

## Towns Readiness Checklist

### Lead Council Information

Name of Lead Council	South Ribble Borough Council
Name of Town	Leyland
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### Town Definition

Are you content with using the Office for National Statistics' definition for the boundaries of your town?	<p>When defining the area of focus for the Leyland Town Investment Plan consideration was given to both institutional and market factors. The boundary has been defined with an eye to the future incorporating key sites for development, ensuring the town's growth is not constrained by a statistical boundary defined almost 10 years ago.</p> <p>The existing ONS Build Up Area Sub-division (BUASD) was defined in 2011 as part of an effort to understand demographic information on the towns in which people live. Our preferred boundary, which broadly mirrors the existing BUASD but with a number of key differences, can be seen via this hyperlink:</p> <p><a href="https://southribble.gov.uk/sites/default/files/pictures/Boundaries%20with%20OSM%20basemap%20v2.png">https://southribble.gov.uk/sites/default/files/pictures/Boundaries%20with%20OSM%20basemap%20v2.png</a>.</p>
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<p>If you are not content, please describe your proposed area, and explain how and why it differs from the ONS definition.</p>	<p>The proposed changes to the boundary are:  Change 1) exclude part of the ONS defined Leyland BUASD area that falls within the neighbouring local authority (Chorley); and  Change 2) include key development sites bordering the BUASD.  Change 1 Rationale: Chorley has been shortlisted for the Future High Streets Fund and is currently developing its strategic proposal in light of this. As such, its present priority objectives differ from Leyland's where the desired approach seeks to capitalise on the opportunity presented by the Towns Fund – to develop a creative and holistic approach to development. In addition, ensuring the boundary requires the coordination of just one local authority will result in a more streamlined approach to delivery as a result of simpler management structures.  Change 2 Rationale: The Proposed Town Investment Plan Boundary has been expanded beyond the BUASD to incorporate key development sites. The boundary has been expanded as follows: to the southeast to include the Matrix Industrial Park; to the south to include Worden Park; to the west to include the area surrounding Moss Side Industrial Estate; and to the north to include the area surrounding Leyland Business Park up to the A582. Other than the Inclusion of Worden Park (which will enable investments in green infrastructure) the boundary has been expanded to allow for the expansion of Leyland's strategic employment sites.  Hence, the proposed boundary will reflect the future of Leyland's Functional Economic Market Area. The proposed changes will ensure that growth is not constrained by a statistical boundary defined by the economy of the past, whilst also ensuring that the Town's Investment Plan is focused, effective and meets the economic and productivity objectives of the Town Fund.</p>
<p>Would you like to work with another selected town to form a joint Town Deal Board and produce a joint Town Investment Plan? If yes, please name the town</p>	<p>No, we are not proposing to produce a joint Town Investment Plan. Whilst we have worked collaboratively with our nearest neighbour (Preston City area) in the past we believe a joint approach would not best facilitate the development of an effective investment strategy for Leyland owing to the different needs and offer of the areas. We seek to develop a Town Investment Plan bespoke to the needs of the local community, that can best capitalise on the Town's assets.</p>
<p>If you answered yes to the above question, please explain the benefits of collaboration in this case. (max. 250 words)</p>	<p>n/a</p>

