

Plan for Fylde - Plan for the Future

Fylde Council
Authority Monitoring Report

2015 - 2016



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CONTENTS

1. Introduction.....	p 3 - 6
2. Spatial Portrait of Fylde.....	p 7 - 9
3. Local Plan Progress and other Relevant Documents.....	p 10 - 15
4. Adherence to Statement of Community Involvement.....	p 16 - 20
5. Indicators and Targets.....	p 21 - 55
6. Neighbourhood Planning.....	p 56
7. Infrastructure Delivery Plan Progress.....	p 57
8. Community Infrastructure Levy (CIL).....	p 58
9. Duty to Cooperate Meetings.....	p 59-66

Appendix:

A: Local Plan Timetable.....	p 67
B: Performance Monitoring Framework.....	p 68 - 71
C: Infrastructure Delivery Schedule.....	p 73 - 89

1. INTRODUCTION

Why do we produce an Authority Monitoring Report?

An integral part of plan making is to set up a framework for monitoring performance of the plan. Every year we produce an Authority Monitoring Report (AMR), which covers the period 1 April to 31 March.

The AMR has two main purposes:

1. To review the production 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 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 31 March 2015 to 31 March 2016.

Local Plan Preferred Options

On the 26 November 2014, Fylde Cabinet, resolved to approve the previous decision to produce a Part 1 (containing Strategic Allocations and Development Management policies) and Part 2 Local Plan (Containing Non-Strategic Allocations and town centre boundaries) and amended in favour of a combined single plan approach. Therefore future development within Fylde will be guided by the plans and policies within the emerging Fylde Local Plan to 2032 (the Plan). Five strategic objectives have been refined in order to deliver the vision for Fylde, these are as follows:

Strategic Objectives

Strategic Objectives

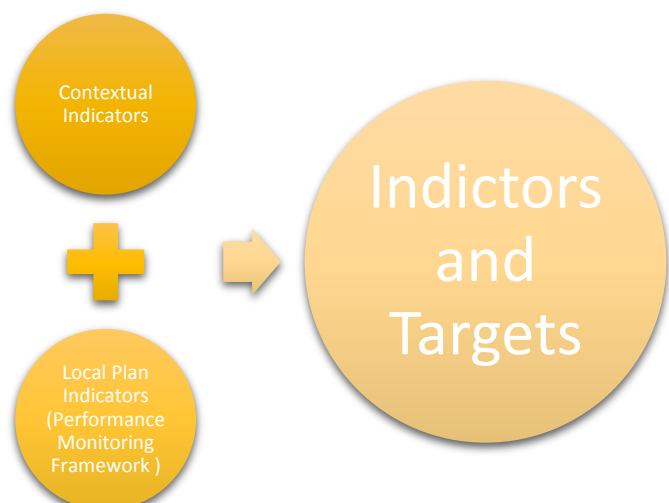
1. To create sustainable communities
2. To maintain, improve and enhance the environment
3. To make services accessible
4. To diversify and grow the local economy
5. To develop socially cohesive, safe, diverse and healthy communities

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 National Planning Practice Guidance published on the 6 March 2014, 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 Revised Preferred Option 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 of 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. Deprivation
5. Housing waiting lists applications
6. House prices
7. House price/earnings ratio
8. Employed/Unemployed
9. Income levels
10. Education/Skill level
11. Mode of transport
12. Tourism
13. Areas of flood risk
14. Loss of business use to residential

Performance Monitoring Framework

The Plan Indicators (contained in Appendix B of this report) were consulted upon through the Local Plan Preferred Options consultation period, the Revised Preferred Option Local Plan and will be again later this year (August/September 2016) via the Publication Version.

Targets for each of these indicators are provided in Chapter 5 - Indicators and Targets. All targets should be “SMART”- Specific, Measurable, Achievable, Realistic, and Time Bound.

Performance Monitoring Framework Indicators

- 1 Net additional dwellings completed
- 2 5 Year supply
- 3 Housing trajectory
- 4 Location of homes completed in relation to Strategic Locations for Development policies
- 5 Higher quality building design
- 6 Employment land take-up
- 7 Retain vibrant town centres
- 8 Retaining leisure, culture and tourism facilities in the Island Sea Front Area
- 9 Retain the Holiday Areas for serviced tourism accommodation
- 10 Sustainable and efficient use of land
- 11 Number of affordable homes built
- 12 Improving community health
- 13 Value of developer contributions collected
- 14 Reduction in road traffic congestion through modal shift away from car use to alternative forms of transport
- 15 Improvements and upgrades to Fylde Railway Network (i.e. North Fylde Line and South Fylde line)
- 16 Minimise the amount of inappropriate development in Flood Zones 2 and 3
- 17 Change in areas of biodiversity importance
- 18 Amount of sport, recreation and informal open space gained, and lost to other uses
- 19a Number of Heritage Assess on Historic England's "At Risk" register
- 19b Number of listed buildings and buildings in Conservation Areas lost through development proposals
- 19c Conservation Area Appraisals
- 19d Publication of local list of heritage assets

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 75,800 (Census, 2011).

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



Fylde Borough Council. (c) Crown Copyright and database right (2014). Ordnance Survey (100006084).

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, Kirkham and Wesham, which together form the only sizeable inland settlements.

Map 2 - Fylde



The Fylde Borough can be readily divided into local areas reflecting their distinctive individual characteristics. The areas are based on geographical areas, some of which have issues in common and others cross administrative boundaries. 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 processing plant. It is vital that we manage, guide and encourage development within Fylde to meet the identified needs and aspirations of all our local communities.



3. LOCAL PLAN PROGRESS AND OTHER RELEVANT DOCUMENTS

Fylde Local Plan 2005

The current adopted Local Plan: The Fylde Borough Local Plan (As Altered) (Oct 2005) is an amalgamation of two documents:

- The Fylde Borough Local Plan 1996-2006.
- The Fylde Borough Local Plan Alterations Review 2004-2016.

The Alterations Review was published due to a number of matters that arose in the period leading up to, and since the adoption of the earlier Local Plan, which argued strongly in favour of reviewing the housing chapter and some limited aspects of other parts of the plan.

Saved Local Plan Policies

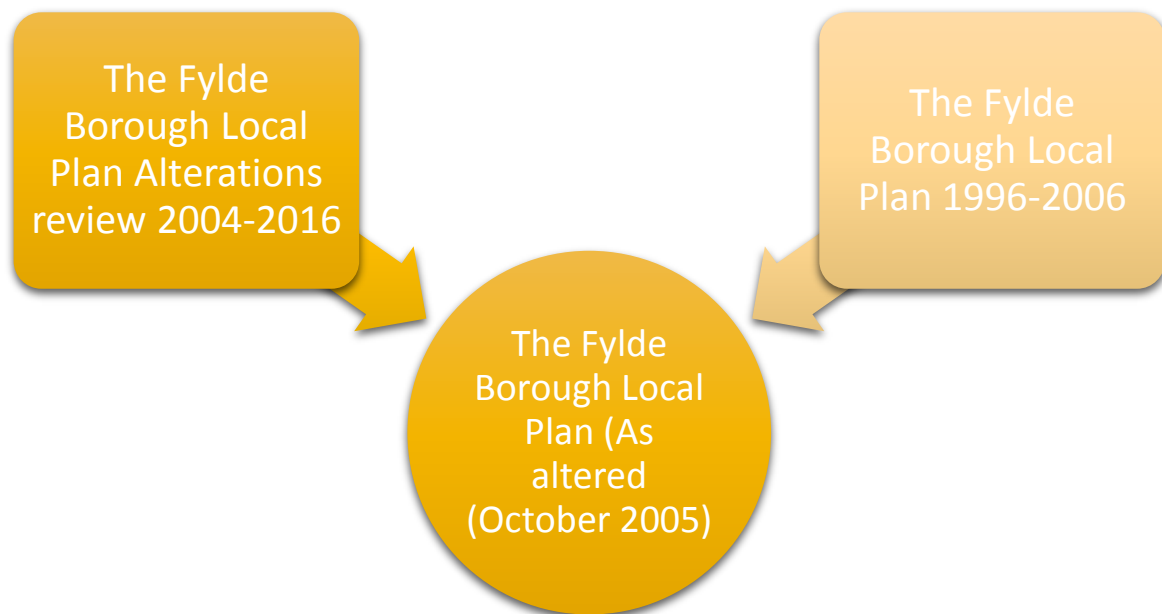
Fylde Borough Local Plan, May 2003

In order to retain specified policies in the Fylde Borough Local Plan (FBLP) beyond 28 September 2007, the Council was required to seek the Secretary of State's agreement to issue a Direction. The Direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004, in respect of the FBLP, was issued by the Secretary of State on 18 September 2007.

All policies in the FBLP were saved, except Policy TR9: Car Parking within New Developments. This policy related to Appendix 7 which was deleted from the FBLP by means of the Alterations Review, and car parking standards were subsequently provided by the adopted joint Lancashire Structure Plan 2001-2016.



Current Adopted Fylde Local Plan



Fylde Borough Local Plan Alterations Review, October 2005

The nine policies introduced in the Alterations Review were saved until 9 October 2008. In order to retain specified policies in the Alterations Review beyond this date, the Council were required to seek the Secretary of State's agreement to issue a direction. The Direction under paragraph 1(3) of schedule 8 to the Planning and Compulsory Purchase Act 2004, in respect of the FBLP, was issued by the Secretary of State on 2 October 2008.

- The Fylde Borough Local Plan 1996 – 2006, adopted on 19 May 2003, and prepared in general conformity with the Lancashire Structure Plan 1991 – 2006 (LSP); and
- The Fylde Borough Local Plan Alterations Review 2004 – 2016, adopted on 10 October 2005, and prepared in general conformity with the joint Lancashire Structure Plan 2001 – 2016 (JLSP).

All policies in the Alterations Review were saved, except Policy HL1: The Quantitative Housing Issue/Affordable Housing. Instead the Council produced an interim Housing Policy.

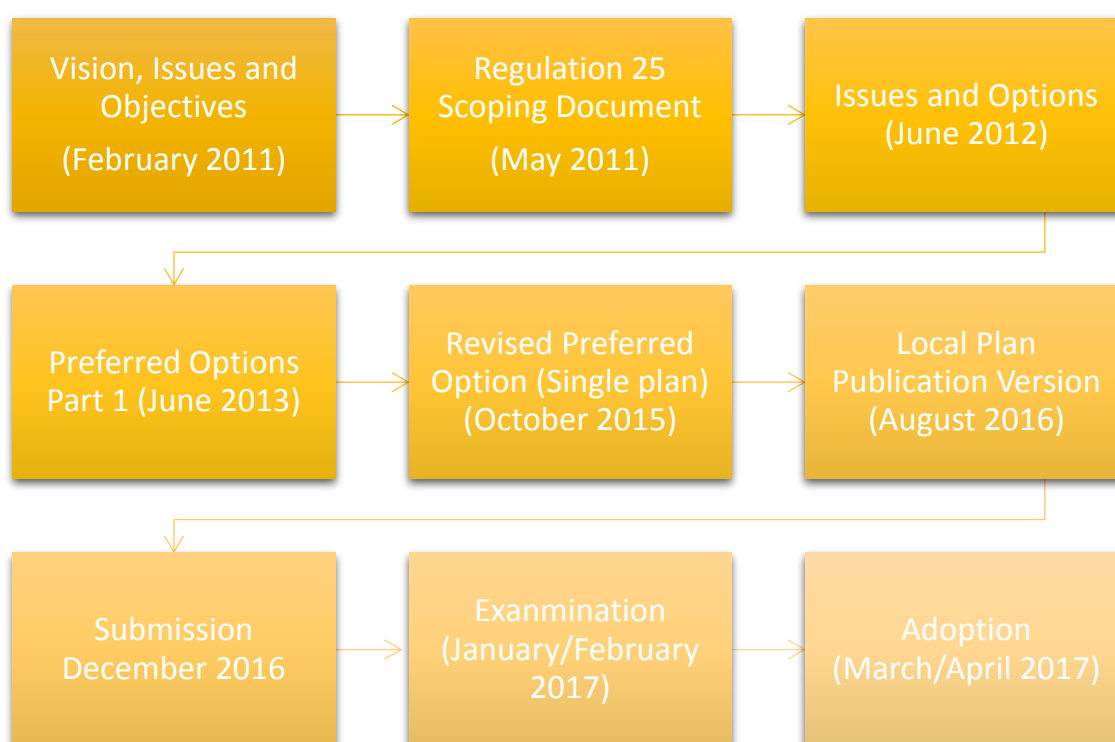
The Emerging Fylde Local Plan to 2032 – Publication Version

The emerging Fylde Local Plan to 2032 – Publication Version, will contain 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 role** – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
- **A social role** – supporting strong, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community’s needs and supports its health, social and cultural well-being; and
- **An environmental role** – contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, helping to improve biodiversity, use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.

Fylde Local Plan to 2032 Timetable



The timetable for the Production of the Plan is set out in the following table.

Fylde Local Plan to 2032 Production Timetable

Table 1: Fylde Local Plan to 2032 – Production Timetable

Document	Timetable	Approximate Date	Ahead/Behind Timetable Schedule	Reasons
Fylde Local Plan to 2032	Draft Revised Preferred Option – Consultation (7 weeks)	October to November 2015	Behind by 2 weeks	<ul style="list-style-type: none"> • Loss of staff • Evidence base updates • Processing the Preferred Option Consultation responses took longer than expected due to large percentage of written representations
	Consultation on Publication Version (Soundness of the document)	August to September 2016	On time	
	Submission of all documents and responses to Secretary of State	December 2016	On time	
	Examination in Public (EiP)	January to February 2017		
	Adoption by Fylde Council	March to April 2017		

Supplementary Planning Documents

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.

Document	Adopted	Date	Ahead/Behind Schedule	Reasons
Extending Your Home SPD	Yes	20 November 2007	N/A	N/A

The Supplementary Planning Document is available to view on the following link:

<http://www.fylde.gov.uk/business/planning/extending-home-supplementary-planning-document/>

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 which includes the following documents.

Table 2: List of Evidence Base Documents

Evidence Base Document	Published	Date
Settlement Hierarchy Background Paper	Yes	March 2016
Site Assessment Background Paper	Yes	March 2016
Fylde Economic Viability Assessment	Yes	February 2016
Local Strategic Transport Prospectus	Yes	January 2016
Environment Commissioning Plan for Fylde	Yes	2015/2016
Built Heritage Strategy for Fylde	Yes	2015/2016
Strategic Site Assessment	Yes	December 2015
Fylde Local Plan Sustainability Appraisal Scoping Report	Yes	2015
Planning Policy for Travellers Sites	Yes	August 2015
Lancashire Visitor Economy Strategy (draft)	Yes	July 2015
Area of Separation Background Paper	Yes	November 2014
Gypsy and Traveller and Travelling Showpeople Assessment	Yes	September 2014
Fylde Coast Retail Study 2013 Update	Yes	February 2014
Fylde Coast Strategic Market Assessment	Yes	February 2014
Strategic Flood Risk Assessment	Yes	November 2011
Lancashire & Blackpool Local Flood Risk Management Strategy 2014-2017	Yes	2014
Employment Land and Premises Study	Yes	August 2012

A full and comprehensive list of documents can be viewed the following the below link:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/evidence-base/comprehensivelistofevidence/>



The following documents have either been completed or are in the process of being completed but may have been published after the base date of 31 March 2016 and as such will be covered in the next AMR:

Table 3: List of Evidence Base Documents – yet to be published

Evidence Base Document	Published	Date
Fylde Housing Requirement Paper	No	July 2016
Fylde Housing Land Availability Schedule	No	2016
Update to the Gypsy and Traveller Accommodation Assessment	No	Expected December 2016
Fylde Economic Viability Assessment (Addendum Report)	No	August 2016
Open Space Update Report	No	May 2016
Playing Pitch Strategy Assessment Report	No	May 2016
Playing Pitch Strategy and Action Plan	No	May 2016
Business & Industrial Land Schedule (March 2016)	No	December 2016

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 is due to be adopted by the Council on the 15 June 2016. This will be an update to the SCI published in 2011 which was required to reflect changes to the planning system and the Government's increased emphasis on community involvement.

The current updated SCI is available to view via the following link. <http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/statement-community-involvement/>

Summary of SCI in relation to Local Plan consultation

The Plan 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 Council will normally advertise the consultation by:

- Notifying individuals and organisations registered on the planning policy consultation database.
- 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.

The Council will normally provide a minimum of four weeks to submit written comments and a minimum of six weeks for consultation on draft documents.

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.

Consultation Stages

The following consultations have taken place on the Plan to date.

Issues, Vision and Objectives

The 'Issues, Vision and Objectives' were consulted on between 7 February and 25 March 2011. This was the first consultation on the content of the Plan.

