping up hill.	• Shop front enhancements where appropriate, enhancement to fenestration. Listed Building – Ash Street House and adjoining properties assess scope for historic restoration, shop front improvements.
C	Properties 10 – 28 Poulton Street	• Frontage properties to Poulton Street largely linear 2 storey format with one element of 3 storey. Strongly delineated building line.	• Identify upper floor uses and scope for re-use. Assess scope for building enhancements to the frontage including shopfronts and fenestration and any other enhancements. Access arrangements?
D	Linear group of properties between two former banks. 32-50, Poulton Street.	• Escape and adjoining property three storey. Escape – Listed building. • Gap between 34 and 36 gives access to the car park. • 36, Poulton Street. Vacant. Two storey pressed facing brick. Retention of ramp?	• Assess scope for enhancements to façade – both front and rear. Identify upper floor uses and the scope for re-use of expansion of such uses. • Assess scope for enhancement. • Assess scope for shop front improvements, rear elevation prominent to car park. Rear Garden enhancement and boundary treatments. Upper floors for re-purposing? • End properties – 46 – 50, ground floors previously enhanced as a

		• 38-50, Poulton Street. Photograph below. Two storey terraced block for the most part in brick. One rendered property – No. 50. Wholly commercial retail frontage.	part of a building improvement initiative. Assess the scope for additional ground floor shop front enhancements to unify the terrace, inappropriate upper floor fenestration. Assess first floor uses and scope for enhancement? Properties have along deep plan and front onto the rear public car park – assess enhancements to elevations and boundary treatments.
E	Linear Group of three storey development 66 – 82.	• 66-68, 3 storey with ground floor retail. Shopfronts previously enhanced. • 70 -74, 3 Storey housing. • 76 -82, Three Storey commercial with ground floor retail.	• Any further ground floor improvements to shop fronts? Upper floor decoration and fenestration improvements. Scope for maximising upper floors. Scope for extension at the rear? • Cosmetic enhancements required. • Ground floor uses with later shop fronts one contemporary. End property upper floor façade disfigured. Assess scope for enhancement. • Rear prominent elevations to car park required visual improvement. • Across this terrace the rear of the properties are also highly conspicuous from the rear and so the scope for enhancement is also important.
F	Town End	• 96 – 102 Three two-storey properties – one in commercial use backing onto Morrison's service area. • Mixture of 2 and 3 storeys some previously refurbished the subject of a previous grant aid scheme. Commercial frontage. Some vacancies and underuse. Scope for alternative uses.	• Visual enhancements?
G	89-113, Poulton Street 95 – 103	• 89 – 93. 2 storey frontage development variety of shop fronts and upper floor windows. • Single storey building constructed in the 1960's	• Visual enhancements to the frontage and use of upper floors. • Upper floor additions to create 2 storeys. • Elevational alterations to create a composite, coherent architectural frontage. Use of upper floors?

	107 - 113	• 2 storey frontage properties also returning to Clegg Street. Frontage disfigured by a variety of alterations and upper floor use unknown.	
H	73 – 87 Poulton Street 83 -87 73 – 81.	• 2 storey, 3 properties shopfronts better proportioned but not 'historic'. Upper floor uses unknown. • 3 storey development rising up incline with near consistent building line and eaves level. Inappropriate shop fronts with only one good example of a 'traditional shop front'. Upper floors, unsympathetic windows.	• Elevational alterations to create a composite, coherent architectural frontage. Use of upper floors? • Elevational alterations to create a composite, coherent architectural frontage. Use of upper floors?
I	1 - 25	• Mixture of 2 and 3 storeys adjusting to the rise/decline of the street. Site within designated conservation area. Some attractive upper floors although 1960's infill to two frontages.	• Assess scope for physical restoration and re-use through traditional architecturally appropriate solutions to enhance the stylistic appearance of the historic frontage. Use of upper floors?
J	4 – 18 Freckleton Street	• Long terrace to a mix of 2 and 3 storeys. Varying façade proportions and storey heights. Largely brick fronted with some later rendered. Some inappropriate ground floor shopfronts and upper floor windows. One listed building and site within designated conservation area.	• Assess scope for physical restoration and re-use through traditional architecturally appropriate solutions to enhance the stylistic appearance of the historic frontage. Use of upper floors? • Assess scope for enhances design for public space.
K	1 -17 Freckleton Street	• 2 storey terrace of properties on a curve. End property (25/27) distinguished brick fronted baronial style with stone dressings – with 2 acute end gables. Refurbished. Site within designated conservation area.	• Assess scope for physical restoration and re-use through traditional architecturally appropriate solutions to enhance the stylistic appearance of the historic frontage. Use of upper floors? • Assess scope for enhances design for public space.
L	2 – 46 Preston Street	• End property, 2-6 projects out from principal building line faced in render with later ground floor frontage and inappropriate upper floor windows. 8 – 46, mixture of small cottage scale and 3 storey town house development. One shop front but largely domestic with ground floor frontage entrances. A range of deep and shallow forecourts from the town centre outwards.	• Assess scope for physical restoration and re-use through traditional architecturally appropriate solutions to enhance the stylistic appearance of the historic frontage. Use of upper floors? • Assess scope for enhances design for public space.

SECTION A2: MASTERPLAN, URBAN DESIGN, TRANSPORT, HEALTH IMPACT ASSESSMENT

Issues / Challenges	Outcome / Desired end-state	Outputs/Deliverables
MASTERPLAN & URBAN DESIGN • Decades of inappropriate development have damaged the historic character and overall town centre offer. Large parts of the high street look tatty, neglected and run down. There are few, if any trees. Perception of the public realm, including streetscape & building quality, is generally very poor, which puts off both visitors and commercial investors. This urgently needs improving. • Capturing peoples' imagination /communicating and visualising change: All stakeholders need to: a) understand b) agree c) buy-into a shared vison for the town centre. • A good plan, comprising all the interventions and representing them in a colourful, accessible way that fires peoples' imaginations, will be absolutely vital to regenerating Kirkham town centre.	• A green, physically attractive town centre that provides a setting for activity & enhances vitality • An overall 'key concepts' Masterplan for Kirkham to help stakeholders visualize the future high street and communicate potential development options / interventions in a graphic format • 'Broad brush' Public Realm Strategy – leading to provision of a more attractive/appealing destination of choice and prosperous town centre environment • Enhanced pedestrian flows between car parks, bus routes, train station and high street • Re purposing of Memorial park & open spaces, enhancing connectivity and permeability • Urban greening – where possible, more street trees or green walls/roofs to soften the harsh urban landscape	• Key concepts Masterplan & broad based Public Realm / Urban design study for Kirkham looking at options for enhancement • Series of 'community visioning' / Neighbourhood planning workshops / events for the town centre • Visioning document, broad overview of overall 5 year plan for the town with graphics outlining potential development options for Kirkham for use in marketing, public exhibitions & consultations o Plan in colour A1/A2 survey formats and reproductions at appropriate as required. o If possible some sort of promo video / 3D renderings/walk-throughs marketing/promotional material • Urban design provides physical setting to enable 'placemaking' activities & vitality

TRANSPORT • Intrusion of traffic on high street • Pedestrian experience & ambience poor • Poor connectivity & accessibility –around the town centre, Memorial Park and between town centre and train station	• Better pedestrian ambience • Improved / reduced traffic flow • Improved key linkages around town centre • Sustainable transport links, green chains etc.	Transport & traffic management study looking at: • The extent to which the impact of vehicular traffic detracts from pedestrian experience and the appropriate level of ambience for a town of historic character • High level options to reduce traffic flow and improve permeability. Comment on deliverability of these with Highways Authority (Lancashire CC) within a 5 year timeframe • Consider options for Reducing agricultural traffic through town e.g. re-routing traffic via Mowbreck lane bridle path • Assess scope for more minor street enhancement works such as pavement widening, shared spaces, road narrowing etc. • Traffic & pedestrian counts, public attitude surveys to traffic in town • Street Audit / Movement & Access study – Circulation patterns around the town and scope for improvements how people move about the town & identify ways to better integrate the town centre with the train station and peripheral housing estates including St George's • Modal shift & sustainable travel – identify ways to encourage walking / cycling and green routes. • All work to comply with WebTAG Transport Analysis Guidance
HEALTH IMPACT ASSESSMENT • We want health & well-being to be a central component in the regeneration of Kirkham Town Centre, in line with best practice and policy such as, for example RSPH's Health on the High Street, PHE's Healthy High Streets • We need to understand the overall context of health care services in the town in context of planned move of primary care health services (including 2 GPs) to a new purpose built, out of town health centre in Wesham, including potentially pharmacy services and YMCA Gym and swimming pool. • Consider feasibility of some sort of 'well-being centre' possibly in Kirkgate Centre? Feasibility needed.	• Kirkham Town Centre should have 21st century health and cultural offer. • Long standing aspiration for some sort of health & well-being & arts /cultural space on the high street for social prescribing activities & other well-being services.	• Health Impact Assessment (HIA) appraising the effect of development on both health and health inequalities in Kirkham • Assess options/feasibility for some sort of community hub / wellness centre e.g. multi-functional space with a focus on arts, health and well-being for social prescribing interventions and other activities.

SECTION A3: HOUSING

Issues / Challenges	Outcome / Desired end-state	Outputs/Deliverables
• Housing densification – need to identify opportunities to deliver more housing in the town centre e.g. Living above the shops and on key development hubs • Bringing more housing into town centres fits with government policies. It creates vitality and footfall and mitigates the over-supply of retail by creating active uses for redundant sites	• Broadly we need to deliver additional units of housing in the town centre on key development sites and living above the shops	• Development and repurposing of key sites e.g. Kirkgate Centre, Eagle's Court, living above the shops etc. for housing. This will require an assessment as to the appropriate form of ownership and / or tenure therefore the consultant will need to liaise with the private sector and registered social landlords to assess the appropriate numbers and forms of housing. •

SECTION A4: KEY DEVELOPMENT HUBS

Issues / Challenges	Outcome / Desired end-state	Outputs/Deliverables
Empty / Under-used buildings (TOP PRORITY) • There are at least 8 landmark buildings / sites lying empty/underused creating an atmosphere of dilapidation and undermining the viability of the town as a whole. • Private Landlords not investing in their buildings ✓ Working with, and alongside, building owners to assess the potential and reality of **re-purposing buildings** ✓ To **assess any viability and or other funding gaps/issues** which may preclude the re-purposing/development of the key hub sites ✓ Series of **costed projects worked up**	• Maximising the potential for viable and vital uses in the town centre • A thriving town centre with no empty / underused spaces • A fantastic visitor offer with things to do, places to eat etc.	• Identification **of key development hubs**, which will be a focus for re-proposing, re-design and reuse with viable uses to support the future viability and vitality of Kirkham town centre • Options for restoration / re-use of both existing buildings (in use or partial use) & redundant buildings, including key heritage assets e.g. Hillside, empty banks and central underused retail units e.g. Kirkgate Centre. Commercial viability appraisals and re-design options • Identification of viable future uses of buildings in agreement with building owners, including upper floors. Comment on: o Market testing/ feasibility of alternative uses – what might work, cost o Potential Commercial yields e.g. Land value uplift o Identify obstacles to development e.g. funding gaps FHSF could fill o Outline economic benefits to town centre o Ways to incentivise action from landlords and other property interests • Consider options for potential acquisition and re-purposing of key sites

No.	Site	Overview	Deliverables

1.	**Kirkgate Centre**
	
		Owners/Agents: Hallmark Property Group, Salford
		
		• Net space: circa. 30,000sq ft. Surface and underground car parking to rear
		• The most central and arguably most important site on the high street in terms of its size and location.
		• Property is in danger of going into administration. Number of empty units and future of final tenant (Factory shop) uncertain.
		• Initial feasibility study already undertaken by agents demonstrated it is physically possible to convert upper ground and 1st floor into housing (circa 20 units) and leisure/retail on ground floor – but owners do not consider this financially viable given current situation.
		• FSHF gap funding to prevent market failure is an option to consider.
		• Additional potential to create a residential development (c.10-15 units of housing) on surplus car park by extending building to rear and creating street frontage.
			• Examine commercial viability and scope for a major, mixed-use redevelopment which could act as a key anchor development to re-vitalise Kirkham.
			• Evaluate viability for active ground floor uses and identify most appropriate use. Ideas are:
			  • Cinema?
			  • Mid-range restaurant? e.g. https://www.comptoirlibanais.com https://leon.co/restaurants/ https://www.wahaca.co.uk/
			  • Community hub with multi-functional spaces e.g. events/music/arts & crafts, educational courses e.g. https://www.cheeseandgrain.com/
			  • 'Well-being centre' running social prescribing type activities/ interventions e.g. workshops
			  • Gym? / Spinning?
			  • 'Repair shop' type place / antiques centre / curiosity shop / flea market? https://www.bbc.co.uk/programmes/b08l581p https://www.holmesmill.co.uk/

2.	**Market Square** 	**Owners/Agents: Starmount Securities, London** • Market Square is the centre of the medieval old town with its Grade 2 listed fishstones & standard lamp. However it is enclosed on two sides by 1960s shop units which detract massively from the historic character. They are currently all let, though retail offer is limited • Managing agents state that, as it is, the first floor units are unsuitable for housing as they're too small and have inadequate access	• Examine commercial viability for repurposing of market square and surrounding retail units e.g. conversion & extension of upper floor to housing development. Examine potential for additional storey on top and re-facing the elevations to Market Sq. • Architectural survey of units and design to enhance historic character • Consider, in collaboration with any traffic study, to assess potential for creating a shared surface space e.g. see painting of original Market Square in first column • Consider potential for creating Mediterranean style pavement cafes and veranda, effectively widening paved area and new surface treatments • A community aspiration is for some sort of 'covered market' i.e. an automated retractable awning which could extend out covering Market Square allowing shopping in bad weather.

3.	**Eagle's Court** 	**Ownership:** Several, including Town Council • This piece of land, under different ownerships is rear of shops on Poulton St and Church St. Currently empty car parking space.	• Examine feasibility for housing development site / potential mixed use scheme. • Opportunity to enhance setting of conservation area and adjoining parkland through creation of an architecturally attractive urban frontage

4.	**Hillside**
	
		Ownership: Thomas MacDonald, Kirkham & Wesham Holdings LTD
		
		• Vacant for at least 5 years. Grade 2 Listed building at risk.
		• Previous approvals for commercial use and latterly apartment development within existing building and within curtilage of grounds to rear (now lapsed)
			• Examine viability of site for
			  • Housing/ leisure?
			  • Heritage Skills Centre?
			  • Appropriate commercial

5.	**Black Horse Pub**	**Owner: TBD** • Very old pub (dates from 14th Century), but has been empty for some time. • Includes large rear curtilage	• Examine potential of site for development and comment on possible uses E.G. Heritage Skills Centre?

	 	• Pre planning application has been put in for conversion to flats and erection of new dwellings to rear	
6.	**former HSBC Bank, 28 Poulton St, Kirkham** 	**Owner: Raymond Green** • Architecturally attractive corner building, former bank, empty for several years	• Re-profiling and re-use to provide active frontage, opening up views to the street.
7.	**Former NatWest Bank, 30 Poulton St, Kirkham**	**Owner: Thomas MacDonald, Kirkham & Wesham Holdings LTD** • Two storey brick fronted former bank with prominent elevations to Poulton St and Birley St. The former use has resulted in a discordant ground floor elevation	• Re-use of ground and upper floors. Creating vital ground floor uses potentially using large areas of glass to provide for active street frontage between interior and exterior spaces.

8.	**Former TSB Bank, 52-64 Poulton St, Kirkham** 	**Owner: Thomas MacDonald, Kirkham & Wesham Holdings LTD** • Grade 2 Listed former school, built 1760 and latterly TSB bank. Part restoration undertaken including Façade cleaning and internal alterations. Planning Permission in place for sizeable rear extension designed in contemporary fashions to complement existing building.	• Work alongside owners to bring about full implementation of the scheme
9.		**Owner: Maryland Securities, Manchester** • Former picture house. • Vacant upper floor units.	• Options for upper floor re-use and redevelopment, retaining architectural features

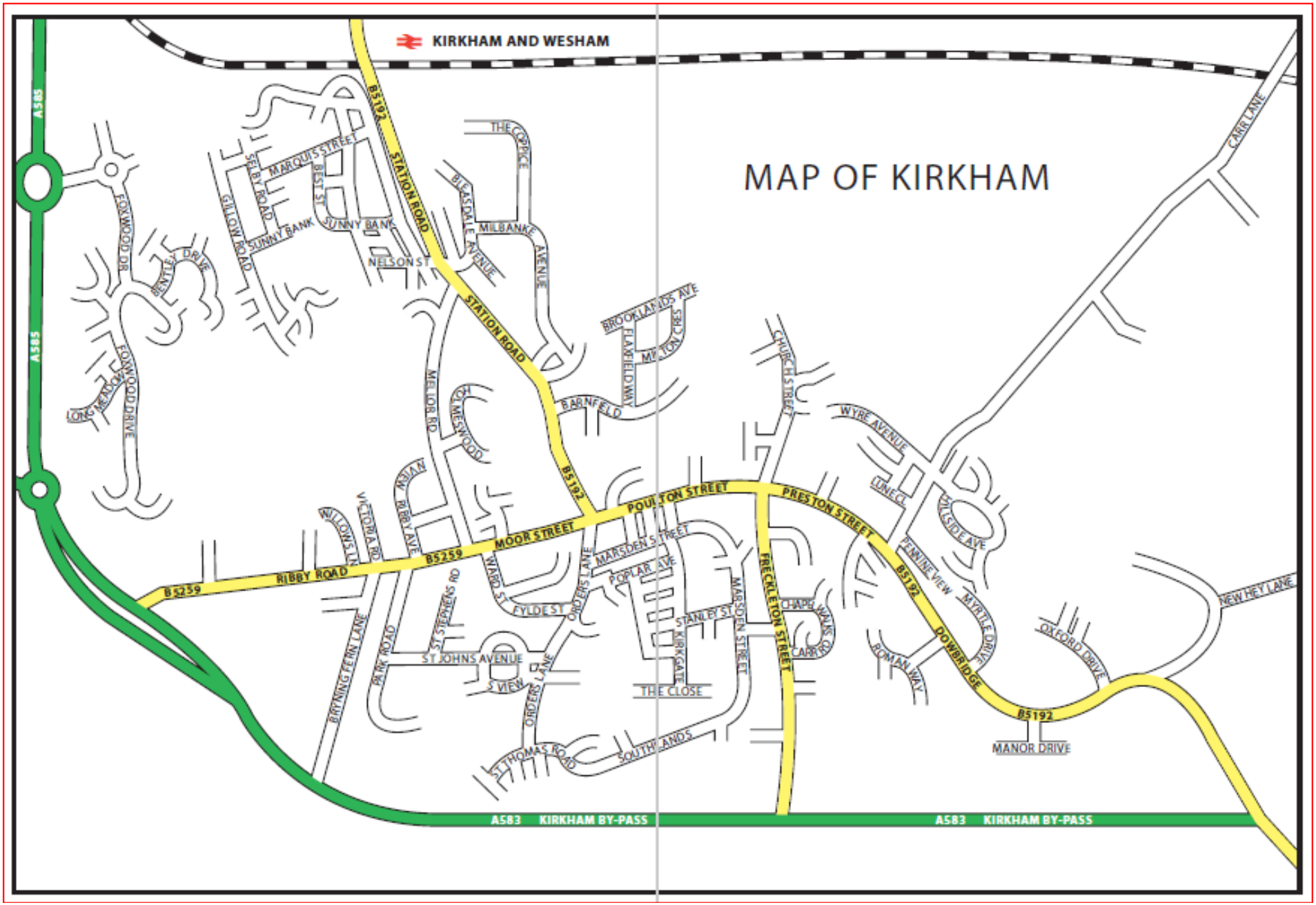
A5: TOWN CENTRE HEALTHCHECK

Issues / Challenges	Outcome / Desired end-state	Outputs/Deliverables
• We know the high street is underperforming, what we don't know is precisely and objectively what the situation is as measured against key performance indicators • A 'town centre healthcheck' is needed to objectively evaluate and help stakeholders understand key issues and identify key opportunities going forward.	• An objective / accurate commercial analysis of Kirkham Town Centre • Benchmarking of the centre against similar sized towns / nearest neighbours	• Detailed statistical indicators for o Footfall o Vacancy rates o Catchment areas o Retail mix & offer o Rental data o Town centre employment rates o Turnover rates o Perception surveys o Commercial trends & development opportunities o Benchmarking against similar areas

B1/2: SYNTHESISS of A1-A5 and production of Full Business Case

Issues / Challenges	Outcome / Desired end-state	Outputs/Deliverables
• All the research and assessment work above (A1 to A5) needs to be pulled together, costed and put into a costed project delivery plan and full Business Case.	• Clearly identified projects with way forward and route map • Detailed, costed 4 year project delivery plan with graphics	• Draft Business Case and Project Plan by March 2020 • Final project plan and Final FBC by June 2020 • All work conforms to Assessment Criteria (page 10 FHSF Business Case Guidance) in relation to Value For Money, a BCR of at least 2.0:1, Land Value Uplift, WebTAG Guidance etc.

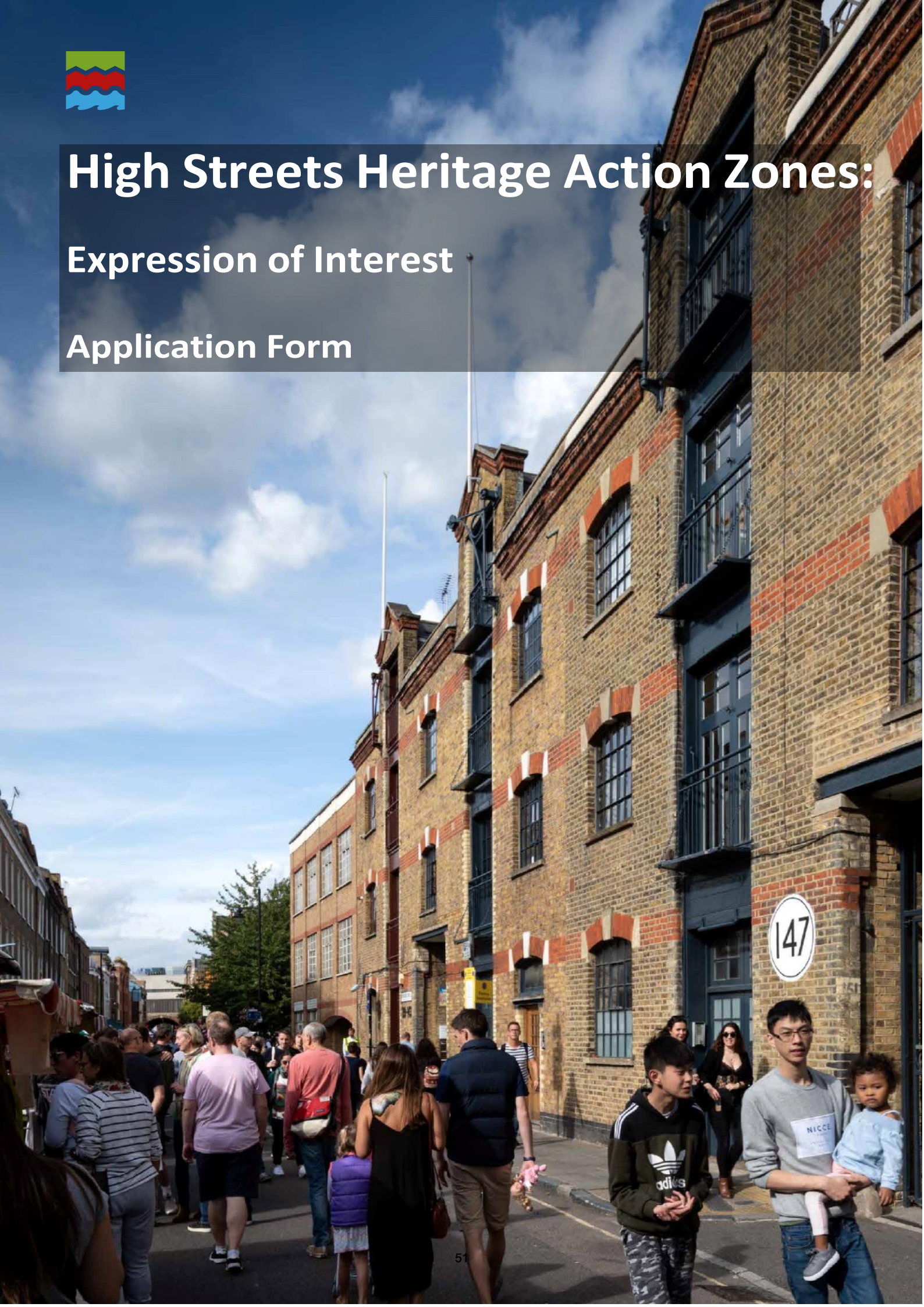
Kirkham Grammar School
United Reformed Church
To M55 / Fleetwood
The Last Loom
The Fishstones
To Blackpool
The Willows Primary School
Kirkham Junior School
B5259 Blackpool Road
Moor Street
Wallace Road
Morrisons
Hill Street
Market Street
Preston Street
Cross Lane
Progress Business Park
The Willows Church
A583 Kirkham By-Pass
Corr Hill Secondary School
The Crossroads
Industrial Estate
Kirkham Prison
St Michael's Church
The Tree for All Seasons
The Memorial Park
To Preston
1 The Fishstones Cenotaph
2 Tree for All Seasons
3 Memorial Park
4 The Market
5 Kirkham Grammar School
6 United Reformed Church
7 The Willows Church
8 St Michael's Church
9 The Last Loom
10 Kirkham Baths
Kirkham Town map & guide


MAP OF KIRKHAM
KIRKHAM AND WESHAM
A585
A585
B5192
STATION ROAD
STATION ROAD
THE COPPICE
BLASDALE AVENUE
MILBANKE AVENUE
MARQUIS STREET
SELBY ROAD
BEST ST
GILLOW ROAD
SUNNY BANK
SUNNY BANK
NELSON ST
FOXWOOD DR
BENTLEY DRIVE
LONG MEADOW
FOXWOOD DRIVE
MELLOR RD
ELMESWOOD
BROOKLANDS AVE
FLAXFIELD WAY
MILTON CRES
BARNFIELD
CHURCH STREET
WYRE AVENUE
LUNECL
WILDSIDE AVE
B5192
POULTON STREET
PRESTON STREET
MOOR STREET
B5259
RIBBY ROAD
B5259
WILLOWS LN
VICTORIA RD
NELSON AVE
RIBBY AVE
WARD ST
FYLDE ST
ORDERS LANE
MARSDEN STREET
POPLAR AVE
FRECKLETON STREET
MARSDEN STREET
STANLEY ST
KIRKGATE
CHAPEL WALKS
CARR RD
PENNINE VIEW
MYRTLE DRIVE
B5192
DOWBRIDGE
ROMAN WAY
OXFORD DRIVE
NEWHEY LANE
CARR LANE
B5192
MANOR DRIVE
BRYNING FENN LANE
PARK ROAD
ST STEPHENS RD
ST JOHNS AVENUE
S VIEW
ORDERS LANE
THE CLOSE
ST THOMAS ROAD
SOUTHLANDS
A583 KIRKHAM BY-PASS
A583 KIRKHAM BY-PASS

High Streets Heritage Action Zones:

Expression of Interest

Application Form



Please refer to the accompanying High Streets Heritage Action Zone (HSHAZ) Guidance Notes while reading this HSHAZ Expression of Interest Application form.

This Expression of Interest is the only opportunity to apply and will be competitive.

The closing date for submission of your application is 12:00 noon on 12 July 2019.

Q1.1 Lead Applicant details

a. Name of Lead Applicant Organisation:
Fylde Borough Council

b. Name of Lead Applicant contact:
Mr Paul Drinnan

c. Job title of Lead Applicant contact:
Head of Regeneration

d. Business address of Lead Applicant contact:
The Town Hall
Lytham St Annes
FY8 1LW

e. Daytime telephone number for Lead Applicant contact:
01253 658434

f. E-mail address for Lead Applicant contact:
Paul.drinnan@fylde.gov.uk

a. Location of your proposed High Streets HAZ:
Kirkham, Lancashire

b. Conservation Area and wards covered by your proposed High Streets HAZ:
Kirkham

c. Name of Regional Historic England Office to which your proposed High Streets HAZ relates (see Guidance Notes for full list):
3rd Floor Chepstow,
Canada House
3 Chepstow St
Manchester
M1 5FW

d. Name of Local Authority Area within which your proposed High Streets HAZ is located:
Fylde Borough Council

e. Name of your scheme:
Kirkham High Street HAZ

Q1.2 Scheme details

Please refer to the accompanying High Streets Heritage Action Zone (HSHAZ) Guidance Notes while you are completing your Expression of Interest (EoI).

Essential Criteria	Question	Applicant to Confirm
2.1 High Streets HAZs must be in a Conservation Area.	Have you included evidence to show that your proposed High Streets HAZ is in a Conservation Area?	Yes √ No ☐
2.2 High Streets HAZs must be delivered through a partnership, and include the local authority as a partner (the local authority does not need to be the lead partner, but there needs to be evidence of their commitment to the initiative).	Have you included evidence of commitment from partners to your proposed High Streets HAZ (e.g. signed letters of support from senior representatives)?	Yes √ No ☐
2.3 High Streets HAZs must be delivered with demonstrable support of the local community.	Have you included evidence of support from the local community for your proposed High Streets HAZ (e.g. assessment of community support, letters of support from community bodies)?	Yes √ No ☐
2.4 High Streets HAZs must be capable of delivery (scheme completion) in four years (April 2020-March 2024).	Have you included evidence that your proposed High Streets HAZ is deliverable within a four-year period (e.g. a high-level programme)?	Yes √ No ☐

If the above are met then the application will move to the next stage of assessment below.

A. The Place

Q3.1 Please briefly describe your proposed **High Streets HAZ area as it is** (750 words maximum, *include maps and supporting evidence as annex documents if required*).

- Kirkham is a very historic market town, pre-Roman in its origin. Its market charter was granted in 1269–70 and its Grammar School dates back to the 13th century. In its heyday, from the late 17th to 20th century, it was a thriving textiles centre. Historically it is Fylde's only market town. It is roughly equidistant between Blackpool and Preston. The popular Ribby Hall holiday village is close by. A major part of the town centre is a designated conservation area – (See Map 1 in the Appendices). The Conservation area is based around its historic core and medieval street pattern centred on the Market Square, linked by Church Street to the listed St Michael's Church. The area includes attractive groups of town houses along Preston St.

- There is strong evidence within the conservation area of its medieval plan and burgage plot layout with long linear plots and narrow frontages. This is further evident when analysing the pattern of development illustrating its planned yet 'adaptive' format with narrow fronted properties set to prescribed building lines. Undulating rooflines, are a feature the town developed relative to local topography and plot owner requirements. (Please see Figure 1 below). Many of the buildings express a vertical proportion reminiscent of their Georgian origins or later Victorian adaptations. The conservation area has a defined building hierarchy with larger townhouses, churches and later banks expressing their status and significance.

Figure 1: Market Square, Kirkham c. 1905

- The underlying townscape still demonstrates this quite exceptional historical development. The topography is an important component part. When viewed from long range vantage points, the townscape form is intact – building lines, vertical proportions, undulations, roofscape and skylines are key elements. It is only when buildings are inspected at closer range do the later additions reveal many unfortunate alterations. The public realm, also requires enhancement, although there have been improvements. The town centre has an important small park forming part of its setting and is home to the listed St. Michaels Church (see Figure 2 below)

Figure 2: Sketch of Church St, Kirkham by L.S.Lowry (1925). Re-interpreted and painted in colour by Lowry ten years later, & entitled 'A Lancashire Village' (1935)

- It is clear that many building owners have undertaken 'improvements' without an understanding of conservation issues and significance. The 'educational' process will be important, something that the Council's Heritage Strategy contains as a major theme. The town centre environment is blighted to some degree by traffic intrusion. To achieve a cordial ambience, it will be appropriate to look closely at traffic circulation, access, parking and servicing, taking appropriate and proportionate measures as part of the overall urban design/conservation approach.