Town Deal Board - Required Organisations	
Do you have an existing partnership that includes all the required stakeholders for a Town Deal Board? If so, please give some details (max. 250 words)	<p>Building on the achievements and collaboration fostered within our existing partnerships we have strong foundations to develop an effective Town Deal board. The Town Deal Board will draw together members of:</p> <p>1) Leyland Town Team – Established in 2013 as part of Leyland’s Portas Town bid, the Leyland Town Team established a strong partnership between local businesses, arts organisations and South Ribble Borough Council. The Town Team continues to work together with the aim of revitalising the town; and</p> <p>2) South Ribble Partnership - The South Ribble Partnership has been brought together to develop a clear vision for the area. It holds significant influence across local organisations and consists of a wide range of key stakeholders across the borough including public, private and third sector organisations. Recently, all of its partner organisations have been engaged in the development of a 2019-2024 Community Strategy which has garnered buy-in and a route to collaboration through engaged organisations committing to include Community Strategy priorities within their annual business plans. All of the partner organisations also have senior representatives sitting on either the Leaders or Executive Boards. The Development of our Town Deal Board will be developed using the best aspects from both the South Ribble Partnership and the Leyland Town Team with a clear emphasis on delivering within the agreed Leyland Boundary.</p>
Town/Parish Council (where they exist)	<p>n/a - Leyland does not have a Town/ Parish Council. However, there is an established ‘My Neighbourhood Area Forum’, which comprises all Borough Councillors, representing the Wards within Leyland. The forum holds public informal meetings which provide the opportunity for members of the public to meet their local councillors to identify neighbourhood priorities and establish My Neighbourhood Plans that have access to public funds to take local projects forward. Please see this link for further details: <a href="https://southribble.moderngov.co.uk/mgCommitteeDetails.aspx?ID=430">https://southribble.moderngov.co.uk/mgCommitteeDetails.aspx?ID=430</a></p>
Upper-tier Authority	Lancashire County Council
Local Enterprise Partnership	Lancashire Enterprise Partnership - <a href="https://lancashirelep.co.uk/">https://lancashirelep.co.uk/</a>
Local businesses and investors	<p>The council is engaged with a wide number of businesses within the Town Deal area and has established excellent relationships, working on projects with leading businesses in key sectors including Leyland Trucks (Advanced Manufacturing); Dr Oetker (Food and Drink); Waitrose (Retail and Distribution) and Eric Wright and Conlon Construction (Construction). Through Leyland Town Team, the council supports smaller businesses in the retail and service sectors, which are located within Leyland town centre. We are engaged with SMEs both directly, as part of the Leyland Town Team and through business networks including BB4B and SHOUT Leyland, which meet within the Town Deal footprint. We are in the process of approaching a number of the businesses to start a specific dialogue about the Leyland Town Deal. We plan for the following businesses to form a key part of the Board: Leyland Trucks; Dr Oetker; North West Projects; Conlon Construction; Eric Wright Group; C and W Berry; BAE Systems (although located outside the proposed boundary it is a key employer within Leyland); Waitrose; and key members of the Leyland Town Team.</p>

Local communities	<p>Through the Leyland Neighbourhood Forum mentioned above (in the response to question 12), there is significant engagement and interaction with community groups, churches and schools. Volunteers are involved in the delivery of various projects and programmes. Examples include Leyland in Bloom, a community gardening competition which has evolved into a community improvement scheme, brightening the neighbourhood, boosting civic pride and reducing social isolation. Community events are extremely well supported and engaged with, with Leyland Festival as the annual highlight. Now with an attendance of 10,000+ people, this event has been revived from Leyland's heritage into a 21st century festival over recent years. With businesses sponsoring, schools and churches in the parade, car clubs exhibiting, dance troupes performing, caterers cooking and charities fundraising there are hundreds of ways to get involved. Priority and discount for commercial stalls is given to local traders, to directly support the local economy.</p>
Summarise how those named organisation(s) above represent your town, provide details on the nature of your involvement with them, and how your partnerships have evolved over time (max. 250 words)	<p>As a Town we are proud of our Leyland Town Team which was established in 2013 by South Ribble Borough Council. The Council invited local businesses to form a Town Team to support their bid to enter Leyland as a Portas Town. Although Leyland didn't become a Portas Pilot Town, the local businesses continued to work together with the Council and are passionate about engaging with local people and the community through joint efforts to revitalise the town. These joint efforts have been focused on delivering a number of projects including: Leyland Railway Station Ticket Office regeneration; Light Up Leyland; Leyland Festival; Taste of Leyland; Leyland Christmas Festival; and supporting the development of the new Leyland Town Centre Master plan.</p> <p>In addition to the Leyland Town team we also have the South Ribble Partnership whose objective has been to develop a clear South Ribble vision and strategy for the area. This provides a key mechanism for working with and influencing all major service providers and stakeholders at a national, regional and sub-regional level. The partnership consists of a wide range of key stakeholder organisations throughout the borough ranging across many sectors including local authorities, community infrastructure, education and skills, advice and advocacy, health, and uniformed services. The partnership also has thematic Working Groups which focus on particular local priorities, namely: Employment and Education Referrals and Pathways; Developing Volunteering; and Health Referrals and Pathways. The South Ribble Partnership is a strong local strategic partnership and holds significant influence across local organisations.</p>