Its purpose was to seek views on the key issues facing the borough and the Vision and Objectives for inclusion in the Local Plan. Various methods of community involvement were used in order to target as many people as possible, with particular emphasis on the 'silent majority.' Planning Officers met with key organisations, such as the education authority, Environment Agency and United Utilities, to discuss infrastructure provision across the borough. Officers also spoke to employees at larger local companies such as BAE Systems, and local secondary schoolchildren. No formal document was produced at this stage. The consultation statement produced is available to view via the following link:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-plan-to-2030-consultations/issuesandoptionsconsultation/>

Local Plan Scoping Study (Regulation 25 document)

Between 19 May and 1 July 2011 the Council invited representations on what subjects or elements the Plan should contain. The Council proposed that the Plan should contain various elements including settlement hierarchy, Green Belt, the countryside, housing, employment, retail, heritage, biodiversity, culture, landscape, waste and minerals.

A six week public consultation exercise was carried out from the 19 May until 1 July 2011. The consultation invited representations from the local community and other external stakeholders on what subjects, topics or themes the Plan ought to contain. The consultation statement produced is available to view via the following link;

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-plan-to-2030-consultations/regulation25/>

Fylde Local Plan Issues and Options

The Issues and Options consultation took place over six weeks between Thursday 7 June and Thursday 19 July 2012, and was the third consultation on the Plan. The consultation took place

in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations 2012. Its purpose was to introduce five spatial options for the Borough and set out some of the key issues that the Plan will address.

The Issues and Options document and consultation statement produced are available to view via the following link:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-plan-to-2030-consultations/issues-and-options-consultation/>

Local Plan Part 1 Preferred Options

The Council consulted on the Plan Part 1 Preferred Options document between 27 June 2013 and 22 August 2013.

The Preferred Options for the Plan (Part 1) set out the preferred policies on housing, employment, the environment and other matters and proposed Strategic Development Sites as part of Strategic Locations for Development.

The Preferred Options document produced is available to view via the following link:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-plan-to-2030-consultations/fylde-local-plan-2030-part-1-preferred-options/>

Local Plan to 2032 Revised Preferred Option (RPO)

The Revised Preferred Option (RPO) version of the Fylde Local Plan to 2032 is expected to be agreed for consultation by the Council's Development Management Committee meeting on 16 September 2015.

The consultation on the RPO version of the Local Plan took place over seven weeks between Thursday 15 October and Thursday 3 December 2015, and was the fourth consultation on the Local Plan. The consultation took place in accordance with Regulation 18 of the Town and Country Planning (Local Planning) (England) Regulations, 2012.

The RPO version of the Local Plan sets out the strategic and non-strategic allocations for new homes and employment land within strategic locations for development, together with leisure, retail, tourism and community use, or a mixture of such uses. The RPO also comprises of development management policies, which will inform decisions on planning applications; together with policies to define areas of open space and town centre boundaries and to protect the natural and built environment.

The RPO version has been written to address the key policy issues of the Borough, and has been informed by the results of the 'Issues and Options' public consultation undertaken in June/July 2012, the 'Issues, Vision and Objectives' public consultation undertaken in February/March 2011 and the Preferred Option consultation carried out in June/August 2013.

The RPO document and associated consultation materials produced as part of this exercise is available to view via the following link:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/fylde-local-plan-2032-revised-preferred-option/>

Local Plan to 2032 Publication Version

The Publication Version of the Plan is due to go out for consultation in August/September 2016. This document will then be submitted (as the Submission document) to the Secretary of State in December 2016, along with various documents of evidence which have informed the Plan. The Plan will then be examined by a Planning Inspector who will consider the 'soundness' of its policies before the anticipated adoption by Fylde Borough Council in Spring 2017.

Summary of Main Consultation Methods

The following table provides a summary of the main methods used when consulting on the different stages of the Local Plan. The Council exceeded both the requirements of the SCI and the relevant national legislation when conducting the consultations.

Table 4: Consultation Methods

Local Plan Stage	Issues, Vision and Objectives	Regulation 25 Scoping document	Issues and Options	Preferred Options Part 1	Revised Preferred Option (RPO)
Formal document produced	No	No	Yes	Yes	Yes
Newspaper advertisements	Yes	Yes	Yes	Yes	No
Press Release	Yes	Yes	Yes	Yes	Yes
Advertisement on Fylde Internet Page	Yes	Yes	Yes	Yes	Yes
Letter sent to everyone on register of consultees	Yes	Yes	Yes	Yes	Yes
Consulted all those required by relevant legislation	Yes	Yes	Yes	Yes	Yes

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Leaflets produced	Yes	No	Yes	Yes	Yes
Posters produced	Yes	No	Yes	Yes	Yes
Questionnaires produced	Yes	No	Yes	Yes	Yes
Consultation events	Yes	No	Yes	Yes	Yes
Plan material in Libraries	Yes	No	Yes	Yes	Yes
Local radio interview with Head of Planning	Yes	No	Yes	Yes	No
Internal Consultation with Council officers	Yes	Yes	Yes	Yes	Yes
Consultation with Councillors and Parish Councillors	Yes	Yes	Yes	Yes	Yes
Use of Councils Twitter and Facebook pages	Yes	No	No	No	No
Council officer attendance at other local events to promote Plan	Yes	No	Yes	Yes	Yes
Council officer attendance in Local Schools	Yes	No	No	No	No
Number of Respondents	No information available	(48) 7 Online 22 Email 19 Post	(227) 101 Online 52 Email 63 Post 11 responded using more than one method	(691)+ 2 late reps 40 Online 94 Email +(2 Late reps) 557 Post	(208) This included reps via the on-line DP system, email and post (including a petition from Elswick residents signed by 32). Resulting in an overall total of 962 representations.

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 emerging 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 could be indirectly affected by various council policies therefore it is very difficult to draw conclusions as to whether specific policies are working, no targets have been set for these Contextual Indicators.

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

Contextual Indicators

1. Resident Population Change
2. Population Age Structure
3. Projected Population/Age structure
4. Deprivation
5. Housing Waiting Lists Applications
6. House Prices
7. House Price/Earnings Ratio
8. Employed/Unemployed
9. Income Levels
10. Education/Skill Level
11. Mode of Transport
12. Tourism
13. Areas of Flood Risk
14. 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 and consist 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 supply
3.	S1:The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land	Housing Trajectory
4.	S1:The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land SL1, SL2, SL3, SL4, SL5: Strategic Location for Development	Location of homes completed in relation to Strategic Location for Development Policies
5.	GD7: Achieving Good Design in Development H4: Affordable Housing	Higher quality building design
6.	EC1: Overall Provision of Employment Land and Existing Employment Sites	Employment land take-up
7.	EC5: Vibrant Town, District and Local Centres	Retain vibrant town centres
8.	EC6: Leisure, Culture and Tourism Development	Retaining leisure, culture and tourism facilities in the Island Sea Front Area
9.	EC7: Tourism Accommodation	Retain the Holiday Areas for serviced tourism accommodation

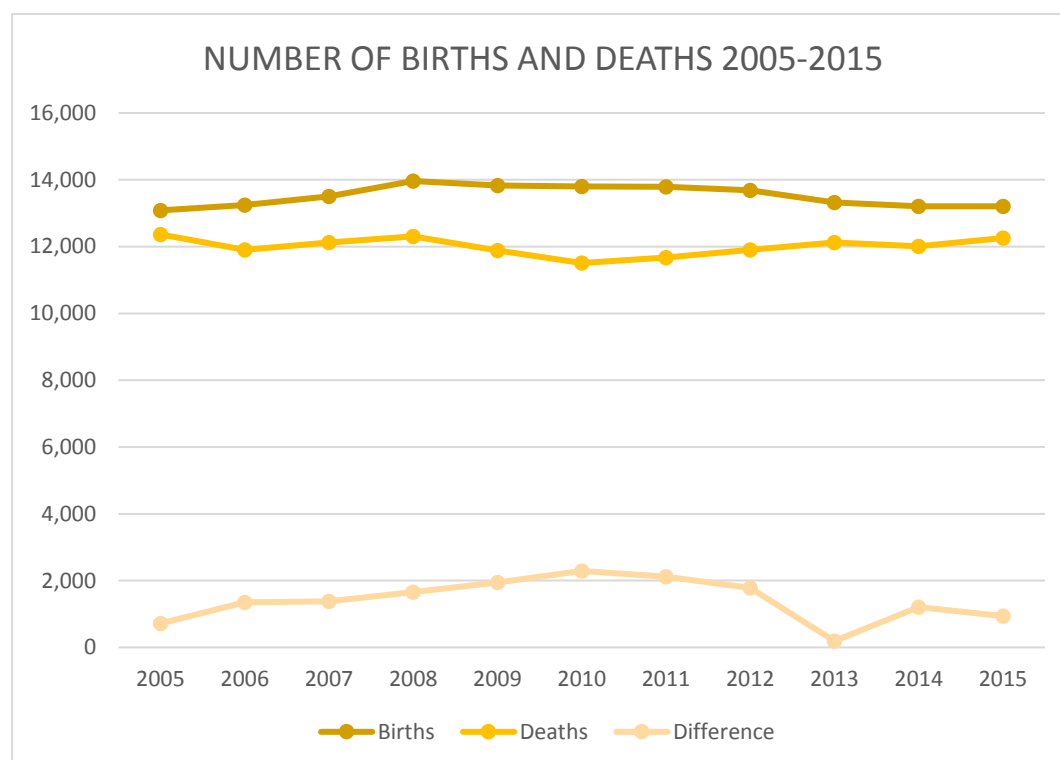
Indicator Number	Relevant Local Plan policy	Performance Monitoring Framework Indicator
10.	H2: Density and Mix of New Residential Development	Sustainable and efficient use of land
11.	H4: Affordable Housing	Number of affordable homes built
12.	HW1: Health and Wellbeing	Improving community health
13.	INF2: Developer Contributions	Value of developer contributions collected
14.	T4: Enhancing Sustainable Transport Choice	Reduction in road traffic congestion through modal shift away from car use to alternate forms of transport
15.	T4: Enhancing Sustainable Transport Choice	Improvements and upgrades, to the Fylde Railway Network (i.e. North Fylde Line and South Fylde Line)
16.	CL1: 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.	ENV2 Biodiversity	Change in areas of biodiversity importance
18.	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 users
19a.	Number of Heritage Assets on Historic England's "At Risk" register	ENV5: Historic Environment
19b.	Number of listed buildings and buildings in Conservation Areas lost through development proposals	
19c.	Conservation Area Appraisals	
19d.	Publication of a Local List of heritage	

CONTEXTUAL INDICATORS

Contextual Indicator 1: Resident Population Change

Fylde is an authority bordering the Lancashire coastline that covers 166 sq. km., it has 21 wards and the number of people per km² 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 77,322 in 2015 (source: Office for National Statistics: Mid-Year Population Estimates). This represents an increase of 3.7% since the 2001 census – above the 3.3% figure for the Lancashire and lower than the 7.9% across England as a whole. Both the number of births and deaths have stabilised over the previous 30 years, as shown on Graph 1. Although births continue to be higher than the number of deaths, thus the population grows.

Graph 1: Number of Births and Deaths from 2005 - 2015

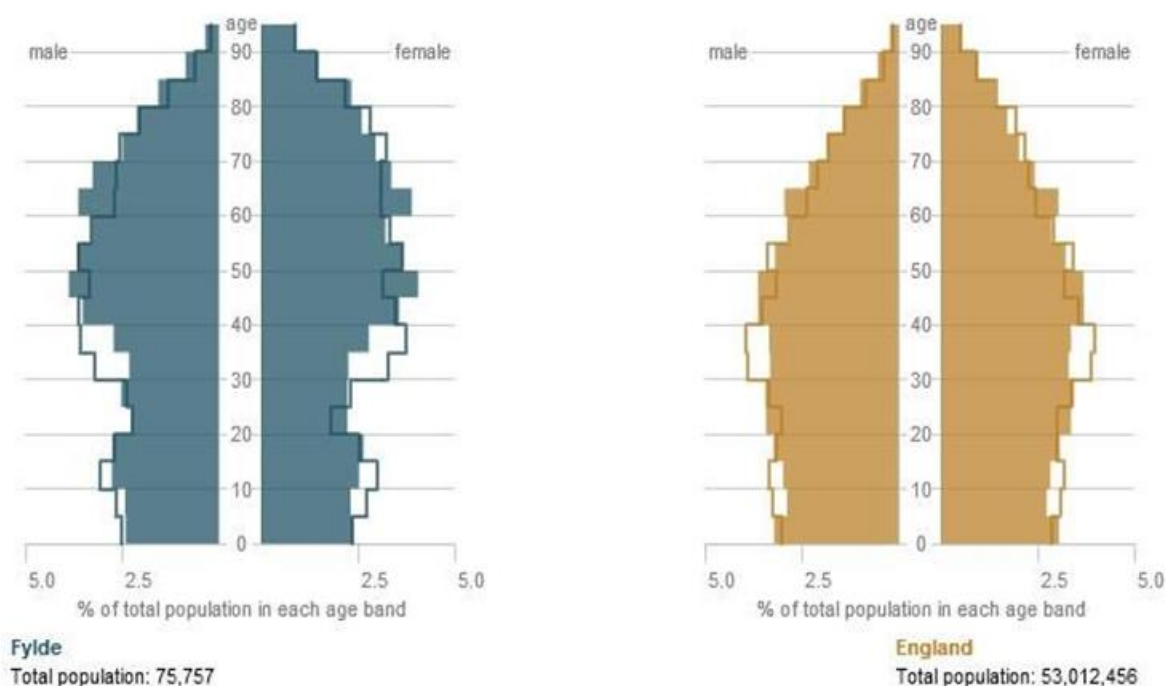


Source: Office for National Statistics (ONS): Lancashire Profile www.lancashire.gov.uk.

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

Graph 2: Population Age Structure in Fylde



Source: 2011 Census

The mean age of Fylde residents is 44.9 years, compared to 39.5 in the North-West and 39.3 in England. 24.2% of the population are above retirement age according to data from the 2011 Census. The 2011 Census suggests 59.8% of the population are of working age (aged between 16 and retirement) compared to 58.8% nationally.

The proportion of the population above retirement age has slowly increased since 2001, whilst numbers of children have continued to fall – from 17.5% of the total in 2001 to 15.9% in 2011. This indicates that the dependency ratio (of the working age to non-working age population) has increased over the past decade, as indicated on the above graph.

The Fylde Coast is viewed as a popular place to retire. 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.

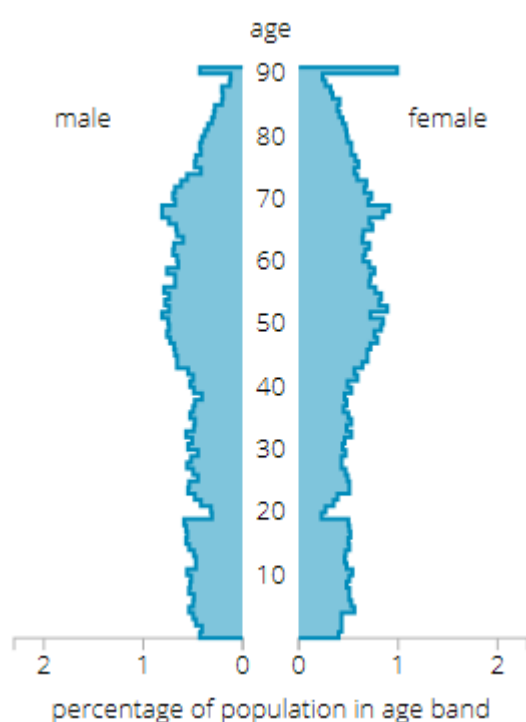
Contextual Indicator 3: Projected Population/Age Structure

Table 2 shows that Fylde's population is due to increase from 77,000 in 2015 to over 84,000 in 2039 (a slight decrease in previous population projections). However, the estimated increases are significantly higher than those projected for the whole of Lancashire and the North West.

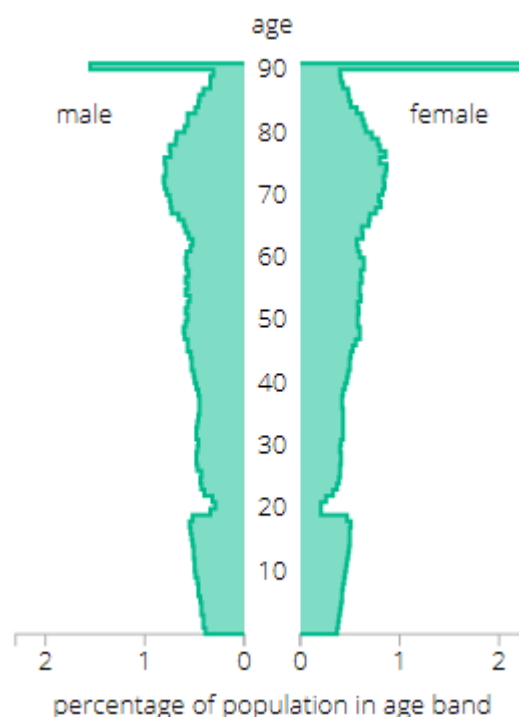
Table 5: Projected Population – 2014 to 2039

Area	2015	2019	2024	2039	% change, number of years from 2014		
					5	10	25
Fylde	77,042	78,666	80,515	84,194	2.11	4.51	9.28
Lancashire (14)	1,471,979	1,488,531	1,504,518	1,538,395	1.12	2.21	4.51
North West	7,132,991	7,275,838	7,409,124	7,719,677	2.0	3.9	8.2
England	54,316,618	56,466,323	58,396,286	63,281,519	4.0	7.5	16.5

Source: Office for National Statistics



Fylde Population Structure 2015



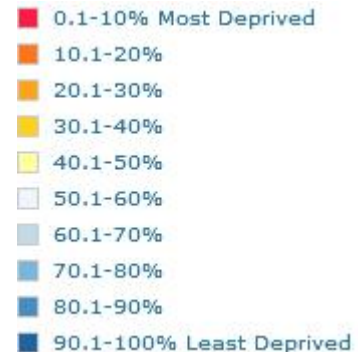
Fylde Population Structure 2039

The above population graphs identify that 24.2% of the population in 2015 are 65 and above, however this is projected to significantly increase to 38.4% by 2039, which would equate to over a third of the population being 65 and above.