- The HS HAZ scheme seeks to create a new perception of the town. Many similar towns which have retained their historic visual qualities are performing well economically. The town requires urgent strategic intervention. It has the potential to be regarded as a sustainable centre for the community that will be experiencing relatively significant residential and employment growth. The town centre should meet the expectations of its population in the future. A key element of the scheme would be one of creating civic pride in the town, to all sections of the community, promoting a greater understanding of the importance of heritage, and its significant economic and community benefits.

Health services

- The future of health services in the town centre are uncertain as NHS Fylde and Wyre Clinical Commissioning Group (CCG) are considering moving both town centre health service facilities – (importantly Ash Tree House (Figure 3) which occupies a pivotal location in the town centre) and Kirkham Health Centre to a new out-of-town healthcare facility. This would result in a further vacancy and likely be accompanied the loss of pharmacy services in Kirkham.

Figure 3: Ash Tree House GP Surgery Grade II listed, c.1765

Figure4: Hillside, Grade II Listed, empty for many years

Leisure and entertainment

- 2 Cinemas closed since the 1960s.
- 8 Pubs have closed in last 30 years. Including Hillside (Figure 4) and Black Horse over the road

Retail:

- 130 commercial units in the Town Centre. Vacancy rate of 15-20%. See Vacancy survey Appendix 4
- At least 15 empty shops on Poulton Street and Preston St. Atmosphere of decay is precipitated by empty landmark buildings. Loss of all 5 banks. Potential loss of 2 GP surgeries.
- Considerable upper floor vacancies, or underuse. This offers the opportunity for maximising reuse to a high standard, enhancing vitality and maximising revenue, incentivising maintenance of the building fabric.
- The adverse consequences of more longstanding alterations to historic 'period' buildings including discordant shop fronts, render, removal and replacement of traditional windows, highly visible at 'eye' level, thereby having a disproportionate visual impact on character and quality. The lack of proper stewardship of some public and private spaces results in a poor quality appearance.
- Weak and declining footfall.
- Poor evening economy. Reputational problems don't help. High quality evening/ weekend offer needs to improve to attract locals who work elsewhere during the week.

Please also provide the following specific data:

Index of Multiple Deprivation	3179 Kirkham South 5699 Kirkham North	IMD Ranking 5 IMD Ranking 8
Community Wellbeing Index	https://communitywellbeing.coop.co.uk/#-2.87163998794249,53.7828709973942	Wellbeing Score 60
Vacancy rates within the high street	17	% units vacant **15-20%**
Designated heritage assets within proposed High Street HAZ area	• *14 Preston St c.1729* • *St Michael's Church, c.1822* • *Sundial, St Michael's Church, c.18th C* • *Tomb, St Michael's Church, c. early 19th C x 3* • *2 Church St, Ash Tree House, c.1765* • *4 Church St, c. early 19th C* • *Hillside, c.early 19th C* • *Fishstones and lamp standard c.1829* • *Jubilee Lamp* • *32 Poulton St, c.19th C* • *Former Trustee Savings Bank, Poulton St, c.* • *Telephone Kiosk, K6, c.1935* • *United Reformed Church*	No. of assets: **15**

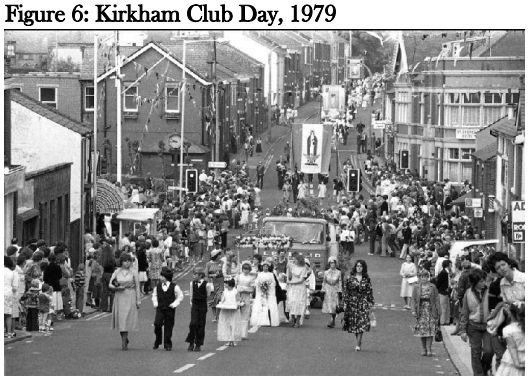
Q3.2 Please briefly describe, with evidence, the **untapped potential** of the high street/ town centre (750 words maximum).

- Kirkham has considerable untapped potential to, once again, become the thriving and bustling market town it used to be. The current town population is 7,476 and that of the wider catchment area, including surrounding villages is 32,983. There are some major employers nearby such as Universal Products, British Nuclear Fuels, NHS, AFC Fylde, Driver & Vehicle Standards Agency, who collectively employ significant numbers of employees. The perception is that there is considerable untapped potential and spend that it not directed at Kirkham Town Centre. Ribby Hall is a major tourist attraction. Such visitors using the centre would add significantly to growing its economy and sustainability. The town is a Tier 2 settlement growth area, with over 1300 new homes in development. It is essential that future residents are attracted to the centre.

- There is a clear need for a decent and distinctive town centre which serves not only the immediate local population but also the rural hinterland. Our research indicates that many local people choose to eat and drink elsewhere, as there are very few restaurants in Kirkham. There is a weekly street market in historic Market Square which, at present, is under-performing and in danger of folding with only a few regular stalls. However, we know from cultural activities and events such as Kirkham Club Day (still going after many years - see Figures 5 and 6) and other events that there is great community spirit and potential for greater heritage based cultural development. Growing the events calendar will be vitally important, part of the proposed cultural programme.

Figure 5: Kirkham Club Day, early 1900s

Figure 6: Kirkham Club Day, 1979



- There is an unfulfilled demand that is not being met. LCC, Fylde and partners are keen to explore regular events such as street markets and fairs to bring people in. It is known that there is much potential for bringing unused floor space, e.g. above town centre shops, back into use. There is also estimated potential to create new homes. This would significantly add to the transformation, enhancing the vitality of the town centre.

- Kirkham is being held back by a number of factors – poor overall offer, empty shops, low quality public realm, which, if remedied, could easily be overcome by the proposals in the document. An attractive, old town with a number of interesting heritage features has the potential not only to attract more locals but also to appeal to day trippers and visitors 'en-route' to holiday destinations elsewhere, given it is only 15 mins from the M6 motorway. The opportunity for a large scale overhaul of the town centre is the only way of changing the town's fortunes. The overall enhancement of the town's conservation legacy is a major aspect of its future success.

- There are a number of vacant properties and units in the town which could be re-developed for alternative community uses. The historic Hillside building for example (Grade II listed). The empty units in the Kirkgate Centre, right in the middle of the high street, in which there are sadly three empty units (including a former bank, one of five that have now closed). A 'meanwhile use' has been negotiated with the agent to allow community groups to use space rent free until a permanent tenant is found. If the community ventures are successful (and with this fund's support we hope they will be) these spaces have the potential to become permanent community assets in the form of an independent cinema/ theatre, heritage skills centre, art gallery and museum. There is a lot of community interest in an independent / neighbourhood cinema and we would work with the British Film Institute on developing this via their neighbourhood cinema programme.

- Given that, in the next couple of years, both town centre health facilities may be closing and services moved out of town, there will be a major opportunity to repurpose existing community based heritage assets like Ash Tree House.

- Potential of heritage and well-being project:

    - Improved understanding of role of historic environment in improving health & well-being and community participation.

    - Strengthen the evidence base around community based culture, health & wellbeing by undertaking a 4 year staged evaluation (beginning, middle & end) of the long term health impacts around social prescribing. There is a dearth of good quality evidence of the long term impacts of such interventions. The ability to monitor people over long periods of time would enable researchers to undertake academic research into long term behaviour and associated lifestyle changes.

    - Improving public awareness & appreciation of the vital work Historic England does in respect of heritage, the historic environment, and, increasingly for its heritage based well-being work.

B. Your Proposed High Streets HAZ

Q3.3 Please briefly outline your proposed **High Streets HAZ, the scheme and high-level vision** for the high street / town centre. This will need to refer to the challenges and potential referenced in 3.1 and 3.2 (750 words maximum).

"In 2024, Kirkham is a thriving traditional market town in which its heritage legacy has played a pivotal role. It has a vibrant, attractive, ambient town centre with refurbished historic townscape. It will appeal to its resident population and visitors. The community understanding of heritage will have been significantly enhanced. The regeneration of the town centre will be physically evident supported by a community run programme of interactive events, cultural activities and initiatives involving health & well-being. The Heritage Skills Training centre would have an extensive national reputation for excellence, creating a significant number of jobs."

The Fylde Local Plan to 2032 identifies Kirkham as one of the three main Key Service Centre in the Borough. Kirkham Town Council's Draft Enhancement Plan 2018-2023 identifies a number of key actions which will help deliver improvements in the town. Both these strategies align with the vision for the HS HAZ. Please also see Appendix 9 – FBC Local Plan Map for Kirkham.

A summary of the bid is available in Appendix 2.

This vision will be achieved by:

1. Heritage Assessment Work: Key Aspects

- Working with Historic England to undertake a full Conservation Area Appraisal/Management Plan of the designated area. Also to fully understand the Heritage significance of the Western part of the HAZ with a view to its potential extension. The community will be integral to this work. (See Map at Appendix 1). Physical interventions as described in the bid will be restricted to the existing designated area.
- Produce a new Shopfront/Building Design Guide to inform improvements
- Traffic study and managed proposals
- Produce a public realm design strategy and stewardship protocol
- This research and documentation will form the basis for heritage led improvements by identifying the key issues and informing an achievable action plan.

2. Physical Works:

- The major components to the physical regeneration of Kirkham centre comprise:
  1) Building frontage enhancements, including repair, reinstatement of lost architectural features e.g. listed K6 box. This might be most successfully achieved by undertaking 'building envelope' schemes.
  2) Public realm / streetscape works including new paving, tree planting, to extend the previous improvement schemes.
  3) Enhance the linkages between public car parking areas and the high street.
  4) Enhancements to the Town Centre Park (Mawson designed aspects).

- The overall aim of these enhancements is to create an attractive, distinctive built environment – protecting and enhancing the historical features of the high street. The streetscape works and traffic measures will be complimentary. The centre will become a destination of choice.

- A number of shop fronts (18 in total) in the Conservation Area, have been identified for repair and enhancement and re-instatement of architectural features. Fylde Borough Council has worked very successfully with 'English Heritage' in the past on similar heritage led restoration projects in St. Annes. The grant scheme to enhance shop fronts through landlord contributions will:

- ✓ Bring old and vacant buildings back into use – first and second floors becoming accommodation
- ✓ Significantly enhance the general townscape
- ➢ Meanwhile / pop-up based heritage schemes – for ground floor uses. Artists in residence initiative.

Please see Appendices 2 and 4: Vacancy / ownership survey & Bid Summary prepared for consultation purposes

3. **Heritage and Eco-build Skills & Resource Centre (HEBSRC)** – the North West's only specialist training centre for traditional heritage and eco building training and skills development. Potential locations are shown in Appendix 1.

Kirkham HEBSRC will train and develop people in historic, environmental and traditional artisan skills to Historic England Conservation Standards:

- stone-masonry & heritage brickwork with imperial / hand-made bricks
- lime mortar & plastering
- stained glass restoration and design
- traditional roofing including thatching, slating / tiling
- traditional / bespoke joinery & carpentry
- traditional interior decoration techniques
- historic building restoration project management
- green architecture, eco and self-build, including earth sheltered housing, straw/hemp bale construction
- off-grid energy production and rainwater harvesting

Fuller details are set out at Appendix 5 (Heritage Resource Centre).

4. **Cultural /programme: with a focus on Historic Environment & Well-being**
See section 3.17 for more details
We will develop a Heritage Community Partnership (HCP) sub-group of the HSHAZ Board. With a particular focus on *Well-being and the Historic Environment* and *Arts, Heritage and Health* partners from the NHS CCG, County Public Health & Museums Team, local GP practice and VCS groups will together identify and develop a number of exciting and innovative heritage themed cultural activities, events, workshops and sessions to place in the HS HAZ area. There is a good and growing evidence base that historic places and assets can have a wide range of beneficial impacts on the physical, mental and social wellbeing of individuals and communities. Also see Appendix 11. A particular focus of our programme will therefore be to bring partners together to:

- ✓ develop programmes that address directly the main priority areas outlined in the JSNA
- ✓ co-produce social prescribing programmes and interventions.
- ✓ re-purpose heritage based community assets to support community health and thus address social derivation and inequalities create more resilient communities.

Q3.4 Please briefly outline the anticipated impact of delivering your proposed scheme and how these outcomes will develop into a sustainable legacy (750 words maximum).

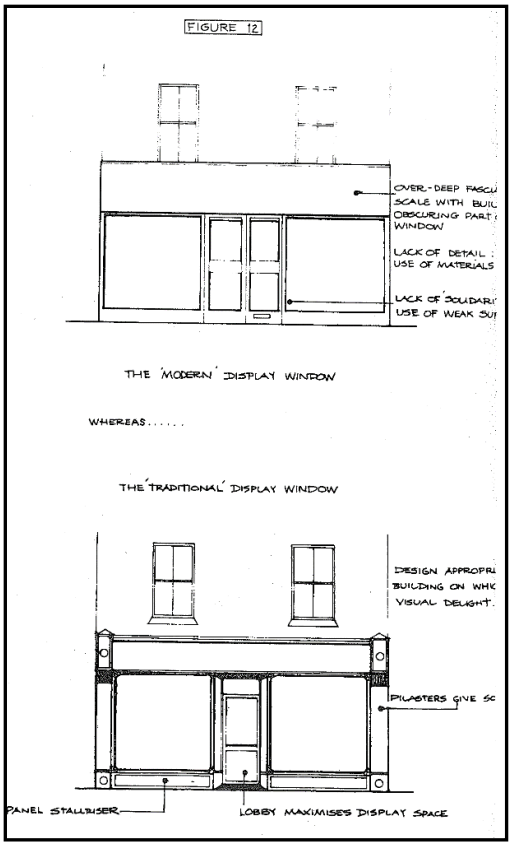
- The HSHAZ is a rounded scheme which is far more than physical enhancement as outlined in this document. Nonetheless, public space and building refurbishment accompanied by the desire to create a distinctive townscape with a particular ambience, requires drastic physical intervention.

- The positive reputational changes envisaged through the proposed schemes including public realm and building enhancements, which would leave a longstanding permanent legacy, aimed at attracting investment and securing sustainable overall economic benefits. At its conclusion, there would be improvements to key townscape frontage, public space, a diversification and mix of use to provide variety, thereby appealing to broader sections of the community on a continual basis. Addressing the under use of buildings is a key objective. The expansion of the market and a full programme of events, managed by the community is a further key objective.

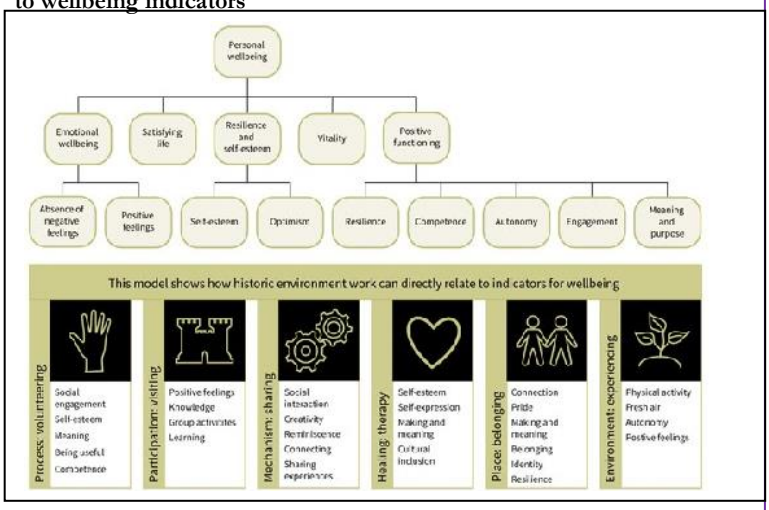
- The physical outputs will be able to be measured on a cost benefit basis and the leverage of private sector match funding will be fundamental. In a relatively small town such as Kirkham, the impact of relatively smaller scale interventions will be considerable as its commercial centre is based largely on its linear high street. The projects undertaken should also act as a catalyst for future planning management, setting the scene for how future development will be expected in respect of design standards.

- Precise costings will be derived as the scheme develops, setting out priorities for action to have the most immediate, medium and long term sustainable benefits. It is strongly anticipated that new jobs will be created, attributed to new businesses and the use of under occupied space and in respect of other initiatives referred to in the bid. The scheme will deliver multiple impacts listed in the table below. Some of the key outcomes will include (not an exhaustive list)

Indicative shopfront enhancements (Refer to Q3.3 (1))



Historic England model showing how the historic environment relates to wellbeing indicators



Project name	Expected outputs	Expected short term outcome	Expected longer term outcome
Heritage Assessment Work	• CAAMP • Shopfront design guide • Extension to conservation area. • Public Realm Strategy based on HELM principles.	• Conservation area potentially extended • High quality urban design • Identify buildings at risk/condition surveys • A greater understanding of Heritage principles and significance	• Conservation area extended, historic buildings at risk preserved • On-going Community education
Physical heritage works	• Zones of public realm improved • New or improved commercial space • Underused floor space brought back into use, underused/vacant buildings and upper floors • Traffic and parking studies	• Increase in footfall, • Improved public perception of the high street • Number of housing units unlocked, leverage and inward investment	• Decrease in vacancy rates • Reduced shop turnover • Increase in satisfaction of area as a place to live and visit. Civic Pride enhanced • Increased private sector development • Market yields enhanced • High quality maintenance • An understanding by the business community and public of the importance of place and the heritage aspects
Heritage Skills Centre	• Number of people trained in heritage skills • Number of new jobs created	• Increase in employment • Increased opportunities for NEET groups	• Heritage Skills Centre becomes a centre of excellence • Increased footfall for the town • Reputation of Kirkham for heritage skills training is amplified
Cultural outreach, arts & events	• Number of people engaged in cultural activities to be specified • Number of people reporting positive health benefits from engaging in cultural events to be agreed • Number of pop-up shops opened • Number of people engaged in community based heritage assets • Repurpose existing community assets to rejuvenate them to support community health investment in community assets , redeployed to support community health	• Increase in wellbeing from engagement with the historic environment • Improved local sustainability • Improved relationship between people and place • Historic England's reach into society extended, especially among vulnerable/target groups • Improved understanding of Historic England's work and acknowledgement of it as a socially valuable organisation • Enable evaluators to monitor people over	• Increased recognition of the public value of the historic environment. • Increased capacity of local partners • Enhanced understanding of Historic England's organisational importance and reputation to reach new audiences • Improved evidence base for historic environment & well-being • Long term sustained health benefits of community based social prescribing

Q3.5 Please briefly outline how you will secure the legacy of this scheme after the funding has ended (750 words maximum).

- As outlined in the bid overall, the nature of the bid involves physical enhancements of heritage assets. Previous schemes have been undertaken by Fylde Council of this nature, including a small heritage restoration scheme in Kirkham, which has resulted in permanent improvements. This form of work adds considerable real estate value and enhances the demand and value of improved assets. The same principle applies to public realm enhancements where an ongoing management plan for future stewardship will be fundamental.

- The programme to increase the understanding, appreciation and value of the built heritage will form part of the initiative particularly in respect of many building owners and tenants. This lack of appreciation is all too apparent when assessing the numerous alterations to buildings undertaken over a protracted timescale. The unsympathetic and thoughtless approach to building conservation will be reversed which is fundamental but highly achievable.

- More specifically the following initiatives would form an important aspect of the HSHAZ.

  - Pro-active Management. Getting buy-in and increasing an understanding of interpreting heritage issues and conservation principles.
  - Supplementary Planning Docs. Additional planning controls e.g. Article 4 Directions
  - Re-branding of Kirkham: Kirkham will be a traditional market town.
  - Refurbished buildings – these are fixed assets. Fylde BC will secure these improvements by using our statutory planning powers including rigorous enforcement when needed. Conservation Area Management Plan ensuring that Kirkham capitalises on the enhanced character of the town through strategic work such as marketing and promotion.
  - Interpretation trail – we will develop signage and narratives around this and promote it through our networks.
  - Heritage Skills Centre – continued support / advice via Fylde BC Regeneration Team. Detailed and rigorous business planning including marketing and succession planning will be undertaken during HS HAZ programme
  - A full programme of Events – Kirkham Business Forum, Town Council, Fylde BC Tourism Department
  - An agreed Stewardship plan for monitoring, assessing and funding building and public realm maintenance (a similar initiative is being designed for St. Annes which has benefitted from heritage and led regeneration)
  - Building sustainable partnerships and networks with all key partners across the county to protect
  - Best practice dissemination and knowledge transfer through conferences, online forums and events
  - Full evaluation of the Cultural Well-being / social prescribing programmes by a University
  - Publication of the well-being research in peer reviewed academic journals

C. Partnerships

Q3.6 Provide a comprehensive list of scheme partners, including evidence of their support (e.g. letters of support from senior representatives) (350 words maximum *and supporting information in an appendix*).

- Both the Future High Street bid, submitted by Fylde Council and this bid are founded on positive partnerships and the principles of co-operation and collaboration to achieve shared objectives. This is absolutely fundamental. The content of the bid, taken as a whole, will hopefully demonstrate that there has been extensive engagement and support in the preparation and intent of this bid. In the town, there is a very pro-active town council and business group that have participated in – and supported – the identification of key projects and engaged in some very good community visioning /development workshops.

- Thus far we have received letters of support from almost 20 different partners from right across the county and from a wide spectrum of statutory organisations, voluntary community sector groups and individual community members who heard about the bid and wrote to express their enthusiasm and register their support. See Appendix 6

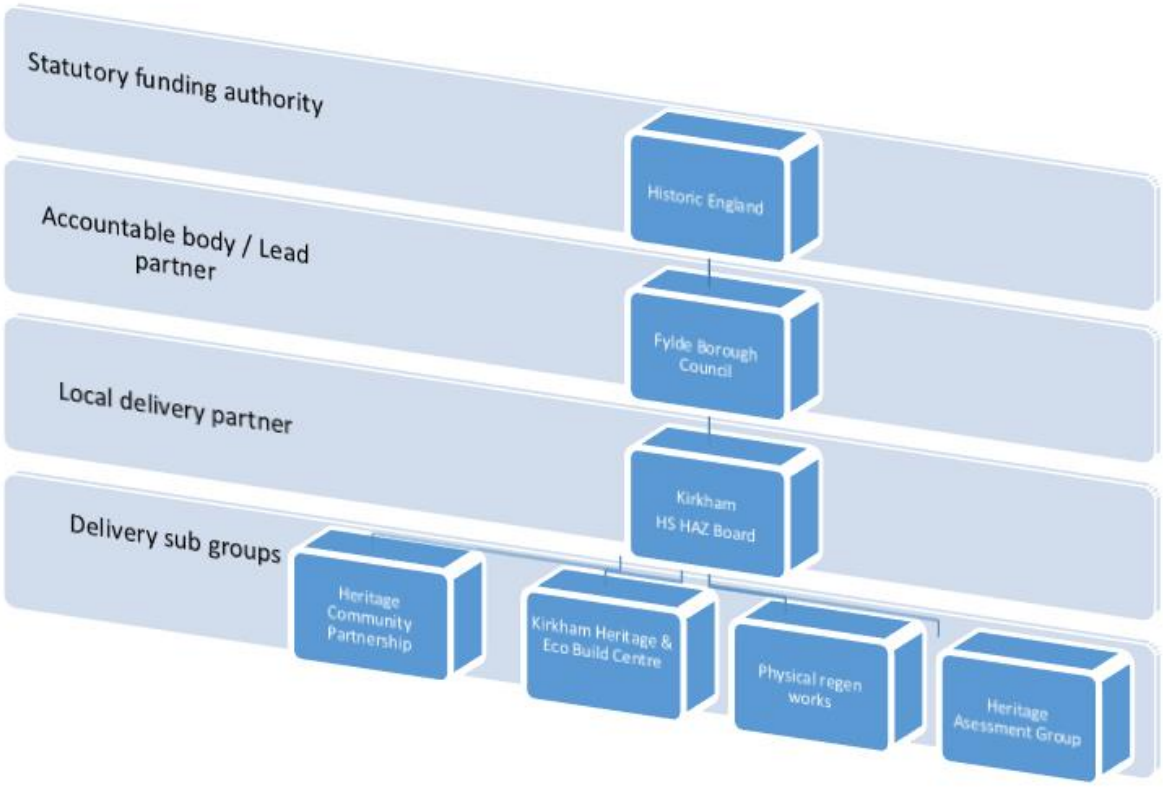
- The interest and excitement in some of the proposals and initiatives has been extremely encouraging, in fact better than we could ever have expected or hoped for. The prospect of a HS HAZ in Kirkham has galvanized and gripped the local community. This will be evident in the letters of support, numbered below:

1. **Kirkham Town Council**. A co-funder and Strategic Partner
2. **Kirkham Mayor Liz Oades**
3. **MP Mark Menzies**
4. **Lancashire County Council**: **Public Health Directorate**: **Dr. Sakthi Karunanithi**
5. **Lancashire County Council: Museums, Libraries & Culture**: **Heather Davis**
6. **Lancashire Economic Partnership (LEP)**, **Chairman Steve Fogg**
7. **NHS Fylde & Wyre Clinical Commissioning Group (CCG) Chief operating Officer Peter Tinson**
8. **Ash Tree House GP Surgery: Dr Jon Brown (Senior Partner)**
9. **Kirkham Business Forum**. An active group of around 20 or so businesses, mainly high street shop keepers that are fully supportive of the HAZ bid and will be an active partner in its implementation.
    - Serendipity House
    - Red Rose Carpets
    - Footprints Podiatrist
    - Fylde tile gallery
    - Maymans
    - Celebrations
    - Pink Tree Parties
    - Icon hair
    - Opticians
    - Property world
    - Greens
    - Book bean & Ice cream
    - Escape
    - Grundys Hardware
    - Kirkham sweets
    - Enhance
    - Cedar
    - State de Vape
10. **Kirkham & Wesham Memories**
11. **Kirkham Grammar School**
12. **Kirkham & Wesham Primary School**
13. **Kirkham Twinning Association**
14. **Kirkham & Wesham Holdings** (own 3 buildings on high street, two of which are Grade II Listed)
15. **Preston Vocational Centre**
16. **Michael Townsend (Local historian & author)**
17. **Tangent Club**
18. **William Segar Hodgson Trust**
19. **YMCA, Kirkham**

Q3.7 Provide details of how the partnership will be led and managed during the course of the delivery period (e.g. governance / organogram or other illustrations) (750 words maximum).

- Kirkham HS HAZ Partnership will be led by Fylde Borough Council. Please see organogram below :

Generalised organisational structure. The 'Theme Groups' as the base level would contain appropriate personnel,small teams to deliver projects within the theme itself.



- Fylde will bring together a Partnership Board comprising:
  - Rep. from Kirkham Town Council (likley the mayor)
  - Chair of Kirkham Business Forum
  - Rep. from Fylde Borough Council
  - Rep. from Historic England
  - Appropiate partners to deliver specific themes and projects e.g. Cultural associations, NHS, Lancashire County Council, Public Health, business support agencies.

- The bid and associated letters of support demonstrate a broad interest and consensus about the opportunities offered by the proposals and a strong element of commitment. The Partnership Board will meet on a bi-monthly or quarterly basis (depending on need) to monitor progress against agreed objectives, discuss progress, issues arising and make key decisions on grant applications. Full Terms of Reference (ToR) and code of conduct will be drawn up by Fylde BC. The focus will be on openness, consensus, transparency, accountability. Fylde Borough Council and Kirkham Town Council will provide administrative support to the Partnership Board.

- The Board will recruit a HS HAZ Project Manager (see Q 3.8) to deliver the programme. Fylde BC will provide HR support as required. There will be working groups established to deliver each of the major workstreams. Each of the four sub–groups will have representatives with specialisms in the particular field e.g. Heritage Community Partnership – heritage, arts & health specialists; Skills Centre – employment and conservation skills specialists. Regular meetings with Historic England will be held as needed to ensue reporting, discuss progress, review targets, methods of working and close monitoring.

- Fylde Borough Council will act as overall project manager, accountable body and coordinator assembling the appropriate skill base. This would include: Planning, Urban design, traffic management, landscape architecture and architectural input. In addition, the other 'non physical' expertise would be enlisted from the partners described in the bid and included in the letters of support

Q3.8 Please confirm whether you anticipate appointing an **FTE Project Officer post** or describe your existing resources in place to manage delivery of the scheme (350 words maximum).

- Yes. The workload will necessitate a new, dedicated Project Officer who will lead and develop the work over the lifespan of the HSHA the full support of the Regeneration Team, the Council and its partners.

- Fylde Borough Council also has existing resources in place to support oversight and management of the whole HS HAZ scheme. This includes staff with Prince 2 Practitioner and Managing Successful Programmes (MSP) Practitioner certifications, National School for Government training in HM Treasury Green Book Appraisal, plus specialised community planning, heritage expertise.

D. Deliverability

Q3.9 Describe the deliverability of your scheme here (750 words maximum).

As outlined in the bid, the project ideas and concepts put forward have received a high level of support. The bid is aimed at 'breaking new ground' by introducing bespoke projects. This approach includes innovative ideas and combines the traditional built approach with much more innovative and cutting edge approaches which would engage and involve the community in appreciating their own heritage assets. This can be demonstrated, for example, through the Heritage and Well Being Project, which will develop interventions around historic environment and well being, which will have a range of beneficial impacts on the physical, mental and social well being of individuals and communities.

This type of project work will necessitate a joined up 'one team' approach working in a wholly collaborative manner with each partner 'signing up' their organisation to achieving the strategy and accompanying action planning process.

- Dedicated member of staff supported by an existing team who have decades of experience in delivery of regen. projects, including building refurbishment schemes
- Comprehensive town centre management plan
- Work with communty groups
- Historic / heritage trails
- Comprensive urban deisgn plan – broad based approach to urban design enhancement

For a relatively small local authority, Fylde Council can demonstrate a fine track record of delivering regeneration and community based schemes. Such projects include town centre strategy formulation and implementation, including taking these important aspects through the relevant public and political processes. The Council, with a variety of public and private partners, have delivered traditional regeneration projects as well as other community based initiaties. The latter includes, for example. Heritage Lottery schemes, developing events type inititiatves, health related initiatives and many others.

Kirkham forms part of Fylde Councils Regeneration Framework, one of its three principal commercial centres that require 'regeneration' intervention. There has been an extensive programme of regeneration for the coastal town of St. Annes and more recently an initiative now commenced in the coastal town of Lytham.

The partners required to deliver the detailed programme have clearly demonstrated their committment both in suporting the ideas generated and through their letters of support.

See also Indicative Delivery Plan (Appendix 10).

Q3.10 Is there interest and support from existing building owners and stakeholders in the HSHAZ bid? (350 words maximum.)

- Yes. There is substantial support. Kirkham Business Forum (see letter of support Appendix 6) 18 members are all shopkeepers on the High Street

- Macdonald family (Kirkham & Wesham Holdings) plus other property agents, which is a company that has purchased a number of key buildings.

- Kirkham is a small close knit community. Many of the buildings are privately owned (owner occupied) with a few owned by financial institutions. The reasons why heritage is vitally important from a number of viewpoints, none less so than from an economic perspective is not lost to property owners and businesses. The business community is very much in support of this initiative and realises that serious intervention is required if Kirkham is to survive and then thrive. A major component of this strategy is one of enhancing the visual offer and place character overall. From discussions, it seems very clear that building owners would be very supportive of positively engaging in the building refurbishment aspects of the scheme. (Such letters of support are contained within the appendices).