Town Deal Board - Additional Organisations	
Private investors and developers	<p>As part of developing the new Leyland Town Board we are in process of drawing up a strategy of engagement with key individuals, investors and developers. These include:</p> <ul style="list-style-type: none"> <li>• Brookhouse (a key Developer in Lancashire);</li> <li>• Eric Wright Construction (significant local construction firm);</li> <li>• Barratt Homes (leading the development of the former Leyland Motors Test Track site which has planning permission deliver 900 homes and high quality commercial floorspace);</li> <li>• David Wilson Homes (a further developer in the development of the former Test Track);</li> <li>• Dr Oetker (have an submitted a planning application to expand operations within Leyland).</li> <li>• C and W Berry a local timber and hardware supplier (a significant local employer within the Leyland boundary);</li> <li>• NHS Teaching Hospitals (who are looking to develop a significant new innovation Hub within the Leyland boundary);</li> <li>• Lancashire County Developments;</li> <li>• Lovell Homes; and</li> <li>• Redrow Homes.</li> </ul> <p>Alongside our on-going engagements there are also on-going confidential discussions with a major private sector partner to deliver a significant investment and development in Leyland. If delivered, this investment would align strongly with the objectives of the Towns Fund and our vision for Leyland.</p>
Anchor institutions (e.g. local hospital, local university or large employer)	<p>Key anchor institutions which will be consulted or engaged with as part of the Town Investment Plan Development Process include: Greater Preston CCG <a href="https://www.greaterprestonccg.nhs.uk/">https://www.greaterprestonccg.nhs.uk/</a>; UCLAN <a href="https://www.uclan.ac.uk/">https://www.uclan.ac.uk/</a> (E.g. we have met with them previously to discuss our links project); Progress Housing Group <a href="https://www.progressgroup.org.uk/">https://www.progressgroup.org.uk/</a> (Have provided financial support for our Green Links concept in the form of a grant to develop dementia garden); Runshaw 6th form college; C and W Berry; Dr Oetker; North West Projects; Conlon Construction; Eric Wright Group; Lancashire County Council; British Commercial Vehicle Museum including our Leyland Trucks heritage display.</p>
Business Improvement District(s)	n/a
Government arms-length bodies (e.g. Homes England)	<p>A number of Government arms-length bodies are currently engaged with Leyland on a variety of projects. These include: Homes England – who are heavily involved in the City Deal project and have land holdings for development in and around the Leyland Boundary; Sport England – Supporter of the concept of Green Links and a new Leisure Campus as a coordinated approach across Leyland; and The Arts Council.</p>
Jobcentre Plus	Leyland Jobcentre Plus
Have you appointed the Chair of your Town Deal Board yet?	<p>We have not yet appointed the Chair. However, following a unanimous endorsement of the Town deal approach by our full Council on 27th November 2019 we are in process of approaching some key local Business leaders linked to organisations highlighted above.</p>

Town Investment Plan	
<p>Is there an existing plan or strategy which aligns with the requirements for a Town Investment Plan, or can be the primary basis for your Plan? If so, please give details.</p>	<p>Policy from two existing strategies will dovetail the ambitions set out in the Leyland Town Investment Plan: Policy on Town Centres from the Central Lancashire Core Strategy (July 2012) and the South Ribble Local Plan (July 2015). The Local Plan is now under review given the strategic part of it is now over 5 years old. The new plan will pick up on the extensive joint working between the Central Lancashire Authorities of South Ribble, Preston and Chorley that was established when the Core Strategy progressed towards adoption in 2012 and will therefore be a Central Lancashire Local Plan. This wider Local Plan will be very useful in defining and protecting the strategic role of Leyland within Central Lancashire. The gathering of the evidence bases to support the new plan is well underway and includes an up to date completed retail and leisure survey for Leyland. The retail study identifies the key issues facing Leyland in terms of its overall role and fundamental changes in the retail sector and the new/revised policies will look to address those issues. This up to date evidence will allow the formulation of robust policy that acknowledges and reacts to the economic circumstances found within Leyland, as well as according with the requirements of National Policy as set out in the National Planning Policy Framework and guidance within the Planning Practice Guidance. The policy documents referred to can be viewed via the following links: <a href="https://centrallocalplan.lancashire.gov.uk/media/1032/central-lancashire-core-strategy-july-2012-v1.pdf">https://centrallocalplan.lancashire.gov.uk/media/1032/central-lancashire-core-strategy-july-2012-v1.pdf</a>; and <a href="http://www.southribble.gov.uk/sites/default/files/Adopted%20Version%20July%202015.pdf">http://www.southribble.gov.uk/sites/default/files/Adopted%20Version%20July%202015.pdf</a></p>
<p>Summarise the background, baseline data and evidence of need (max. 250 words)</p>	<p>Leyland is a historic market town within the South Ribble district with a population of c. 38,000 people, representing 3% of Lancashire's population. Leyland has good foundations on which to build and to help in tackling the town's key socio-economic concerns around low productivity, flexibility in the skills base, and attracting investment. Leyland has a relatively high rate of economic activity amongst working age residents (74% compared to the national average of 70%) and a national average level of residents employed in higher skilled occupations (27%). In addition, supported by an above average 5-year start-up survival rate and a large number of small independent businesses, the local business base has grown significantly since 2010 from c. 507 per 10,000 working age residents across South Ribble to 580 (though this remains below the national level of 664). Despite these good foundations Leyland faces some significant challenges including a productivity gap. South Ribble has a GVA per FTE of c. £49,700 compared to £56,900 across England as a whole. In part this can be explained by Leyland's lower than average proportion of residents with degree level qualifications (23% compared to a national average of 27%) as well as on-going difficulties in securing business investment. The Towns Investment Plan will capitalise on Leyland's existing strengths in order to bridge the productivity gap and foster resilience in the Town's economy.</p>