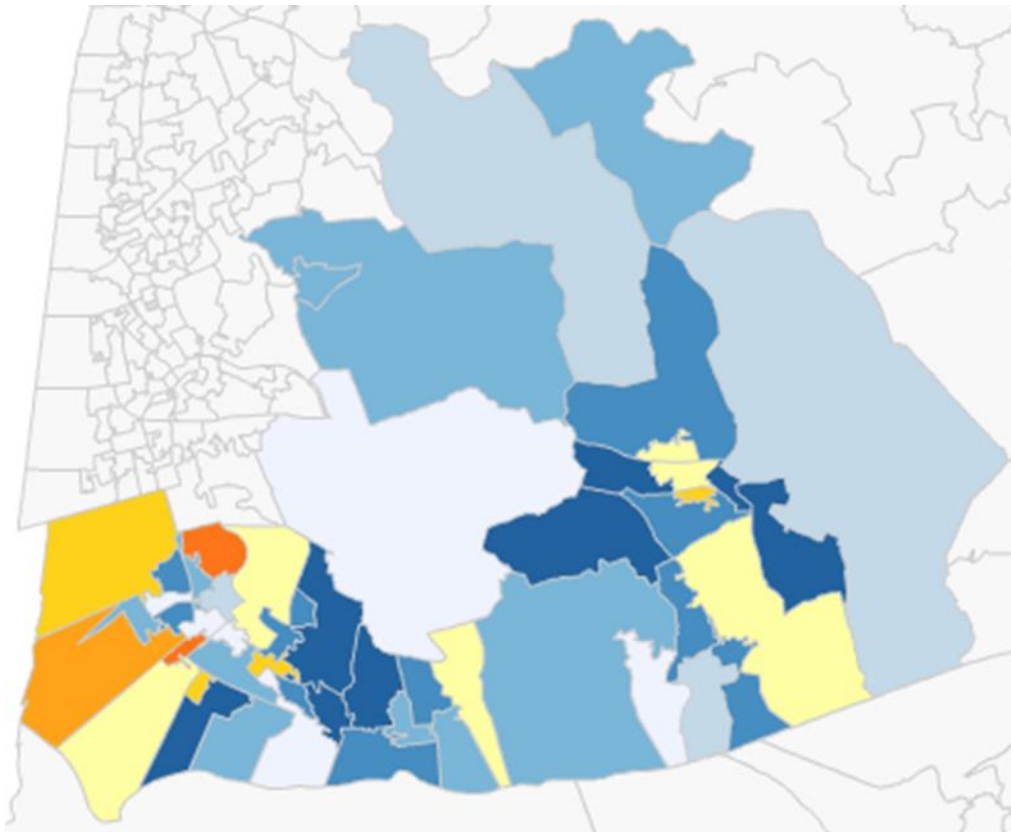
Contextual Indicator 4: Deprivation

The IMD 2010 was constructed by combining the seven transformed domain scores, using the following weights:

- Income (22.5%)
- Employment (22.5%)
- Health and Disability (13.5%) Education, Skills and Training (13.5%)
- Barriers to Housing and Services (9.3%)
- Crime (9.3%)
- Living Environment (9.3%)



Map 3 - Indices of Multiple Deprivation

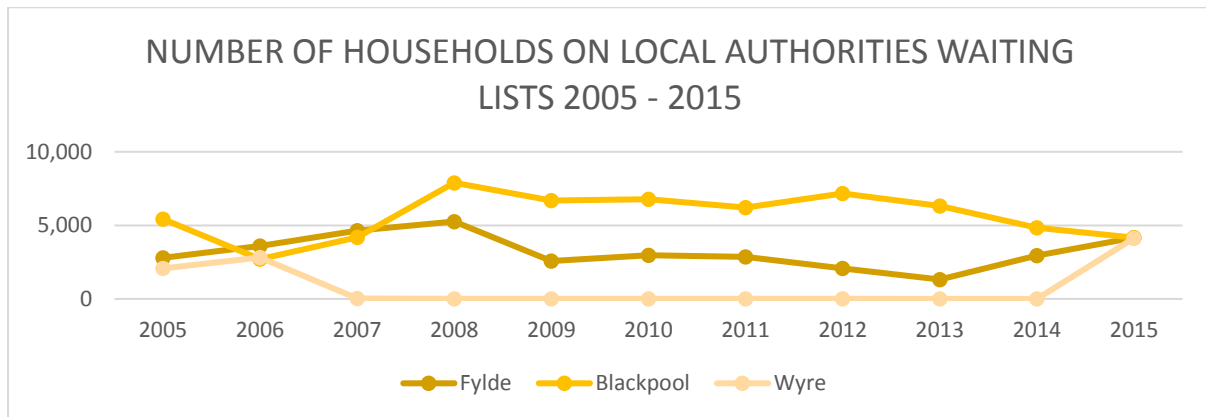


Source: Indices of Multiple Deprivation 2010, Department for Communities and Local Government (DCLG) through www.lancashire.gov.uk.

The 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. However, there are some areas of relatively high deprivation (in the 20 to 30 % most deprived areas), as shown in Map 3 above, these tend to be concentrated in St Annes Town Centre and near the boundary with Blackpool.

Contextual Indicator 5: Housing Waiting List Applications

Graph 3: 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 2015

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 to the one company who represent all of the above three councils - My Home Choice Fylde Coast.

As shown in the graph above, Fylde historically has a lower number of households on the housing waiting list than its neighbouring authority Blackpool, as some of the data for Wyre is not available it is unsure if this was the case here too. Although the number of households on the Fylde housing waiting list initially declined significantly since peaking in 2008, over the last two years it has started to grow again and has more than trebled from 2013.



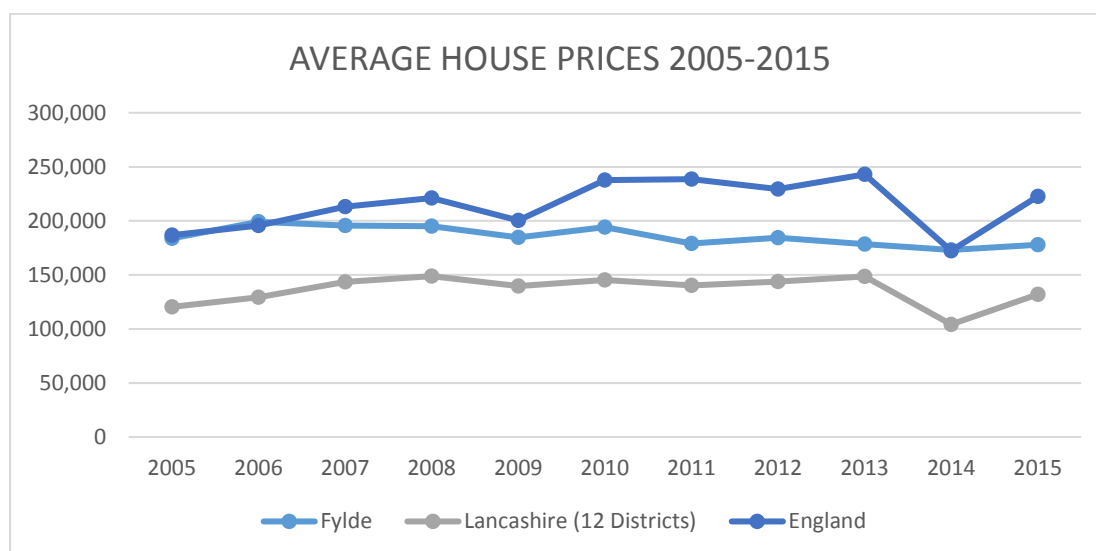
Contextual Indicator 6: House Prices

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 is the dominant group in large parts of Fylde, whilst prestige positions and suburban stability 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.

Graph 4: Average House Prices



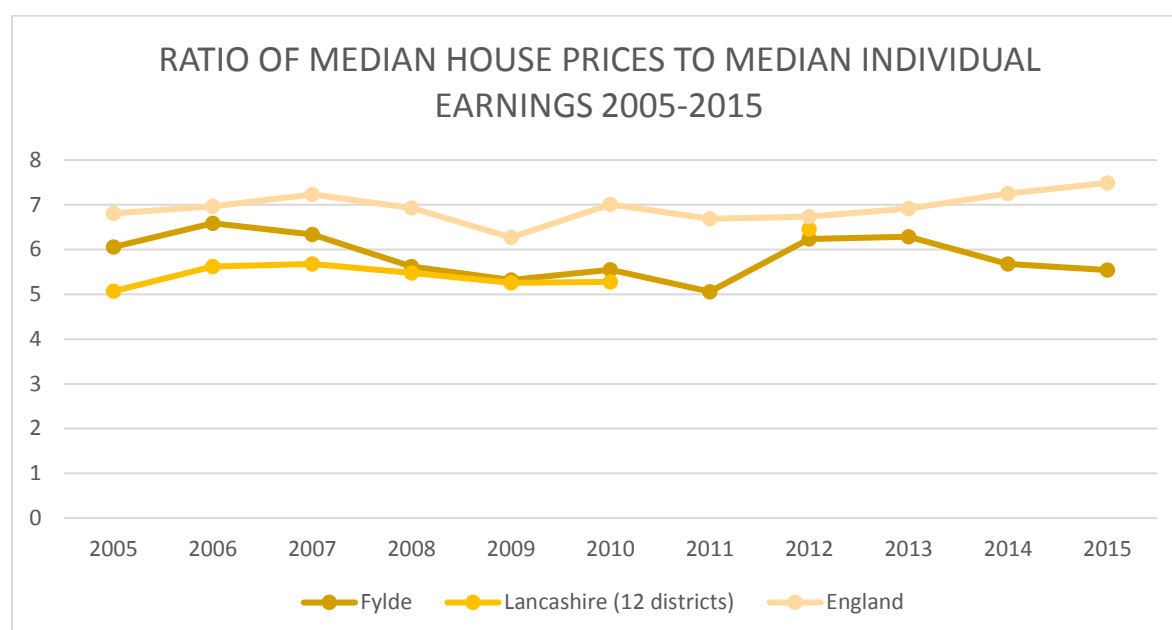
Source: Land Registry data, House Price Index

As shown in Graph 4, the house prices in Fylde are higher than the average for the 12 districts of Lancashire, but statistics show a slight steady decrease in price since 2010. Both England and Lancashire saw a sharp decrease in house prices between 2013 and 2014, whereas properties in Fylde largely kept their value in comparison.

Contextual Indicator 7: House Price/Earnings Ratio

In 2015, the house price to earnings ratio 7.49 for England as a whole was higher than the ratios for all the authorities in Lancashire. Higher ratios tend to indicate less affordable housing, greater demand and difficulty for households 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.

Graph 5: Ratio of House Prices to Earnings



Source: Department for Communities and Local Government: Housing Statistics (Table 577)

These statistics are based on house price data from the Land Registry and earnings data from the Annual Survey of Hours and Earnings (ASHE).

Since ASHE data is used, the denominator is not total income (which may include unearned money from items such as benefits or rent) but is instead individual earnings (which includes payment from employment but excludes self-employment). It is thus more accurate to refer to it as the median house price/earnings ratio.

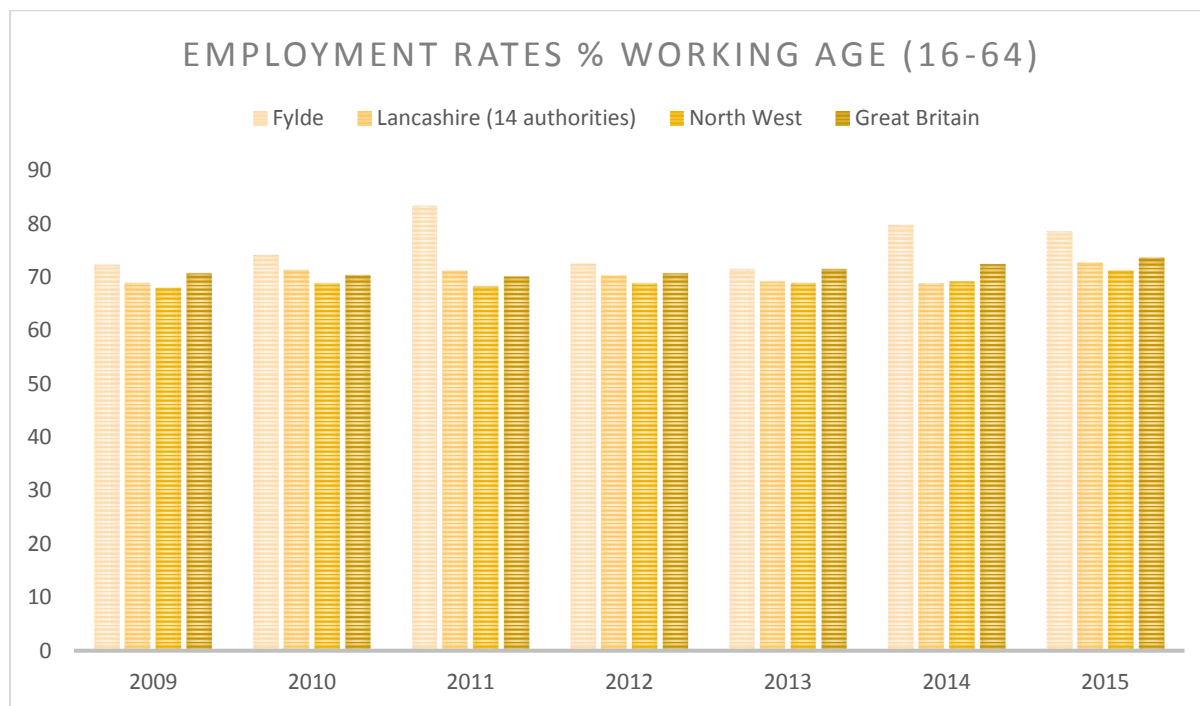
(A higher number denotes higher median house prices in relation to earnings).

In 2015, the house price to earnings ratio of 7.49 for England as a whole was higher than the ratios for all of the authorities in the Lancashire-14 area. Locally, there are some very wide variations in the ratios that emphasise the large disparities in general affordability across the Lancashire area, ranging from 3.62 to 7.38 (Fylde = 5.54) times earnings.

Although the figures are incomplete, generally Fylde has a higher median house price relative to earnings than the Lancashire average, but less than the England average (7.49). In 2015, the lower quartile house prices to lower quartile ratios were higher than the overall house price to earnings ratios in Fylde (5.78, +0.24), which indicates that it is even more difficult to get a foot on the housing ladder.

Contextual Indicator 8: Employed/Unemployed

Graph 6: Employment Rates



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

At the national level, the employment rate declined between 2009 and 2011, in comparison to Fylde which increased over this time period. The national level has since increased to reach 73.6% in 2015. For the North West, the 2015 result of 71.2% was somewhat below the national level. Fylde has consistently recorded high rates in excess of 70% and the national and Lancashire level.



The above graph shows that following a slight decline in the employment rate during 2012 and 2013, employment is gradually on the rise again. It is possible that the spike in employment rates in 2011 was an anomaly.

Contextual Indicator 9: Income Levels

As shown in Table 3 below, both the average weekly and yearly median gross income levels for Fylde are higher than both regional and national averages. In particular Fylde average mean income is significantly higher than the 12 districts of Lancashire.