- In respect of previous regeneration/public realm schemes across the Borough, private forecourts, which are effectively pavement extensions and appear as part of the 'street scene' have been incorporated into schemes. This Council has an exceptional track record in working with property owners in this respect in a number of regeneration schemes. Forecourt enhancement would add to the quality of the scheme.

Q3.11 Are there development plan policies or other regeneration initiatives that support your proposed scheme and/or are there any development threats that could undermine the outcomes? (350 words maximum.)

- Fylde Council has a proactive approach to town centre regeneration and conservation. Indeed all of the three principal initiatives in its main three town centres are also designated conservation areas. This could very properly be referred to as a conservation led approach to town centre regeneration. In the case of the coastal town of St. Annes the longstanding programme of regeneration has included a cocktail of funding sources including, Historic England (its predecessor), the former Development Agency, Tourist Board, Fylde Council, Lancashire County Council, Local Strategic Partnership, the private sector and negotiated developer contributions through Section 106 agreements. It is this experience that gives the Council the confidence that a HSHAZ would be successful in Kirkham.

- The adopted Local Plan has positive policies in respect of town centre regeneration and protection including, the restriction of harmful out of town development. These policies align with the NPPF. The Councils adopted Heritage Strategy sets out a positive approach to conservation expressing clearly the Councils credentials in this respect. The Local Plan also proposes significant growth around Kirkham as part of its planning strategy. The town centre should play an important role in fulfilling many of the service needs of the existing and proposed population.

- The existing conservation area does not have an adopted appraisal and management plan, but a primary intervention of the HAZ scheme would be one of introducing such a plan as soon as possible. The Council would also seriously consider additional controls including the imposition of Article 4 directions or Areas of Special Control for advertisements.

- The Council would not deny that a number of buildings in Kirkham have been altered in an unsympathetic way. However, in actual fact, many of these relate back decades when so called modernisation led to such interventions that are now deemed wholly inappropriate. In addition incremental 'maintenance' and unauthorised alterations e.g. window replacements have further eroded character. It is fully understood that should this HSHAZ bid be successful, a stringent and comprehensive approach to future change would be required. This would be partly by legal means as described but also from an advocacy and educational programme.

Q3.12 What is your broad estimate of the total cost of the eligible work required for your scheme (broken down by year in which that cost will fall)?

Estimated Costs	Year 1	Year 2	Year 3	Year 4	Total
Sum	£460	£1078	£1078	£460	£3120

Q3.13 How much funding in total are you asking us for (broken down by year)?

Request from HS HAZ Fund	Year 1	Year 2	Year 3	Year 4	Total
Sum	£230	£540	£540	£230	£1560

Q3.14 How much funding (from you, partners and/or other sources) can you support the scheme with?

Please detail financial commitment from applicant/ other sources	Year 1	Year 2	Year 3	Year 4	Total
Kirkham Town Council	£40k	£40k	£40k	£30k	£150k
Fylde Council	£40k	£40k	£40k	£30k	£150k
Section 106 Constitutions (Agreed)	£30k	£100k	£250k	£80k	£460k
Private Sector Match	£50k	£150k	£200k	£150k	£550k
Various in-kind	£25k	£25k	£25k	£25k	£100k
Lancashire County Council	£40k	£40k	£40k	£30k	£150k
Fylde Council (Regen Team)	£40k	£40k	£40k	£30k	£150k

Q3.15 Provide details of the anticipated **non-financial resource commitments** that will be made by partners and/or other sources.

Please detail non-financial commitment from applicant/ other sources	Year 1	Year 2	Year 3	Year 4	Total
Kirkham Town Council Business Group	£10k	£5k	£5k	£5k	£25k
NHS	£10k	£5k	£5k	£5k	£25k
Voluntary Sector	£10k	£5k	£5k	£5k	£25k
In Kind	£20k	£20k	£20k	£20k	£80k

E. Communities and Engagement

Q3.16 Describe how you will engage with communities to design and deliver your scheme (750 words maximum).

- As indicated in Q3.3. (High Level Vision) we will establish a Heritage Community Partnership (HCP) sub-group of the HSHAZ Board to deliver the cultural programme, a key focus of which will be heritage and well-being. HSHAZ Board itself will have community members on it – from Kirkham Business Forum and the Town Council, thus it will be a genuinely community-centred initiative. The HCP sub group will be open to all members of the local community and will be their forum and platform where everyone, as a citizen, has a say and a voice and an opportunity to shape the design and content of projects.

- The evidence is that higher levels of collective community involvement in heritage are beneficial to health and wellbeing and that communities should be given greater say about which heritage places and assets are important to them. For us, it's not just about 'bricks and mortar', but about developing a programme that connects local people to their home-town, builds social networks and improves health & well-being. This is why we have embedded communities, heritage and well-being into the heart of the proposal.

- The communities affected by the proposal are Kirkham residents of all ages, from school children to seniors; shopkeepers and business owners (see letter from Kirkham Business Forum), commuters who work in Kirkham, recent arrivals including families from Syria re-settled in the town, visitors and so on. We have already got a fairly detailed understanding of local issues, priorities and concerns having worked closely with the community in Kirkham for many years. In Appendix 6 there are 19 letters of support, including many from local community members, both individuals, members from local social clubs, schools, doctors etc. The letters express the same themes, issues and concerns arising time and again – the sad decline of the high street, the loss of key assets like banks and the sheer enthusiasm to enhance the town.

- The HSHAZ Project Officer, Town Council Clerk and Fylde Borough Council will enthusiastically support all community development and engagement work. Fylde BC has decades of experience in delivering community development, outreach and engagement programmes. We will run community engagement workshops and events to engage different groups and act as a broker and facilitator, supporting community engagement in the HSHAZ. We will also undertake some very interesting work with Kirkham's twin towns: Ancenis in Loire-Atlantique, France and Bad Brückenau, a spa town in Bad Kissingen district, northern Bavaria, both very historic European towns. Kirkham Town Council maintain active relationships with council and communities in both towns and make regular visits to each other's towns. There are opportunities to engage communities across borders.

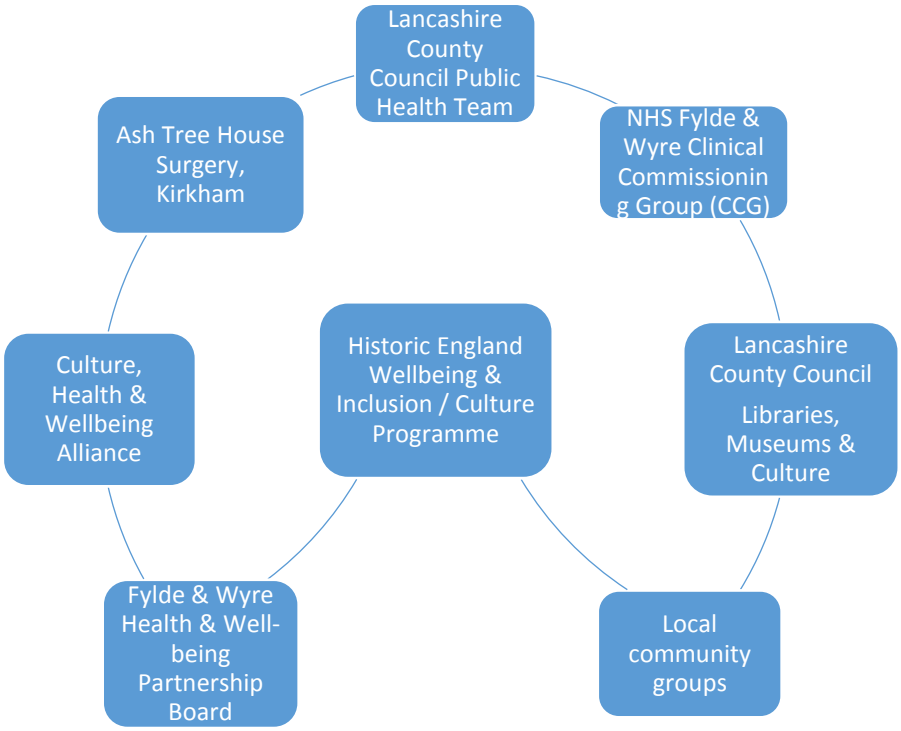
- We propose, as the operational base/HQ for our cultural programme the vacant units in the Kirkgate Centre (below), situated right in the centre of the HS HAZ. These units have stood empty for some time – a visible sign of decline on the high street. However, just recently, Fylde BC Regeneration have negotiated with the landlord for a 'meanwhile use' which will allow community sector groups to use it rent free on a temporary basis until it is let commercially. This wonderful synchronicity will enable us to deliver a multitude of innovative arts, heritage and health cultural activities directly from the High Street and put the community at the forefront of heritage led regeneration.

- We envisage the Centre as a Multi-functional events space run by the community volunteers, with rooms for hire, an Independent neighbourhood cinema showing range of independent films, a Healthy living café/ juice bar, a greengrocers serving seasonal fresh fruit and veg shop supplied by Kirkham Open Prison. From here, over the next 4 years, the Heritage Community Partnership will deliver a full programme of culture and wellbeing projects.

F. Cultural Programme

Q3.17 Outline below your capacity to support the Cultural Programme (750 words maximum).

- In the design & development of our cultural programme we will work very closely with Historic England and their partners e.g. Arts Council. Our proposal has already been informed by the some of the latest reports below, which consider some of the latest thinking in the field regarding heritage, high streets, arts, health & well-being. We are particularly impressed with the Historic Environment & Wellbeing work being led by Historic England's Dr Linda Monckton. This is a fascinating and pertinent research area. We share the belief that engagement with heritage and the arts can make a powerful contribution to individual health and wellbeing and improve overall community health. Therefore, it should absolutely be a key ingredient in town centre regeneration programme. Between all the partners involved (see diagram below) we have substantial capacity to deliver some very exciting cultural programmes.



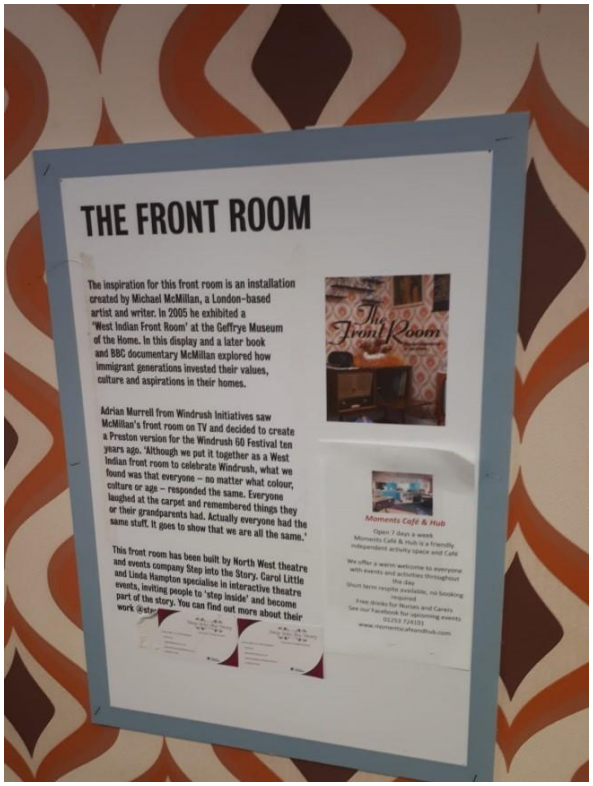
We will also look to work with the Culture, Health and Wellbeing Alliance, a network which includes historic England as a strategic member. All of these ambitions align with the overall HAZ programme and will be led by local arts/cultural groups and supported by the HAZ board.

- As you can see from letters of support, our partners from are very excited about the prospect of a place based heritage & well-being initiative in Kirkham. The local health teams are keen to work with us to run social prescribing interventions and community health approaches in the historic environment. The fact that this is a 4 year programme gives us an opportunity to undertake some robust independent evaluation of these interventions and for researchers to follow participants over time to see if the interventions have caused positive, sustained behavioural and lifestyle changes.

- Some of the themes / interventions we propose exploring are, for example:

  - **Memory, place & identity** – looking at concepts of belonging & well-being. Oral history projects with seniors in Kirkham who remember the town as far back as the late 1930s. Capturing these stories and making podcasts
  - **Social & health inequalities** – looking at issues of social integration, social inclusion, community cohesion etc. through the prism of history, working with disengaged & hard to reach groups e.g. drug & alcohol users, veterans, homeless, ex-offenders (from Kirkham Open Prison), BME groups including Syrian asylum seekers housed in Kirkham. As an idea for example, at one time, Kirkham had one of the largest Workhouses in the Fylde, which later became a hospital http://www.workhouses.org.uk/Fylde/. This fascinating local history can be used to explore changing attitudes towards social exclusion, poverty and unemployment (all key social determinants of health) through the ages.
  - **Pop-up shops:** Using community groups and school children to co-create and participate in re-purposing empty shops on the high street as pop-up shops, using original architectural features loaned from museums and also mock-ups to create, for example, shops from different periods in history: a Roman shop, a medieval apothecary, a Georgian shop, a Victorian shop, a 1930s general store etc.
  - **Museums On Prescription & Hands on Heritage:** connecting people to Museums and object handling artefacts from Museum Loan Boxes
  - **Museums in the street**: historical objects and exhibitions in the streets. Kirkham already as an old loom in the street. https://lancashirepast.com/2019/03/03/the-last-loom-kirkham/

- **Reminiscence Workshops:** e.g. with Kirkham & Wesham Memories and local historian and author Michael Townsend
- **Kirkham Time Machine:** A 'time-machined' designed by children from local schools, allowing small groups of 'time travellers' to different periods in time in Kirkham through digital media (using virtual / augmented reality?). Students are encouraged to imagine the Kirkham they'd like to see in the future and community visioning workshops
- **Coping with Dementia:** themed rooms from various periods e.g. 1950s or 1960s etc. (see below themed room on loan to Moments Café, St Annes from Harris Museum Preston)



- **Mental Health and Heritage:** Workshop exploring approaches to mental health through time e.g. from trepanation to CBT
- **Memories from the Mill**: ex textile workers from Kirkham's Mills talk about their life in the mills https://www.tapatalk.com/groups/fyldeantiquarian/flax-mill-kirkham-t111.html

- **Diet & Obesity through History:** In partnership with dieticians and clinicians patients are encouraged to explore different diets throughout history and look at how, for example, how enforced calorific reduction e.g. wartime rationing affected health or how fasting through Lent impacted blood sugar regulation and weight management.
- **Drug & Alcohol Therapy through the Ages:** workshop exploring historical addictions such as opium, alcohol etc. and a look at movements such as Temperance Societies and medieval treatments such as herbal enemas and emetics
- **Walking & Heritage:** Heritage trails around Kirkham to encourage physical activity
- **Kirkham & Lancashire Heritage** through film and media, shown at Kirkham's independent cinema
- **Kirkham's Twin Towns:** cross-cultural initiatives with Ancenis France and Bad Bruckenau, Germany

Our guiding principles are that high streets must meet the needs of our communities, enhance health well-being and that any development should be co-produced with active community partnerships, not enforced from above.

G. Declaration Form (see scanned copy in Appendices Chief Exec's signatory form)

Your completed EoI must be signed by the Lead Applicant contact named in Q1.2b.

I confirm the applicant organisation has read and accepted the Expression of Interest Guidance Notes and that the information in this declaration form, together with the supporting information enclosed with it, is accurate and complete to the best of their knowledge.

Name of Lead Applicant (in capital letters) Signature

On behalf of (organisation) FYLDE BOROUGH COUNCIL Position in local authority or trust Date 12/07/19

Please tick to confirm you have attached the following appendices:

Map of the HSHAZ Area	√
Risk Assessment of the scheme	√

Please list other annexes below

s:

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13TH NOVEMBER 2019	7

CARBON REDUCTION

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

SUMMARY

At the request of the Chairman of the Environment, Health and Housing Committee, members of that committee are being requested to consider broadening the remit of the cross-Committee Working Group considering plastic conscious issues to include consideration of carbon reduction.
Whilst the use of single-use plastics contributes to greenhouse gas emissions there are other council policies and activities which could impact on this favourably. It is suggested that the existing Working Party widens its remit to extend to carbon reduction with a view to the Council working towards net-zero carbon by 2050 developing an action plan identifying actions within the control of the Council to limit the impact of climate change.
It is proposed the current cross-party Working Group which is drawn from the membership of both the Environment, Health and Housing and Operational Management Committees be broadened to include two members of the Planning Committee.

RECOMMENDATION

1. That two members are nominated to represent the Planning Committee on the cross-committee Plastic Conscious Fylde and Carbon Reduction Working Group.

SUMMARY OF PREVIOUS DECISIONS

Minutes of the Environment, Health and Housing Committee - 06/11/18
Minutes of the Operational Management Committee – 13 /11/18
Minutes of Environment, Health and Housing Committee - 05/11/19

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. At the request of the Chairman, members of the Environment, Health and Housing Committee have been requested to consider broadening the remit of the cross-Committee Working Group considering plastic conscious issues to include consideration of carbon reduction. Whilst the use of single-use plastics contributes to greenhouse gas emissions there are other council policies and activities which could impact on this favourably.

2. It has been suggested that the existing Working Party widens its remit to extend to carbon reduction with a view to the Council working towards net-zero carbon by 2050 by developing an action plan identifying actions within the control of the Council to limit the impact of climate change.

3. It is proposed the current cross-party Working Group, which is drawn from the membership of both the Environment, Health and Housing and Operational Management Committees, be broadened to include two members of the Planning Committee.

4. Accordingly the Planning Committee is requested to nominate two members to sit on the cross party working group.

IMPLICATIONS	
Finance	Any financial impacts of the proposals made by the Working Group would have to be fully evaluated
Legal	None arising from this report
Community Safety	None arising from this report
Human Rights and Equalities	None arising from this report
Sustainability and Environmental Impact	Reduction in carbon emissions is of growing importance both nationally and regionally.
Health & Safety and Risk Management	None arising from this report

LEAD AUTHOR	CONTACT DETAILS	DATE
Mark Evans	mark.evans@fylde.gov.uk & Tel 01253 658460	October 2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
Report to Environment, Health and Housing Committee : Appointment of member working group – Plastic Conscious Fylde.	6 November 2018	Fylde Council Website

DECISION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13TH NOVEMBER 2019	8

ARBORICULTURE AND LANDSCAPE STRATEGY FOR THE BOROUGH

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

SUMMARY

On 13 September 2017, Committee resolved to establish an Arboriculture and Landscape Working Group to help steer the formulation of an Arboriculture and Landscape Strategy for the borough. A group of 5 members was established to work alongside officers in developing the strategy. The group met on a number of occasions, but following the election in May, a number of the members of the original group are no longer serving councillors. It is suggested that the membership of the working group be refreshed in order to finalise the strategy and to identify suitable sites on which the council may plant trees as part of the strategy in line with previously approved budgets. As a number of the aims and objectives of this working group are shared with the Environment, Health and Housing Committee, it is also recommended that an invitation be extended to that committee to nominate two members to attend this working group.

RECOMMENDATIONS

1. That Committee nominate 3 members, to join the working group to assist in the development of the Arboriculture and Landscape Strategy in collaboration with officers and that the group meets at the appropriate times to progress its development.
2. That an invitation is extended to the Environment, Health and Housing Committee to nominate 2 members to join the Arboriculture and Landscape Strategy working group.
3. That Committee delegate authority to identify suitable sites to be brought forward for tree planting schemes to the Head of Planning & Housing in consultation with the Arboriculture and Landscape Working Group.
4. To approve the expenditure of £25,000 in respect to the tree planting programme in line with the approved scheme for this purpose within the Capital Programme for 2019/20.

SUMMARY OF PREVIOUS DECISIONS

On **13 September 2017**, Committee RESOLVED:

1. To authorise the commencement and preparation of a strategy for arboriculture and associated landscape issues and that reports be brought to Committee, at the appropriate time, for updates and for the making of decisions in respect of the development of the Strategy.
2. To appoint Councillors Christine Akeroyd, Jan Barker, Neil Harvey, Kieran Mullholland and Ray Thomas, to a working group to assist in the development of the Strategy (in collaboration with officers) and that the group meets at the appropriate times to progress its development.

On **5 March 2019** Council RESOLVED: to approve a capital budget of £25,000 in respect of tree planting, fully funded from the Capital Investment Reserve.

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. To help in the formulation of the Council's Arboriculture and Landscape Strategy, a small working group of officers and members was established to guide the project. On 13 September 2017, Planning Committee nominated Councillors Christine Akeroyd, Jan Barker, Neil Harvey, Kieran Mullholland and Ray Thomas to work alongside officers in developing the strategy.
2. The group met on several occasions and provided valuable guidance in developing the strategy. Despite changes in staffing and a requirement to prioritise other work streams meaning that work in progressing the strategy slowed, the strategy has now progressed to the final stages. A number of the members of the original working group no longer sit on the council and so it will first be necessary to re-establish the working group and so Committee is asked to nominate 3 members to represent the Planning Committee at meetings of the working group.
3. It has been suggested that the tree planting element of the emerging strategy has common links with the aims and objectives of the Environment, Health and Housing Committee. Accordingly, it has been suggested that the Environment, Health and Housing Committee be invited to nominate 2 members to attend the working group so that it becomes a cross committee working group.
4. In March 2019, Council approved a budget of £25,000 to carry out a programme of tree planting projects across the borough. A number of potential sites have been identified that would be suitable for and benefit from increased tree planting. The trees will need to be planted during the tree planting season (November to early March) and so Members are recommended to delegate authority to the Head of Planning & Housing, in consultation with the working group, to identify and secure agreement to suitable sites for tree planting that will fulfil the objectives of the tree planting strategy.
5. Potential sites could include: new and replacement street trees, planting within open spaces and communal areas in residential areas, suitable sites within town and district centres and along strategic corridors, community tree planting schemes.
6. A further report that confirms the selected sites will be presented to committee for information at a later date.

IMPLICATIONS	
Finance	The tree planting will be carried out within the existing budget of £25,000 which is included within the approved Capital Programme for 2019/20.
Legal	None
Community Safety	None

Human Rights and Equalities	None
Sustainability and Environmental Impact	The planting of trees across the borough will add to the biodiversity of the borough.
Health & Safety and Risk Management	None

LEAD AUTHOR	CONTACT DETAILS	DATE
Mark Evans	mark.evans@fylde.gov.uk & Tel 01253 658460	October 2019

BACKGROUND PAPERS		
Name of document	Date	Where available for inspection
None		

INFORMATION ITEM

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DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13TH NOVEMBER 2019	9

COMMUNITY INFRASTRUCTURE LEVY - UPDATE

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

SUMMARY OF INFORMATION

The Community Infrastructure Levy (CIL) is a charge which can be levied by local authorities on new development in their area to help them deliver the infrastructure needed to support development. A review of the operation of the CIL Regulations considered that the CIL process was too complex and uncertain and was acting as a barrier to the delivery of housing. Accordingly, on 1 September 2019, the Regulations that govern the introduction of CIL and its operation alongside Section 106 agreements were revised. Full details of the changes can be found via the link to the Government's guidance below, but in summary the main changes to the Regulations:

- removing the requirement to consult on a preliminary draft charging schedule;
- Remove the pooling restriction (Regulation 123) that restricted the number of S106 agreements that can be charged against a single infrastructure project or type to 5.
- Replace the list of projects intended to be funded by CIL (Regulation 123 List) with an annual infrastructure funding statement, with the first required to be published by 31 December 2020.
- Allow CIL and Sn 106 payments to be combined to fund a particular infrastructure project.
- Allow charges to be made to recover the cost of monitoring obligations so long as they are reasonable and reflect the cost of that monitoring.
- Simplify indexation, commencement procedures and payment of CIL in regard to developments that are revised as a result of amended planning permissions.

Fylde Council has commenced work on the introduction of a CIL, but this was placed on hold pending the adoption of the local plan and the publication of the updated Regulations. Now the revised Regulations have been published, work on a CIL for Fylde can recommence. However, this will have to await the partial revision of the local plan as a CIL will need to have regard to any revisions to, and a revised viability assessment of, the local plan. Until a CIL is adopted, Fylde will continue to utilise Sn 106 agreements in order to secure essential infrastructure. Any proposals to recover the cost of monitoring Sn 106 agreements from a developer will be reported to the Planning Committee at the time an application is determined as part of the terms of each individual agreement.

SOURCE OF INFORMATION

Ministry for Housing, Communities and Local Government and Head of Planning & Housing

LINK TO INFORMATION

The Community Infrastructure Levy (Amendment) (England) (No. 2) Regulations 2019

Community Infrastructure Levy – MHCLG Guidance

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

In order to inform members of recent changes to the Community Infrastructure Levy Regulations and to provide an update on the adoption of CIL for Fylde.

FURTHER INFORMATION

Contact: Mark Evans t: 01253 658460 e: mark.evans@fylde.gov.uk

INFORMATION ITEM

REPORT OF	MEETING	DATE	ITEM NO
DEVELOPMENT SERVICES DIRECTORATE	PLANNING COMMITTEE	13TH NOVEMBER 2019	10

AUTHORITY MONITORING REPORT (AMR)

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

SUMMARY OF INFORMATION

The requirement for a local authority to produce an Authority Monitoring Report AMR (previously known as an Annual Monitoring Report) is set out in Section 113 of the Localism Act 2011.

The AMR includes information on the Fylde Local Plan to 2032 (The Local Plan), Supplementary Planning Documents that have been prepared or adopted during the plan period, Duty to Cooperate activity and Neighbourhood Plan progress. The AMR also incorporates the monitoring of new housing, employment and retail land.

The indicators used are presented in the AMR and in Appendix 8: Performance Monitoring Framework of the Local Plan. They monitor the progress and effectiveness of the Local Plan. Aims and objectives of policy are measured against specific targets, to ensure that the particular goals of policies are being achieved.

SOURCE OF INFORMATION

The Planning Policy Team have updated the Authority Monitoring Report (AMR). External sources of data were used and these were referenced in the document.

LINK TO INFORMATION

Appendix 1: Authority Monitoring Report

WHY IS THIS INFORMATION BEING GIVEN TO THE COMMITTEE?

An integral part of plan making is to set up a framework for monitoring performance of the Local Plan. An AMR is produced every year, covering the period 1 April to 31 March. This Authority Monitoring Report will cover the period from the 1 April 2016 to 31 March 2019 to account for the delay brought about by the Local Plan Examination. It has two main purposes:

- To review the progress of the Fylde Local Plan to 2032;
- To assess the extent to which policies and guidance in the Fylde Local Plan to 2032 are being implemented and the effects that they are having.

FURTHER INFORMATION

Contact: Steph Shone stephanie.shone@fylde.gov.uk or Tel: 01253 658694

Fylde Council Authority Monitoring Report

2016-2019

Contact Information

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Disclaimer

The factual information contained in this Authority Monitoring Report is believed to be correct at the time of survey or publication and care has been taken to ensure accuracy. However, neither Fylde Borough Council nor any of its officers give any guarantee, warranty or representation in respect of any information contained within.

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1. INTRODUCTION

Why do we produce an Authority Monitoring Report (AMR)?

An integral part of plan making is to set up a framework for monitoring performance of the plan. An AMR should be produced each year however the Local Plan Examination has delayed the AMR update since 2016.

The AMR has two main purposes:

1. To review the progress of the Fylde Local Plan to 2032;
2. To assess the extent to which policies in the Local Plan Documents are being implemented and the effects that they are having.

Amended Scope of Authority Monitoring Report

The role of the Authority Monitoring Report (AMR) was amended with the Localism Act of 2011. This removed the requirement for an Annual Monitoring Report to be submitted to the Secretary of State by the relevant Local Authority.

This was replaced with a requirement to produce an AMR. The Council was previously required to monitor a range of Core Output indicators, Output indicators and Local indicators, however as a result of the Localism Act the Council has more freedom to decide what indicators it monitors. In addition, the role of the AMR has been expanded to report infrastructure and planning obligations including the Community Infrastructure Levy (CIL).

The role of this AMR includes:

- To appraise the progress of the Council in producing the Local Plan and Supplementary Planning Documents.
- The Council's implementation of the policies set out in the Local Plan.
- The effectiveness of these policies measured against specific outcomes.
- Details of Neighbourhood Development Orders and Neighbourhood Development Plans.
- Information relating to Community Infrastructure Levy (CIL) receipts and expenditure.
- Actions taken relating to the Duty to Co-operate with neighbouring local authorities.

This Authority Monitoring Report will cover the period from the 1 April 2016 to 31 March 2019 to account for the delay brought about by the Local Plan Examination. However, not all data is available for 2019 at this stage and so 2019 data will not be presented for all indicators. At the 31st March 2018 the Local Plan was being examined, it was subsequently adopted on 22nd October 2018 along with the Performance Monitoring Framework Appendix 8. The AMR includes a section on the Performance Monitoring Framework which monitors the performance of the Local Plan policies over the plan period that is 30 April 2011 – 31 March 2032. Although this AMR is base dated 31 March 2019 it does provide an up to date summary of progress on Supplementary Planning Documents and the Partial Review of the Local Plan.

Strategic Objectives of Fylde Local Plan to 2032

Strategic Objectives

1. To create sustainable communities
2. To maintain, improve and enhance the environment
3. To make services accessible
4. To diversify and grow the local economy
5. To develop socially cohesive, safe, diverse and healthy communities

Indicators and Targets

In order to successfully deliver the Plan, monitoring is necessary to check that the objectives of the Plan are being implemented correctly and successfully.

Guidance on the indicators and targets to use in AMR's are provided by central Government in the form of the Planning Practice Guidance which is being continually updated. In addition best practise and advice is available from other sources.

The indicators applied in this AMR are contained in Appendix 8: Performance Monitoring Framework of the Fylde Local Plan to 2032, and have been monitored in conjunction with the Contextual Indicators that give background information on some of the key characteristics of the Borough.

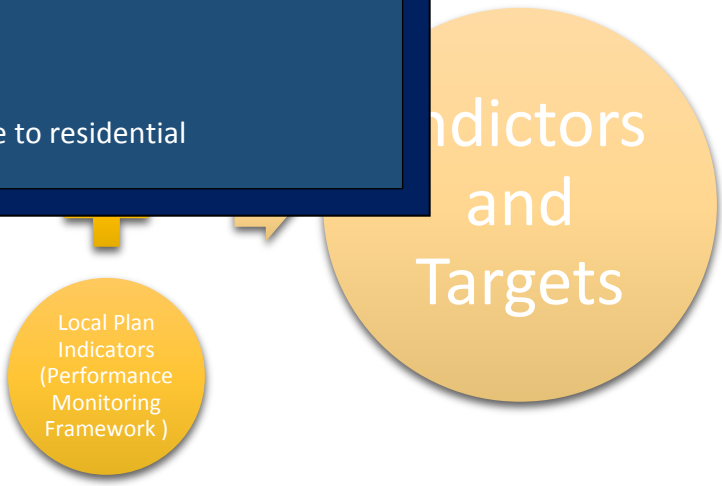
Contextual Indicators

The Contextual Indicators give background information on some of the key characteristics of the Borough and are used to understand the key opportunities and challenges of the area.

The Contextual Indicators consist of the following:

Contextual Indicators

1. Resident population change
2. Population age structure
3. Projected population/Age structure
4. Health and Wellbeing
5. Deprivation
6. Housing waiting lists applications
7. House prices
8. House price/earnings ratio
9. Employed/Unemployed
10. Income levels
11. Education/Skill level
12. Mode of transport
13. Tourism
14. Areas of flood risk
15. Loss of business use to residential



Performance Monitoring Framework

The Performance Monitoring Framework is as set out in the Adopted Local Plan.

It identifies indicators relevant to the objectives of the Local Plan. Monitoring will help to identify how well the policies are working and also identify any deficiencies in the performance of policies. If any Trigger for Action points are reached, this will invoke the Contingency/Action required.