Table 6: Median Gross Annual & Weekly Earnings - all employees in 2015

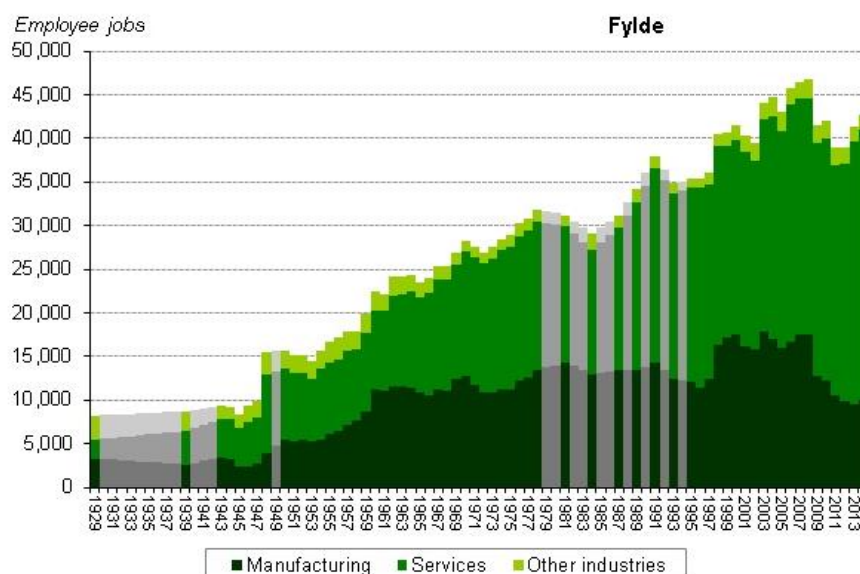
Area	Median Gross Weekly Earnings	Median Gross Annual Earnings
Fylde	£535.90	£29,574
Lancashire (12 districts)	£387.90	£20,576
Blackpool UA	£325.40	£17,451
North West	-	£21,051
United Kingdom	£425.80	£22,487

Source: Lancashire County Council - Lancashire Profile

Of the 14 local authorities that form the broader Lancashire area, both Fylde and Ribble Valley have long been viewed as the most affluent. Both contain 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. BAE Systems have large sites in both authorities that provide high paid jobs that underpin the local economies.

Employee numbers in Fylde increased in the decade to 2008 at a rate above the national and county average. Employment numbers between 2009 and 2014 reveal a 2.2% increase in the authority to reach a figure of 43,500.

Graph 7: Long-term Jobs

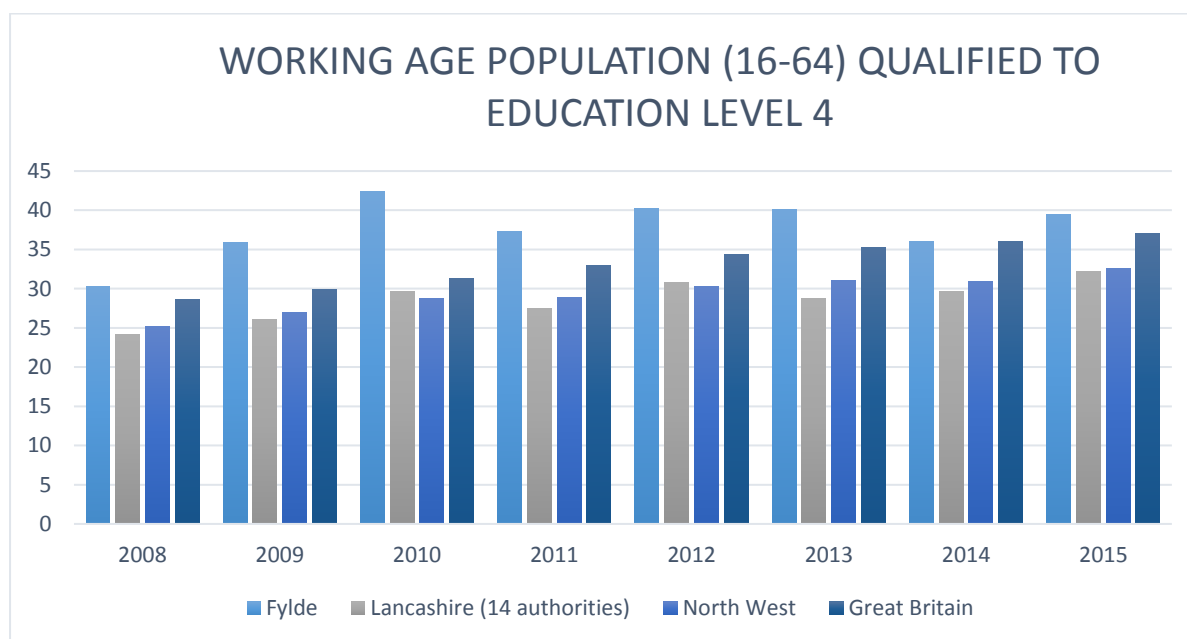


Source: Lancashire County Council - Lancashire Profile

Contextual Indicator 10: Education/Skill Level

Key stage 4 covers the two years of school education that incorporates GCSEs in maintained schools. The percentage of pupils achieving five or more A*- C grades at GCSE or equivalent including English and Maths in 2014/15 was 60.2% in the Fylde district.

Graph 8: 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.

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.

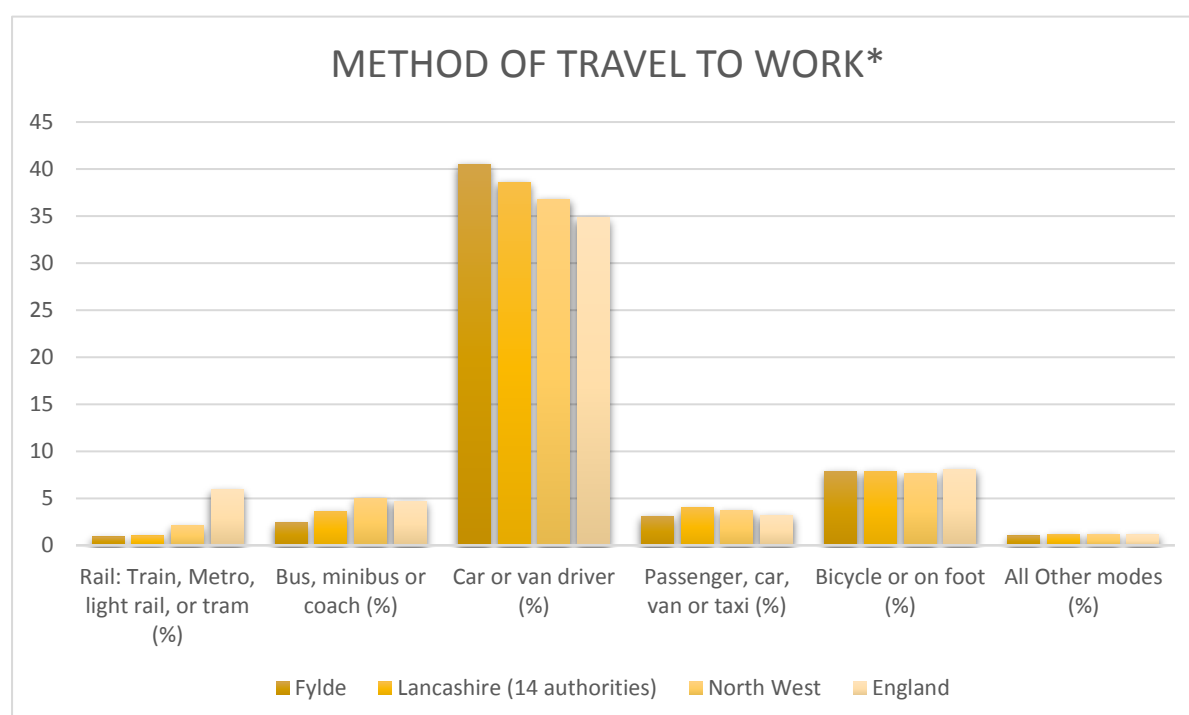
As shown in Graph 8 above, in 2010 Fylde had a significantly higher proportion of its population qualified to education Level 4 than both regional and national averages with 10% above the Lancashire average and 5% above Great Britain's average. However, this level has decreased slightly and more recent figures show that the percentage of Fylde residents qualified to education Level 4 has increased and is again significantly higher than both Lancashire and the North West.

Contextual Indicator 11: 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.

Graph 9: Method of Travel to Work



Source: ONS 2011 Census, Table CT0015: Method of Travel to Work (Alternative)

**Includes residents not in employment*

As shown in the above graph, a higher proportion of people in Fylde (40%) use their car or van to travel to work than regional (North West 37%) - or national averages (35%). Conversely significantly fewer people travel via bus or rail than regional and national averages.

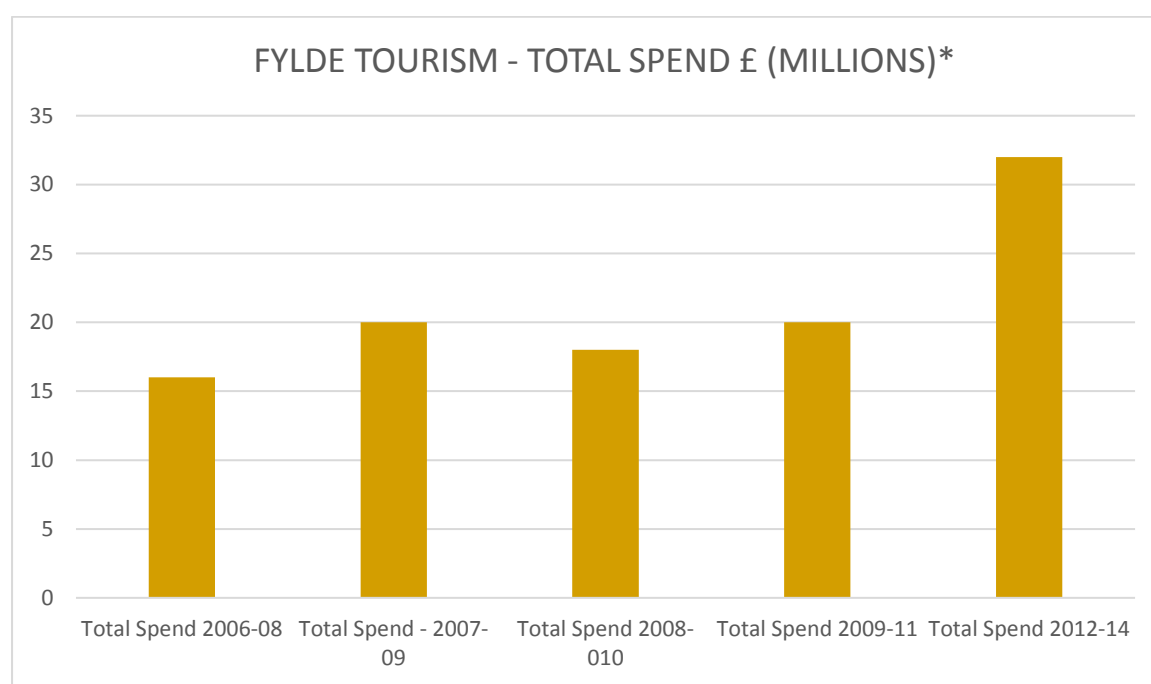
Similar numbers of people travel by bike or on foot to regional and national averages.

Contextual Indicator 12: Tourism

Tourism plays a significant role in the County of Lancashire; attracting 60 million visitors to the County who in 2013 contributed £3.25 billion pounds to the local economy and helping support 55,227 jobs. The Fylde peninsula comprising Blackpool, Fylde and Wyre is one of the most visited coastlines in the Country.

Leisure, culture and tourism make up an important industry in Fylde, accounting for 1 in 10 jobs. The Borough attracts over 3 million visitors each year, generating nearly £220 million spending in the local economy through a total of 4.25 million tourist days. More than three quarters of these visitors are day-trippers to the traditional seaside resorts of St Anne's and Lytham, the attractive market town of Kirkham and the picturesque villages. However, the 670,000 staying visitors generate more than 1.9 million visitor nights (an average of 2.9 nights per trip).

Graph 10: Fylde Tourism Spend



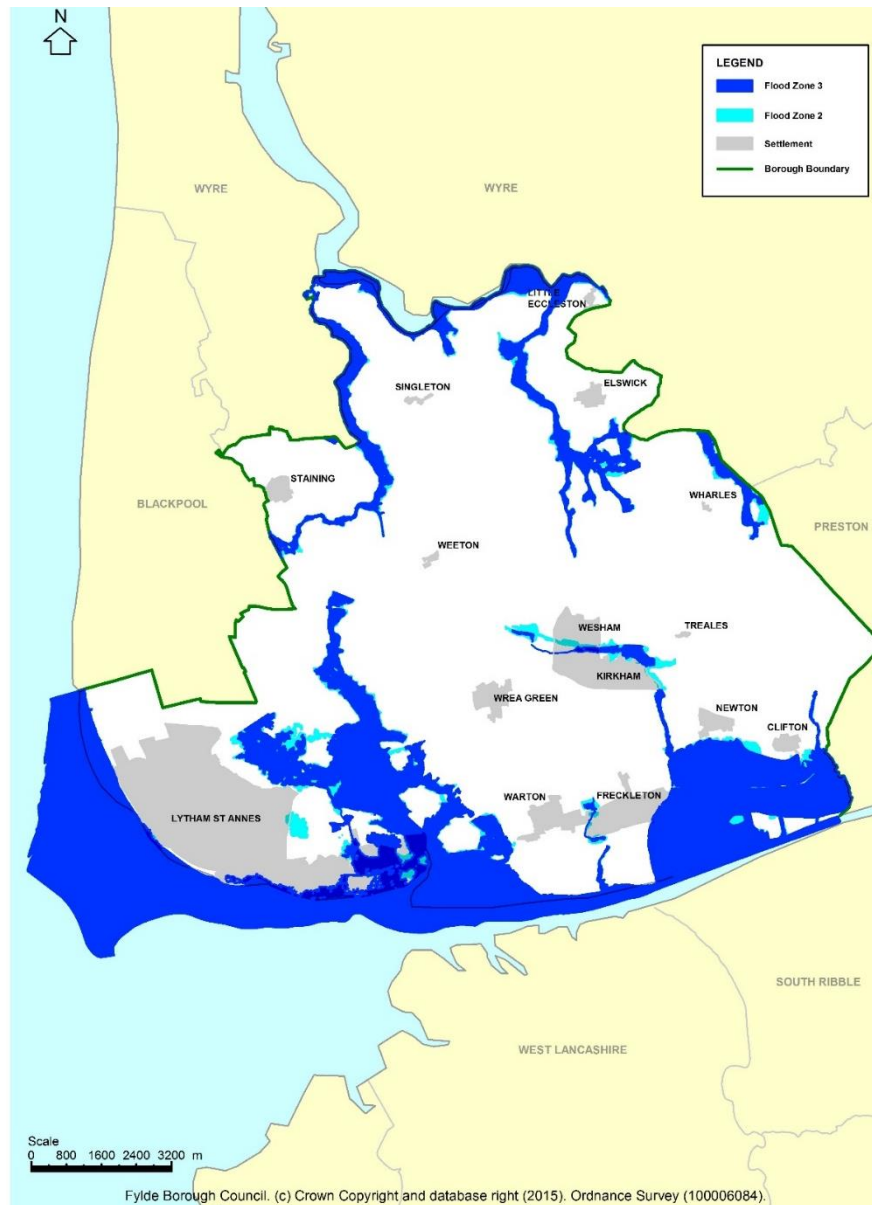
Source: VisitEngland Statistics

**Total Spend Includes holiday trips, business trips and trips to friends and relatives.*

The above statistics from VisitEngland originate from commissioned face-to-face interview surveys, and as shown above, according to VisitEngland statistics total tourism spend has increased significantly in Fylde overall from £16 million in 2006-2008 to £32 million in 2012-14.

Contextual Indicator 13: Areas of Flood Risk

Map 4 - Fylde borough showing areas in Flood Zones 2 and 3



As shown on Map 4, 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 14: Loss of Business Use to Residential

As of 31st March 2015 the table below shows all applications granted for residential use on land allocated for industrial purposes B1, B2 & B8.

Table 7: Loss of Business use to Residential

Location	Developed Hectares (Ha)	Under Construction (Ha)	With Planning Permission (Ha)	Total (Ha)
Guardian Road, Lytham	0.6			0.60
Cookson Bakery, Preston Road, Lytham	5.2			5.20
Lytham Quays, Dock Road, Lytham	2.26			2.26
Electronic Data Systems, Heyhouses, St. Annes		7.28		7.28
GEC Marconi, Lytham Road, Warton (part of BAE Employment Site)		7.82		
Overall Total				23.16

Source: Fylde Council: Business & Industrial Land Schedule

The above graph contains data from the Business and Industrial Land Schedule (Base date 31 March 2015). Unfortunately the latest Business and Industrial Land Schedule is not available at the time of this document being published.

As of 31st March 2015 a total of 6.75 hectares of additional employment land received Planning Permission or is under construction on unallocated sites. Fylde has 11.14Ha of land available on allocated sites and 10.13Ha of land available on existing Industrial sites for employment purposes. The average annual take up on allocated and existing industrial sites since 2001 is 0.99Ha.

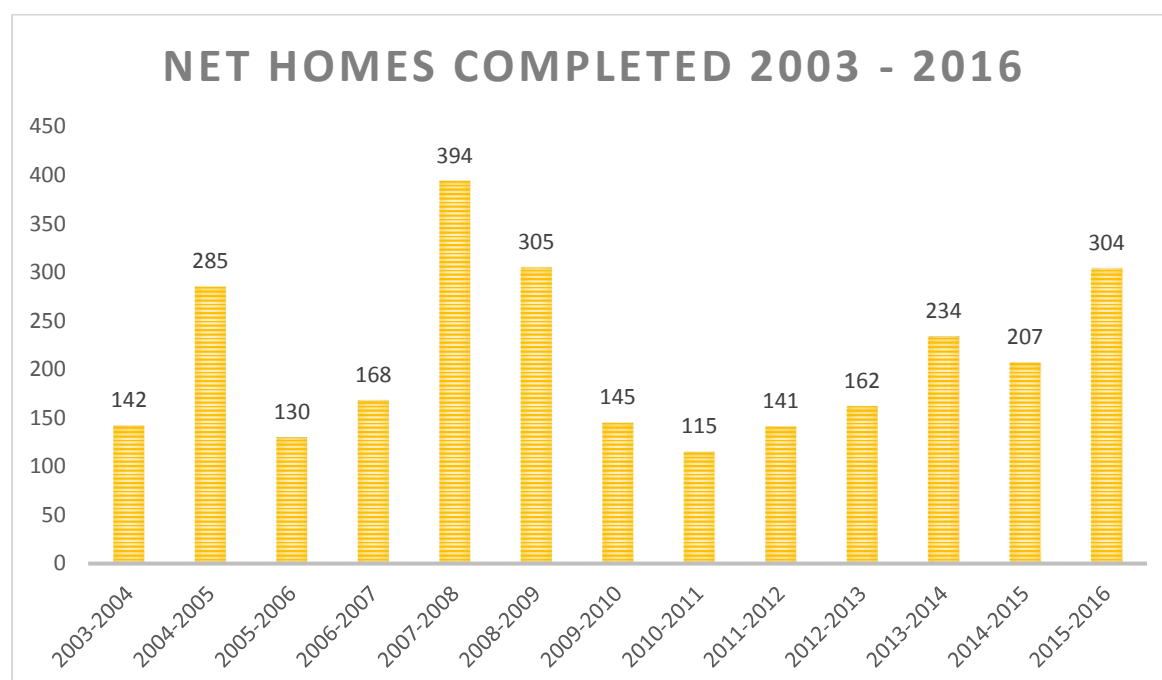
For further information relating to the Business & Industrial Land Schedules can be found on the Council website via the following hyperlink:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/industrial-land-schedule/>

LOCAL PLAN INDICATORS

Local Plan Indicator 1	Target	Local Plan Relevant Policy
Net additional homes completed	Annual homes completions against the target requirement of 370 homes per annum	S1: The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land

Graph 11: 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 previous official target of 306 dwelling per annum (dpa) was set by the now revoked Regional Spatial Strategy Target (RSS). However, following on from the Strategic Housing Market Assessment (SHMA) for the Fylde Coast authorities of Blackpool, Fylde and Wyre (published in February 2014) and the 2015 Housing Requirement Paper conclude that a figure of 370 dpa will meet the objectively assessed needs of the Borough. This figure of 370 dpa was subject to public consultation as part of the Revised Preferred in October 2015, however,

no substantial evidence was submitted as part of that consultation that would contradict this number and therefore 370 dpa will be taken forward to the Publication Version of the Plan.

As shown above in Graph 11, the number of net dwelling completions in Fylde has been increasing since the start of the plan period from 141 to 304. Between 1 April 2015 and 31 March 2016, 306 homes were completed (records taken from the Council's Building Regulation system. Of these, 283 were new build homes and 23 derived from conversions/change of use. There were two demolitions making a net housing completion of 304.

Table 8: Number of Homes (net) Granted Planning Permission 2007 – 2016

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

The number of new build approvals have increased considerably since last year, despite the number of conversions decreasing.

Target: Annual homes completions against the target requirement of 370 homes per annum – Target not met

Reasons:

- The volume of net dwelling completions is linked to the state of the wider economy, before the recession took hold fully in 2007-08 394 dwellings were completed, with the recession completions declined to 115 in 2010-11 and have gradually started to recover since (to 304 in 2015-16), mirroring the state of the wider economy.
- **370 dpa** represents a high level of delivery in relation to the level of delivery that was achieved even before the recession. There are constraints to delivery in terms of current low rates of delivery by the development industry, which the Council has been advised recently by the Development Industry may continue for some years. Sites will not be included in the Plan unless they are deliverable. Infrastructure improvements are needed, in particular highways and wastewater. This will all be set out in the Infrastructure Delivery Plan and Community Infrastructure Levy (CIL) funding will be provided.

Local Plan Indicator 2	Target	Local Plan Relevant Policy
5 Year supply	To have a 5 year supply of housing land	S1:The Settlement Hierarchy DLF1: Development Locations for Fylde H1: Housing Delivery and the Allocation of Housing Land

As a result of the introduction of the Framework, (paragraph 47) councils are now required to identify an annually supply of specific deliverable sites sufficient to provide a five year supply of housing when measured against their housing requirement figure.

Since 2011, the Borough has not met the OAN annual housing requirement. Rather, there has been a persistent under delivery (shortfall) of 800 homes against the annual housing requirement. The housing shortfall has been rolled forward and evenly distributed over the next five years, not the plan period ('the Sedgefield approach').

Under paragraph 47 of the Framework, a 20% buffer is required where there has been a record of persistent under delivery. The adjusted five year requirement for Fylde therefore comprises: five years-worth of the annual housing requirement, plus the shortfall; and a 20% buffer in accordance with the Framework.

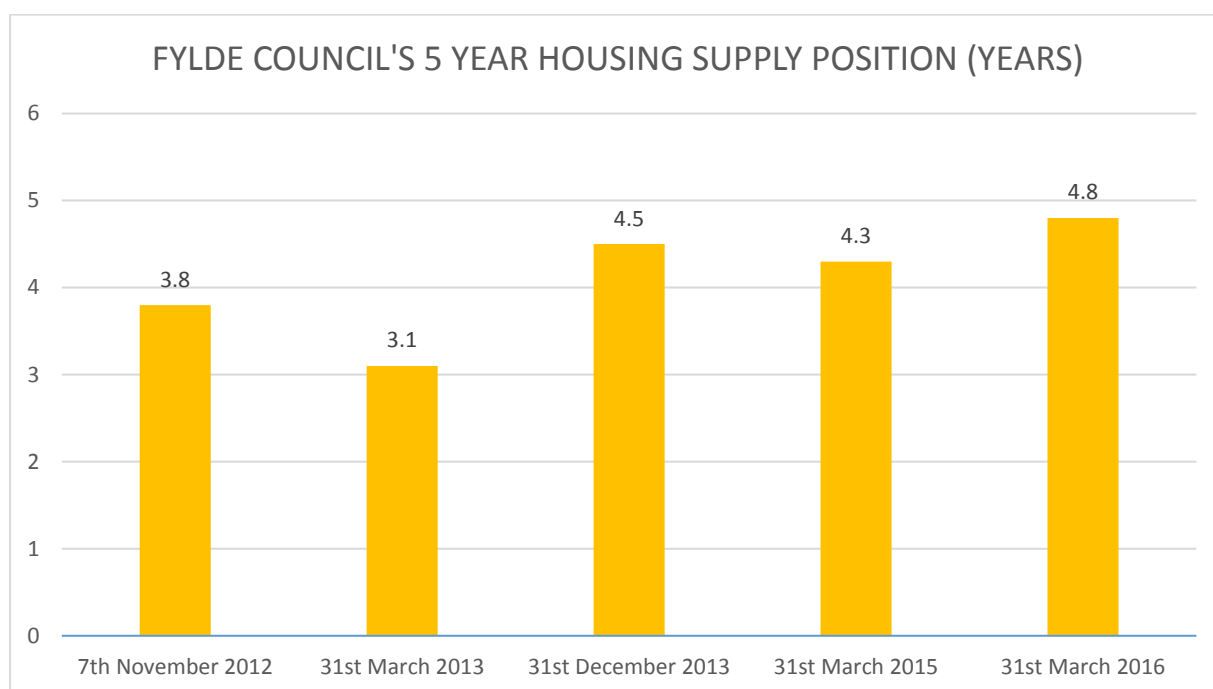
$$\begin{aligned} &\text{Adjusted Five Year Requirement} \\ &= \\ &(\text{Annual requirement} \times 5 + \text{Shortfall}) + 20\% \text{ buffer} \end{aligned}$$

The adjusted annual housing requirement at 31st March 2016 base date provides a **4.80 year housing supply**, as shown in Graph 13. There is an undersupply of 129 homes against the housing requirement of 370 homes per annum. That undersupply will increase, as we move forward in the Plan period, unless the Existing Supply and Potential Supply are bolstered.

For further information regarding the Five Year Housing Supply statement please use the following hyperlink:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/five-year-housing-land-supply/>

Graph 12: 5 Year Housing Supply Position



Source: Fylde Borough Council : 5 year Housing Supply Statement.

Target: To have a 5 year supply of housing land – Target not met (4.8 years supply)

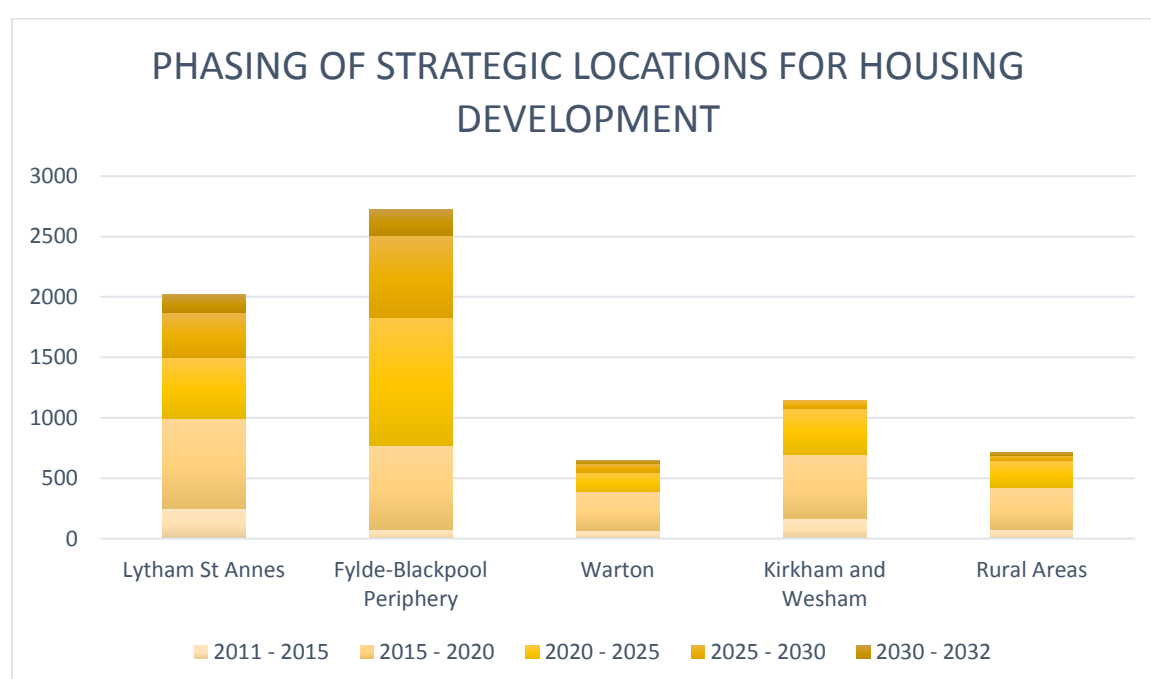
Reasons:

- The Five Year Housing Supply Statement was initially calculated against the rate contained in Policy L4 of the revoked Regional Spatial Strategy (RSS) for the North West of England.
- Since 2011, the Borough has not met its annual housing requirement and has therefore accrued a backlog of under completion. In accordance with the Framework, the accrued backlog and 20% buffer has led to an adjusted annual requirement of 525 dwellings at 31 December 2013.
- This position also reflects a number of local issues including the lack of an adopted Local Plan and the current build out rate. However, once the Plan is adopted it will provide the Borough with a 5 year supply of housing.



Local Indicator 3	Plan Target	Local Plan Relevant policy
Housing Trajectory	To deliver a minimum of 7,768 homes 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

Graph 13: Housing Trajectory



Source: emerging Fylde Local Plan to 2032 - Appendix 2: Housing Trajectory

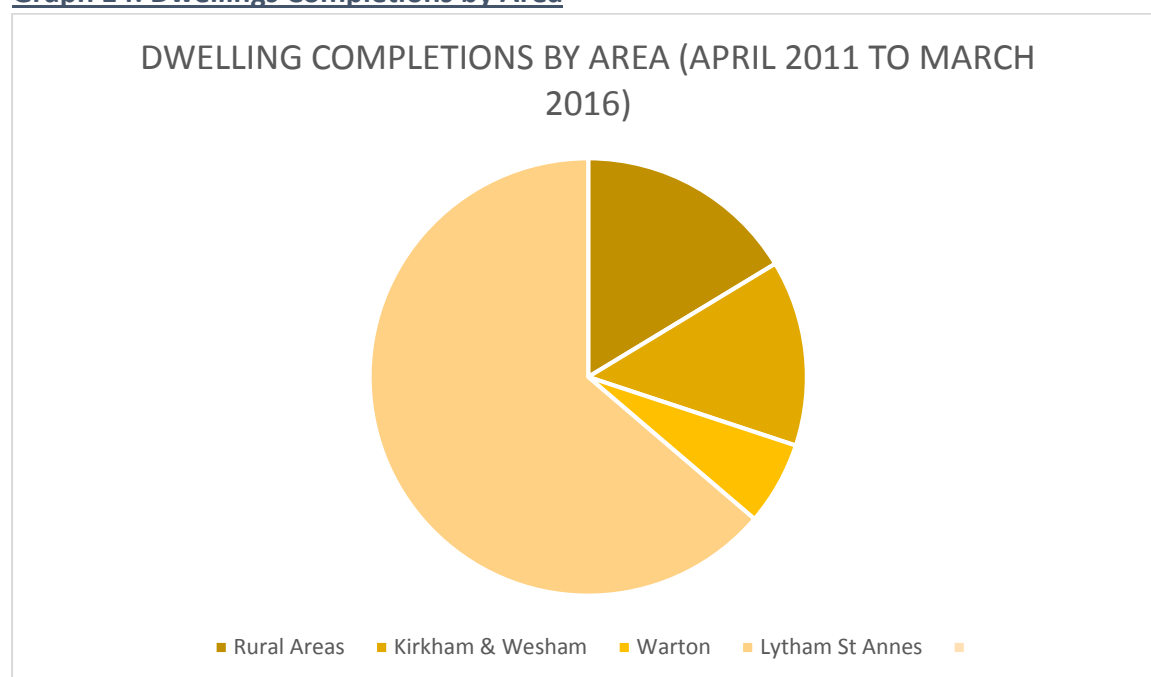
The above graph shows that the greatest number of dwellings are proposed for Fylde-Blackpool periphery, compared with Lytham and St Annes on previous AMRs.

Planning application commitments amount to 5,087 homes at 31 March 2016. This means that 65% of the plan period's requirement already has planning permission. Completions are anticipated to increase as larger sites commence delivery. A calculation of 370 dpa for 21 complete calendar years from 1 April 2011 to 31 March 2032 produces an overall housing requirement figure of **7,768** for the Plan period. The Council has identified sufficient sites, including an allowance for small sites and windfalls, to provide a supply figure of **7,891** homes over the Plan period.

Target: To deliver a minimum of 7,768 homes over the plan period from 1 April 2011 to 31 March 2032 – Target scheduled to be met within plan period (7,891).

Local Plan Indicator 4	Target	Local Plan Relevant policy
Location of homes completed in relation to Strategic Location for Development Policies	<p>Cumulative homes completed from the start of the Plan period on 1 April 2011 located within – Lytham and St Annes Strategic Location: 23.3%. Fylde-Blackpool Periphery Strategic Location: 29.2%. Warton Strategic Location: 10.6%. Kirkham and Wesham Strategic Location: 14.4%. Non-Strategic Locations 9.6%. Allowances: 12.8%</p>	<p>DLF1: Development Locations for Fylde</p> <p>H1: Housing Delivery and the Allocation of Housing Land</p> <p>SL1,SL2,SL3,SL4, SL5: Strategic Locations for Development</p>

Graph 14: Dwellings Completions by Area



Source: Fylde Borough Council - Planning Policy Team

As we can see from the above pie chart, a large proportion of development has taken place within the Strategic Location of Lytham and St Annes and the Rural Areas, however the latest Housing Land Availability Schedule, from where this information is extracted, has yet to take into account the Fylde-Blackpool Periphery Strategic Location, and as a result a number of these dwelling completions will be removed from the Lytham St Annes Strategic Location and the Rural Areas section and added to the Fylde-Blackpool Strategic Location.

As shown above in Graph 15, the greatest percentage of net dwellings between April 2011 and March 2016 were built in the Lytham St Annes area (64%) followed by the Rural Areas (16%), Kirkham/Wesham (13.8%) then Freckleton/Warton (6.2%).