Performance Monitoring Framework Indicators

1 Net additional dwellings completed

2 5 Year supply

3 Housing trajectory

4 Proportion of net homes completed in Strategic and Non-Strategic Locations for Development

5 Employment land take-up

6 Cumulative additional jobs created as a direct consequence of incentives provided by the Warton Enterprise Zone

7 Cumulative additional jobs created as a direct consequence of incentives provided by the Blackpool Enterprise Zone

8 Density of New Residential Development

9 Mix of New Residential Development

10 Percentage of market housing schemes that provide 30% affordable homes

11 Number of Health Impact Assessments submitted

12 Number, type and location of infrastructure projects delivered

13 Planning applications granted for inappropriate development in Flood Risk Zones

14 Change in areas of biodiversity importance

15 Amount of indoor, outdoor recreation and open space gained or lost

16 Number of Heritage Assets on Historic England's and Fylde's 'At Risk' register

17 Cumulative additional jobs from the start of the plan period

2. SPATIAL PORTRAIT OF FYLDE

The Borough of Fylde

The Borough of Fylde is situated on the west coast of Lancashire, covering 166km2, with a population of 78,883 in 2017 (Office for National Statistics: Mid-Year Population Estimates).

Fylde is a two tier authority with Lancashire County Council (LCC) carrying out functions such as highways, minerals and waste planning and education whilst Fylde Council has responsibility for areas such as planning and environmental health.

Fylde is a predominantly rural Borough. It is bounded to the north by Wyre Borough and the estuary of the River Wyre, to the west by the densely populated urban area of Blackpool, by Preston to the east and by the Ribble Estuary to the south.

Map 1: Fylde in Context

Map 2 - Fylde

The proposed Settlement Hierarchy for Fylde by the end of the plan period (2032) is set out in Policy S1 of the Local Plan. The Local Plan is also accompanied by a Policies Map. Both can be located via the link: https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/adopted-local-plan-to-2032/

Main Areas

The coastline is one of the dominant features of the Borough and is the setting for the majority of its urban areas. The largest towns, Lytham and St Annes, together have a reputation as a high quality resort with their significant visitor resources along the seafront and an internationally famous championship golf course. Other significant settlements within Fylde are Freckleton and Warton and Kirkham and Wesham, which together form the only sizeable inland settlements.

The Fylde Borough can be readily divided into smaller local areas reflecting their distinctive individual characteristics. In considering the local areas, the Council recognises five broad areas, each containing individual distinctive settlements:

1) Lytham and St Annes
2) Kirkham and Wesham
3) Freckleton and Warton
4) The Fylde-Blackpool Periphery
5) Rural Areas

Fylde plays an important part in the Lancashire economy – containing regionally significant business sectors including BAE Systems at Warton (part of the internationally and nationally important Lancashire Advanced Engineering and Manufacturing Enterprise Zone), Blackpool Airport (now part of the Blackpool Airport Enterprise Zone) and the Westinghouse Springfields (Salwick) nuclear reprocessing plant. It is vital that the Council manages, guides and encourages development within Fylde to meet the identified needs and aspirations of local communities and businesses.

3. LOCAL PLAN PROGRESS AND OTHER RELEVANT DOCUMENTS

The Fylde Local Plan to 2032

On the 22 October 2018 the Council adopted the Fylde Local Plan to 2032 (the Local Plan).

The Local Plan covers the whole Borough for the period 2011-2032. The Local Plan together with the Joint Lancashire Minerals and Waste Core Strategy DPD 2009 and the Joint Lancashire Minerals and Waste Local Plan Site Allocations and Development Management Policies DPD form the statutory Development Plan for Fylde.

The adopted Fylde Local Plan to 2032

The adopted Fylde Local Plan to 2032 contains strategic and non-strategic allocations for new homes and employment land, sites for Gypsies, Travellers and Travelling Showpeople, leisure, retail, tourism and community use, or a mixture of such uses. The Plan also comprises of Development Management policies, which will inform decisions on planning applications and appeals; together with policies to protect the natural and built environment and heritage assets.

The Plan is built upon the key principle of **sustainable development** and its three dimensions: social, economic and environmental. These dimensions give rise to the need for the planning system to perform a number of roles (the Framework, paragraph 7):

- **An economic objective**– to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

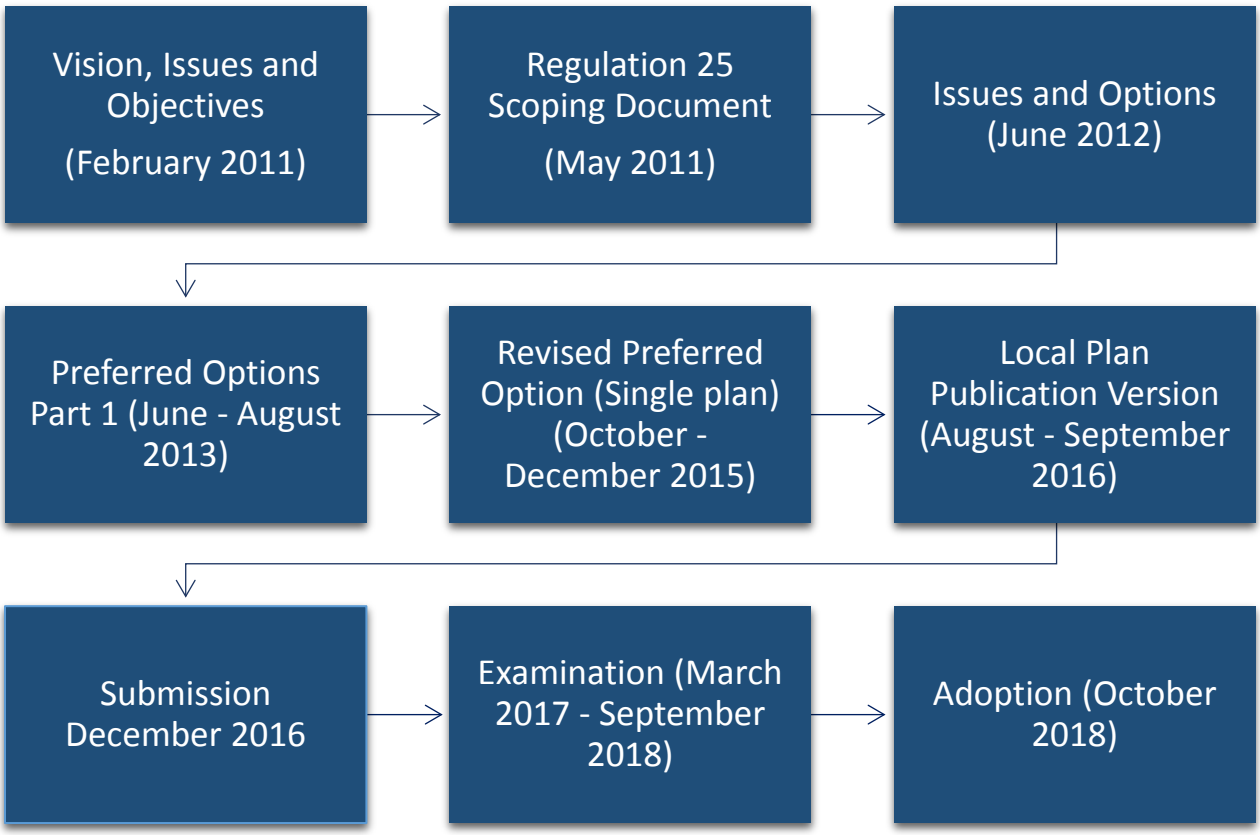
- **A social objective** – to support strong, vibrant and healthy communities by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and;

- **An environmental objective** – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land,

helping to improve biodiversity, using natural resources prudently, minimizing waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Fylde Local Plan to 2032 Timetable

A timetable for the Production of the Local Plan is set out in the following diagram.



In accordance with paragraph 212 of the Framework, the Council is proposing to undertake a Partial Review to ensure that Local Plan policies remain in accordance with national policy going forward. The Council consulted on the scope of the Partial Review between 25th April 2019 and 6th June 2019.

Supplementary Planning Documents (SPDs)

In addition to the Plan, the following documents provide further details and guidance relating to development and are material considerations when assessing planning applications and development proposals within Fylde. However they are not part of the Development Plan.

The Council commenced work on four SPDs. A timetable for their production can be found in Appendix A. A scoping consultation commenced on 22 November 2018 and ran for 6 weeks until 3 January 2019. The responses to the Scoping Consultation and Draft SPDs (Healthy Living, Biodiversity, Good Design and Affordable Housing) were reported to planning committee on 27th February 2019. The Affordable Housing and Good Design SPD were put on hold and didn't progress past Scoping stage during the monitoring period for this AMR. Once the draft SPDs were finalised, (Healthy Living and Biodiversity) they were subject to screening for Sustainability Appraisal and Habitats Regulations Assessment.

Following the base date of this document, the draft SPDs and screening opinions plus any supporting documents were put out for consultation (summer of 2019). Any further comments were considered by Planning Committee before the final versions of the Fylde Healthy Living SPD and the Fylde Biodiversity SPD were agreed and adopted by the Council on the 11 September 2019. The Draft Fylde Affordable Housing SPD was approved for consultation at the Planning Committee meeting on the same date.

Name of Document	Summary of Content	Timeline
Affordable Housing	The Affordable Housing SPD will provide an introduction and identify issues and objectives. Following a review of policy and guidance, the SPD will contain sections on tenures, the amount required, proposed requirements for pre-application engagement and the contents of the Affordable Housing Statement. Further sections will be provided on size, type, design and distribution, off-site provision, allocation policy, viability appraisal and requirements for legal agreements/undertakings.	The scoping consultation on the Fylde Biodiversity, Healthy Living, Affordable Housing and Good Design SPDs ran for 6 weeks [1] from 22 November 2018 to the 3 January 2019. The responses fed into a draft of the full SPD (Biodiversity and Healthy Living). Sustainability Appraisals of the SPDs were carried out and after the consultation on the draft documents, were presented to members and adopted at Planning Committee on the 11 September 2019. The draft Affordable Housing SPD was approved for consultation at the same Planning Committee. It is anticipated that the draft Good Design SPD will go to Planning Committee for
Good Design	The Good Design SPD will provide an introduction and issues to be addressed. Following a policy review, it will provide sections on design principles, the design process, assessment of site context, aspects of design and design in specific contexts which will be an introduction to a	

[1] This was an extended period, beyond the usual four weeks for this type of consultation, due to the Christmas period.

	portfolio of guidance for specific areas, or types of area, within the Borough. The Canopies and Glazed Extensions: A Design Note will be incorporated into the Good Design SPD.	approval for the final consultation on its content in Autumn/ Winter 2019.
Biodiversity	The Biodiversity SPD provides an introduction and presents biodiversity issues in the Borough. From this, and following a policy review, it provides sections on the use of the Lancashire Ecological Network and advice to new home owners on biodiversity matters and the issue of swift decline. There is also detailed advice about how biodiversity should be addressed during the planning application process.	
Healthy Living	The Healthy Living SPD contains an introduction and a set of issues that require addressing. Following a review of relevant policy it provides sections on healthy places, healthy living, healthy eating, lifetime homes, community facilities, cycling and walking, access to natural areas and Health Impact Assessments (HIAs).	

The Supplementary Planning Documents (Scoping versions) are available to view at the following link:

https://new.fylde.gov.uk/supplementary-planning-guidance/

The Draft SPDs that were presented to Planning Committee on 27th February 2019, together with the results of the scoping consultation can be viewed at https://fylde.cmis.uk.com/fylde/MeetingsCalendar/tabid/70/ctl/ViewMeetingPublic/mid/397/Meeting/1063/Committee/20/Default.aspx

Other SPDs are considered to be needed however work on the proposed Partial Review will take priority as it is needed to bring the Local Plan in line with paragraph 212 of the NPPF19. These SPDs include:

- Tree Strategy
- Open Space
- Viability
- Advertisements
- Valued landscapes
- Car Parking Standards
- Renewable Energy

- SUDs and Critical Drainage Areas

Statement of Community Involvement

In addition, the Council's Statement of Community Involvement (SCI) sets out the arrangements for community engagement in the planning process by the Council. The SCI is covered in more detail in Chapter 4 - Adherence to the Statement of Community Involvement.

Evidence Base Updates

As part of the Local Plan process a robust evidence base has been produced. The evidence base is available to view on the following link:

https://online.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/comprehensivelistofevidence/

4. ADHERENCE TO STATEMENT OF COMMUNITY INVOLVEMENT

Statement of Community Involvement (SCI)

Under Section 18 (Part 2) of the Planning and Compulsory Purchase Act 2004 Local Planning Authorities are required to prepare a 'Statement of Community Involvement' (SCI). The Council's SCI sets out the arrangements for community engagement in the planning process within the Fylde Borough.

The SCI sets out what consultation will take place with the community with regard to planning policy documents and planning applications. An SCI states who the Council will consult with, when and how.

The SCI provides clarity on the extent of community involvement in the planning system and sets out clear consultation procedures and standards that the Council will follow when undertaking consultations.

Updated Statement of Community Involvement

The Updated SCI was adopted by the Council on the 15 June 2016.

The current updated SCI is available to view via the following link. https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/statement-of-community-involvement/

Summary of SCI in relation to Local Plan consultation

The Local Plan to 2032 is a document which will guide the future development of land and buildings in Fylde and will be used in determining planning applications. The level of community consultation and engagement in its production will be dependent upon the production stage of the document. The minimum requirements are set out in the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Council will normally advertise any consultation by:

- Notifying individuals and organisations registered on the planning policy consultation database (which is managed in line with the General Data Protection Regulations).

- Through press advert, press release and on the Council's website.

The Council will further provide opportunities to view the consultation material on the Council's website, at the Council Offices, public libraries and other appropriate

deposit points.

To engage individuals and organisations, the Council will undertake events, such as exhibitions, public meetings, and workshops or drop in events.
Approximate timescales for consultations are set out in the SCI.

The Council will acknowledge receipt of all written comments received. A consultation statement will be produced which summarises all written comments received with a Council response. These documents will then be available to view on the Council's website.

5. INDICATORS AND TARGETS

This section includes the following indicators:

- Contextual Indicators – which give background information on the Borough of Fylde.
- The Performance Monitoring Framework Indicators - from the Fylde Local Plan to 2032 - Appendix 8. (Local Plan Indicators).

The first part of this section highlights some of the key characteristics of Fylde in order to provide background information, including some key Contextual Indicators even though these are not directly related to specific Local Plan policies.

These indicators will be used to monitor trends within the Borough. If issues are highlighted then it could trigger a review of the Local Plan.

The following Indicators are used as **Contextual Indicators**:

Contextual Indicators

1. Resident Population Change
2. Population Age Structure
3. Projected Population/Age Structure
4. Health and Wellbeing
5. Deprivation
6. Housing Waiting Lists Applications
7. House Prices
8. House Price/Earnings Ratio
9. Employed/Unemployed
10. Income Levels
11. Education/Skill Level
12. Mode of Transport
13. Tourism
14. Flood Risk Zones
15. Loss of Business Use to Residential

The second part of this section assesses indicators from the **Performance Monitoring Framework** taken from the Plan - Appendix 8.

These indicators will be analysed to assess the effectiveness of the policies contained in the Plan. If a target is not met, an action or contingency will be triggered. The Local Plan consists of the following:

Performance Monitoring Framework Indicators

Indicator Number	Relevant Local Plan policy	Performance Monitoring Framework Indicator
1.	S1:The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land	Net additional homes completed
2.	S1:The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land	5 Year Housing Supply
3.	S1:The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land	Housing Trajectory
4.	DLF1: Development Locations for Fylde SL1, SL2, SL3, SL4, SL5: Strategic Location for Development H1: Housing Delivery and the Allocation of Housing Land	Proportion of net homes completed in the Strategic Locations for Development and proportion of net homes completed in the Non-strategic locations
5.	EC1: Overall provision of employment land and existing employment sites	Employment Land take up
6.	EC3: Lancashire Advanced Engineering and Manufacturing (AEM) Enterprise Zone at BAE Systems, Warton	Cumulative additional jobs created as a direct result of the Enterprise Zone

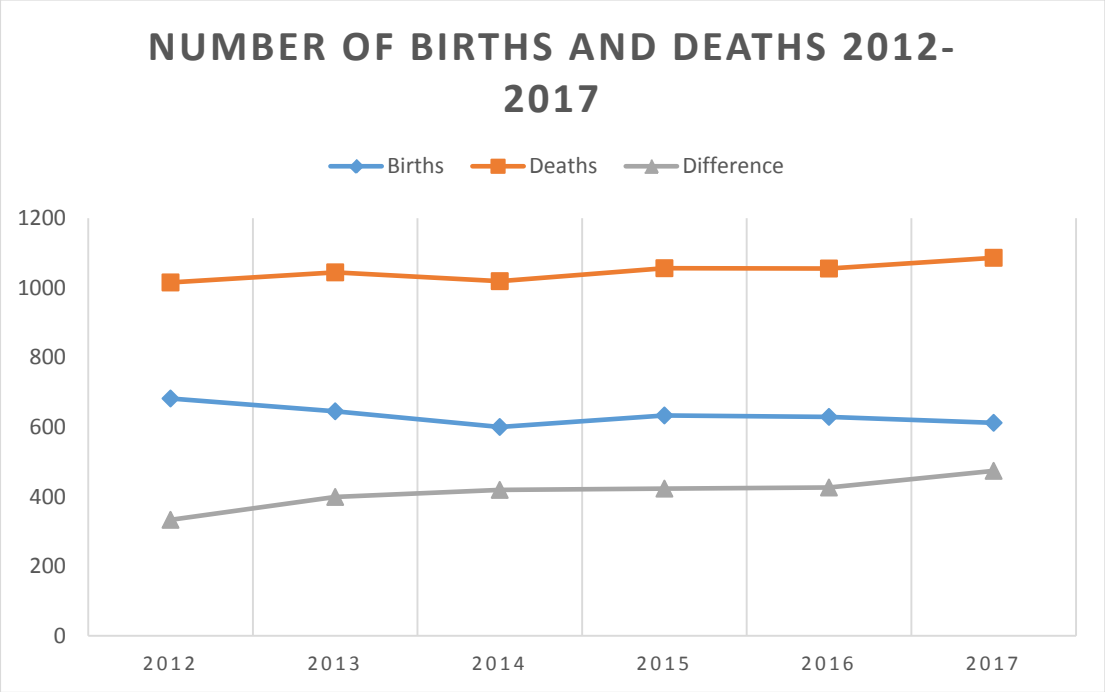
7.	EC4: Blackpool Airport Enterprise Zone	Cumulative additional jobs created as a direct result of the Enterprise Zone
8.	H2: Density And Mix of New Residential Development	Density of completed housing development sites
9.	H2: Density and Mix of New Residential Development	Proportion of dwellings with full planning permission and on sites which are not yet completed that will have 1,2,3,4 or 5 bedrooms.
10.	H4: Affordable Housing	Percentage of market housing schemes of 10 dwellings or more that provide 30% affordable homes.
11.	HW1: Health and Wellbeing	Number of Health Impact Assessments submitted alongside major applications for strategic sites
12.	INF2: Developer Contributions	Number, Type and Location of Infrastructure Projects delivered
13.	CL1: Flood Alleviation, Water Quality and Water Efficiency SL1, SL2, SL3, SL4, SL5: Strategic Location for Development	Number of planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3
14.	ENV2: Biodiversity	Changes in areas of land covered by local, national or international policy protections for biodiversity or areas provided for biodiversity in mitigation through developments
15.	ENV3: Protecting Existing Open Space (the Green Infrastructure network) HW3: Provision of Indoor and Outdoor Sports Facilities	Amount of sport, recreation and informal open space gained, and lost to other uses
16.	ENV5: Flood Alleviation, Water Quality and Water Efficiency SL1, SL2, SL3, SL4, SL5: Strategic Location for Development	Minimise the amount of inappropriate development in Flood Zones 2 and 3
17.	EC1: Overall Provision of Employment Land and existing employment sites	Cumulative additional jobs created in Fylde from the start of the plan period

CONTEXTUAL INDICATORS

Contextual Indicator 1: Resident Population Change

Fylde is an authority bordering the Lancashire coastline. It covers 166 sq. km., has 21 wards and the number of people per km^2 is similar to the England and Wales average. From an historic point of view there have been dramatic changes and the pace of future change is liable to increase. The population of Fylde has over the years been relatively positive increasing to 78,883 in 2017 (Office for National Statistics: Mid-Year Population Estimates). An increase of 3.5% was witnessed between 2001 and 2011 census – above the 3.3% figure for Lancashire and lower than the 7.9% across England as a whole. Birth rate continues to be less than the death rate, as shown on Figure 1. However, Fylde saw the second largest net internal migration rate in the Lancashire-14 areas. Between mid-2016 and mid-2017 the authority saw an increase of 1128 people as a result of net internal migration (Lancashire County Council Mid-year population estimates). Therefore, the population continues to grow.

Figure 1: Number of Births and Deaths from 2012 – 2017

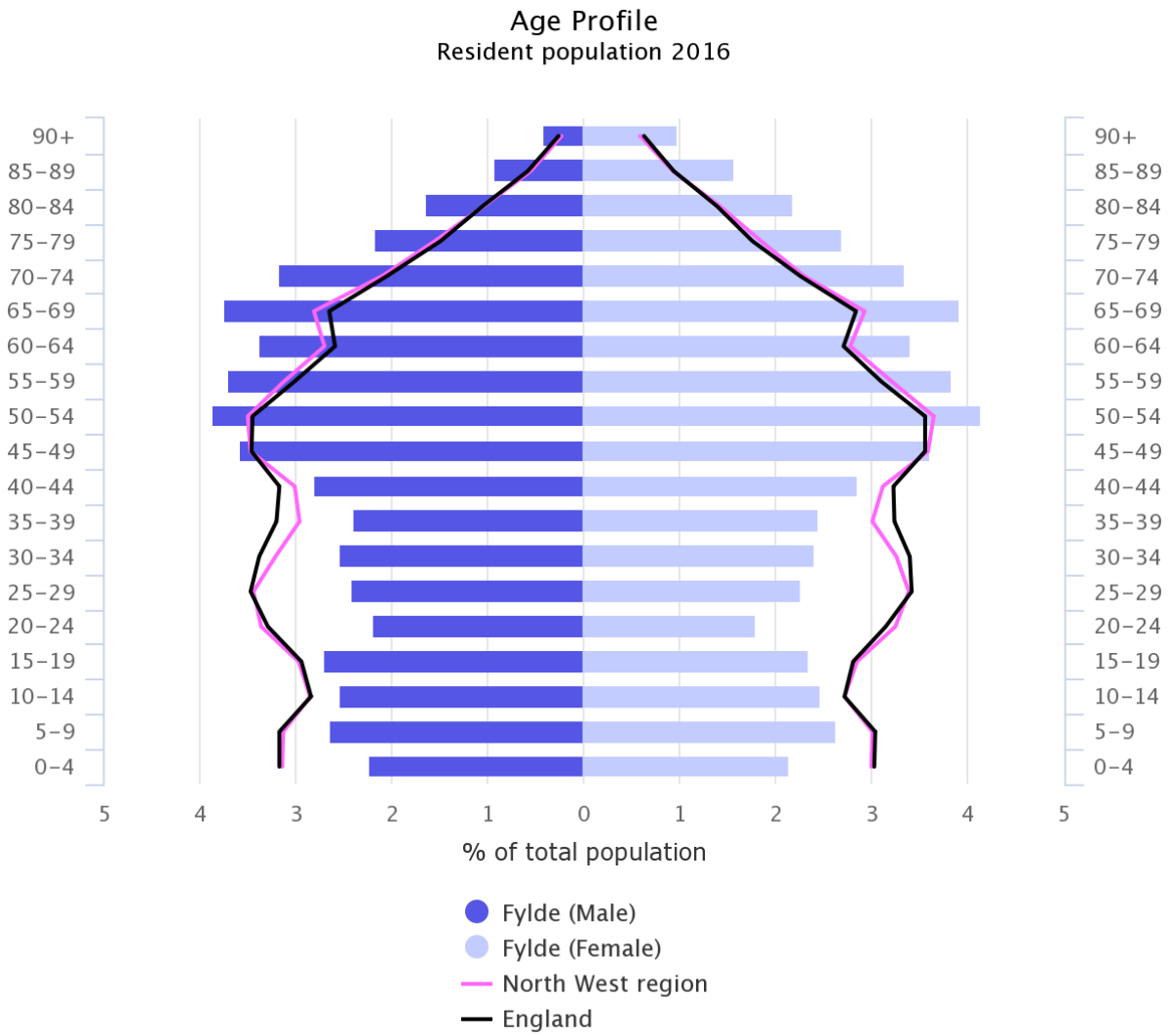


Source: Office for National Statistics (ONS): Fylde Area Profile https://www.lancashire.gov.uk/lancashire-insight/area-profiles/local-authority-profiles/fylde-district/

It is estimated that between 2014 and 2039 the population of Fylde will increase by 9.2%. It is also predicted that the number of households will increase by 16.6% between 2014 and 2039, the second greatest percentage rise in the Lancashire area.

Contextual Indicator 2: Population Age Structure

Figure 2: Population Age Structure in Fylde



Source: Fylde Area Profile 3 July 2018

The mean age of Fylde residents is 45 years, compared to 40.2 in the North-West and 40 in the United Kingdom. 42.7% of the population are above retirement age according to data from the Official Labour Market Statistics for 2017. Data also states that 57.3% of the population are of working age (aged between 16 and retirement) compared to 62.5% nationally.

The proportion of the population above retirement age has slowly increased since 2001, whilst numbers of children have continued to fall –This indicates that the dependency ratio[2] (of the working age to non-working age population) is increasing.

[2] Dependency ratio is an age-population **ratio** of those typically not in employment (the dependent part ages 0 to 14 and 65+) and those typically in employment (the productive part ages 15 to 64).

Contextual Indicator 3: Projected Population/Age Structure

Table 1 shows that Fylde's population is due to increase from 78,153 in 2016 to just under 84,000 in 2041 (these increases have been revised down from previous projections). However, the estimated increases are higher than the averages projected for the whole of Lancashire and the North West.

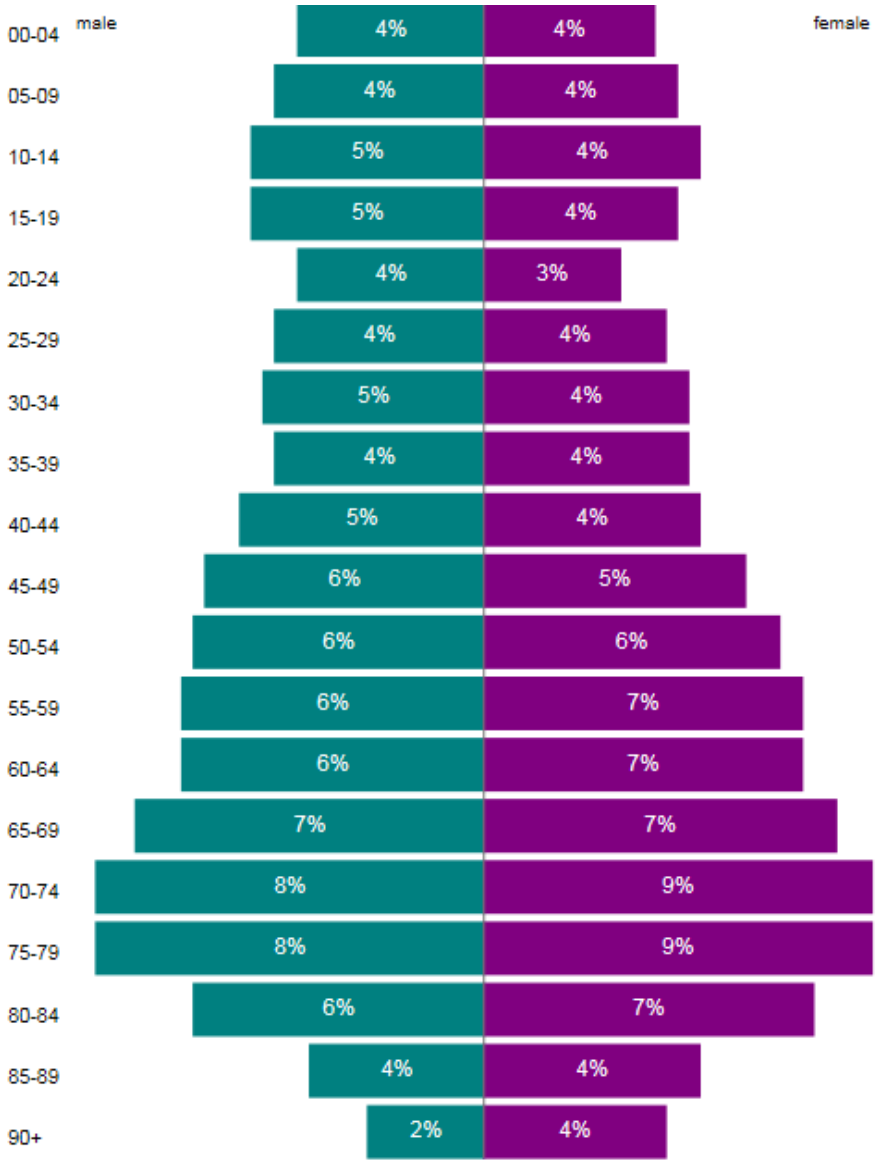
Table 1: Projected Population – 2016 to 2041

Area	2016	2021	2026	2031	2036	2041
Fylde	78,153	79,836.7	81,429.3	82,495.3	83,317.8	83,906.4
Lancashire 14	1,483,863	1,497,275.9	1,507,753.6	1,514,394.6	1,517,324.5	1,519,909.5

Area	% change, number of years from 2016				
	5	10	15	20	25
Fylde	2.15	4.19	5.56	6.61	7.36
Lancashire 14	0.90	1.61	2.1	2.26	2.41

Source: Lancashire.gov.uk – Population Projections

Figure 3: Projected Percentage of Population by Sex and Age Group 2041



Source: Lancashire.gov.uk – Population Projections

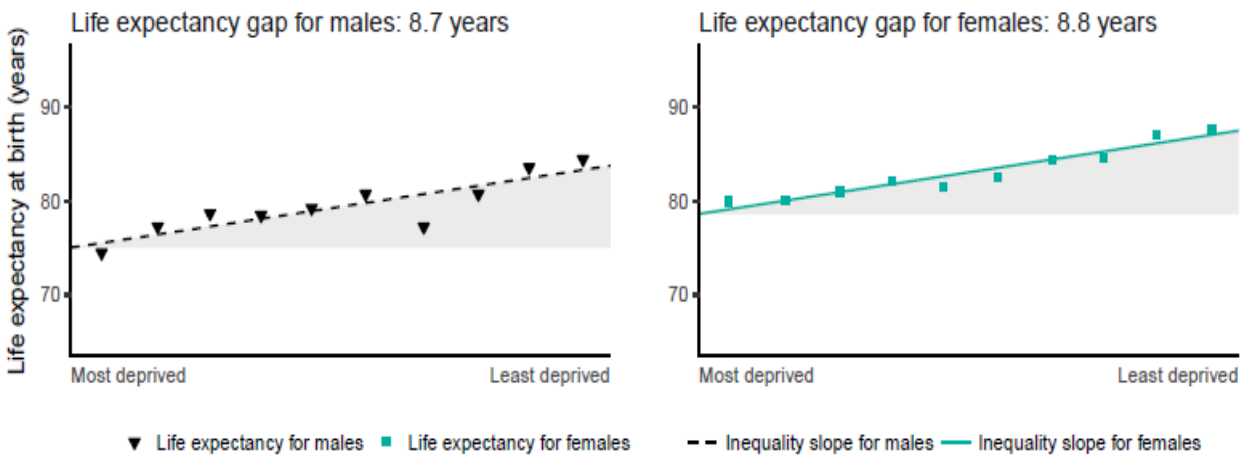
The Fylde Coast is viewed as a popular place to retire. The old age dependency ratio (number of people on state pension per 1,000 people of working age), is predicted to increase in every district in Lancashire over the period of the projection, with Fylde seeing the largest increase (496 in 2016 to 685 in 2041). Figure 2 shows that in 2016 less than 7% of the population were aged 70-74. Figure 3 projects that this will increase to 17% by 2041. An increase of almost 5% is seen in number of people over 90 years. The large elderly population has implications for a number of issues including healthcare provision, appropriate housing and economic issues, such as the amount of disposable income available to this sector of the population.