Table 9: Brownfield/Greenfield Completions as Percentages (net)

Area	13/14						14/15						15/16					
	Br		Gr		Other		Br		Gr		Other		Br		Gr		Other	
	%	Act	%	Act	%	Act	%	Act	%	Act	%	Act	%	Act	%	Act	%	Act
Lytham St. Annes	42	100	1	1	0	10	48	111	0	0	0	0	26	81	0	0	0	0
Warton	19	46	0	0	0	0	10	24	4	10	0	0	21	64	0	0	0	0
Kirkham & Wesham	9	22	0	0	0	0	2	6	0	0	0	0	9	30	11	36	0	0
Rural Areas	17	41	10	24	0	0	8	19	26	59	0	0	7	22	24	73	0	0
Total	89	209	10	25	0	0	70	160	30	69	0	0	64	197	35	109	0	0
Cumulative %	73	2071	24	696	1	24	74	2238	25	758	1	44	73	2435	26	867	1	44
All Completions	234						229						306					

Source: Fylde Borough Council - Planning Policy Team

At 31st March 2016, there were 4,228 gross homes with planning permission, of which 1,169 were under construction and 3,059 had not yet commenced.

For further information regarding Housing Land Availability please visit the following link:
<http://www.fylde.gov.uk/council/planning-policy--local-plan-/housing-land-schedule/>

Target: Cumulative homes completed from the start of the Plan period on 1 April 2011 located within – Lytham and St Annes Strategic Location: 23.3%. Fylde-Blackpool Periphery Strategic Location: 29.2%. Warton Strategic Location: 10.6%. Kirkham and Wesham Strategic Location: 14.4%. Non-Strategic Locations 9.6%. Allowances: 12.8% – Target not met yet

Reasons:

- The emerging Local Plan has not yet been adopted therefore the number of proposed dwellings at Strategic Locations are yet to be finalised.
- As the Council has not yet met its 5 year supply of housing land availability, applications for housing outside the Strategic Locations have been difficult to resist in line with Framework policy and a number of planning appeals have been successful for this reason.



Local Plan Indicator 5	Target	Local Plan Relevant policy
High quality building design	All new housing developments should conform to National Technical Standards.	GD7: Achieving Good Design in Development H4: Affordable Housing

The importance of high quality design is integral to the emerging Local Plan and is therefore central to the planning of all development. Good design can deliver wider economic, environmental and social benefits. Therefore, it is not just an issue of visual appearance but how design can contribute to the way in which an area functions in the short term and also over the lifetime of the development.

On 27 March 2015 the Government launched a new approach to housing standards and published a new set of streamlined national technical standards. This included publication of: **Technical housing standards – nationally described space standard.**

This 'space standard' can only be applied where there is a local plan policy based on evidenced local need and where the viability of development is not compromised. The space standard will replace existing space standards used by local planning authorities. It is part of the planning system and is not a Building Regulation.

The standard deals with internal space within new dwellings and is suitable for application across all tenures. It sets out requirements for the gross internal floor area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of homes.

However, local planning authorities have the option to set additional technical requirements exceeding the minimum standards required by Building Regulations in respect of access and water, and an optional nationally described space standard. Local planning authorities will need to gather evidence to determine whether there is a need for additional standards in their area, and justify setting appropriate policies in their Local Plans.

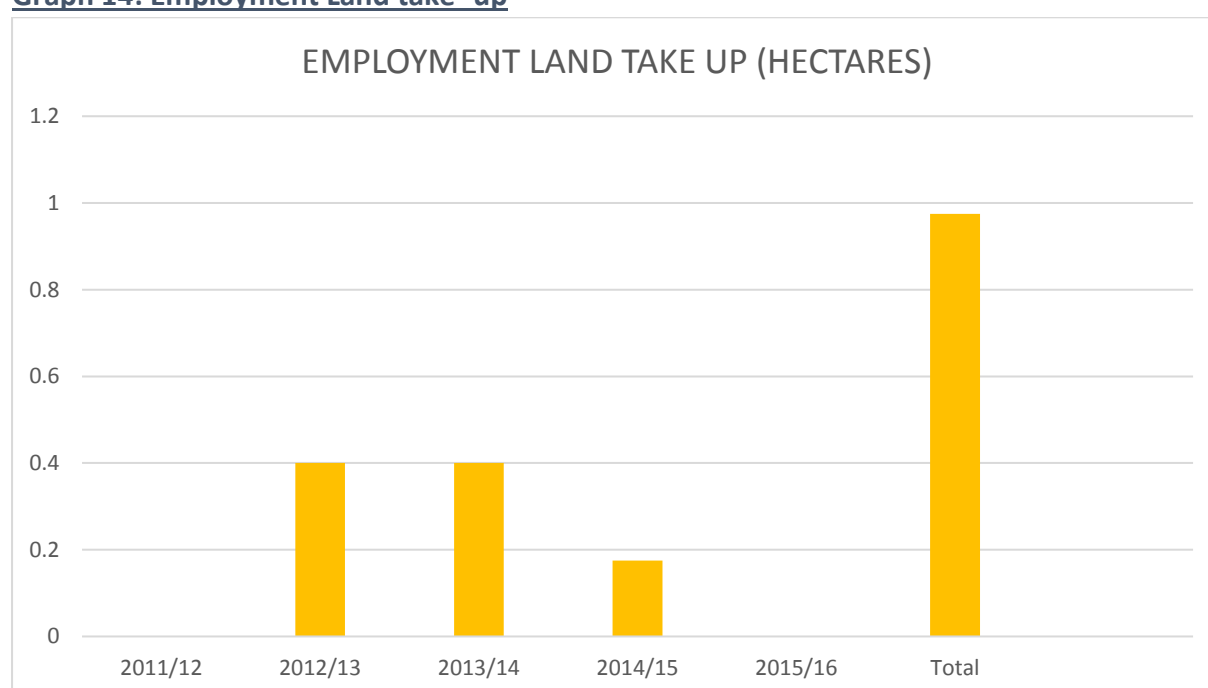
Target: All new housing developments should conform to National Technical Standards – Target - not met

Reasons:

- As these standards are moderately new and as the emerging Plan has not yet been formally adopted the Council do not currently have the justification to impose such standards through conditions on planning applications.

Local Plan Indicator 6	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, compared to the requirement of 60.6Ha during the plan period.	EC1: Overall Provision of Employment Land and Existing Employment Sites

Graph 14: Employment Land take- up



Source: Fylde Borough Council - Planning Policy

It has not been possible to fully update the above graph as the latest data from the Business and Industrial Land Schedule March 2016, was not available at the time of this document being published.

In order to monitor take up rate (completions), information was compiled by viewing planning permissions approved both during and prior to the study period. During 2014-2015, there had been development Whitehills Park Phase II with a total of 0.17 hectares developed.

Fylde has 11.14 hectares of land available on allocated sites and 10.13 hectares of land available on existing Industrial sites for employment purposes. The average annual take up on allocated and existing industrial sites since 2001 is 0.99 hectares. Since 2008/09 the majority of take up of land for business and employment has been at Whitehills Park.

Target: Cumulative take-up of land for employment development from the start of the plan period on 1 April 2011, compared to the requirement of 60.6Ha during the plan period – Target scheduled to be met within the plan period.

Local Plan Indicator 7	Target	Local Plan Relevant policy
Retain vibrant town centres	No net loss of retail floor-space in the town centres of Lytham, St Annes and Kirkham.	EC5: Vibrant Town, District and Local Centres

The Council have continued to monitor retail completions and permissions over the last 12 months. There have been no planning applications approved for a change of use that has resulted in the loss of any retail floor-space in the town centres of Lytham, St Annes or Kirkham.

Target: No loss of retail floor-space in the town centres of Lytham, St Annes and Kirkham – Target met

Local Plan Indicator 8	Target	Local Plan Relevant policy
Retaining leisure, culture and tourism facilities in the Island Sea Front Area	No net loss of leisure, culture and tourism uses from the Island Sea Front Area in St Annes.	EC6: Leisure, Culture and Tourism Development

No planning applications for change of use of the existing leisure and tourism outlets, have been received by the Council within the Island Sea Front Area in St Annes over the last 12 months.

Target: No loss of leisure, culture and tourism uses from the Island Sea Front Area in St Annes – Target met

Local Plan Indicator 9	Target	Local Plan Relevant policy
Retain the Holiday Areas for serviced tourism accommodation	No net loss of hotels and serviced tourism accommodation in the Holiday Areas in St Annes.	EC7: Tourism Accommodation

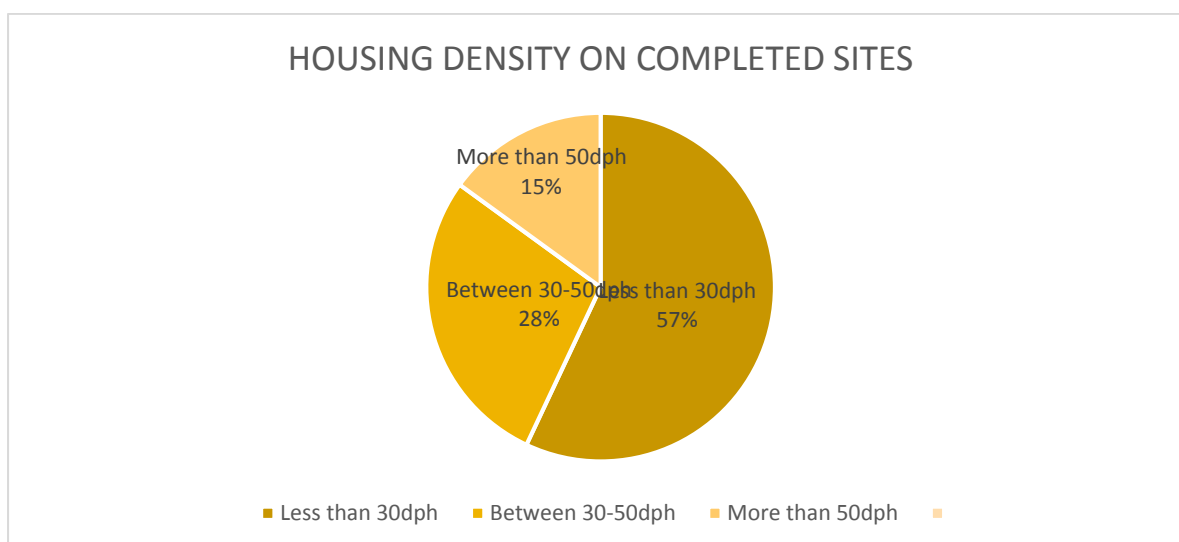
To date there have been no planning applications received for change of use, and as such there has been no net loss of hotels and serviced tourism accommodation in the Holiday Areas of St Annes.

Target: No net loss of hotels and serviced tourism accommodation in Holiday Areas in St Annes – Target met

Local Plan Indicator 10	Target	Local Plan Relevant policy
Sustainable and efficient use of land	A density target of 30 homes per hectare or more in Strategic Locations for Development, Key Service Centres. Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements.	H2: Density and Mix of New Residential Development

Paragraph 58 of the Framework refers to optimising the potential of a site to accommodate development, close attention must be paid to the densities achieved on new housing developments. Encouraging housing developments which make more efficient use of land (between 30 and 50 dph).

Graph 15: Housing Density on Completed Sites



Source: Fylde Borough Council - Planning Policy

Of the new build completions this year 57% were less than 30 dwellings per hectare, 28% were between 30 and 50 dwellings per hectare and 17% were greater than 50 dwellings per hectare.

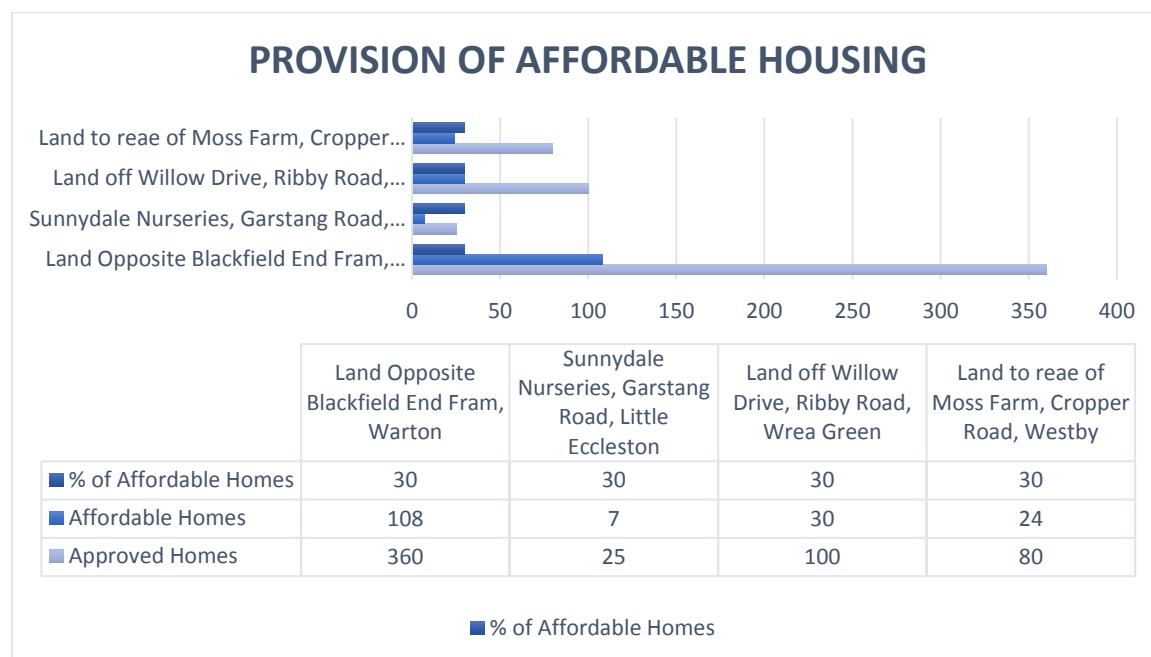
Target: A density target of 30 homes per hectare or more in Strategic Locations for Development, Key Service Centres, Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements – Target not met

Reason:

- The emerging Plan has not yet been adopted therefore the number of proposed dwellings at Strategic Locations are yet to be finalised and as planning applications are still being submitted density targets have yet to be met.

Local Plan Indicator 11	Target	Local Plan Relevant policy
Number of affordable homes built	Number of market housing schemes of more than 10 homes that provide 30% affordable homes	H4: Affordable Housing

Graph 16: Approved Applications with Affordable Housing (of 10 or more homes)



A total of four planning applications were approved in 2015/16 with the provision of affordable housing, providing 169 new affordable dwellings. This equates to a 10% increase on the numbers for 2014/2015.

The graph clearly shows that planning applications being approved have been meeting the target of providing 30% of affordable homes as part of the requirement of Policy H4 of the Plan.

Target: Number of market housing schemes of more than 10 homes that provide 30% affordable homes – Target met.



Local Plan Indicator 12	Target	Local Plan Relevant policy
Improving community health	Number of Health Impact Assessments (HIA) submitted alongside major planning applications.	HW1: Health and Wellbeing

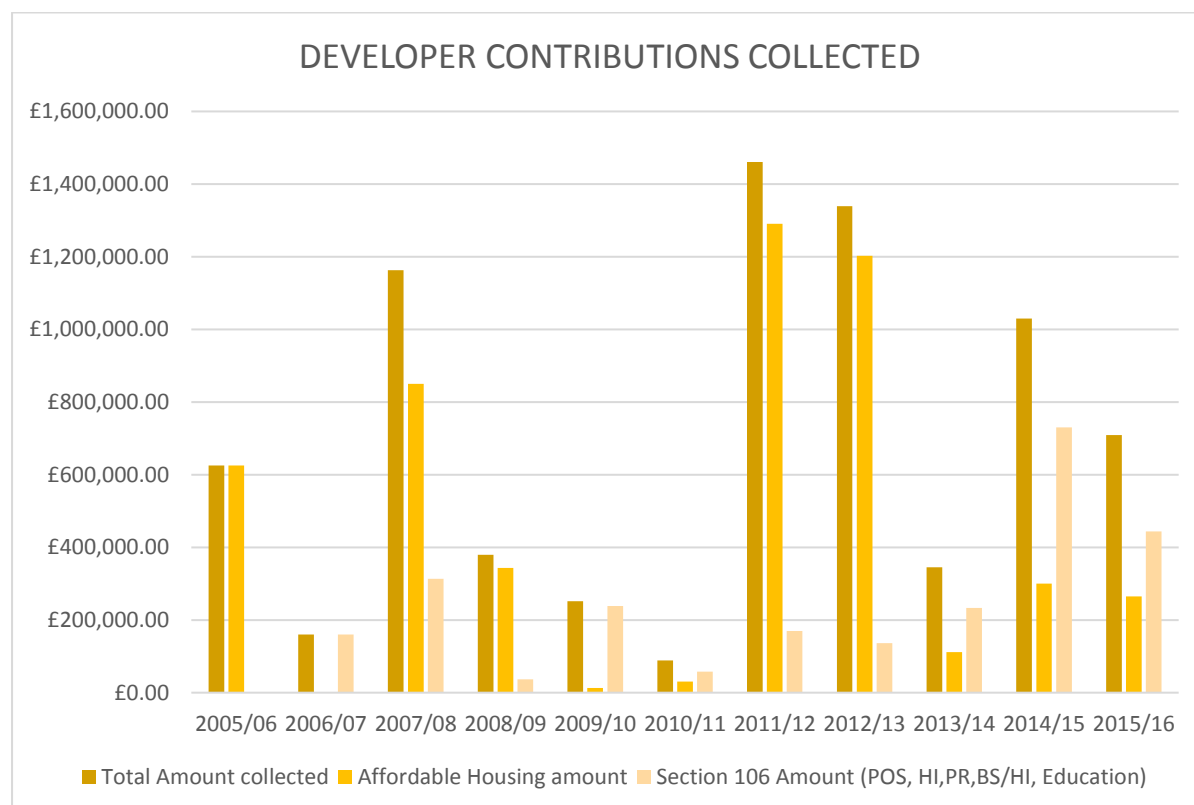
No Health Impact Assessments (HIA) have been received as part of any major planning applications during the base date of this document.

Target: Number of Health Impact Assessments (HIA) submitted alongside major planning applications – Target met



Local Plan Indicator 13	Target	Local Plan Relevant policy
Value of developer contributions collected	Amount collected each year (as well as the actual implementation of infrastructure projects)	INF2: Developer Contributions

Graph 17: Developer Contributions Collected



Source: Fylde Council (2016)

The above graph displays the amount of developer contributions collected each year for the last 10 years. It is apparent that 2011-2013 were prolific years with significant developer contributions collected, followed by a less productive year in 2013/14, however, there have been positive improvements in the value of developer contributions collected since then.

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. To date the Council has received **£1,858,797** from 1 April 2011 to 31 March 2016.

Target: Amount collected each year (as well as the actual implementation of infrastructure projects) – Target met

Local Plan Indicator 14	Target	Local Plan Relevant policy
Reduction in road traffic congestion through modal shift away from car use to alternative forms of transport	Percentage use of different modes of transport i.e. by assessing the annual method of travel to work data	T4: Enhancing Sustainable Transport Choice

Unfortunately Lancashire County Council (LCC) are currently experiencing unprecedented change and financial constraints, and will continue to do so until 2020. As a result of this it has dictated the way LCC delivers its services, and unfortunately due to cost implications and man hours LCC will no-longer be producing information relating to the different modes of transport on a yearly basis.

However, the 2011 Census data confirmed that a higher proportion of people in Fylde (40%) use their car or van to travel to work than regional (North West 37%) or national averages (35%). Conversely significantly fewer people travel via Bus or Rail than regional and national averages (please see Graph 9: Method of Travel to Work for further details).



Similar numbers of people travel by bike or on foot to regional and national averages.

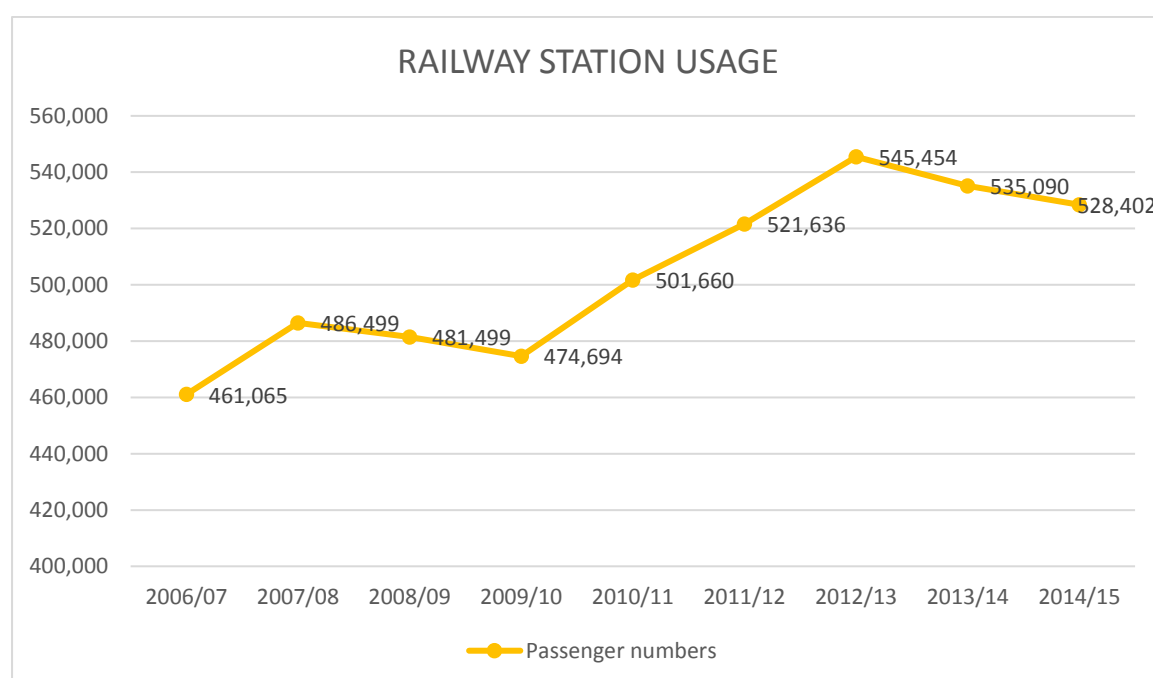
Target: Percentage use of different modes of transport i.e. by assessing the annual method of travel to work data – Target – Unknown

Reasons:

- This method of data is collected every ten years as part of the national census, with the occasional updated data.
- It maybe that a different Indicator has to be used in future, as this indicator may not be considered SMART as it relies on data that is only collected every 10 years.

Local Plan Indicator 15	Target	Local Plan Relevant policy
Improvements and upgrades, to the Fylde Railway Network (i.e. North Fylde Line and South Fylde line)	Net increase in numbers of passengers using the Fylde Railway network	T4: Enhancing Sustainable Transport Choice

Graph 18: Railway Station Usage



Source: Fylde District Profile www.lancashire.gov.uk.

Within the Borough of Fylde there are seven railway stations. From the graph above, we can see that the number of railway passengers using the services within Fylde has steadily declined since it peaked in 2012/13 (which corresponds with the year Royal Lytham & St. Annes Golf Course hosted The Open). Although numbers appear to be in decline they are still significantly greater than those numbers prior to 2012-2013,

Target: Net increase in numbers of passengers using Fylde Railway Network – Target not met.

Reasons:

- Improvements to the South Fylde Line are being discussed with LCC and various other stakeholders, however funding sources for these infrastructure upgrades remain uncertain and to date no formal decision has been made in regards to these upgrades.

Local Plan Indicator 16	Target	Local Plan Relevant policy
Minimise the amount of inappropriate development in Flood Zones 2 and 3	Number of planning applications granted permission for inappropriate development in Flood Zones 2 and 3	CL1: Flood Alleviation, Water Quality and Water Efficiency SL1, SL2, SL3, SL4 and SL5: Strategic Locations for Development

No inappropriate planning applications have been approved in Flood Zones 2 and 3.

Target: Number of planning applications granted permission for inappropriate development in Flood Zones 2 and 3 – Target met.

Local Plan Indicator 17	Target	Local Plan Relevant policy
Change in areas of biodiversity importance	Net gains in biodiversity	ENV2: Biodiversity

A new Biodiversity Heritage Site has been designated at Lytham Moss. The site measures 282.549 in hectares. Although this is not a statutory designated site, it is known to be functionality linked to the Ribble and Alt Estuaries Special Protection Area due to the number of foraging wintering birds which have visited this area.

Target: Net gains in biodiversity – Target met

Local Plan Indicator 18	Target	Local Plan Relevant policy
Amount of sport recreation and informal 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) HW3: Provision of Indoor and Outdoor Sports Facilities

Within the period 1 April 2014 to 31 March 2015 there have been no net gains in sports pitches and open space provision or any losses. However, the Council have 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.

Target: Net gains in sports pitches and open space provision – Target scheduled to be met within plan period.

Local Plan Indicator 19	Target	Local Plan Relevant policy
19a) Number of Heritage Assets on Historic England's "At Risk" register	No Heritage Assets in Fylde on Historic England's "At Risk" register by the end of the plan period in 2032	ENV5: Historic Environment
19b) Number of listed buildings and buildings in Conservation Areas lost through development proposals	No loss	
19c) Conservation Area Appraisals	Maintained up-to-date Conservation Area Appraisals	
19d) Publication of a local list of heritage assets	Review local list once established	

19a): To date, Fylde have only one Listed Building on the Historic England's "At Risk" register. However, funding has been secured to restore this asset, and works are due to take place over two phases. Phase 1 includes repairs to the building to make it watertight, including pointing where required, and addressing any weak points. Phase 2 of the restoration includes alterations to change the casement windows to sash and replace the cement render in the courtyard to lime render.

Target 19a): No heritage Assets in Fylde on Historic England's "At Risk" register by the end of the plan in 2032 – Target scheduled to be met within plan period

19b): To date no Listed Buildings have been demolished within the emerging Local Plan period for any development proposals.

Target 19b): No loss – Target met

19c): Work has started on updating and producing Conservation Area Appraisals, all of which will be in place and regularly updated and maintained within the plan period.

Target 19c): Maintained up-to-date Conservation Area Appraisals – Target scheduled to be met within plan period

19d): The Council is in the process of forming a Local List and have employed additional staff in order to complete this task. This will be completed well within the plan period.

Target 19d): Review local list once established – Target scheduled to be met within plan period

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.

The below table 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:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/neighbourhood-planning/>

Table 10: Neighbourhood Plan Progresses

Regulations	Ribby-with Wrea Parish Council	Staining Parish Council	St. Annes 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 & 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	

7. INFRASTRUCTURE DELIVERY PLAN PROGRESS

Draft Infrastructure Delivery Plan September 2015

A draft Infrastructure Delivery Plan (IDP) has been produced and was consulted on at the same time as the Local Plan Revised Preferred Option consultation in October/November 2015.

It provides the background evidence on the key Infrastructure requirements of the borough in order to accommodate the development set out in the emerging Fylde Local Plan to 2032.

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 Schedule (IDS)

The Infrastructure Delivery Schedule (IDS) 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 IDS of key infrastructure projects is included in Appendix C 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 be updated and reviewed as the next version of the Emerging Local Plan is finalised, to assess the status of current projects and to add any further necessary infrastructure projects. 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 latest version of the IDP can be found at:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/local-plan-to-2030-consultations/draft-publication-version-local-plan/>

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

8. COMMUNITY INFRASTRUCTURE LEVY (CIL)

Community Infrastructure Levy

The Community Infrastructure Levy (CIL) is a new charge on some forms of built development; it allows the Charging Authority (i.e. Fylde Council) to levy a charge on owners or developers carrying out built development so that they contribute to the costs of providing the infrastructure needed to support development of the area. It will fund infrastructure projects such as transport, education, leisure and health which will need to be set out in a list known as a Regulation 123 list.

Viability Assessment

The Council has appointed Keppie Massie to undertake an assessment of the viability of the emerging Local Plan and prepare a Community Infrastructure Levy (CIL) Preliminary Draft Charging Schedule. Their work will ensure that development is not subject to such a burden of policy requirements as to render it unviable and to prevent the delivery of the Plan's objectives.

Community Infrastructure Levy Preliminary Draft Charging Schedule

The project will also be looking at whether or not there is the capacity in the borough to support a Community Infrastructure Levy (CIL), a charge on new development. The charge can be differentiated by geographical area and by development type. The charge must be based upon viability evidence.

The Framework links CIL and Local Plan preparation stating that, where practical CIL charges should be tested alongside the Local Plan. Two stages of consultation will need to take place, commencing with consultation on a Preliminary Draft Charging Schedule; followed by a further consultation in respect of the Draft Charging Schedule. The schedule will then need to be submitted to the Planning Inspectorate for an independent examination of the proposed charging rates. It is tended to start the first round of consultation con-current with consultation on the Publication Version of the Plan, which is to be expected August/September 2016.

Following adoption of the Charging Schedule, CIL will become the primary source of infrastructure funding available through development management decisions for the majority of developments.

Community Infrastructure Levy Reporting

Details of Community Infrastructure Levy (CIL) receipts and expenditure will be reported in subsequent Authority Monitoring Reports if and when the Community Infrastructure Levy is implemented.

Further updated information relating to the Community Infrastructure Levy can be found online at:

<http://www.fylde.gov.uk/council/planning-policy--local-plan-/local-development-framework/community-infrastructure-levy/>

9. DUTY TO COOPERATE

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.

The following are the local planning authorities, county council's and 'prescribed' bodies that are relevant within the context of the Duty to Co-operate for Fylde:

- Blackpool Council (as a neighbouring authority)
- Lancashire County Council (LCC)
- Preston Borough Council
- South Ribble Council
- West Lancashire Council
- Wyre Borough Council (as a neighbouring authority)
- Civil Aviation Authority
- Environment Agency (EA)
- Fylde and Wyre Clinical Commissioning Group
- Highways England
- Historic England
- Homes and Communities Agency
- Lancashire Local Enterprise Partnership
- Local Nature Partnership
- Marine Management Organisation
- The National Health Service Commissioning Board (NHS England)
- Natural England (NE)
- The Office of Rail regulation

These organisations have all been consulted upon at every stage of the Local Plan process.

Fylde Council has also co-operated with several other bodies and organisations on strategic issues relevant to the Local Plan, such as:

- Blackpool Airport
- Emergency services
- Health Services
- Network Rail
- Sport England
- Various Utility Providers

A list of actions undertaken relating to the Duty to Cooperate are provided below.

Fylde Council and Environment Agency Duty to Cooperate Meetings

A list of meetings undertaken with the Environment Agency (EA) and the topic areas discussed are provided in the table below.

Date of Meeting	Topic areas
Thursday 1 July 2010	Current deficits Plans/Strategies SHLAA sites
Tuesday 11 December 2012	Flooding and water issues of the Borough Sites in Flood Zone 2 and 3 Clarification of EA role Sequential approach Surface Water
17 September 2013	Housing / employment / mixed-use allocations Surface water flooding LCC -SuDS approval body Comments on Local Plan policies

In addition to the above, the Council meet monthly with officers from EA through the **Fylde Peninsula Water Management Partnership** (FPWMP). This partnership was created 2011 between the EA, United Utilities, Blackpool, Fylde and Wyre Councils, LCC and Love my Beach. The aim of the partnership is to look 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
Friday 2 December 2011	Core strategy Junctions Transport modelling A585 Funding Traffic levels and patterns
Friday 20 May 2011 (Including LCC Highways)	M55, Junction 1 Whyndyke / M55 hub Queensway Blue route

Thursday 12 December 2013	Highways England Initial Assessment Report Next Steps
Thursday 07 January 2016	Singleton Cross Roads – By-pass

Evidence Base

When commissioning its evidence base Fylde Council has worked with the Fylde Coast Authorities of Blackpool and Wyre. The Three Authorities comprise the strategic housing market area, therefore the Strategic Housing Market Assessment and Gypsies and Travellers Accommodation Assessment were commissioned jointly. In addition the Retail Study was updated in conjunction with Wyre.

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

A list of meetings undertaken with regard to the Fylde Coast and the topic areas discussed are provided in the table below:

Date of Meeting (all authorities unless stated)	Topic areas
Wednesday 2 November 2011 (Fylde and Wyre)	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 Shale Gas Exploration
Wednesday 23 November 2011 (Fylde and Blackpool)	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 Whyndyke Farm
Monday 8 October 2012 (Fylde, Blackpool and Wyre)	Update from each authority on their LP timetable and current issues. Compliance with the Duty to Co-operate Memorandum of Understanding(MoU)

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

	Viability Testing and CIL
Monday 21 January 2013	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 Ecclestone
Thursday 28 February 2013	MoU Finalising Whyndyke
Wednesday 5 June 2013	MoU Draft Governance Joint Officer Member Steering Group (JOMSG) Local Plan Updates GTAA SHMA Retail Study Transport Master Plan Bathing Waters Local Enterprise Partnership
Wednesday 14 August 2013	Memorandum of Understanding West Lancs Table Local Plan updates Minerals and Waste Local Plan Gypsies and Travellers
Wednesday 9 October 2013	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
Wednesday 27 November 2013	SHMAA GTAA Economy – LEP – various issues Local Plans update
Monday 27 January 2014	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

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

	Local Plan Updates GTAA SHMA Retail Study Update Transport Master Plan
Tuesday 25 March 2014	GTAA MoU Local Plan Updates Viability Study SHMA Retail & Economic Updates Fylde Coast Highways and Transport Masterplan
Wednesday 28 May 2014	GTAA Blackpool draft Statement of Compliance DTC MoU Fylde Coast Highways and Transport Masterplan Local Plan Updates
Wednesday 17 September 2014	LEP Economic Update Fylde Coast Economic Development update Fylde Coast Highways and Transport Masterplan update GTAA SHMA update Local Plan updates
Tuesday 02 December 2014	Fylde Coast Highways and Transport Masterplan update LEP Update GTAA Fylde Coast SHMA Addendum Local Plan and Core Strategy updates
Monday 09 March 2015	Fylde Coast Growth Accelerator Strategy Enterprise Zone – Blackpool Airport and surrounding land Update of Memorandum of Understanding – August 2013 Local Plan updates
Friday 08 May 2015 (Fylde & 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
Monday 03 July 2015	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
Tuesday 22 September 2015	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
Monday 07 December 2015	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

Fylde Coast and Members Duty to Cooperate

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
Wednesday 19 November 2014	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
Wednesday 21 January 2015	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
Monday 30 March 2015	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

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

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
Tuesday 22 November 2011	<p>Introductions/ update on Local plans and supporting documents and specific topic areas:</p> <ul style="list-style-type: none"> • Housing, • Economy, • Retail, • Infrastructure, • Health, • Community Infrastructure, • Climate change, • Coastal management. • Natural and historic environment • Neighbourhood plans
Tuesday 25 September 2012	<p>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</p>
Tuesday 15 January 2013	<p>Update on Local Plan Progress Neighbourhood Plans Transport Issues – Preston Western Distributor Road and new junction 2 of the M55 Water and Wastewater Issues</p>
Tuesday 3 September 2013	<p>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)</p>
Tuesday 28 January 2014	<p>Update on Local Plans and Neighbourhood Plans progress Master Plan for North West Preston Housing Numbers Areas of Separation Community Infrastructure Levy (CIL) GTAA</p>
Friday 15 May 2015	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
Wednesday 09 March 2016	Local Plan Updates Neighbourhood Plans City Deal Updates Developments in North West Preston Affordable Housing GTAA CIL

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.