Contextual Indicator 4: Health and Wellbeing

The Fylde Health Profile 2017 (PHE), reveals that the health of the Borough's people is varied compared with the England average, and addressing the wider determinants of health continues to be important in Fylde. Due to the fact the district has a higher than average proportion of elderly residents, mobility, social connectedness and ensuring good mental health are crucial priorities.

The population in Fylde has a growing number of older people. There are already 10% more adults aged over 45 and 8% more adults aged over 65 than the national average. By 2022 it is expected that the number of people aged over 70 will have increased by approximately 28% and by 2030, the number of people over the age of 85 is expected to have doubled. This will increase the pressure on services as people are much more likely to develop multiple long-term conditions such as diabetes, heart disease, breathing difficulties and dementia. (The Fylde and Wyre Clinical Commissioning Group).

Figure 4: Life Expectancy in Fylde (2017)



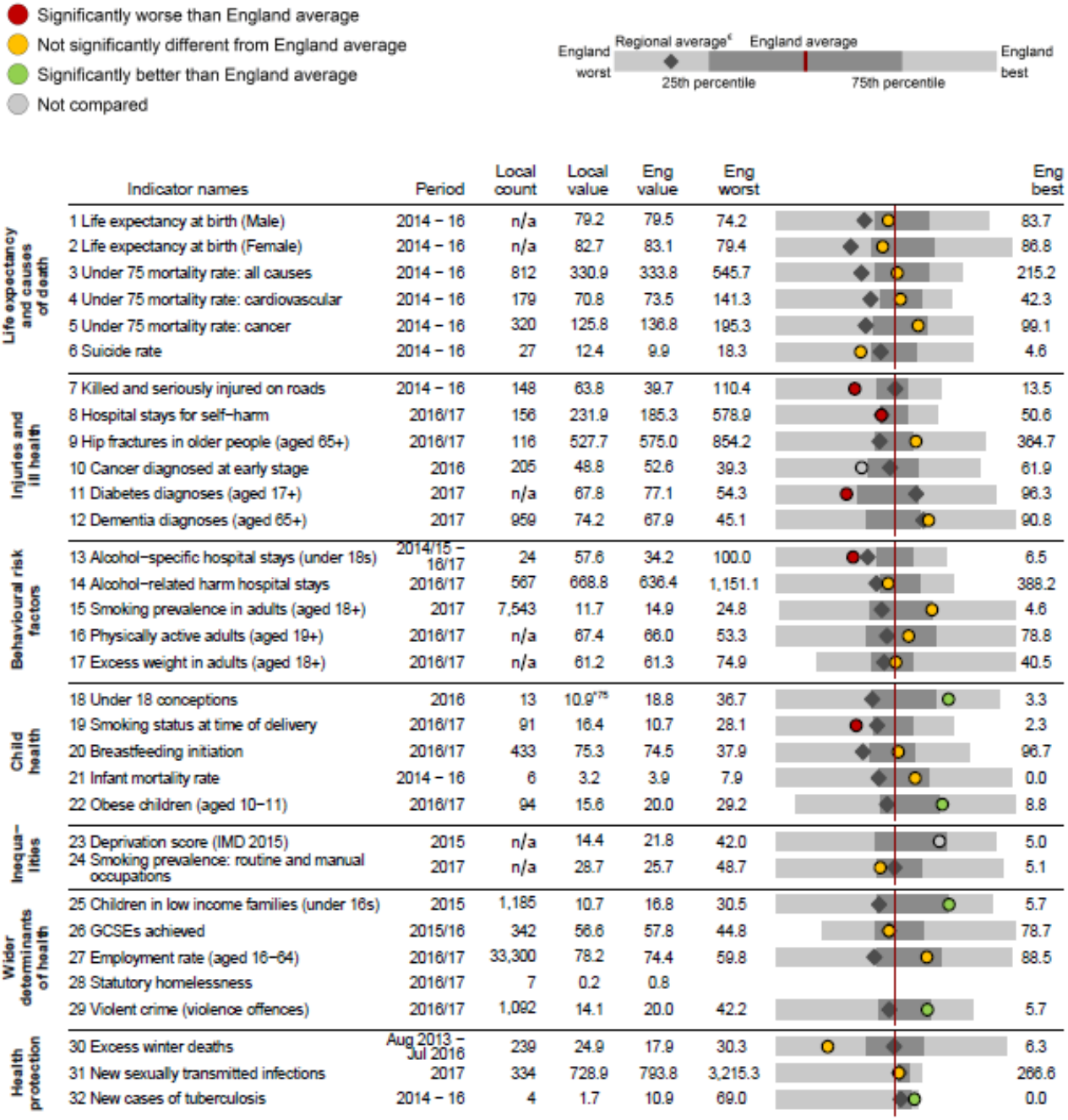
Whilst the life expectancy for men and women is similar to the England average, life expectancy is 8.7 years lower for men and 8.8 years lower for women in the most deprived areas of Fylde compared to the least deprived areas, as shown in Figure 4.

The number of children classified as obese in Year 6 (15.6%) is better than the England average as is the number of children (14%) who live in low income families.

The rate of alcohol-related harm stays per year stands at 567 and the rate of self-harm hospital stands at 156 stays per year, both worse than the England average. Additionally, the rate of people killed and seriously injured on the roads, smoking status at time of child delivery and incidences of new cases of malignant melanoma are worse than average.

However, rates of sexually transmitted infections, tuberculosis, statutory homelessness, violent crime and long term unemployment are better than average.

Figure 5: The Health of Fylde Residents Compared with the rest of England



	Indicator names	Period	Local count	Local value	Eng value	Eng worst	Eng best
Life expectancy and causes of death	1 Life expectancy at birth (Male)	2014 – 16	n/a	79.2	79.5	74.2	83.7
	2 Life expectancy at birth (Female)	2014 – 16	n/a	82.7	83.1	79.4	86.8
	3 Under 75 mortality rate: all causes	2014 – 16	812	330.9	333.8	545.7	215.2
	4 Under 75 mortality rate: cardiovascular	2014 – 16	179	70.8	73.5	141.3	42.3
	5 Under 75 mortality rate: cancer	2014 – 16	320	125.8	136.8	195.3	99.1
	6 Suicide rate	2014 – 16	27	12.4	9.9	18.3	4.6
Injuries and ill health	7 Killed and seriously injured on roads	2014 – 16	148	63.8	39.7	110.4	13.5
	8 Hospital stays for self-harm	2016/17	156	231.9	185.3	578.9	50.6
	9 Hip fractures in older people (aged 65+)	2016/17	116	527.7	575.0	854.2	364.7
	10 Cancer diagnosed at early stage	2016	205	48.8	52.6	39.3	61.9
	11 Diabetes diagnoses (aged 17+)	2017	n/a	67.8	77.1	54.3	96.3
	12 Dementia diagnoses (aged 65+)	2017	959	74.2	67.9	45.1	90.8
Behavioural risk factors	13 Alcohol-specific hospital stays (under 18s)	2014/15 – 16/17	24	57.6	34.2	100.0	6.5
	14 Alcohol-related harm hospital stays	2016/17	567	668.8	636.4	1,151.1	388.2
	15 Smoking prevalence in adults (aged 18+)	2017	7,543	11.7	14.9	24.8	4.6
	16 Physically active adults (aged 19+)	2016/17	n/a	67.4	66.0	53.3	78.8
	17 Excess weight in adults (aged 18+)	2016/17	n/a	61.2	61.3	74.9	40.5
Child health	18 Under 18 conceptions	2016	13	10.9[r75]	18.8	36.7	3.3
	19 Smoking status at time of delivery	2016/17	91	16.4	10.7	28.1	2.3
	20 Breastfeeding initiation	2016/17	433	75.3	74.5	37.9	96.7
	21 Infant mortality rate	2014 – 16	6	3.2	3.9	7.9	0.0
	22 Obese children (aged 10–11)	2016/17	94	15.6	20.0	29.2	8.8
Inequalities	23 Deprivation score (IMD 2015)	2015	n/a	14.4	21.8	42.0	5.0
	24 Smoking prevalence: routine and manual occupations	2017	n/a	28.7	25.7	48.7	5.1
Wider determinants of health	25 Children in low income families (under 16s)	2015	1,185	10.7	16.8	30.5	5.7
	26 GCSEs achieved	2015/16	342	56.6	57.8	44.8	78.7
	27 Employment rate (aged 16–64)	2016/17	33,300	78.2	74.4	59.8	88.5
	28 Statutory homelessness	2016/17	7	0.2	0.8		
	29 Violent crime (violence offences)	2016/17	1,092	14.1	20.0	42.2	5.7
Health protection	30 Excess winter deaths	Aug 2013 – Jul 2016	239	24.9	17.9	30.3	6.3
	31 New sexually transmitted infections	2017	334	728.9	793.8	3,215.3	266.6
	32 New cases of tuberculosis	2014 – 16	4	1.7	10.9	69.0	0.0

Source: Public Health England Fylde Profile, 2018

Figure 5 shows how the health of the people in Fylde compares with the rest of England. Fylde's value for each indicator is shown as a circle. The England average is shown by a red line, which is always at the centre of the chart. The range of results for all local areas in England is shown as a grey bar. A red circle means that this area is significantly worse than England for that indicator. However, a green circle may still indicate an important public health problem.

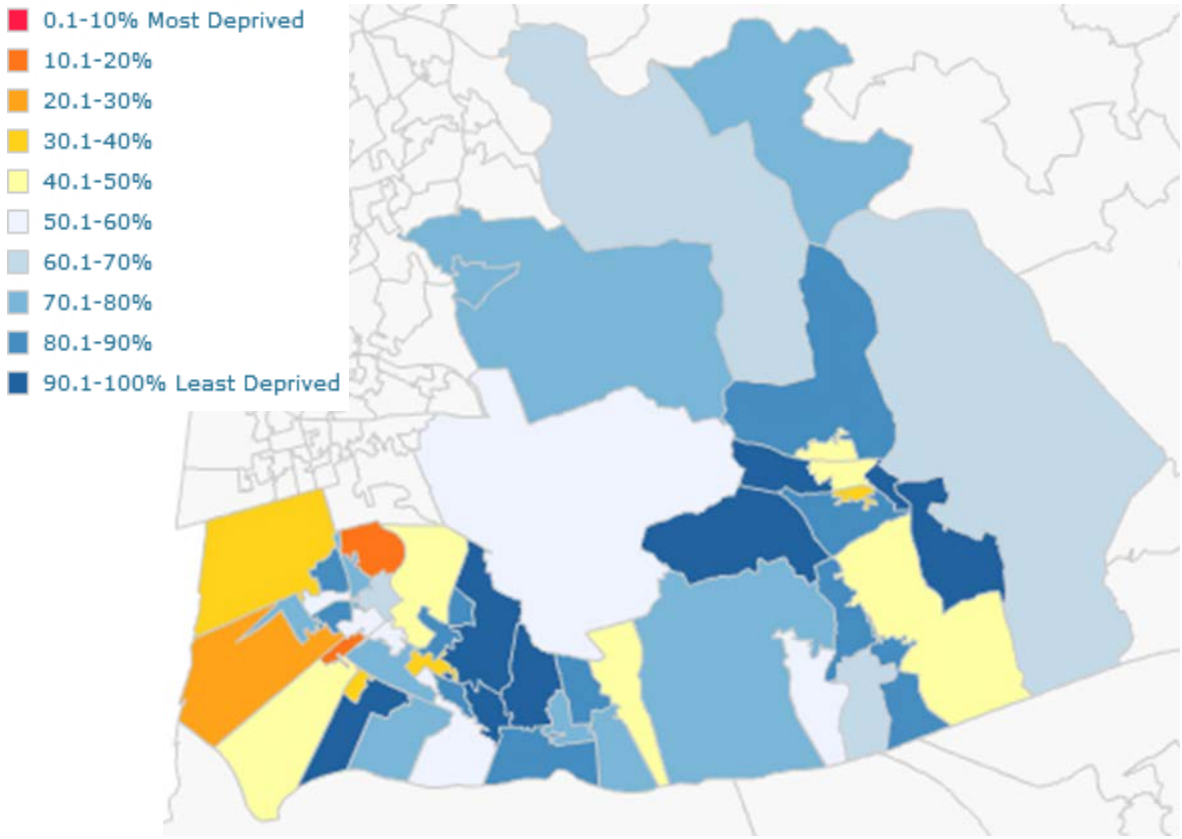
Contextual Indicator 5: Deprivation

The Indices of Multiple Deprivation (IMD) score combines information from seven domains. These are:

- Income
- Employment
- Health and Disability
- Education, Skills and Training
- Barriers to Housing and Services
- Living Environment
- Crime

The 2015 Indices of Deprivation revealed that Fylde has a reasonably low overall deprivation ranking being the 218th most deprived area out of 326 districts and unitary authorities in England.

Map 3 - Indices of Multiple Deprivation

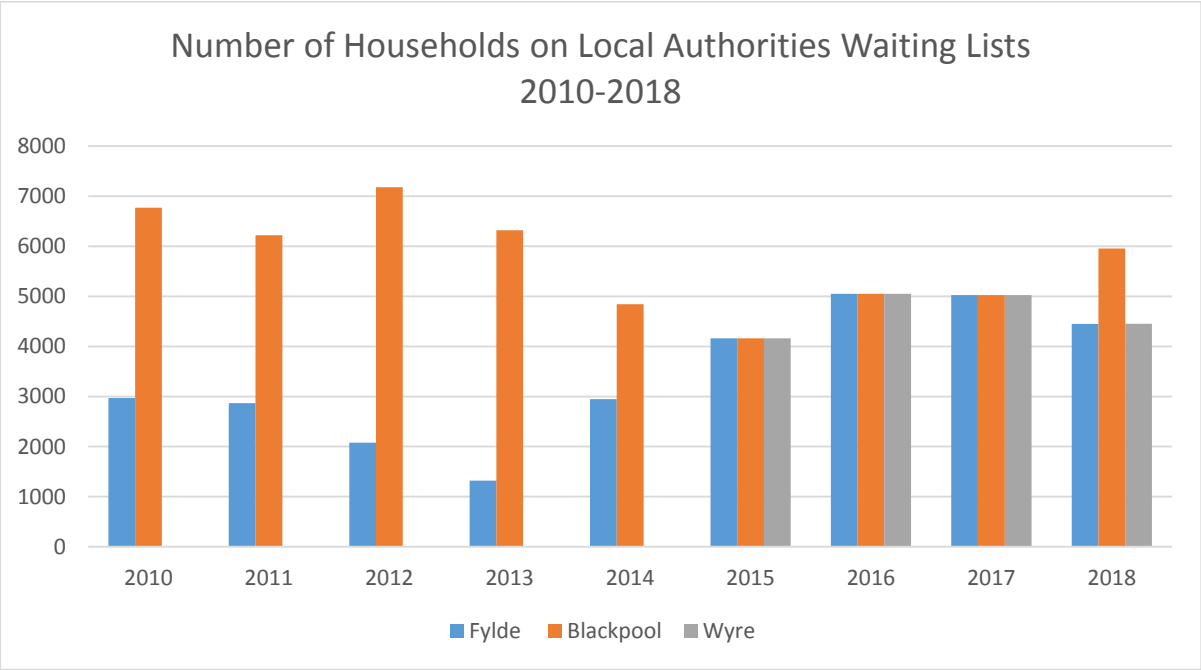


Source: Indices of Multiple Deprivation 2010, Department for Communities and Local Government (DCLG) through *www.lancashire.gov.uk*.

The overall IMD score (2015) in Fylde is 14.375. However, there are some areas of relatively high deprivation (in the 20 to 30 % most deprived areas), as shown in Map 3. These tend to be concentrated in St Annes Town Centre and near the boundary with Blackpool. Within the area, Central Ward has the highest overall score at 30.584. The average for all English Wards is 24.114.

Contextual Indicator 6: Housing Waiting List Applications

Figure 6: Number of Households on Housing Waiting Lists



Source: Department for Communities and Local Government DCLG - Table 600: numbers of households on local authorities' housing waiting lists, by district: England 1997 to 2018

Fylde no-longer has any housing stock of its own, as this was transferred to the Progress Housing Group in 2000. Therefore, residents who wish to register for social housing need to do so via My Home Choice Fylde Coast, a company that represents Blackpool, Fylde and Wyre Councils.

As shown in the graph above, Fylde historically has a lower number of households on the housing waiting list than Blackpool. Some of the data for Wyre is not available meaning data analysis between 2010 and 2014 is difficult. Although the number of households on the Fylde housing waiting list declined from 2010 to 2013 there was a significant rise in numbers from 2013 to 2016. The number of people on the housing waiting list in Fylde fell slightly between 2017 and 2018.

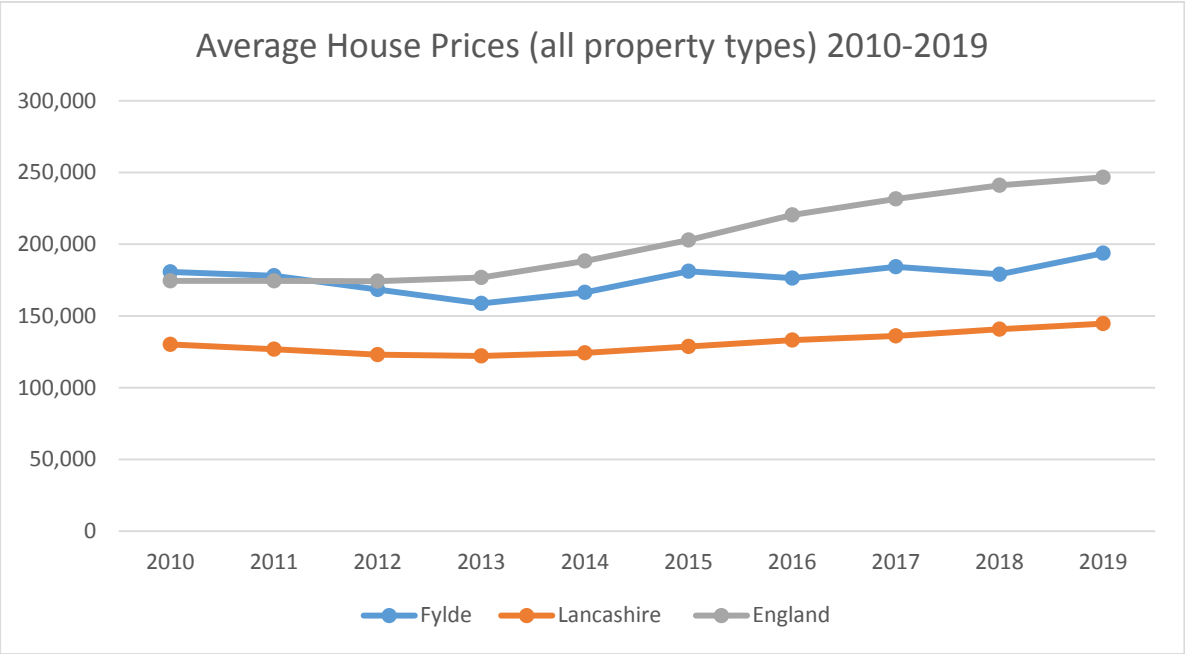
Contextual Indicator 7: House Prices

Fylde has the higher proportions of its housing stock in the council tax bands E to G, in comparison to the country and national averages. It also has a very high percentage of its dwelling stock in the owner occupier and privately rented sector.

A mosaic profile of local households classifies Lancashire residents by 15 main groups. Senior security (elderly people with assets who are enjoying a comfortable retirement) is the dominant group in large parts of Fylde, whilst prestige positions (established families in large detached homes living upmarket lifestyles) and suburban stability (mature suburban owners living settled lives in mid-range housing) are two of the other dominant groups in parts of the authority.

The 2011 census results for people with second addresses show that Fylde had the highest rate in Lancashire (45 per 1,000) of usual residents elsewhere with a second address in the area.

Figure 7: Average House Prices



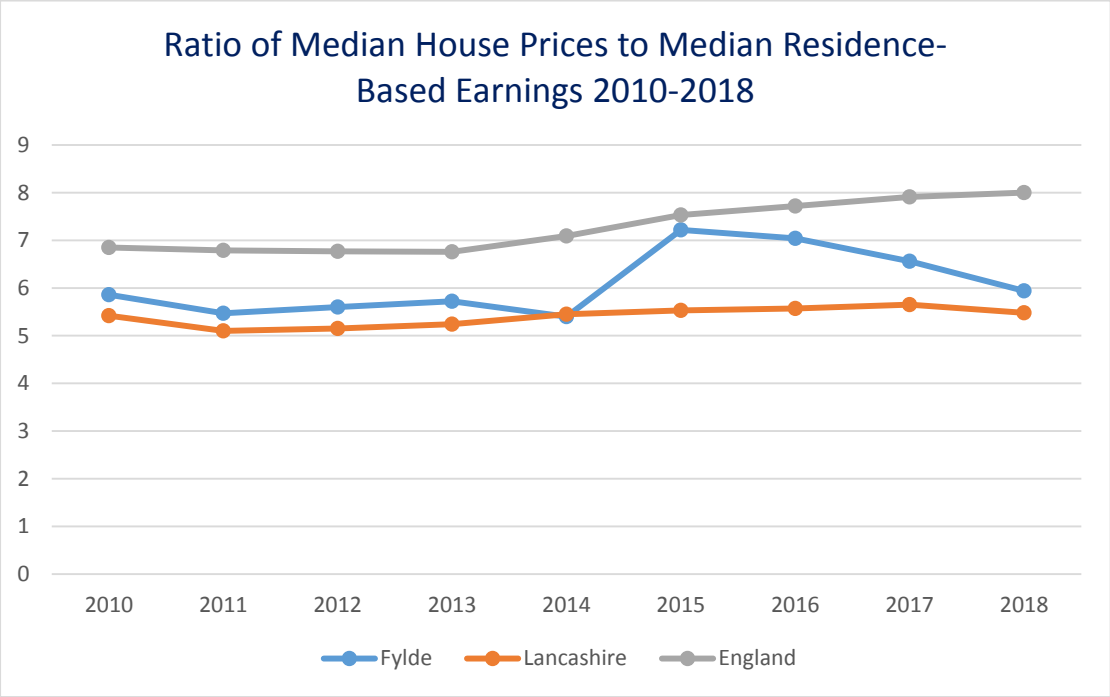
Source: Land Registry data, House Price Index

As shown in Figure 7, the house prices in Fylde are higher than the average in Lancashire, and statistics show a steady increase in price from 2013-2015. Price averages have remained relatively consistent since. From 2013 to 2018 both Lancashire and England have seen steady increases in average house price.

Contextual Indicator 8: House Price/Earnings Ratio

Higher ratios tend to indicate less affordable housing, greater demand and difficulty for people to get onto the property ladder. Lower ratios tend to suggest greater affordability but may indicate lower earnings, reduced purchasing power and/or lower demand in an area.

Figure 8: Ratio of House Prices to Earnings



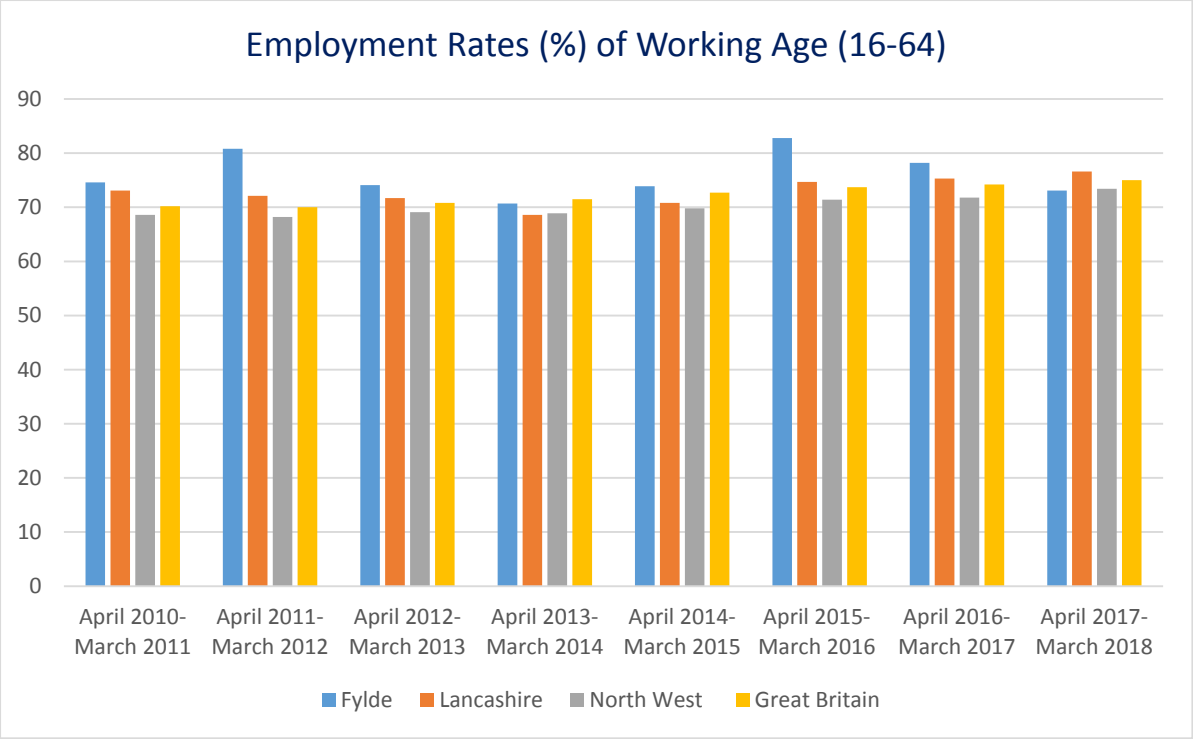
Source: ONS, 28 March 2019

In 2018, the house price to earnings ratio of 8.00 for England is in excess of the ratios for Lancashire.

Generally Fylde has a slightly higher median house price relative to earnings ratio than the Lancashire average. After a significant increase between 2014 and 2015 Fylde has since experienced a steady decrease in house price to earnings ratio, indicating that it could have become marginally easier to get on the housing ladder.

Contextual Indicator 9: Employed/Unemployed

Figure 9: Employment Rates (%)



Source: Annual Population Survey, Office for National Statistics via NOMIS

At national level, employment rate has increased marginally but steadily since April 2011, reaching 75% between April 2017 and March 2018, as shown in Figure 9. Regional and County level statistics follow a similar pattern, with the North West and Lancashire witnessing a gradual increase from April 2013-March 2014. Fylde's employment rate experienced significant peaks in April 2011-March 2012 (37,500 People in Employment (PiE)) and April 2015-March 2016 (36,900 PiE) but decreases in employment rate were noted the years following both peaks.

However, Fylde has consistently recorded high rates, in excess of 70% employment rate. Until the April 2017 – March 2018 period, Fylde had consistently shown an employment rate above the regional and county figures. This period was the first time the graph in Figure 9 shows the employment rate in Fylde drop below national, regional and county figures (32,400 PiE).

Contextual Indicator 10: Income Levels

Of the 14 local authorities that form the broader Lancashire area, Fylde has long been viewed as one of the most affluent. It contains rural areas that are popular with commuters and towns that have none of the high levels of deprivation seen in other urban areas within the county. Table 2 shows that both the average weekly (resident and workplace) and yearly median gross income levels for Fylde are higher than both regional and national averages. In particular, Fylde (£454.30) was the only authority in the Lancashire -14 area that had residence based weekly median earnings above the UK figure of £448.60. For Fylde, workplace weekly earnings are higher than residence –based weekly earnings, indicating that Fylde is a higher value work location. Fylde contains a major BAE Systems site and also has a nuclear fuels site at Springfields, both of which provide high value jobs and underpin the local economy.

Table 2: Median Gross Weekly Earnings – Resident and Workplace Based (2017)

Area	Median Gross Weekly Earnings (Resident Based)	Median Gross Weekly Earnings (Workplace Based)
Fylde	**£454.30**	**£520.00**
Lancashire (14 districts)	£398.70	£399.90
Blackpool UA	£337.30	-
United Kingdom	£448.60	£448.60

Source: Lancashire County Council – Average Earnings and Hours of Work (April 2017)

Fylde was the only local authority in the Lancashire 14 area, where the residence-based (£24,098) and the workplace-based (£28,259) median annual gross earnings exceeded the UK figure, as seen in Table 3. The workplace-based median gross annual earnings for Fylde were the 27th highest in Great Britain.

Area	Median Gross Annual Earnings (Place of Residence)	Median Gross Annual Earnings (Place of Work)
Fylde	£24,098	£28,259
Lancashire (14 districts)	£21,0560	£21,000
Blackpool UA	£17,320	£18,043
United Kingdom	£23,474	£23,474

Table 3: Median Gross Annual Earnings – Resident and Workplace Based (2017)

Source: Lancashire County Council – Average Earnings and Hours of Work (April 2017) https://www.lancashire.gov.uk/media/900062/earnings-hours-article-2017-web-final.pdf

Contextual Indicator 11: Education/Skill Level

Key stage 4 is the term for the two years of school education that incorporates GCSEs in maintained schools (Years 10 and 11 when children are aged between 14 and 16). In 2016, Attainment 8 was used as part of the new secondary school accountability system. Attainment 8 measures the average achievement of pupils in up to 8 qualifications. Table 4 shows that the Attainment 8 score for Fylde is 45.3, similar to those of Lancashire, North West and England.

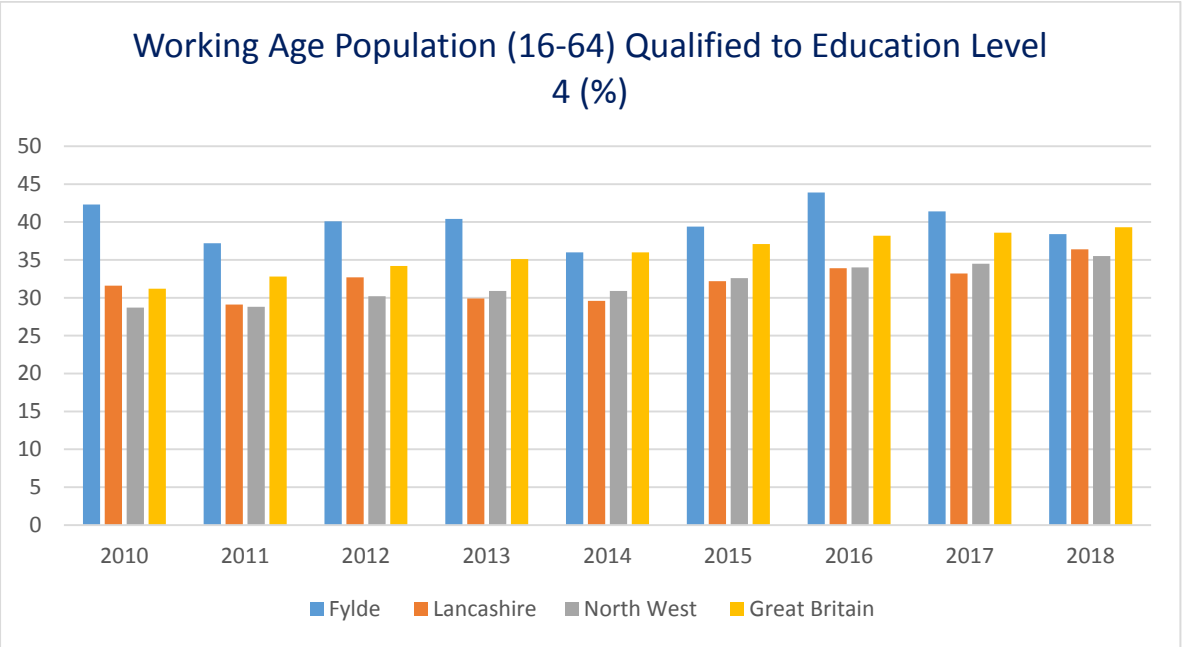
Table 4: Pupil Attainment at Key Stage 4, 2017/18

Area	Attainment 8
Fylde	**45.3**
Lancashire 12	46.7
Blackburn with Darwen	45.8
Blackpool	38.5
North West	45.7
England	46.5

Source: Lancashire County Council Key Stage 4, 2017/18

Fylde has a highly skilled workforce with a high proportion of residents being qualified to Level 4 or above. People are counted as qualified to Level 4 or above if they hold qualifications equivalent to NVQ Levels 4-8. Level 4-6 qualifications include foundation or first degrees, recognized degree-level professional qualifications, teaching or nursing qualifications, diplomas in higher education, HNC/HND or equivalent vocational qualifications. Level 7 qualifications include a Master's degree, integrated master's degree, Postgraduate certificate in education (PGCE), postgraduate diplomas and certificates, level 7 awards, diplomas and certificates and Level 7 NVQ. Level 8 is a doctorate (PhD) or its equivalent.

Figure 10: Percentage of Population Qualified to Education Level 4



Source NOMIS: Official Labour Market Statistics (Working-age population is 16-64 for both males and females).

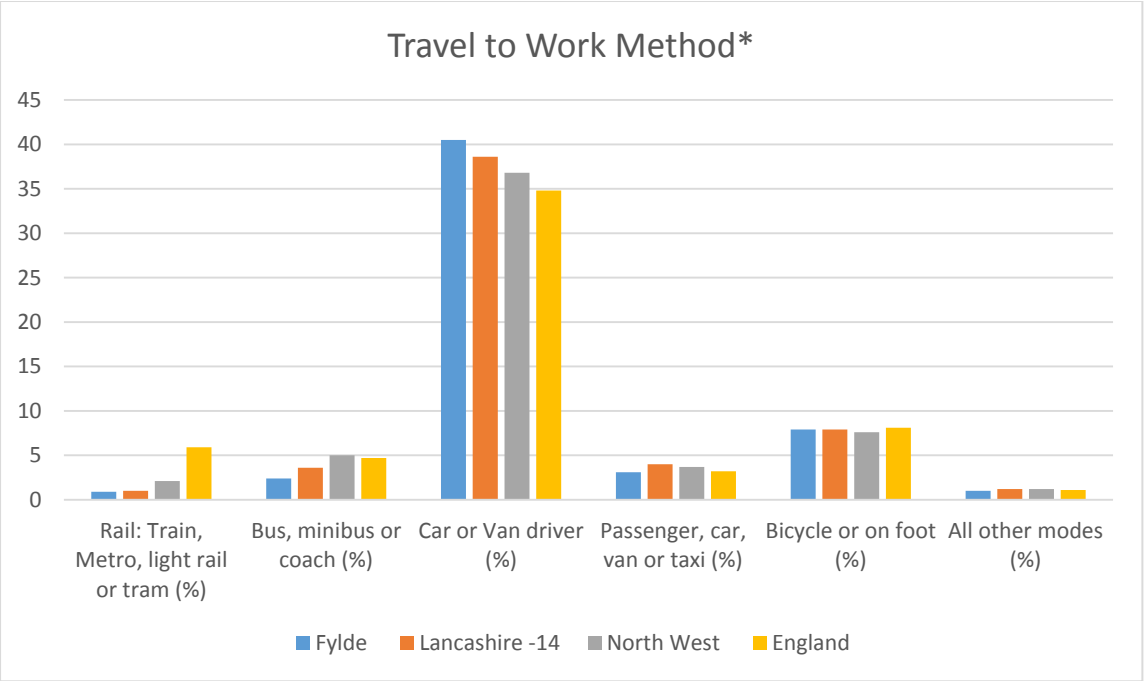
Figure 10 shows that Fylde is placed consistently above the Lancashire, North West and Great Britain averages in terms of people qualified to Education Level 4. In 2010 Fylde had a significantly higher proportion of its population qualified to education Level 4, more than 10% above the Lancashire, North West and Great Britain average. This figure experienced periods of increases and periods of decreases in the following years, reaching its highest figure (43.9%) in 2016 and falling again in years 2017 and 2018. 2018 was the first year shown on the graph that the Great Britain percentage of people qualified up to Education Level 4 exceeded the Fylde figure.

Contextual Indicator 12: Transport Mode Use

Transport has a key role to play in realising the economic potential of an area by unlocking key locations, such as the existing and new locations referred to in the economy section. Using sustainable transport modes can significantly improve employment opportunities and life chances. In urban areas the reliance on the car presents problems of traffic congestion and reduced air quality. The M55 passes through the Borough and offers direct access to the national motorway network however the rural nature of much of the authority, and the proximity to the coast, means that air quality results in Fylde are much better than those recorded in the proximity of many of the core urban centres of Lancashire.

Blackpool Airport occupies a site adjacent to the border between Blackpool and Fylde districts. Commercial passenger services from the airport ceased in mid-October 2014, but a month later the airport reopened to general aviation traffic, including helicopters flights to offshore rigs.

Figure 11: Method of Travel to Work



Source: ONS 2011 Census, Table CT0015: Method of Travel to Work (Alternative)
**Includes residents not in employment*

Figure 11 shows that a higher proportion of people in Fylde (40%) use their car or van to travel to work than the North West (37%) and England averages (35%). Conversely significantly fewer people travel via bus or rail than regional and national averages.

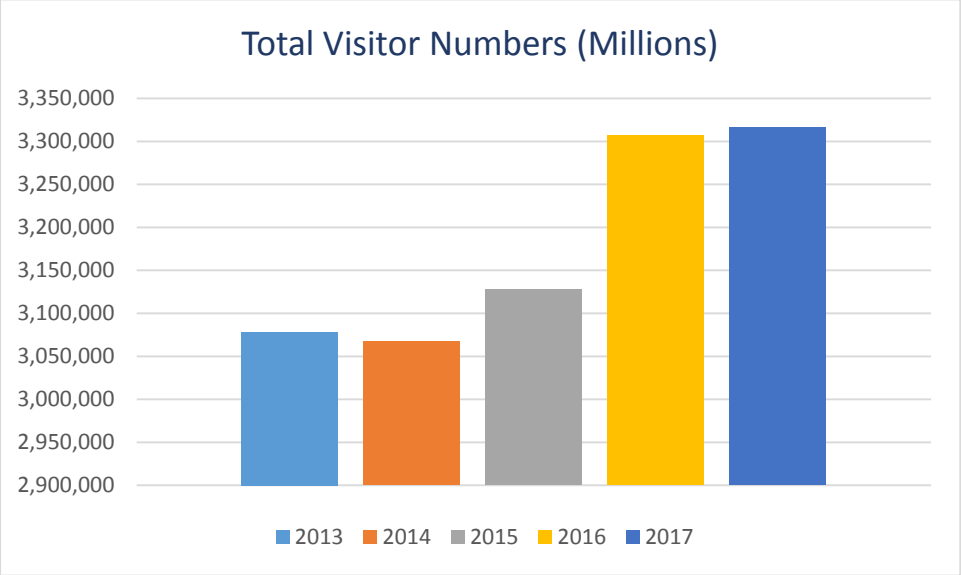
Similar numbers of people travel by bike or on foot in Fylde, when compared to regional and national averages.

Contextual Indicator 13: Tourism

There were an estimated 67.63 million tourism visits to Lancashire in 2017, 0.5% higher than 2016. The value of tourism activity in Lancashire was estimated to be £4.25bn in 2017, with the total value of tourism activity growing by 2.9% between 2016 and 2017.

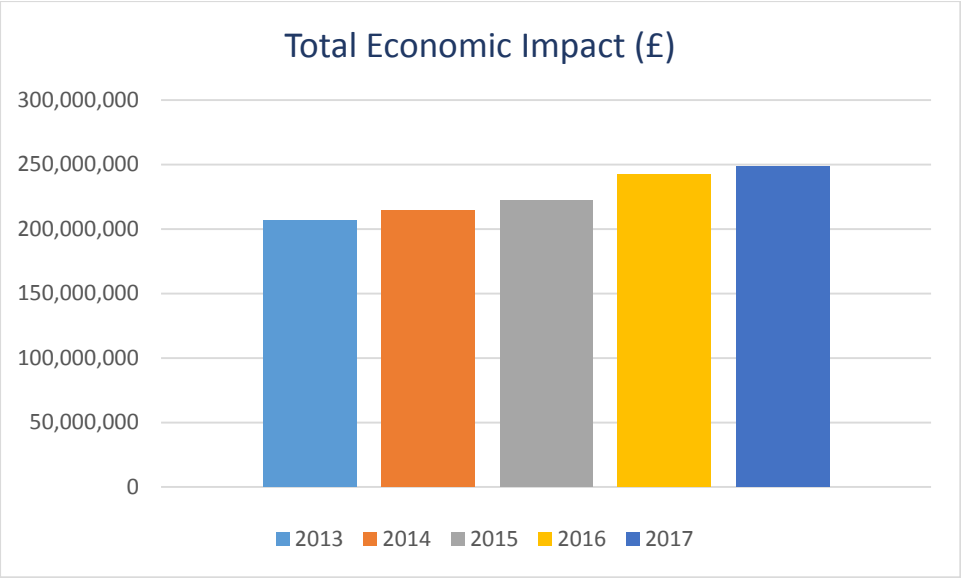
The Fylde peninsula (Blackpool, Fylde and Wyre) is one of the most visited coastlines in the country. In Fylde, leisure, culture and tourism make up an important industry. In 2017, there was a total of 3.316 million visitors to Fylde equating to 5% of all tourism visits to Lancashire. This generated a total of £248.799 million within the local economy (Graph 10), assisted by 4.6 million visitor days and nights. This supported 3,222 full time equivalent jobs in the Borough. Many visitors enjoyed day trips to the traditional seaside resorts of St. Annes and Lytham, the market town of Kirkham and the picturesque villages. However, 501,000 visits were made by visitors staying in Fylde as part of a holiday or short break. These stays generated 1.79 million nights in accommodation across the district.

Figure 12: Total Visitor Numbers



Source: Visit Lancashire.com

Figure 13: Total Tourist and Visitor Economic Impact (£)



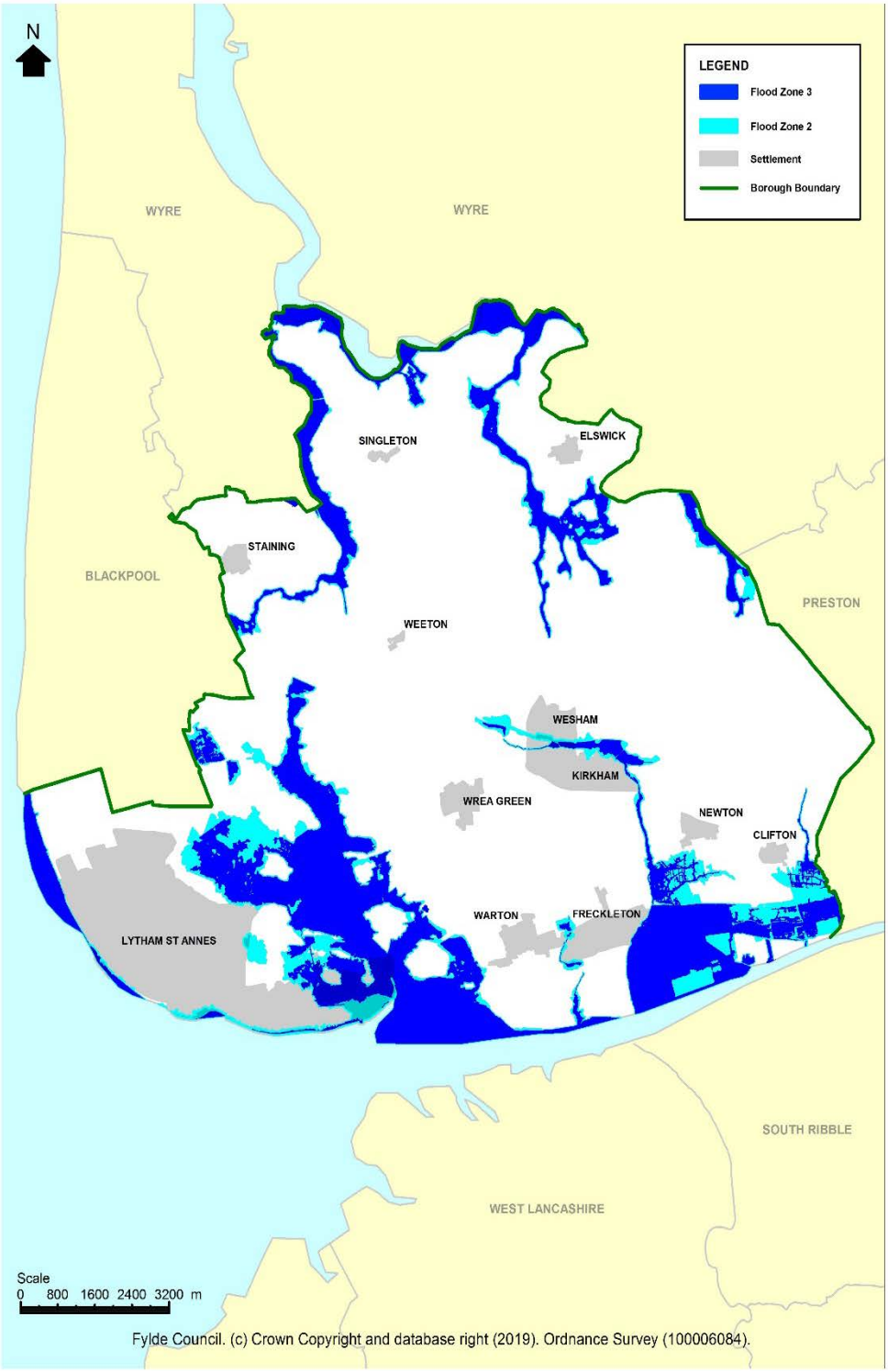
Source: Visit Lancashire.com

Figures 12 and 13 show the total visitor numbers and the total economic impact in Fylde from 2013-2017. Figure 12 shows that there was a significant rise in tourist numbers between 2015 and 2016, a figure which rose again, albeit slightly in 2017. The total economic impact does not appear to follow the same pattern as the total number of visitors but has instead witnessed a steady increase from 2013.

Contextual Indicator 14: Areas of Flood Risk

Map 4 - Flood Zones 2 and 3 in Fylde Borough

Map 4 shows that Fylde has significant areas in Flood Zones 2 (medium risk) and 3 (high risk).



The main areas with a relatively high risk of flooding (Zone 3) are:

- On the coastline in the south of the Borough.
- The river Wyre and its tributaries in the north of the Borough.
- Lytham and area to the north.
- The area east of Freckleton.

Contextual Indicator 15: Loss of Business Use to Residential

Since the start of the Plan period, two existing employment sites have been lost to housing.

Table 5 contains data from the Business and Industrial Land Schedule (Base date 31 March 2018).

Table 5: Loss of Business use to Residential

Location	Developed Hectares (Ha)	Under Construction (Ha)	With Planning Permission (Ha)	Total (Ha)
Electronic Data Systems, Heyhouses, St. Annes		7.45		7.28
GEC Marconi, Lytham Road, Warton (part of BAE Employment Site)		7.82		7.82
Overall Total				**15.3**

Source: Fylde Council: Business & Industrial Land Schedule

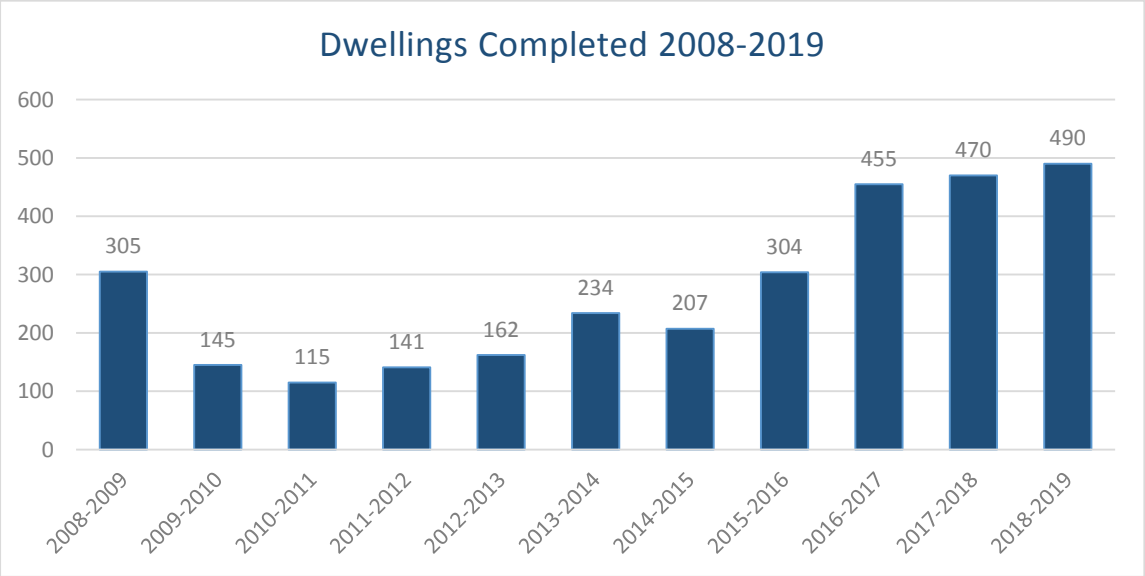
As of 31st March 2018 a total of 5.17 hectares of additional employment land received Planning Permission or is under construction (not identified in Policy EC1). The average annual take up rate in Fylde is 2.22 ha, resulting in a requirement of 46.6ha for the plan period.

For further information relating to the Business & Industrial Land Schedules can be found on the Council website via the following hyperlink: https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/industrial-land-schedule/

Performance Monitoring Framework Indicators (Appendix 8 of the Fylde Local Plan to 2032)

Performance Monitoring Framework Indicator 1	Target	Local Plan Relevant Policy
Annual net homes completions	Annual net homes completions to be at least the residual number required for 2018-2032 of 479 homes per annum.	**S1:** The Settlement Hierarchy; **DLF1:** Development Locations for Fylde; and **H1:** Housing Delivery and the Allocation of Housing Land
The objective of this indicator is to ensure the requirements of the housing delivery test are met.		

Figure 14: Net Dwelling Completions



Source: Fylde Council - Planning Policy

** The monitoring period for dwelling completions data runs from April to March, for example year 2012-2013 would be April 2012 to March 2013.*

The 2014 – based household projections to 2039 for England were published on 12th July 2016, and provide a new 'starting' point for the assessment of housing needs in line with the Planning Practice Guidance. A further piece of work was commissioned by Fylde to take account of the 2014 Sub National Household Projections (SNHP) and updated economic forecasts- The Objectively Assessed Housing and Economic Development Needs and the Fylde Local Plan to 2032 (May 2017) (Addendum 3). Addendum 3 concludes that the

evidence indicates an Objectively Assessed Need (OAN) of between 410 and 430 dwellings per annum. The Council considered the findings and determined that the housing requirement for the 2011-2032 period is 415 net dwellings per annum.

1538 dwellings have been completed in Fylde from 2011 to 2017 – an average of 256 dwellings per annum. When this figure is subtracted from the overall plan period requirement of 8715, it gives a residual requirement of 7177 dwellings to be completed from 2017 to 2032. This figure includes the shortfall which accrued during the early years of the plan when large sites were in the planning process. This equates to 479 dwellings per annum for the remaining years of the plan period. This is the 'Liverpool' method, for the purpose of calculating 5 year housing land supply.

As shown on the Graph in Figure 14, the number of net dwelling completions in Fylde has increased year on year since the start of the plan period from 141 to 490 (with a small decrease in 2014/15). The periods of 2016 to 2019 have demonstrated a significant increase in the completion of new dwellings. Between 1 April 2018 and 31 March 2019, 490 homes were completed.

Table 6: Number of Homes (net) Granted Planning Permission 2007 – 2019

Year	**New Build Approvals (net)**	**Conversions Approved (net)**	**Total Homes**
2007-2008	37	11	**48**
2008-2009	85	25	**110**
2009-2010	204	2	**206**
2010-2011	176	14	**190**
2011-2012	133	41	**174**
2012-2013	1604	23	**1627**
2013-2014	995	48	**1043**
2014-2015	227	115	**342**
2015-2016	720	43	**763**
2016-2017	1181	63	**1244**
2017-2018	399	24	**423**
2018-2019	1644	23	**1667**

Table 6 shows that the number of permissions granted in 2018/19 has increased to its highest ever -1644 (new build approvals). This is most likely because permissions have been granted on strategic sites which were allocated in the Fylde Local Plan to 2032.

Target: Annual homes completions against the target requirement of 479 homes per annum – Target met

The trigger for action is a failure to deliver 95% of the residual number over a 3 year rolling period. 98% of the residual number was met for year 1. 470 dwelling completions for 2017-2018 is considered close enough to the target to say that the target was met in that year and the target was reached in 2018/2019. Therefore no contingency has been triggered.

Performance Monitoring Framework Indicator 2	Target	Local Plan Relevant Policy
Number of years housing supply	To have a minimum of 5 years supply of housing land calculated using the Liverpool approach	**S1:** The Settlement Hierarchy; **DLF1:** Development Locations for Fylde; and **H1:** Housing Delivery and the Allocation of Housing Land
The objective of this indicator is to ensure that Fylde has a minimum of 5 years' supply (plus the required buffer) of housing land using the Liverpool approach.		

Local Planning Authorities should identify sufficient deliverable sites to provide five years' worth of housing against their housing requirement. In other words, a five year supply of deliverable housing land must be identifed as required by the National Planning Policy Framework.

At the beginning of the monitoring period prior to the adoption of the Local Plan, there was a requirement for 370 dwellings per annum (dpa) in the Emerging Local Plan. The Sedgefield approach had to be used leading to a 5 year Housing Land Supply (HLS) of 4.8 years.

In 2017, the 5 Year Housing Land Supply produced at the base date of 31St March was subject to extensive debate during the examination hearings of the Local Plan. Following extensive reconsideration at the public examination hearing sessions, the Inspector concluded that the 5 year HLS was 5.2 years (Sedgefield method). On the basis of that, and in order for the Council to adopt an effective Local Plan, the Inspector concluded that the Liverpool method should be used from the adoption of the Local Plan. Modifications were written into the text of the Local Plan that explained the transition from the Sedgefield approach to the Liverpool approach. This gave a 5 year HLS of 6.4 years under the Liverpool approach (Base date March 2017).

The Local Plan was adopted on the 22nd October, 2018, and is therefore up to date. For one year following adoption, in accordance with paragraph 74 and footnote 38 of the NPPF19 the Council has a 5 year housing land supply. The Council submitted a Draft Annual Position Statement in July 2019 which is expected to confirm this position for the following year (base date 1st April 2019).

Target: Target met

For further information regarding the Five Year Housing Supply statement please use the following hyperlink: https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/five-year-housing-land-supply/

Performance Monitoring Framework Indicator 3	Target	Local Plan Relevant Policy
Housing Trajectory	To deliver a minimum of 8,715 homes (net) over the plan period from 1 April 2011 to 31 March 2032	**S1:**The Settlement Hierarchy **DLF1:** Development Locations for Fylde **H1:** Housing Delivery and the Allocation of Housing Land
The objective of this indicator is to ensure that the Council remains on track to deliver 8,715 homes over the plan period.		

Figure 15: Housing Trajectory (2019)

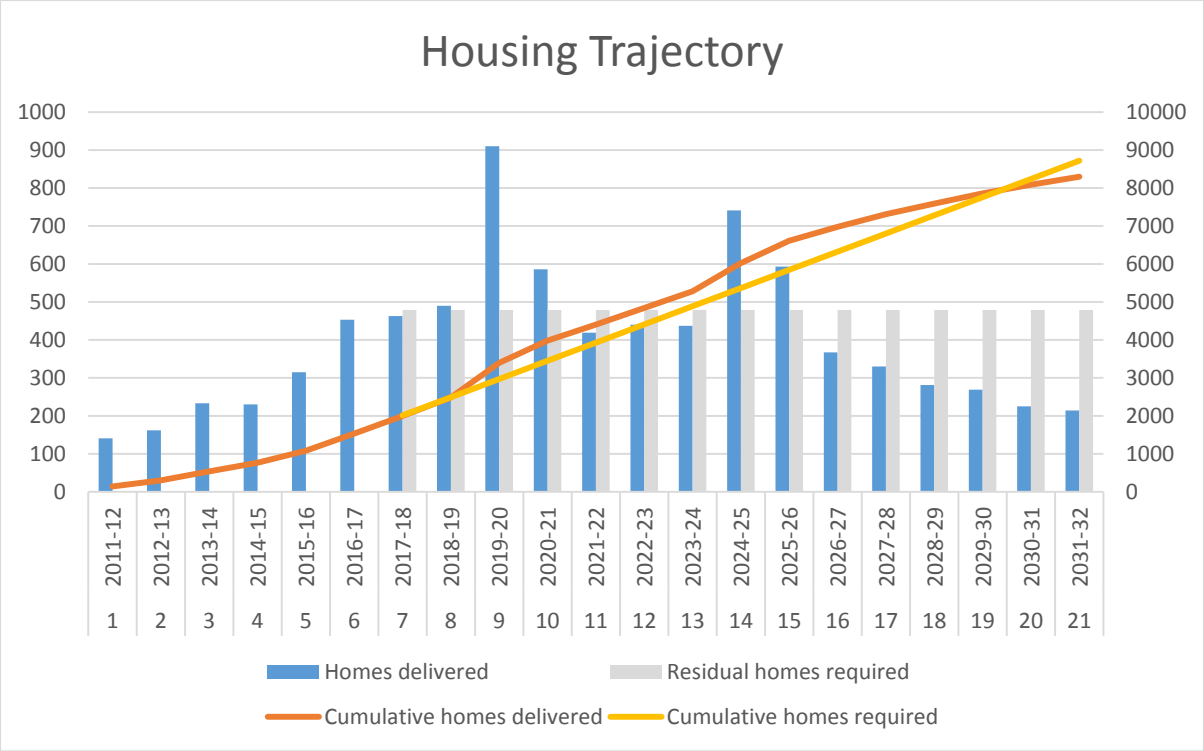
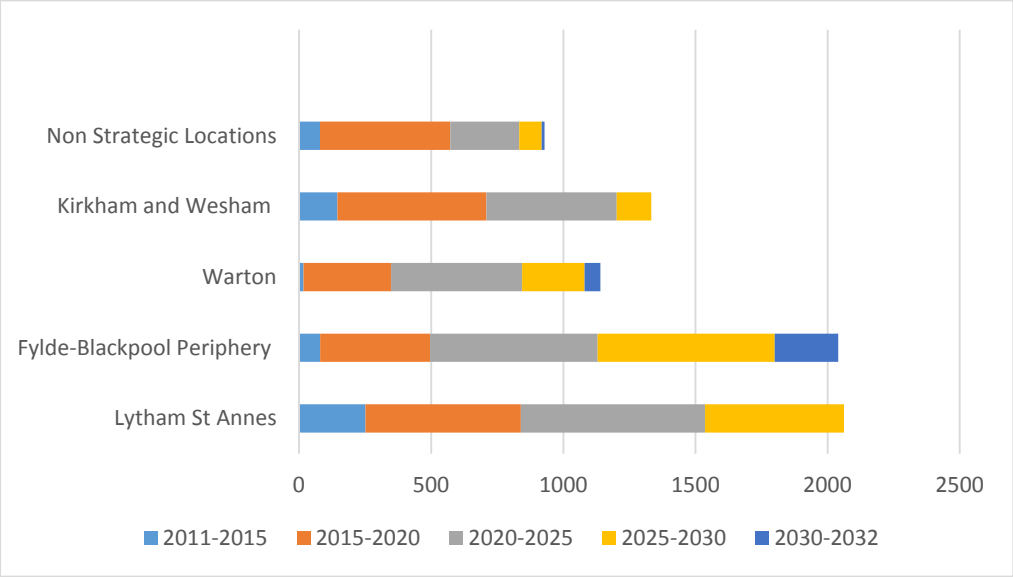


Figure 16: Expected Delivery at Strategic and Non-Strategic Locations



Source: Housing Land Supply Statement (HLSS) Housing Trajectory

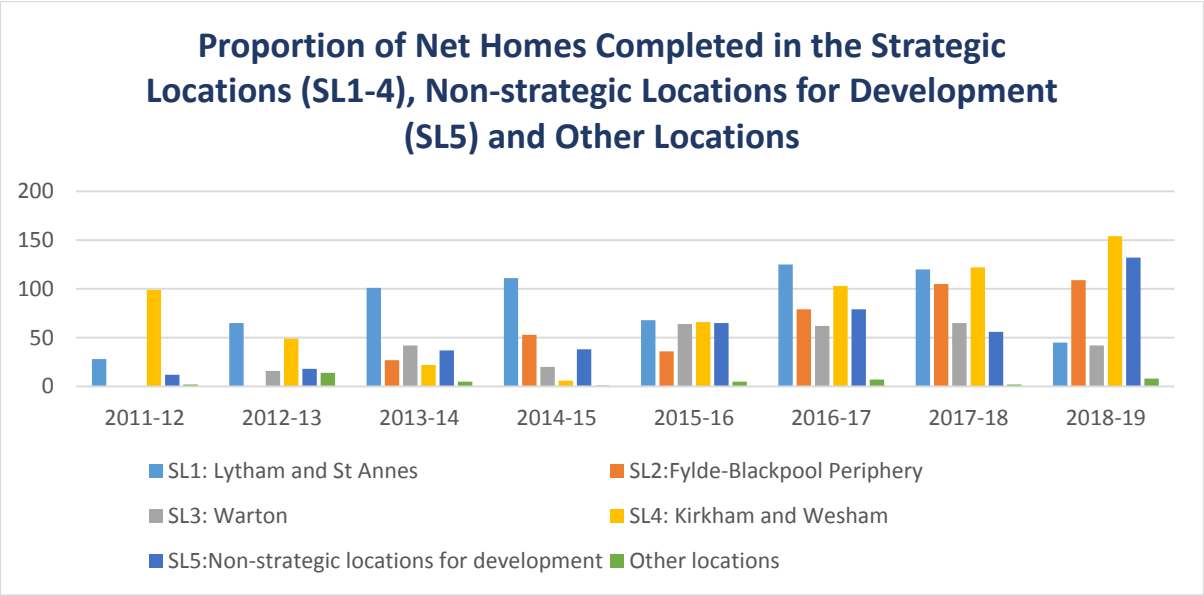
The annual housing requirement for Fylde is 415 net dwellings per annum. A calculation of 415 net dwellings per annum for 21 complete calendar years from 1 April 2011 to 31 March 2032 produces an overall housing requirement figure of a minimum of 8,715 for the plan period. The adopted Local Plan has identified sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of 8,819 homes over the plan period.