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

APPENDIX A:

LOCAL PLAN TIMETABLE

Local Plan Stage	2015												2016												2017				2018
	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Jan	Feb	Mar	Jan		
Draft Revised Preferred Option (RPO) (Single Plan)																													
RPO Consultation (7weeks)																													
Responses Report																													
Local Plan Publication Version Plan preparation																													
Local Plan Publication Consultation (6 weeks)																													
Modifications																													
Submission																													
Examination in Public																													
Adoption																													
SPD's																													
Affordable Housing																													
Open Spaces – Community Sums																													
Parking Standards																													
Biodiversity																													
Renewable Energy																													
Advertisement																													

Source: Fylde Council – Local Development Scheme (November 2015)

APPENDIX B: PERFORMANCE MONITORING FRAMEWORK

Local Plan Part 1 Policy	Frame-work Indicator	Indicator	Target	Delivered by
S1: The Settlement Hierarchy and DLF1: Development Locations for Fylde and H1: Housing Delivery and the Allocation of Housing Land	1	Net additional homes completed.	Annual homes completions against the target requirement of 370 homes per annum.	Fylde Council, Developers, Housing Associations and Infrastructure Providers.
S1: The Settlement Hierarchy and DLF1: Development Locations for Fylde and H1: Housing Delivery and the Allocation of Housing Land	2	5 Year Supply.	To have a 5 year supply of housing land.	Fylde Council, Developers, Housing Associations and Infrastructure Providers.
S1: The Settlement Hierarchy and DLF1: Development Locations for Fylde and H1: Housing Delivery and the Allocation of Housing Land	3	Housing Trajectory.	To deliver a minimum of 7,768 homes over the plan period from 1 April 2011 to 31 March 2032.	Fylde Council, Developers, Housing Associations and Infrastructure Providers.
DLF1: Development Locations for Fylde and SL1, SL2, SL3, SL4 and SL5: Strategic Locations for Development and H1: Housing Delivery and the Allocation of Housing Land	4	Location of homes completed in relation to Strategic Location for Development Policies.	Cumulative homes completed from the start of the Plan period on 1 April 2011 located within - Lytham and St Annes Strategic Location: 23.3% . Fylde-Blackpool Periphery Strategic Location: 29.2% .	Fylde Council, Housing Associations, Developers and Infrastructure Providers.

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			Warton Strategic Location: 10.6% . Kirkham and Wesham Strategic Location: 14.4% . Non-Strategic Locations: 9.6% Allowances: 12.8% .	
GD7: Achieving Good Design in Development and H4: Affordable Housing	5	Higher quality building design.	All new housing developments should conform to National Technical Standards.	Fylde Council, Developers and architects.
EC1: Overall Provision of Employment Land and Existing Employment Sites	6	Employment land take-up.	Cumulative take-up of land for employment development from the start of the plan period on 1 April 2011, compared to the requirement of 60.6Ha.during the plan period.	Fylde Council, Businesses, Developers, Investors and Infrastructure Providers.
EC5: Vibrant Town, District and Local Centres	7	Retain vibrant town centres.	No net loss of retail floor-space in the town centres of Lytham, St Annes and Kirkham.	Fylde Council, Businesses, Developers and Investors.
EC6: Leisure, Culture and Tourism Development	8	Retaining leisure, culture and tourism facilities in the Island Sea Front Area.	No net loss of leisure, culture and tourism uses from the Island Sea Front Area in St Annes.	Council, Businesses, Developers and Investors.
EC7: Tourism Accommodation	9	Retain the Holiday Areas for serviced tourism accommodation.	No net loss of hotels and serviced tourism accommodation in the Holiday Areas in St Annes.	Council, Businesses, Developers and Investors.
H2: Density and Mix of New Residential Development	10	Sustainable and efficient use of land.	A density target of 30 homes per hectare or more in Strategic Locations for Development, Key Service Centres. Local Service Centres and in Tier 1: Larger Rural Settlements and Tier 2: Smaller Rural Settlements.	Fylde Council, Housing Associations, Registered Providers, Homes and Communities Agency (HCA's), private landlords and Developers.

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H4: Affordable Housing	11	Number of affordable homes built.	Number of market housing schemes of more than 10 homes that provide 30% affordable homes.	Fylde Council, Housing Associations, Registered Providers, HCA, private landlords and Developers.
HW1: Health and Wellbeing	12	Improving community health.	Number of Health Impact Assessments (HIA) submitted alongside major planning applications.	Fylde Council, Lancashire Public Health and Health Agencies.
INF2: Developer Contributions	13	Value of developer contributions collected.	Amount collected each year (as well as the actual implementation of infrastructure projects).	Fylde Council, Developers and Infrastructure Providers.
T4: Enhancing Sustainable Transport Choice	14	Reduction in road traffic congestion through modal shift away from car use to alternative forms of transport.	Percentage use of different modes of transport i.e. by assessing the annual method of travel to work data.	Fylde Council, Highways England, Highways Authority and Public transport operators
T4: Enhancing Sustainable Transport Choice	15	Improvements and upgrades, to the Fylde Railway Network (i.e. North Fylde Line and South Fylde Line).	Net increase in numbers of passengers using the Fylde Railway Network.	Fylde Council, Lancashire County Council, Network Rail and Rail Franchises.
CL1: Flood Alleviation, Water Quality and Water Efficiency and SL1, SL2, SL3, SL4 and SL5: Strategic Locations for Development	16	Minimise the amount of inappropriate development in Flood Zones 2 and 3.	Number of planning applications granted permission for inappropriate development in Flood Zones 2 and 3.	Fylde Council and Environment Agency.
ENV2: Biodiversity	17	Change in areas of biodiversity importance.	Net gains in biodiversity.	Fylde Council, Lancashire County Council, Natural England and Lancashire Wildlife Trust.
ENV3: Protecting Existing Open Space (the Green Infrastructure) and	18	Amount of sport, recreation and informal open space gained, and lost to other uses.	Net gains in indoor and outdoor sports facilities and open space provision.	Fylde Council, Sport England, Lancashire Sport, parish

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HW3: Provision of Indoor and Outdoor Sports Facilities				and town councils, sports clubs, schools and Developers.
ENV5: Historic Environment	19a	Number of Heritage Assets on Historic England's 'At Risk' register.	No Heritage Assets in Fylde on Historic England's 'At Risk' register by the end of the plan period in 2032.	Fylde Council, Historic England, Developers and architects.
	19b	Number of listed buildings and buildings in Conservation Areas lost through development proposals.	No loss.	Fylde Council, Historic England and Developers.
	19c	Conservation Area Appraisals.	Maintain up-to-date Conservation Area Appraisals.	Fylde Council
	19d	Publication of a local list of heritage assets.	Review local list of heritage assets once established.	Fylde Council

APPENDIX C: INFRASTRUCTURE DELIVERY SCHEDULE SEPTEMBER 2015

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	Wholly funded by Section 106 contributions from housing scheme adjacent Queensway, St Annes	£21m	£21m	£0	Complete by 2021	
Highways	Upgrading of M55 Junction 4 – including signalisation	Lancashire County Council	Highways England; Private	Wholly funded by Section 106 contributions from housing scheme at Whyndyke Farm		£1 - 5m		Completed and delivered within two years	

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Highways	The M55 (Junction 3) to Norcross Link Road (i.e. the Blue Route)	Lancashire County Council	Highways England	Local major transport scheme funding	>£150m	£0	>£150m	Unlikely to be deliverable before 2030	
Highways	A585 Skippool – Windy Harbour Improvements	Highways England	Lancashire County Council					It is anticipated that start of works would begin in 2019/20	
Highways	Preston Western Distributor Road (including new Junction 2 on the M55 and Cottam Link Road)	Lancashire County Council	Highways England	Local major transport schemes £58m (over four years); Lancashire County Council £9m; CIL / Section 106 developer funding £23m	£92m			Start of Works: 2017; Road Open: 2019	
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	Blackpool to Preston electrification completed by Dec 2015	
Rail	Replacement of traditional railway signals with European Rail Traffic	Network Rail	Train operating companies; other stakeholders						

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	Management Systems (ERTMS)								
Rail	A direct London – Blackpool Service, stopping at Poulton-le-Fylde and Preston railway stations	Network Rail						Started in December 2014	
Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
Rail	Provision of a park and ride at Kirkham and Wesham Railway Station	Network Rail	Lancashire County Council						
Rail	Access improvements at Kirkham and Wesham Railway Station	Network Rail	Lancashire County Council						
Cycling	Completion of continuous off-road sea front cycle route from	Lancashire County Council							

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	Lytham to St Annes								
Cycling	Improvement of cycle links between Fylde and Blackpool, particularly in the Whitehills area	Lancashire County Council						Plan period	
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	N/A	Airport development but Section 106 contributions for Road	TBD - over 20 year period could be £80m.			Aviation development unlikely for 2 to 3 years other development may be sooner.	A masterplan is being produced.

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Telecommunications	Superfast Broadband	Lancashire County Council	Lancashire Enterprise Partnership, Lancashire District Councils	£10.8m from Broadband Delivery UK, £16.5m from the European Regional Development Fund, £4.7m from Lancashire County Council.	£32m		£0	Complete by end of 2015	
Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

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	DEFRA	c.£100m			Unknown	
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			Plan period	

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Education	New primary school to serve Whyndyke	Lancashire County Council		Lancashire County Council	S106 Agreement – developer contributions			Plan period	
Education	New Secondary school in Fylde	Lancashire County Council		Lancashire County Council				Plan period	tbc
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	Lancashire County Council				Plan period	
Parks and gardens	Regeneration of Fairhaven Lake and Promenade	Fylde Council	Lancashire County Council	Lancashire County Council				Plan period	It is anticipated that these works will take place in conjunction with the improvements to the coastal defences

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

Topic	Description	Lead	Partners	Funding	Cost	Available	Gap	Timeframe	Notes
Parks and gardens	Creation of a new park of at least 60 Ha in size, at a suitable location that is accessible to the whole borough	Fylde Council						Plan period	
Parks and gardens	The Heritage Parks Initiative: connecting the key historic parks and gardens of Lytham and Annes	Fylde Council						Plan period	
Natural and semi-natural greenspace	Ribble Coast and Wetlands	Fylde Council	Fylde Council, Preston City Council, South Ribble Borough Council, West Lancashire District Council,	Section 106 contributions	Unknown			Unknown	

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

			Lancashire County Council						
Natural and semi- natural greenspac e	Community woodland creation	Lancashire County Council	Fylde Council	Lancashire County Council				Ongoing	
Natural and semi- natural greenspac e	Improvement of sand dunes between Starr Gate and Lytham Green	Fylde Council	Blackpool Council; Lancashire Wildlife Trust	DEFRA	£520,000	£520,000		Over five years	
Green Infrastruct ure 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;	Fylde Council						Plan period	

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

	<ul style="list-style-type: none"> - Revitalising the commercial core of Kirkham; - Enhancing town, district and local retail centres; - Enhancing key routes, approaches and gateways into Kirkham, Lytham and St Annes. 								
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Topic	Description	Lead	Partners	Funding	Cost	Available	Timeframe	Notes
Highways	M55 to Heyhouses link road	Lancashire County Council	Highways Agency; Private	Wholly funded by Sec 106 contributions from housing scheme adjacent Queensway	£21m	£21m	Complete by 2016	
Highways	M55 to Norcross link road	Lancashire County Council	Highways Agency	Local major transport scheme funding	>£150m	£0	Unlikely to be deliverable before 2030	

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

Highways	Preston Western Distributor (Inc. new junction at the M55)	Lancashire County Council	Highways Agency	Local major transport schemes £58m (over 4 years); Lancashire County Council £9m; CIL/S106 developer funding £23m	£90m		Start of Works: 2019/20; Road Open: 2021/22	
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		Blackpool to Preston electrification completed by Dec 2015	
Rail	Replacement of traditional railway signals with European Rail Traffic Management Systems (ERTMS)	Network Rail	Train operating companies; other stakeholders					
Rail	Pendolino railway line between Preston and Blackpool North	Network Rail						
Rail	Layover on the Blackpool South railway line	Lancashire County Council	South Fylde Line Community					

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

			Rail Partnership					
Rail	New car park and ride at Kirkham and Wesham Railway Station	Network Rail	Lancashire County Council					
Rail	New car park and access improvements at Kirkham and Wesham Railway Station	Network Rail	Lancashire County Council					
Cycling	Completion of continuous off-road sea front cycle route from Lytham to St Annes	Lancashire County Council						
Cycling	Improvement of cycle links between Fylde and Blackpool, particularly in the Peel area	Lancashire County Council						
Cycling	Extension of the cycle path on the A584 between Preston and Warton	Lancashire County Council						

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

Cycling	Development of links between minor roads in Lytham and St Annes	Lancashire County Council						
Footpaths	Public right of way creation and enhancement	Lancashire County Council	Fylde Council	Lancashire County Council			Ongoing	
Airport	Blackpool International Airport - alterations to airport infrastructure	Blackpool Airport	N/A	Airport development by airport but S106 contributions for Road	TBD - over 20 year period could be £80m.		Aviation development unlikely for 2 to 3 years other development may be sooner.	Revised masterplan is being produced.
Electricity	North West Coast Connections	National Grid	Britain's Energy Coast; NuGen; Electricity NW; Local Authorities; SLR; Hetherington Nuclear Consulting	National Grid	Capital cost at least £461m; Lifetime cost at least £500m		Work to be completed c.2020	

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

Telecommunications	Superfast broadband	Lancashire County Council	Lancashire Enterprise Partnership, Lancashire District Councils	£10.8m from Broadband Delivery UK, £16.5m from the European Regional Development Fund, £4.7m from Lancashire County Council.	£32m		Complete by 2014	
Wastewater	Skippool wastewater treatment works under review. Storm storage being provided for spill reductions. Design will take on board new development in Poulton area and FTS for Mains Lane.	United Utilities		United Utilities	£35m		Complete by 2014	Planning application has been submitted.
Flood risk management	Replacement of hard coastal defences at Lytham Green, Fairhaven Lake and Pleasure Island	Fylde Council	Wyre Council, Environment Agency	Defra	c.£100m		Unknown	

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

Flood risk management	Strengthen and / or raise Warton Flood Banks (This work is outlined within the Blackpool & Fylde Coastal Strategy which is currently in draft but due to be signed off in mid-2013. Further detail of this work will be confirmed from the strategy findings).	Environment Agency	Fylde Council	Defra??	Unknown		Unknown	
Education	Heyhouses permanent expansion	Lancashire County Council		Lancashire County Council			Permanent expansion to be consulted on during 2013	
Education	Secondary school at Warton	Lancashire County Council		Lancashire County Council			Uncertain	Location identified in the Local Plan: Preferred Options
Mental Healthcare	Mental Health In-Patient Unit	Lancashire Care NHS Foundation Trust	Cumbria and Lancashire Strategic Health Authority	Cumbria and Lancashire Strategic Health Authority	£40m	£40m	Under construction	

FYLDE COUNCIL - AUTHORITY MONITORING REPORT 2015-16

Sports facilities	St Annes Swimming Pool Refurbishment	Fylde Council	Sport England; YMCA	£500,000 from Sport England; £100,00 from the YMCA; and £25,000 from Fylde Borough Council	£625,000	£625,000	Work to start in September 2013 and be completed in January 2014	
Parks and gardens	Sustainable access to Lytham Hall and Gardens	Lancashire County Council	Fylde Council	Lancashire County Council			Plan period	
Parks and gardens	Regeneration of Fairhaven Lake and Promenade	Fylde Council	Lancashire County Council	Lancashire County Council			Plan period	It is anticipated that these works will take place in conjunction with the improvements to the coastal defences
Natural and semi-natural greenspace	Ribble coast and wetlands	Fylde Council	Fylde Council, South Ribble Borough Council, Preston City Council, West Lancashire District Council, Lancashire County Council	Sec 106 contributions	Unknown		Unknown	

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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; Lancashire Wildlife Trust	Defra	£520,000	£520,000	Over five years	
Green corridors	Coastal path creation from Starr Gate to Freckleton	Lancashire County Council	Fylde Council	Lancashire County Council			Ongoing	