Target: Target not currently scheduled to be met within plan period.

The target/ policy outcome states that a minimum of 8,715 homes should be completed over the plan period from 1 April, 2011 to 31 March 2032. Currently, the expected rate of housing delivery would result in 8,299 homes during the plan period. The trigger for action would be a 20% shortfall on the cumulative requirement of the Housing Trajectory. The completion of 8,299 homes would only be a 5% shortfall. Therefore the contingency/action has not been triggered. The Council will continue to monitor housing delivery in Fylde.

Performance Monitoring Framework Indicator 4	Target	Local Plan Relevant Policy
Proportion of net homes completed in the Strategic and Non Strategic Locations for Development	Cumulative homes completed from the start of the plan period on 1 April 2011 located within Strategic (90%) and Non Strategic (10%) Locations for Development	**DLF1:** Development Locations for Fylde; **SL1, SL2, SL3 and SL4:** Strategic Locations for Development; and **H1:** Housing Delivery and Allocation of Housing Land
The objective of this indicator is to ensure the number of completed homes will be 90% in Strategic Locations and 10% in Non Strategic Locations over the plan period.		

Figure 17: Dwellings Completions by Area



Source: Annual Position Statement (APS) 2019

Figure 17 shows that completions in SL1 Lytham St Annes increased steadily from 2011/12 to 2014/15. From 2016/17, completions in Lytham St Annes have decreased, experiencing a significant drop in completions between the 2017/18 and 2018/19 period. Completions in SL3 Warton follow a similar pattern to those in Lytham St Annes. There were no completions in the Fylde-Blackpool until 2013/14. Since then completions have risen steadily with 2018/19 experiencing the highest completion rate. At the start of the plan period, Kirkham and Wesham saw the highest number of completions. Completions decreased steadily but significantly until 2014/15. At this point they started to rise again, seeing its highest number of completions in 2018/19.

Development in the Non-strategic locations has remained relatively consistent over the plan period, seeing its most significant rise in completions between 2017/18 and 2018/19 period. Completions in other locations have remained low throughout the plan period in line with the development strategy.

Table 7: Percentage of dwelling completions in strategic and non-strategic locations for development.

Percentage of dwelling completions in Strategic Locations for development	81%
Percentage of dwelling completions in Strategic Locations for development	19%

The trigger for action occurs when cumulative homes completed from the start of the plan period on 1st April 2011 located within strategic locations for development is fewer than 80% and more than 15% in non-strategic locations for development. The figures presented in Table 7 show the proportion of net homes completed at the strategic locations for development, taken together from the start of the plan period is 81%. The proportion completed at the non -strategic locations for development is 19%. This is not far from the 90:10 split set out in the target. The trigger for action of fewer than 80% at the strategic locations for development is not met. This is a great achievement, the Fylde Local Plan to 2032 is delivering the majority of development at the strategic locations for development which are sustainable locations for development.

Target: Target not met, but still on line to meet target within the plan period.

Performance Monitoring Framework Indicator 5	Target	Local Plan Relevant Policy
Employment Land Take Up	Cumulative take up of land for employment development from the start of the plan period on 1 April 2011, to be at least 90% of the 60.6 Ha (gross requirement) at the end of the plan period.	**EC1:** Overall Provision of Employment Land and Existing Employment Sites
The objective of this indicator is to ensure the delivery of at least 90% of the 60.6 Ha (gross requirement) at the end of the plan period.		

Table 8: Employment Land take- up

	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Cumulative Total
	2011/12	**2012/13**	**2013/14**	**2014/15**	**2015/16**	**2016/17**	**2017/18**	
Actual Take Up	3				0.07	2.52		**5.59**
Requirement Y1-Y4 60.6ha Requirement Y5-Y21 62ha	2.88	2.88	2.88	2.88	2.88	2.88	2.88	**20.16**

Source: Fylde Borough Council - Planning Policy

Policy EC1 of the Fylde Local Plan to 2032 identifies Employment Land and Existing Employment Sites. The Local Plan provides sites for 62 ha of new employment land to be delivered during the plan period.

In order to monitor take up rate (completions), information was compiled by viewing planning permissions/Building Regulation applications approved/complete, both during and prior to the study period.

The pro-rated amount of employment land that would need to be developed each year on allocated sites is 2.88 ha. Table 8 shows that since the start of the Plan period, a total of 5.59 ha has been taken up/completed.

Since the start of the plan period, the majority of take up of land for business and employment has been at Whitehills Park. During 2016-18, 1.42 ha was taken up for employment purposes at Whitehills.

Target: Target not currently scheduled to be met within the plan period.

The Trigger for Action as stated in the Performance Monitoring Framework of the Local Plan is when the cumulative take up of allocated employment land for employment development is less than 50% of the expected pro-rata amount or more than 150% of the expected pro-rata amount. The expected delivery is 2.88 ha per year, and thus the expected delivery from the start of the plan period (2011-18) stands at 20ha (2.88x7 years = 20ha). The actual take up from 2011-18 is 5.59ha (Graph 16). This is 28% of expected pro-rated amount and therefore triggers the contingency/action. This is to consider whether there are obstacles to take up on particular sites that could be overcome.

There are a number of obstacles to take up on particular sites. The national economy has stalled because of uncertainty surrounding Brexit, which will have impacted on the take up of employment land on the Fylde Coast. The delivery of the Warton Enterprise Zone needs

the completion of the Preston Western Distributor Road. Until this has been completed poor access from the motorway network will delay the delivery of the employment sites at this location. Blackpool Airport Enterprise Zone also needs appropriate infrastructure. Again this has been delayed and until it is delivered, progress will be slow. The other large allocation is at Whyndyke Farm. The access to this site needs agreeing and this has stalled its delivery.

However, as the take up rate is lower than expected, any obstacles to take up on particular sites will be considered and the Council will continue to work with its partners to deliver these employment sites.

Performance Monitoring Framework Indicator 6	Target	Local Plan Relevant Policy
Cumulative additional jobs created as a direct result of the Enterprise Zone	Cumulative additional jobs created in Fylde in line with projection	**EC3:** Lancashire Advanced Engineering and Manufacturing (AEM) Enterprise Zone at BAE Systems Warton
The objective of this indicator is to ensure that the cumulative additional jobs created as a direct result of the Enterprise Zone is in line with the projection.		

In autumn 2011 the Warton Aerodrome site, along with the Salmesbury Aerodrome site, was awarded Enterprise Zone Status. It is known as the Lancashire Advanced Engineering and Manufacturing Enterprise Zone and incorporates land at both Aerodrome sites.

The Aerodrome at Warton has been split into three Enterprise Zone areas;

North Enterprise Zone – 39.7ha
South East Enterprise Zone – 21.3ha
South West Enterprise Zone – 13.5ha

The airfield which measures 157.5ha lies outside the Enterprise Zone.

In 2014 the Council adopted the Lancashire Advance Engineering & Manufacturing Enterprise Zone Phase 1 Site Consultation Masterplan (Warton EZ Masterplan). The document which was published by BAE Systems provides a framework for the delivery of the long-term strategic objectives of the Enterprise Zone within the area known as Phase 1 of the Warton site. This Masterplan provides the broad strategic context for current and future Local Development Orders LDOs).

The Lancashire Enterprise Zone aims to become a national focal point for the advanced manufacturing and engineering sector. The Enterprise Zone aims to provide the opportunity to create 4000-6000 jobs high value jobs in the long term and 1,200 jobs in the short term.

Employment figures at the Enterprise Zone have remained consistent from 2015. These consist of:

- **Trescal** – 6 personel work within the Trescal Lab.
- **Accenture** – 1 member of staff is permanently based in the office, however the number using the office as a hot desking facility normally averages 12 a week.

Total cumulative jobs created as a direct result of the Enterprise Zone: **19**

Target: Target not met. Still scheduled to be met within the plan period.

The target/policy outcome is that the cumulative jobs created in Fylde over the plan period as a direct consequence of incentives provided by the Enterprise Zone, are in line with the projection. The trigger is when the cumulative additional jobs created in Fylde varies from the projection by more than 50%. Currently, no additional jobs have been created during the period covered by this AMR. It should be noted however, that the delivery of the Warton Enterprise Zone needs the completion of the Preston Western Distributor Road. Until this has been completed poor access from the motorway network will delay delivery of the employment sites at this location.

The contingency/action is to review whether the annual housing requirement for Fylde remains aligned with jobs growth within the Borough as a whole. However, it is still early days for the application of the policy. With the delivery of the Preston Western Distributor and consequental enablement of the delivery of the Enterprise Zone, it is anticipated that more jobs will be created. The Council will continue to monitor the additional jobs created in Fylde as a result of the Enterprise Zone at Warton.

Performance Monitoring Framework Indicator 7	Target	Local Plan Relevant Policy
Cumulative additional jobs created as a direct result of the Enterprise Zone	Cumulative additional jobs created in Fylde in line with projection	**EC4:** Blackpool Airport Enterprise Zone
The objective of this indicator is to ensure that the cumulative additional jobs created as a direct result of the Enterprise Zone is in line with the projection.		

Blackpool Airport Enterprise Zone was approved by Government in November 2015 and became operational from 1st April 2016. The Enterprise Zone has a twenty year lifespan and covers an area of some 141ha much of which encompasses a large portion of the operational airfield, significant parts of which sit within designated greenbelt.

Development of the Enterprise Zone at Blackpool Airport will provide opportunities for retail, employment and leisure uses at the airport and will also provide jobs close to where people live. The airport will continue to play a key role in making the Enterprise Zone a success and help to deliver the overall objective of creating up to 5000 jobs on the Enterprise Zone site.

Cumulative jobs since 2016: **1341.5**

Target: Target not met. Still set to be met within the plan period.

The target/policy outcome is that the cumulative jobs created in Fylde over the plan period as a direct consequence of incentives provided by the Enterprise Zone, are in line with the projection. The trigger is when the cumulative additional jobs created in Fylde varies from the projection by more than 50%. The figure of 1341.5 includes safeguarded and construction jobs, and therefore are not all jobs created as a "direct result of the Enterprise Zone". Unfortunately, at this point in time, the figures cannot be broken down to provide a more comprehensive final number.

The contingency/action is to review whether the annual housing requirement for Fylde remains aligned with jobs growth within the Borough as a whole. However, it is still early days for the application of the policy. It must be noted that as often happens with any major regeneration programme, there have been some delays and Blackpool Airport Enterprise Zone requires the delivery of essential strategic infrastructure to aid delivery and progression of the Enterprise Zone. The Council will continue to monitor the additional jobs created in Fylde as a result of Blackpool Airport Enterprise Zone.

Performance Monitoring Framework Indicator 8	Target	Local Plan Relevant Policy
Density of completed housing development sites	30 homes per hectare or more achieved on completed new build sites representing at least 90% of the dwellings within those sites in any given year in Strategic Locations for Development, Key and Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements.	**H2:** Density and Mix of New Residential Development
The objective of this indicator is to ensure efficient use of land.		

Paragraph 122[3] of the Framework (2019) refers to achieving appropriate densities that make efficient use of land. To do this, close attention must be paid to the densities achieved on new housing developments, avoiding those developments which make inefficient use of land (those less than 30 dwellings per hectare).

[3] https://www.gov.uk/guidance/national-planning-policy-framework/11-making-effective-use-of-land

Table 9: Housing Density on Completed Sites (dwellings per hectare (dph)

Strategic Locations for Development				
Key Service Centres – Lytham (including Ansdell), St Annes, Kirkham				
Location	Dwellings complete	Site Area	Density	Target met?
Sunny Bank Mill, Kirkham	23	0.36	64 dph	Yes
Land Adj 54-58 Dorset Road, Lytham St Annes	1	0.07	14 dph	No
6 Moorland Road, Lytham St Annes	1	0.025	40dph	Yes
Local Service Centres – Freckleton, Warton, Wesham, Whitehills, Whyndyke				
Land south of Bridgeside Squires Gate	22	0.41	54 dph	Yes
Riversleigh, Warton	82	3.47	23.4 dph	No
Quernmore Trading Estate, Croft Butts Lane, Freckleton	9	0.48	19 dph	No
43 Lytham Road, Bryning with Warton	7	0.07	100 dph	Yes
122 Lytham Road, Freckleton	6	0.26	23 dph	No
2 & 6 Pine Way, Mowbreck Caravan Park, Mowbreck Lane, Wesham	2	0.055	36 dph	Yes

Tier 1 Rural Settlements - Newton, Staining, Wrea Green				
North View Farm 22 Ribby Road, Wrea Green	42	2.88	17dph	No
Tier 2 Small Rural Settlements - Clifton, Elswick, Singleton, Weeton				
Larkfield Lodge Lane, Singleton	1	0.12	8.3 dph	No

Source: Housing Land Availability Schedule 2019

No strategic sites were completed in 2018/19. Fourteen sites were completed and approximately half of them did achieve 30 dwellings per ha. There was no link between the geographical location of the sites and the density achieved.

Target: Target not met.

The target/policy outcome is for at least 90% of the dwellings completed on all of the sites to be completed at 30 dwellings per hectare. In fact, 28% of all completions were at 30 dwellings per ha, and 72% are at less than 30 dwellings per hectare. This is lower than the trigger for action, which is 75%.

The contingency/action is to review how the policy is being applied. However, it is still early days for the application of the policy. Many of the sites which completed are small and therefore comprise of one or two houses on a plot. As strategic sites are completed it is anticipated that the percentage of dwellings completed at more than 30 dwellings per hectare will increase. The Council will continue to monitor the density of completed developments.

Performance Monitoring Framework Indicator 9	Target	Local Plan Relevant Policy
Proportion of dwellings with full planning permission and on sites which are not yet completed that will have 1,2,3,4 or 5 bedrooms.	At least 50% of dwellings to have 1, 2 or 3 bedrooms. At least 33% of dwellings at non-strategic locations to have 1 or 2 bedrooms. These targets will be adjusted in response to the findings of the Housing Needs Assessment.	**H2:** Density and Mix of New Residential Development
The objective of this target is to deliver a higher proportion of smaller dwellings in line with the findings of the Strategic Housing Market Assessment.		

Figure 18: Number of bedrooms in dwellings with full planning permission which are not yet completed

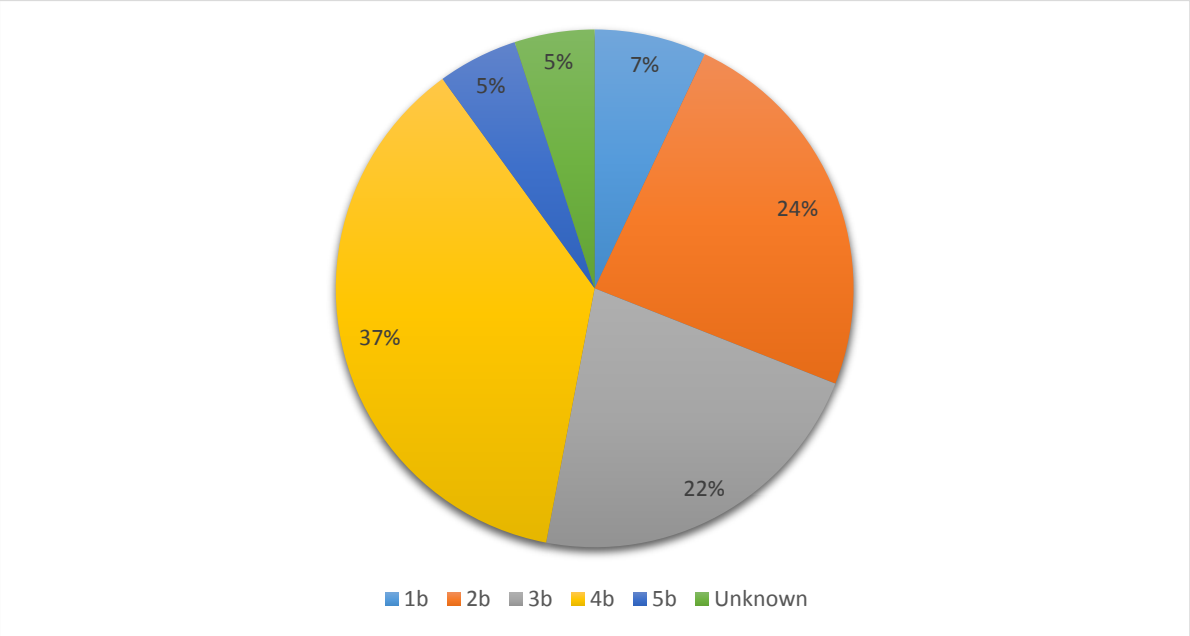
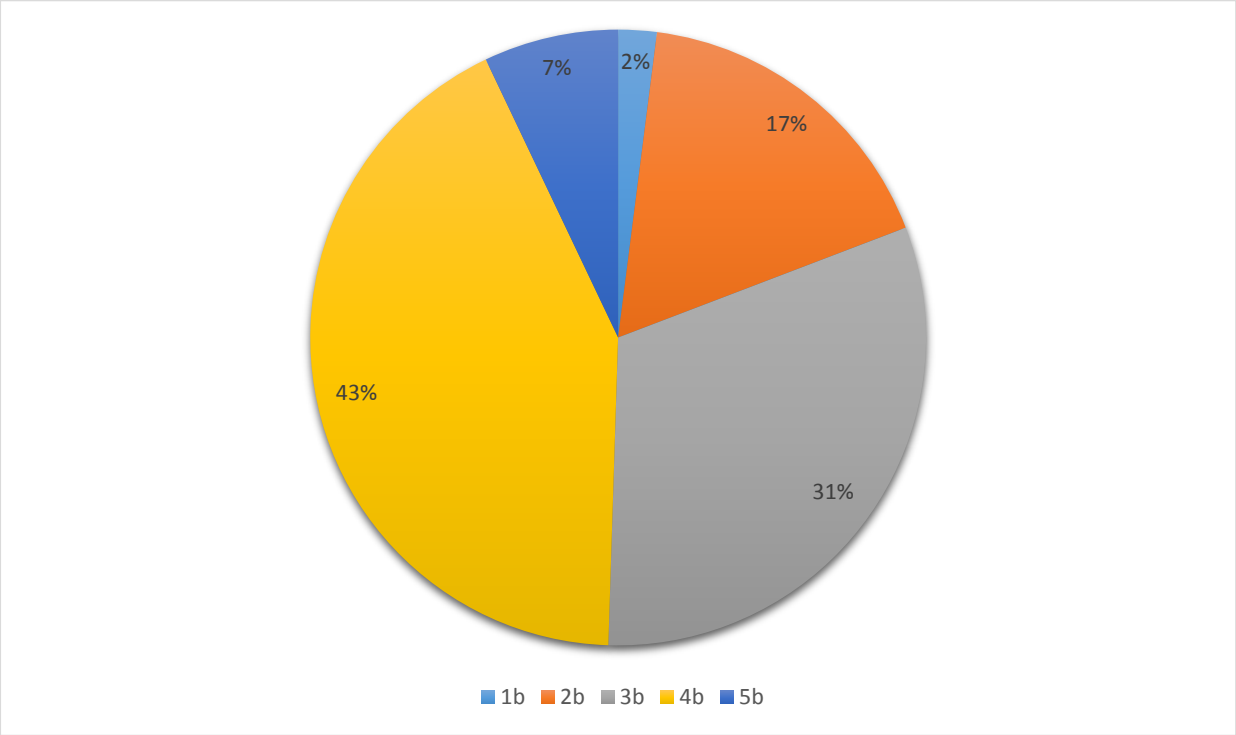


Figure 19: Number of bedrooms in dwellings with full planning permission which are not yet completed – Non- Strategic Locations for Development



Location	Calculation	Total
All locations	754+213 =967 512[4]/967*100	1b, 2b, 3b = **53%**
Non Strategic Locations	4+34=38/201*100	1b, 2b = **19%**

The graph in Figure 18 shows that a majority of dwellings with full planning permission but not yet completed have 3 or 4 bedrooms, accounting for 61% (24% and 37% respectively). Only 7% have one bedroom whilst 5% remain unknown.

In a similar manner, Figure 18 also shows that a majority of dwellings with full planning permission but not yet completed in **non-strategic locations** (Freckleton and Tier 1 and Tier 2 Rural Areas) have 4 bedrooms, accounting for 43% of dwellings. However, there are fewer 2 bed dwellings in the non-strategic locations, whilst the number of 3 bedroom dwellings is higher, at 31%. The number of 1 bed dwellings account for 1 percent of dwellings in non-strategic locations.

The results taken from Graphs 17 & 18 indicate that 53% of dwellings in all locations are 1,2 and 3 bed and that 19% of dwellings in non-strategic locations are 1 and 2 bed.

Target: Target met for all dwellings, target not met at the non-strategic locations.

[4] 512 consists of the totals of 1b, 2b and 3b columns for strategic and non-strategic sites.

The target/policy outcome states that at least 50% of dwellings with full planning permission on sites of 10 dwellings or more should have 1, 2 or 3 bedrooms. The aim of the policy is to provide higher numbers of smaller properties in line with the findings of the Strategic Housing Market Assessment. The target has been met with 53% of dwellings with full planning permission approved in the plan period having 1,2 or 3 bedrooms.

However, at the non-strategic locations the target is 33%. This has not been achieved, with 19% of dwellings with full planning permission having 1 or 2 bedrooms. The contingency/action is to review how the policy is being applied.

It should be noted however, that some of these permissions are on sites which were approved before the policy was given full weight. These types of permissions are still coming through the system. Also a large proportion of these permissions were allowed on appeal.

Now that policy is being given full weight and older permissions are being used up, it is hoped that the proportion of permissions for smaller dwellings at the non strategic locations will increase.

Performance Monitoring Framework Indicator 10	Target	Local Plan Relevant Policy
Percentage of market housing schemes of 10 dwellings or more that provide 30% affordable homes.	All market housing schemes of 10 or more homes to provide 30% affordable homes.	**H4:** Affordable Housing
The objective of this indicator is to ensure that market schemes of 10 or more dwellings provide 30% affordable housing.		

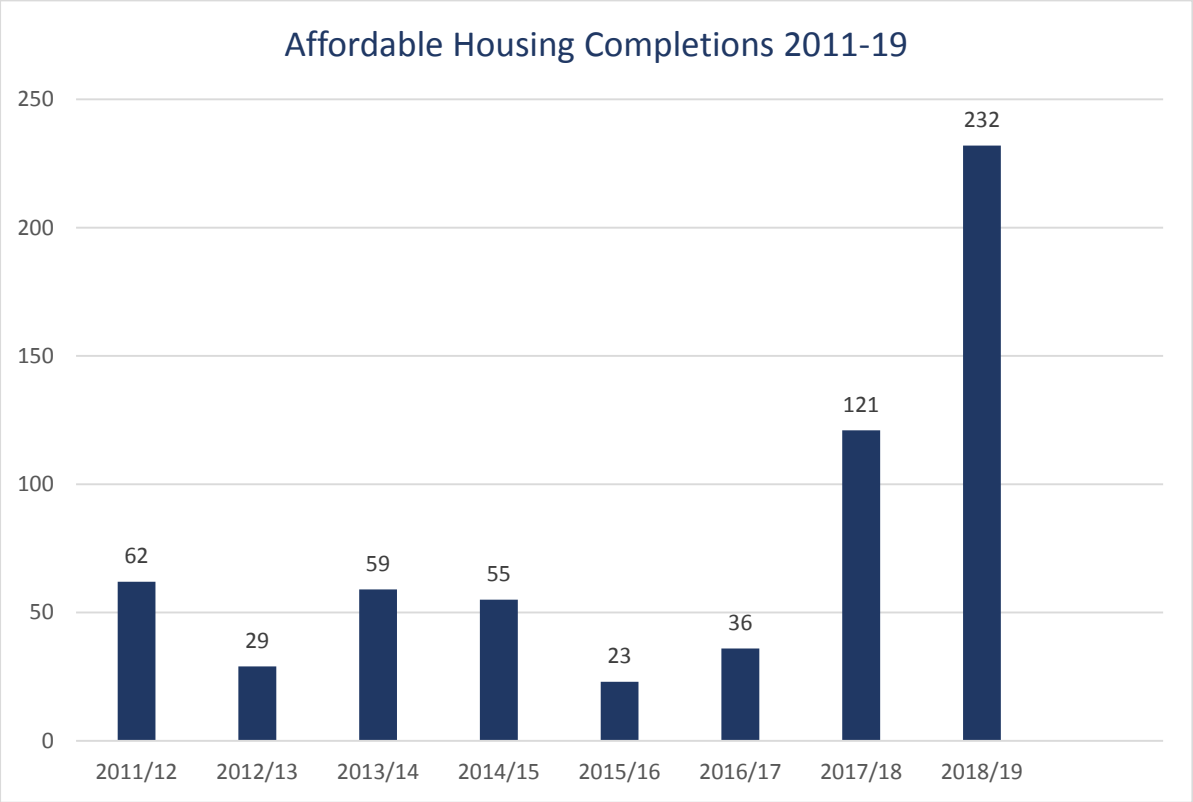
Table 10: Planning Permission granted for Affordable Homes

Ref No	Location	Total Dwls	Application No	Affordable Dwellings
1A1161	Ashton Nursery Gardens, Mythop Road, St. Annes	12	17/0435	30% off site provision
1A1182	34 Derbe Road, Lytham St. Annes	12	18/0682	100% Supported Living Accommodation
2A1183	Naze Court, Naze Lane, Freckleton	12	18/0618	100% Affordable Rent
15/0194	Oaklands Caravan Park, 252 Lytham Road, Warton	53	15/0194	30% (15) affordable rent

3A1188	Land West of Kirkham By Pass opposite St. Georges Park, Kirkham	231	15/0177	30% (69) 60% affordable rent/40% shared ownership
4A1197	Whyndyke Farm, Preston New Road, Westby	1310	11/0221	30% (393) affordable rent

A total of three planning applications were approved in 2017/18 with the provision of affordable housing, providing 36 new affordable dwellings. The table shows that planning applications being approved have been meeting the target of providing 30% affordable homes as part of the requirement of Policy H4 of the Plan.

Figure 20: Affordable Housing Completions



Source: Housing Land Availability Schedule 31st March 2019

Figure 20 shows the Affordable Housing Completions from 2011-2019. A significant increase can be observed between the 2016/17 period and 2017/18 period. This increase continued, with the number of completions almost doubling between the 2017/18 period and the 2018/19 period.

Target: Target met

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Performance Monitoring Framework Indicator 11	Target	Local Plan Relevant Policy
Number of Health Impact Assessments (HIA) submitted alongside major planning applications on Strategic Sites.	HIAs submitted alongside major planning applications on Strategic Sites	**HW1:** Health and Wellbeing
The objective of this indicator is to ensure that HIAs are submitted alongside major planning applications, enabling healthy living initiatives to be integrated into new developments.		

There has been one major planning application on a strategic site during the monitoring period covered in this AMR. However, no Health Impact Assessment was received as part of this application.

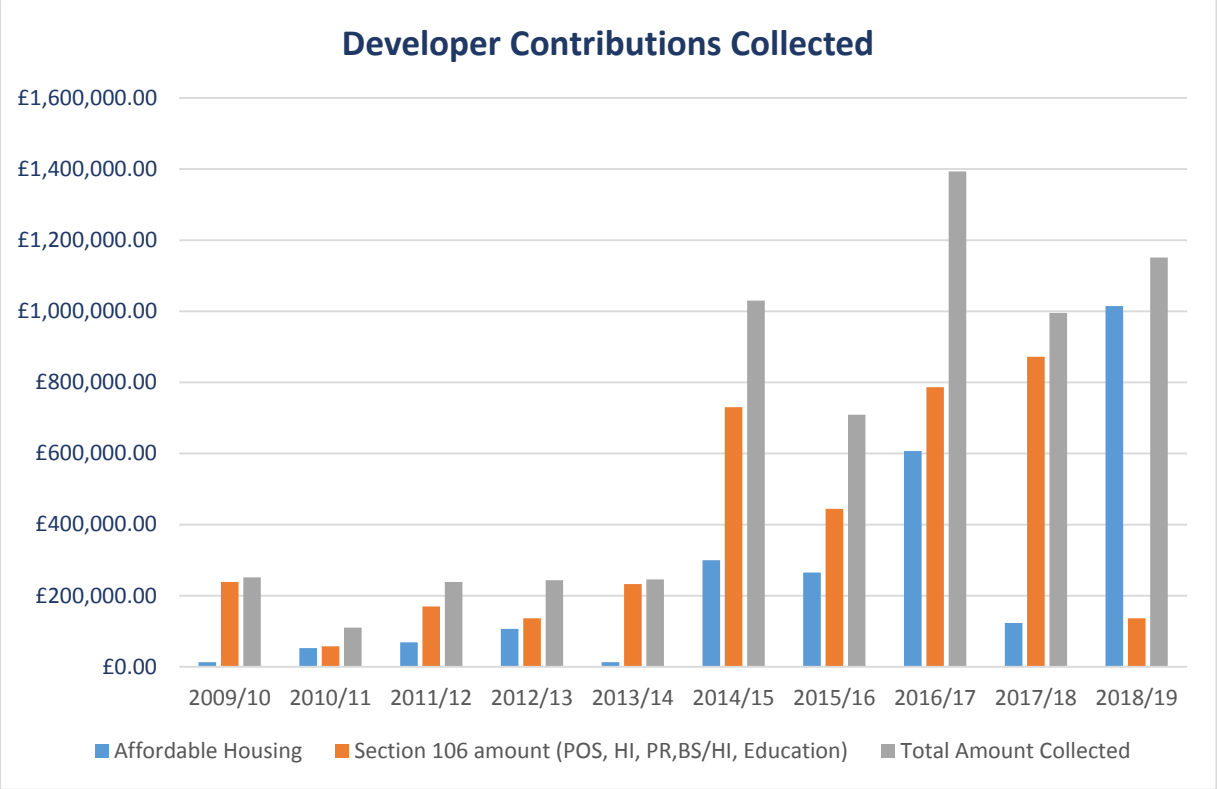
Target: Target not met

The target/policy outcome is that Health Impact Assessments are submitted alongside all major planning applications on Strategic Sites. The target has not been met and the contingency/action has been triggered. This contingency/action will involve a review on how the requirement for Heath Impact Assessments is being applied.

Performance Monitoring	Target	Local Plan Relevant Policy

Framework Indicator 12		
Number, type and location of Infrastructure Projects delivered	All projects listed within the IDP delivered or commenced delivery, during the plan period.	**INF2:** Developer Contributions
The objective of this indicator is to check on progress with respect to the delivery of Infrastructure Projects listed in the IDP.		

Figure 21: Developer Contributions Collected



Source: Fylde Council (2019)

The above graph displays the amount of developer contributions collected each year for the last 10 years. Contributions collected remained fairly consistent between 2009 and 2013/14 It is apparent that 2016-2017 were positive years with significant developer contributions collected. The 2018/19 period was also positive, especially in terms of Affordable Homes payments.

New Homes Bonus

The New Homes Bonus is a Government scheme which is aimed at encouraging local authorities to grant planning permissions for the building of new homes in return for additional revenue. The Council has received **£4,873,540** in the 2016 to 2019 period.

Infrastructure Delivery

The Infrastructure Delivery Schedule can be found in Appendix B of this report. It highlights uncertainties surrounding funding and delivery and assesses the status of current projects. Much progress has been made during the monitoring period and developments are ongoing.

The start of 2019 saw the completion of the electrification of the Blackpool to Preston railway line, following the initiation of a direct London – Blackpool service, stopping at Poulton-le-Fylde and Preston railway stations. The Coastal Defence scheme is nearing completion after being awarded an extra £2m in 2018 for Granny's Bay Sea Defences. The work at Granny's Bay started in July 2019. Progress was made during the monitoring period which allowed for the start of the construction works for the Preston Western Distributor Road. Discussions are ongoing to ensure progress is made with the M55 Link Road.

Target: On target to be met during the plan period.

The Infrastructure Delivery Schedule shows more than half of the projects as committed capital programmes and those that are secure or ongoing developments. All of the projects presented in the Infrastructure Delivery Schedule are on track to be delivered or commence during the plan period.

Performance Monitoring Framework Indicator 13	Target	Local Plan Relevant Policy
Number of planning applications granted permission for inappropriate development in Flood Risk Zones 2 and 3.	No planning applications granted permission for inappropriate development in Flood Zones 2 and 3.	**CL1:** Flood Alleviation, Water Quality and Water Efficiency; **SL1, SL2, SL3** and **SL4:** Strategic Locations for Development; and **SL5:** Development Sites outside the Strategic Locations for Development
The objective of this indicator is to ensure no inappropriate development is permitted in Flood Risk Zones.		

No planning applications have approved against an Environment Agency objection in Flood Zones 2 or 3. Therefore, no inappropriate planning applications have been approved in these areas and the target has been met.

Target: Target met.

Performance Monitoring Framework Indicator 14	Target	Local Plan Relevant Policy
Change in areas of land covered by local, national or international policy protections for biodiversity or areas provided for biodiversity in mitigation through developments.	Net gains in areas of land specifically dedicated to and protected for biodiversity.	**ENV2:** Biodiversity
The objective of this indicator is to ensure that there is a net gain in biodiversity.		

Information provided by Lancashire Environment Record Network (LERN) at Lancashire County Council shows that the combined area of sites covered by local, national or international protections for biodiversity in Fylde has remained consistent at 2871.5ha over the monitoring period. The trigger for action is a fall in areas of land specifically dedicated to and protected for biodiversity. With no fall in these areas, and small gains in areas provided for biodiversity through mitigation through developments, such as the offsite habitat management scheme provided at Lytham St Annes Way, Whitehills (0.211ha) the contingency/action has not been triggered.

Target: Target met

Performance Monitoring Framework Indicator 15	Target	Local Plan Relevant Policy
Amount of indoor and outdoor sport, recreation and open space gained, and lost to other uses	Net gains in indoor and outdoor sports facilities and open space provision	**ENV3:** Protecting Existing Open Space (the Green Infrastructure network); and **HW3:** Protection and Provision of Indoor and Outdoor Sports Facilities
The objective of this indicator is to ensure a net gain in indoor and outdoor sports facilities.		

The Council commissioned Knight Kavanagh and Page Consultants (KKP) to produce a Playing Pitch Strategy and to update the Council's 2008 Open Space Strategy, along with a Built Facilities review (updated 2016). The results within these documents present the existing situation at the start of the plan period.

Table 11: Gains in Indoor Space

Section	Location	Description of Application
Indoor Gym Space	Unit 11/11A Progress Business Park, Orders Lane, Kirkham, Preston, PR4 2TZ	Retrospective application for change of use of unit from general industrial use (Class B2) to Mixed Use as Café (Class A3), Gym (Class D2) and Beauty Salon (Sui Generis Use) and for insertion of glazed frontage.
	Lytham Trade Park (Units 1, 2 and 3), Preston Road, Lytham St Annes, FY8 5FP	Variation of Conditions 2, 3 and 4 on application 110250 to a permit use as an indoor gym with ancillary café.

Table 12: Gains in Outdoor space

Section	Location	Gains
Amenity Greenspace	Riversleigh, Warton	0.411 ha
	Land adjacent to Richmond Avenue, Wrea Green	0.182 ha
	Lytham Quays	0.239 ha
	Former Pontins Site, Clifton Drive North	0.242 ha
	Willowfields, Derby Road, Wesham	0.762 ha
	Nine Acres Nursery, Harbour Lane	0.343 ha
Children's Play Areas	Splash Pad, Promenade Gardens	0.183 ha
Local Areas and Local Equipped Areas for Play	Land adjacent to Richmond Avenue, Wrea Green	0.033 ha
	Willowfields Derby Road, Wesham	0.039 ha
	Land at Lytham St Annes Way, Whitehills	0.023 ha
Football	Mill Farm Stadium	1.5 ha

Pitches	Mill Farm 3G Pitch and Community Sports Facilities	4.0 ha
		Total: 7.957 ha

Target: Target scheduled to be met within plan period.

Within the monitoring period of this document there have been no unexpected specific losses of facilities. Planning Applications granted during the AMR monitoring period for new gym space are presented in Table 11. Their progress will be reported in the next AMR. Developments completed during this timeframe that incorporate a notable increase in outdoor open space are noted in Table 12. Additional open space provided in developments that are near completion will be accounted for in future AMRs. The Splash Pad in Lytham St Annes opened in spring 2019, providing 0.183 ha of outdoor space for 3-12 year olds. The sports facilities at Mill Farm Stadium account for a large proportion of the gain during this time frame. A significant proportion of the net gain on development sites will occur as the strategic sites in the plan are completed. Whyndyke Garden Village and Queensway will make a large contribution to this.

Performance Monitoring Framework Indicator 16	Target	Local Plan Relevant Policy
Number of Heritage Assets on Historic England's 'At Risk' register. Number of Heritage Assets on Fylde's Local List of Heritage Assets (once established).	Reduction in the number of heritage assets on the Historic England's 'At Risk' register. Reduction in the number of heritage assets considered to be "at risk" on the local list of heritage assets once established.	**ENV5:** Historic Environment
The objective of this indicator is to reduce the number of heritage assests considered 'at risk'.		

To date, Fylde has only one Listed Building on Historic England's "At Risk" register – Lytham Hall. This remains consistent with previous years.

The Council does not have an established list of local heritage assets considered to be "at risk". However, the informal list of local heritage assets considered to be at risk has remained consistent with previous years.

Target: Target scheduled to be met during the plan period.

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Performance Monitoring Framework Indicator 17	Target	Local Plan Relevant Policy
Cumulative additional jobs created in Fylde from the start of the Plan period	Cumulative additional jobs created in Fylde in line with projection	EC1: Overall Provision of Employment Land and Existing Employment Sites
The objective of this indicator is monitor the growth of the economy in Fylde.		

Table 13 shows the number of jobs in Fylde. It can be seen that the number of jobs remained relatively stable between 2015 and 2017. A slight decrease was observed between 2015 and 2016 but rose again in 2017. The most significant drop of 3,000 was observed between 2017 and 2018.

Table 13: Number of Jobs in Fylde

Year	Jobs in Fylde
2015	42,000
2016	41,000
2017	42,000
2018	39,000

Source: Nomis Employee Jobs, 2018

Target: Target scheduled to be met during the plan period.

The target/policy outcome is that Fylde should see cumulative additional jobs created from the start of the plan period, the cumulative additional jobs should be created in line with the projection.

The projection is taken from the Objectively Assessed Housing and Economic Development Needs and the Fylde Local Plan to 2032 May 2017, The Independent Assessment of the Economic Prospects of Fylde Table 5.1 shows that Fylde will continue to see a growth in employment opportunities with on average between 55 and 91 jobs likely to be created annually over the plan period.

The trigger for action occurs when the cumulative additional jobs varies from the projection by more than 50%. The number of jobs in Fylde has fallen by 3000, therefore, the action is triggered.

There are a number of issues that could be contributing to the fall in employment in Fylde. A fall in the number of jobs can be linked to the general ageing of a population, a trend observed within Fylde, and a need to replace those in the workforce who are older and less likely to be economically active. The delivery of employment sites and the provision of new employment opportunities has slowed in Fylde for a number of reasons. The national

economy has stalled because of uncertainty surrounding Brexit, which will have impacted on the take up of employment land on the Fylde Coast. The delivery of the Warton Enterprise Zone needs the completion of the Preston Western Distributor Road. Until this has been completed poor access from the motorway network will delay the delivery of the employment sites at this location. Blackpool Airport Enterprise Zone also needs appropriate infrastructure. Again this has been delayed and until it is delivered, progress will be slow. The other large allocation is at Whyndyke Farm. The access to this site needs agreeing and this has stalled its delivery.

However, the Council will continue to work with its partners to deliver these employment sites and create additional employment sites within Fylde.

6. NEIGHBOURHOOD PLANNING

Neighbourhood planning was introduced in 2011 through the Localism Act. Neighbourhood planning provides a powerful set of tools for local people and local businesses to develop their own planning policies through a Neighbourhood Development Plan (NDP). A NDP reflects their priorities, deliver tangible local benefits and has real weight in planning decisions and can ensure the right type of development for the community is accomplished, where the ambition of the neighbourhood is aligned with the strategic needs and priorities of the wider local area.

Neighbourhood Development Plans

In very simple terms, a Neighbourhood Development Plan (NDP) is:

- A document that sets out planning policies for a specific neighbourhood area. Planning policies are then used to decide whether to approve planning applications, along with the adopted Local Plan.
- Written by the local community, the people who know and love the area, rather than the Local Planning Authority.
- A powerful tool to ensure the community gets the right types of development, in the right place.
- A Neighbourhood Development Plan is an important document with real legal force, therefore there are certain formal procedures that it must go through.

Neighbourhood Planning cannot be used to stop development happening, however it will allow communities to decide where they want new development to be built and what those new developments should look like.

Table 14 identifies the progress of NDP's in regards to the statutory stages of the Neighbourhood Planning process at the end of the monitoring year, NDP's are live projects and up-to-date information can be found at:
https://new.fylde.gov.uk/resident/planning/planning-policy-local-plan/neighbourhood-planning/

Table 14: Neighbourhood Plan Progresses

Regulations	Ribby with Wrea Parish Council	Staining Parish Council	St. Annes's on the Sea Town Council	Bryning with Warton Parish Council	Singleton Parish Council
Reg 5 – Application received for Neighbourhood Area Designation	12/09/2012	20/12/2012	12/04/2013	12/08/2013	26/08/2014
Reg 7 – Approved Neighbourhood Area	19/12/2012	28/02/2013	12/07/2013	25/10/2013	12/11/2014
Reg 14 – Pre-submission Consultation and Publicity			15/06/2015 – 31/07/2015	10/07/2014 – 20/08/2014	**Parish Council have decided not to proceed with a NDP**
Reg 15 – Plan Proposals			25/01/2016	23/09/2014	
Reg 16 – Publicising a Plan Proposal			11/02/2016 – 24/03/2016	09/10/2014 – 28/11/2014	
Reg 17 – Submission of Plan Proposal to Examination			24/03/2016	24/02/2016	

During the monitoring period, discussions have been ongoing with Ribby-with-Wrea Parish Council to develop the written Ribby-with-Wrea Neighbourhood Development Plan document. Progress has been positive. Once adopted a Neighbourhood Development Plan will sit alongside the Local Plan and form part of the Development Plan for the area.

7. INFRASTRUCTURE DELIVERY PLAN PROGRESS

The Infrastructure Delivery Plan (IDP)

The IDP seeks to establish what additional infrastructure and service needs are required to support development in Fylde.

The IDP will help ensure that the additional infrastructure and services that are needed are identified and delivered in a timely, co-ordinated and sustainable way. It will be a mechanism for improving delivery of facilities and services for the benefit of local communities and will provide a robust framework that will support bids for funding and assist decision making.

Infrastructure Provision is essential to ensure new development does not have an adverse impact on existing services and is essential to accommodate both housing and economic growth and deliver sustainable development.

Infrastructure Delivery Plan (IDP)

The Infrastructure Delivery Plan (IDP) is a list of infrastructure projects required in the Borough. It contains the specific details of infrastructure projects and schemes including funding costs and external partners necessary to deliver the project.

The schedule will be monitored and updated on a regular basis and will provide an up to date list of Infrastructure required along with its status.

An Infrastructure Delivery Schedule (IDS) of key infrastructure projects is included in Appendix B of this report. The key infrastructure projects are those required to accommodate the quantum and distribution of development that is being proposed in the emerging Local Plan. The IDS highlights uncertainties surrounding funding and delivery, and will therefore impact upon the amount, distribution and phasing of development in the emerging Local Plan.

The IDS will assess the status of current projects. Any further necessary infrastructure projects will be added. The Council will work with external partners to identify sources of funding in order to implement these projects. If the Council implements a Community Infrastructure Levy, funding may become available from that source in future.

The IDS will continue to be updated and a list of completed infrastructure will be provided in future Authority Monitoring Reports

8. DUTY TO COOPERATE

Th anning authorities, county co es that are relevant within th perate for Fylde:

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Duty to Cooperate

The Duty to Cooperate legislation is set out in Section 33A of the Planning and Compulsory Purchase Act, 2004 and is amended by Section 110 of the Localism Act 2011. This duty requires all local planning authorities to co-operate with each other and to address strategic matters relevant to their areas in preparation of a development plan document. The duty requires ongoing constructive and active engagement on the preparation of development plans and other activities relating to the sustainable development and use of land.

Fylde Council has implemented the Duty to Cooperate requirement under the Localism Act 2011 and the National Planning Policy Framework by working with neighbouring authorities on cross-boundary issues.

In addition to the above, the Council meets twice a year with officers from EA through the **Fylde Peninsula Water Management Partnership** (FPWMP). This partnership was created in 2011 between the EA, United Utilities, Blackpool, Fylde and Wyre Councils, LCC and Love my Beach. The aim of the partnership is to look at and tackle various aspects of water management. It provides the opportunity to use collective expertise and resources in the most efficient way.

Similarly the **Making Space for Water Group**, comprising of Fylde Council, United Utilities, the EA and LCC meet quarterly to tackle local flooding issues through collaborative partnership working and funding.

Fylde Council and Highways England Duty to Cooperate Meetings

A list of meetings undertaken with the Highways England and the topic areas discussed are provided in the table below.

Date of Meeting	Topic Areas
20.5.11	M55, Junction 1 Whyndyke/M55 hub Queensway Blue Route
12.12.13	Highways England Initial Assessment Report Next Steps
07.01.16	Singleton Crossroads Bypass

To further improve communications with Highways England, a Highways and Transportation Liaison Group has been proposed. This would be attended by officers and members of Fylde and Lancashire County Councils in order to discuss policy development and operational matters relating to highways and transportation. The group would meet as and when required with either Fylde or Lancashire County Councils able to call a meeting to discuss a particular issue. Liaison group meetings would be attended by those officers who are best placed to deal with the issues on each individual agenda with representatives of Fylde's Planning Committee and Lancashire County Council's Portfolio Holder with responsibility for Highways and Transportation attending as required.

Updates regarding the outcomes of the Highways and Transportation Liaison Group will be presented in subsequent AMRs.

Fylde Coast Duty to Cooperate Meetings (Fylde, Blackpool, Wyre and Lancashire County Council)

A list of meetings undertaken with regard to the Fylde Coast, along with the topic areas discussed are provided below:

Date of Meeting	Topic Areas
21.01.13	MoU Strategic Housing Market Assessment (SHMA) Update Gypsies and Travellers Accommodation Assessment (GTAA) Viability Testing Whitehills Study The Retail Study Need for additional policies Cycle Demonstration Town Great/Little Eccleston
28.02.13	MoU Finalising Whyndyke
05.06.13	MoU Draft Governance Joint Officer Member Steering Group (JOMSG) Local Plan Updates GTAA SHMA Retail Study Transport Master Plan Bathing Waters Local Enterprise Partnership
14.08.13	Memorandum of Understanding West Lancs Table Local Plan updates Minerals and Waste Local Plan Gypsies and Travellers
09.10.13	MoU Local Plan Updates GTAA SHMA Retail Study Update Playing Pitch Strategies and Open space Ecological Networks Transport Master Plan Bathing Waters action plan / SUDS progress Local Enterprise Partnership
27.11.13	SHMAA GTAA Economy – LEP – various issues Local Plans update
27.01.14	Viability Study

	Overview of the LEP EDC Economic Growth Plan update on Strategy/plan/future Memorandum of Understanding (MOU) Infrastructure Delivery Plans – provision of information by LCC Local Plan Updates GTAA SHMA Retail Study Update Transport Master Plan
25.03.14	GTAA MoU Local Plan Updates Viability Study SHMA Retail & Economic Updates Fylde Coast Highways and Transport Masterplan
28.05.14	GTAA Blackpool draft Statement of Compliance DtC MoU Fylde Coast Highways and Transport Masterplan Local Plan Updates
17.09.14	LEP Economic Update Fylde Coast Economic Development update Fylde Coast Highways and Transport Masterplan update GTAA SHMA update Local Plan updates
02.12.14	Fylde Coast Highways and Transport Masterplan update LEP Update GTAA Fylde Coast SHMA Addendum Local Plan and Core Strategy updates
09.03.15	Fylde Coast Growth Accelerator Strategy Enterprise Zone – Blackpool Airport and surrounding land Update of Memorandum of Understanding – August 2013 Local Plan updates
08.05.15 (Fylde and Wyre only)	Local Plan Updates Housing

	Green Belt GTAA Employment land, including Poulton Industrial Estate and the Nightjar Employment Site Transport South East Poulton-le-Fylde/Eccleston Green Infrastructure
03.07.15	Blackpool Airport and Enterprise Zone update Fylde Coast Highways and Transport Masterplan Minerals & Waste – LP progress on Onshore Oil & Gas Exploration SPD GTAA Ministerial Statement 18 June 2015 re Wind Energy Developments Major Planning Application
22.09.15	LEP update Blackpool Airport and Enterprise Zone update Fylde Coast Highways and Transport Masterplan Local Plan and Core Strategy updates Inspector's Proposed Modifications to the Blackpool Core Strategy GTAA LP progress on Onshore Oil & Gas Exploration SPD Fylde Coast Biodiversity and Nature Conservation SPD Wyre visitor Green Belt review Visitor accommodation study
07.12.15	LEP Update including update on the Enterprise Zones Fylde Coast Growth Accelerator Strategy (GAS) Affordable Housing at Fylde Growth Implications on the Highway Network Local Plan, Core Strategy and Site Allocations DPD Updates GTAA Renewable Energy Study update
14.11.16	GTTA Local Plans Update Economic Update Cuerden Park Retail Development

	Fylde Coast Highways and Transport Masterplan
06.02.17	Local Plan Update Wyre's Housing Needs Enterprise Zones Highways and Transport Masterplan Update
05.05.17	
11.07.18	Joint Lancashire Mineral and Waste Local Plan Update Fylde Coast Highways and Transport Masterplan Other Transport/Highways/Economic Updates Local Plan Update Green and Blue Infrastructure Strategy 2018 Blackpool Employment and Skills Supplementary Planning Documents Fylde Coast Enterprise Zones and Economic Prosperity Board
13.11.18	Overview of Blackpool Local Plan Part 2- Informal Consultation Paper Draft Site Allocations and Development Management Policies Joint Evidence Base Joint Lancashire Minerals and Waste Local Plan Update Local Plan Update Consultation on Blackpool Green Infrastructure Strategy
12.03.19	Blackpool Local Plan 2012-2027 Part 2 Informal Consultation Paper Draft Allocations and Development Management Policies – Consultation update Joint Minerals and Waste Local Plan Update Supplementary Planning Documents Update of Local Plans

Fylde Coast and Members Duty to Cooperate Meetings

Members of the Fylde Coast Authorities have also arranged a number of meetings with Council Members, as part of a joint members and officers' advisory steering group, to discuss various items as set out below:

Date of Meeting	Topic Areas
19.11.14	The Memorandum of Understanding between the Fylde Coast Authorities and Lancashire County Council GTAA Fylde Coast Highways and Transport

	Masterplan update Local Plan/Core Strategy updates
21.01.15	GTAA Fylde Coast Highways and Transport Masterplan update Publication of draft Fylde Coast Highways and Transport Masterplan Draft Guidance on Oil and Gas Exploration, Production and Distribution Local Plan/Core Strategy updates
30.03.15	Memorandum of Understanding Draft Fylde Coast Highways and Transport Masterplan Draft Guidance on Oil and Gas Exploration Local Plan/Core Strategy updates

Fylde and Preston Duty to Cooperate Meetings

A list of meetings undertaken with regard to Preston Council and the topic areas discussed are provided in the table below. These meetings are effective mechanisms for ensuring that strategic planning issues that cross council administrative boundaries are given due consideration, are planned for and are delivered effectively through the plan making process.

Date of Meeting	Topic Areas
22.11.11	Introductions/ update on Local plans and supporting documents and specific topic areas: • Housing, • Economy, • Retail, • Infrastructure, • Health, • Community Infrastructure, • Climate change, • Coastal management. • Natural and historic environment Neighbourhood plans
25.09.12	NW Preston strategic site allocation Traffic issues - new junction on the M55 Fylde Coast Memorandum of Understanding Water and Wastewater infrastructure issues and Bathing water Empty homes Ribble Estuary Regional Park Fracking

15.01.13	Update on Local Plan Progress Neighbourhood Plans Transport Issues – Preston Western Distributor Road and new junction 2 of the M55 Water and Wastewater Issues
03.09.13	Update on Local Plans and Neighbourhood Plans progress Housing Numbers Community Infrastructure Levy (CIL) North West Preston Masterplan Transport Masterplan (Central Lancs) GTAA Warton Enterprise Zone City Deals Bid update Role of the Lancashire Enterprise Partnership (LEP)
28.01.14	Update on Local Plans and Neighbourhood Plans progress Master Plan for North West Preston Housing Numbers Areas of Separation Community Infrastructure Levy (CIL) GTAA
15.05.15	Local Plan Updates Neighbourhood Plans Masterplan for North West Preston Area Action Plan for Preston City Centre Housing Numbers Area(s) of separation GTAA CIL
09.03.16	Local Plan Updates Neighbourhood Plans City Deal Updates Developments in North West Preston Affordable Housing GTAA CIL
12.12.18	Updates on Local Plans – Preston are working on a new Joint Local Plan with South Ribble and Chorley Flooding Housing Numbers Preston Western Distributor

Fylde and South Ribble Duty to Cooperate

Officers from Fylde and South Ribble Councils have communicated via email with regards to:

- South Ribble Site Allocations and Development Management Policies Development Plan Document – Publication Version.
- South Ribble Borough Council's Statement of Compliance with the Duty to Co-operate that accompanies its Site Allocations and Development Management Policies DPD.

Fylde and West Lancashire Duty to Cooperate

Officers from Fylde and West Lancashire Councils have communicated via email and in person with regards to:

- The West Lancashire Local Plan 2012-2027 DPD publication document.
- The West Lancashire Local Plan 2012-2027 Statement of Compliance with the Duty to Co-operate.
- The Strategic Housing and Employment Land Availability Assessment (SHELAA) for West Lancashire
- West Lancashire Local Plan Review
- Fylde Borough Council's response to the Preferred Options Local Plan

Fylde and Wyre and West Lancs CCG's Duty to Cooperate

Officers from Fylde & Wyre Councils have recently started meeting regularly and discuss matters relating to:

- Mapping and linkages across public sector risk stratification work
- Fylde and Wyre Healthy New Towns Programme
- Review of opportunities to maximise Telecare & Telehealth
- Section 106 opportunities and ensuring that health infrastructure needs are taken into account within Fylde.

APPENDIX A: SUPPLEMENTARY PLANNING DOCUMENT (SPD) TIMETABLE[5]

	2018		2019										
SPD Stage	Nov	Dec	Jan	Feb	March	April	May	June	July	August	Sept	Oct	Nov
SPD Scoping Consultation (6 weeks – 22nd Nov 18 – 3rd Jan 19)	B, HL, AH, GD	B, HL, AH, GD	B, HL, AH, GD										
Draft SPD preparation and Responses Report			B, HL, AH	B,HL, AH									
Draft SPDs at Planning Committee				B, HL							AH		GD
Further work and Sustainability Appraisal of Documents					B, HL	B, HL	B, HL	B, HL			AH	AH	
Draft SPD consultation								B, HL	B, HL			AH	AH
Final SPD preparation									B, HL	B, HL			
Adoption											B, HL		

[5] B = Biodiversity SPD, HL = Healthy Living SPD, AH = Affordable Housing SPD, GD = Good Design SPD
Some of this timetable lies outside of the monitoring period. However, due to progression, it is intended to be as up to date as possible at the time of publication in regards to SPDs.

APPENDIX B: INFRASTRUCTURE DELIVERY SCHEDULE 2019

Key:

Committed capital programmes, or those that are secure or ongoing developments
Uncertain capital available, or uncertain timescales
Projects that have had funding removed, but are still required, or are longer term aspirations

Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
Highways	The M55 (Junction 4) to Heyhouses (St Annes) Link Road	Lancashire County Council	Highways England; Private; Homes England; LEP	Wholly funded by Section 106 contributions from housing scheme adjacent Queensway, St Annes or joint funding from partners.	Up to £28m	Up to £28m	£0	Complete by 2024	The scheme will either be funded in its entirety by S106 or part private/public funding.
Highways	Upgrading of M55 Junction 4 – including signalisation	Lancashire County Council	Private; Homes England; LEP	Wholly funded by Section 106 contributions from housing scheme at		£1 - 5m		Ongoing	

				Whyndyke Farm					
Highways	The M55 (Junction 3) to Norcross Link Road (i.e. the Blue Route)	Lancashire County Council	Private; Homes England; LEP	Local major transport scheme funding	>£150m	£0	>£150m	Unlikely to be deliverable before 2030	Interim improvements will include A585 Windy Harbour – Skippool and Highways England junction improvement schemes.
Highways	A585 Skippool – Windy Harbour Improvements	Highways England	Lancashire County Council		£150m			It is anticipated that the start date will be Spring 2020.	
Highways	Preston Western Distributor Road (including new Junction 2 on the M55 and Cottam Link Road)	Lancashire County Council	Highways England	Lancashire Growth Deal £58m; City Deal funding – just over £100m; further Section 106 contributions	£185m			Started Aug 2019 and anticipated opening date of March 2023	
Rail	Electrification of the Blackpool to Preston railway line	Network Rail	Train operating companies; other stakeholders	Funded from the £1.3 billion allocated by government for Network Rail's network electrification programme	Up to £300m for the NW package		£0	Completed start of 2019	

Rail	Replacement of traditional railway signals with European Rail Traffic Management Systems (ERTMS)	Network Rail	Train operating companies; other stakeholders						
Rail	A direct London – Blackpool Service, stopping at Poulton-le-Fylde and Preston railway stations	Network Rail						Completed in May 2018	
Rail	Provision of a park and ride at Kirkham and Wesham Railway Station	Network Rail,	Lancashire County Council, Northern Rail, Fylde Borough Council	£15,000 from FBC for business case.				Unknown	Discussions are underway regarding options that could improve the situation.
Rail	Access improvements at Kirkham and Wesham Railway Station	Network Rail	Lancashire County Council					Completed	
Cycling	Completion of continuous off-road sea front cycle route from Lytham to St Annes	Lancashire County Council						Ongoing	

Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
Cycling	Extension of the cycle path on the A584 between Preston and Warton	Lancashire County Council							
Cycling	Development of links between minor roads in Lytham and St Annes	Lancashire County Council							
Footpaths	Public rights of way creation and enhancement	Lancashire County Council	Fylde Council	Lancashire County Council				Ongoing	
Airport	Blackpool Airport - alterations to airport infrastructure	Blackpool Airport	Fylde Council Lancashire Enterprise Partnerships	Enterprise Zone Budget	Unknown – linked to Enterprise Zone Delivery	N/A	N/A	Minor airfield alteration works ongoing. 3 years for larger scale development.	Delivery aligned with that of the Enterprise Zone.

Telecommunications	Phase 1 – Superfast Broadband Project	Lancashire County Council	Lancashire Enterprise Partnerships, Broadband Delivery UK, Lancashire Councils	£10.83m from Broadband Delivery UK; £15m from the European Regional Development Fund; £9.028m delivery support from BT; £1.178m from Lancashire County Council and £0.53m from Blackpool with Darwen and Blackpool Councils.	£36m			Completed Spring 2016	These figures are for Lancashire as a whole, not just Fylde. In September 2018, there had been a 51.6% uptake of the new service in Lancashire.
Telecommunications	Phase 2 – Superfast Extension Programme (SEP) of the Lancashire Broadband Programme	Lancashire County Council	Lancashire Enterprise Partnership, Broadband Delivery UK, Lancashire Councils	£7.68 PROVIDED BY Lancashire County Council and BDUK on a 50:50 basis.	£7.68m (on top of the £36m for Phase 1).		£0	Technically ongoing	These figures are for Lancashire as a whole, not just Fylde. In December 2018, there had been a 37.6% of the new Phase 2 service in Lancashire.

Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
Flood risk management	Replacement of hard coastal defences at Lytham Green, Fairhaven Lake and The Island Sea Front Area	Fylde Council	Wyre Council, Environment Agency	Environment Agency	£22m			Ongoing – works at Lytham Green and Fairhaven Lake are currently expected to be completed in 2020	Fylde Council was awarded an extra £2m in September 2018 for Granny's Bay Sea Defences. Work began at Granny's Bay in July 2019.
Flood risk management	Strengthen and/or raise Warton Flood Banks	Environment Agency	Fylde Council	DEFRA	Unknown			Unknown	
Education	New primary school to serve Queensway	Lancashire County Council		Lancashire County Council	S106 Agreement – developer contributions				

Education	New primary school to serve Whyndyke	Lancashire County Council		Lancashire County Council	S106 Agreement – developer contributions			Ongoing	
Education	New Secondary school in Fylde	Lancashire County Council		Lancashire County Council					
Mental Healthcare	The Harbour Mental Health In-Patient Unit	Lancashire Care NHS Foundation Trust	NHS England	NHS England	£40m	£40m	£0	Completed	
Parks and gardens	Sustainable access to Lytham Hall and Gardens	Lancashire County Council	Fylde Council					Ongoing	
Parks and Gardens	Regeneration of Fairhaven Lake and Promenade	Fylde Council	Fylde Council National Lottery Heritage Fund Big Lottery Fund Sport England United Utilities Lawn Tennis Association Lancashire Environmental Fund RSPB	**Development Phase:** National Lottery Heritage Fund and Big Lottery Fund - £165,000 **Delivery Phase:** National Lottery Heritage Fund and Big Lottery Fund - £1.47m Fylde Council - £520,000 Sport England -	Approx £2.5M			Ongoing – National Lottery Heritage Fund Grant Expiry date April 2022	

				£100,000 United Utilities - £70,000 Remainder of funding from other sources including underwriting by Fylde Council and contribution from RSPB					
Parks and gardens	Creation of a new park at a suitable location that is accessible to the whole borough	Fylde Council							
Parks and gardens	The Heritage Parks Initiative: connecting the key historic parks and gardens of Lytham and Annes	Fylde Council							
Topic	**Description**	**Lead**	**Partners**	**Funding**	**Cost**	**Available**	**Gap**	**Timeframe**	**Notes**

Natural and semi-natural greenspace	Community woodland creation	Lancashire County Council	Fylde Council	Lancashire County Council				Ongoing	
Natural and semi-natural greenspace	Improvement of sand dunes between Starr Gate and Lytham Green	Fylde Council	Blackpool Council; The Wildlife Trust for Lancashire, Manchester and North Merseyside	The Environment Agency	£520,000	£520,000		Until 2022	
Green Infrastructure network	Coastal path creation from Starr Gate to Freckleton	Lancashire County Council	Fylde Council	Lancashire County Council				Ongoing	
Public realm	- Enhancing the commercial and resort core of St Annes; - Protecting and enhancing the heritage of Lytham; - Revitalising the commercial core of Kirkham; -	Fylde Council						Ongoing	The Expression of Interest for the Future High Street Fund for Kirkham was successful. Kirkham was also selected to receive a portion of funding as a Heritage Action Zone.

	Enhancing town, district and local retail centres; - Enhancing key routes, approaches and gateways into Kirkham, Lytham and St Annes.								