<p>Summarise the vision for the town, and links to the agreed or emerging Local Industrial Strategy (max. 250 words)</p>	<p>A vision for Leyland is emerging from Lancashire LEP's draft Local Industrial Strategy (LIS). As one of Lancashire's key economic areas, three of the LIS's themes are particularly relevant to Leyland and will form the basis of the finalised vision. These are: 'Place Distinctiveness' - enhancing the perception of the town and its heritage, bringing forward regeneration projects to make Leyland more attractive to live, work and invest in and at the same ensure that the town's development is aligned with the government's clean growth objectives. 'Developing an Agile Workforce' - upskilling and reskilling the workforce across all age groups and sectors to respond to sectoral and occupational change, with a focus on movement from declining to rising employment sectors, higher-level skills and extending healthy working lives. 'Start-ups and Scale-ups and Internationalisation to make the future' - building on the local diverse and growing business base, raise business density, start-ups and survival rates. Improve support to local businesses with a focus on adding value to existing goods and services and inventing in new goods and services to drive productivity.</p>
<p>Describe projects that could be supported by public investment (including through the Towns Fund) (max. 250 words)</p>	<p>Linked to the corporate strategy for the wider South Ribble area, the borough council in partnership with, public, private and voluntary partners, has an exciting range of projects that it wishes to take forward within the Leyland boundary area that will help project the ambitions of the Town fund notably: closing the productivity gap, raising skill levels, improving local infrastructure, accelerating growth and raising aspirations of the area.</p> <p>Our existing project proposals range in their approach and the sectors they target. From developing a skills shop for residents and businesses in the town centre to developing an innovative health and welling campus at the edge of the town these projects will be linked together spatially by our newly created green corridors known locally as Green Links. The town has a coherent set of projects that, with Towns Fund support, can have a transformative impact on Leyland unlocking its potential to realise key local ambitions around:</p> <ul style="list-style-type: none"> <li>• Urban regeneration – through the town centre masterplan and propositions to relocate extra care facilities in the town centre;</li> <li>• Skills and enterprise – through our skills shop and business support programmes; and</li> <li>• Connectivity – through transport and digital infrastructure investments.</li> </ul>

Describe existing private sector interest around projects, and ambitions for leveraging investment (max 250 words)	There is private sector interest in delivering projects within Leyland from local firms and outside investors. This is evidenced by on-going discussions between the council and potential investors, as well as engagement around opportunities arising from the development of the Town Centre Masterplan. As such, interest is anticipated from all of the potential private sector partners detailed in our response to question 18. However, more specifically: • There are confidential on-going discussions with a major partner regarding a large-scale development opportunity for Leyland. • The local businesses at Worden Hall are keen to invest alongside the council in expanding the business premises on the site. Discussions as to how this could be best delivered are underway. • Similarly, the commercial businesses located in the train station have expressed willingness to financially support the 'Station Approach'/ station redevelopment project. • Muse Developments have recently contacted the council to proactively discuss their interest in investing in the town. Initial meetings have been held and discussions are progressing. • Dr Oetker have submitted a planning application to expand operations within Leyland. • Local retailers and businesses have been engaged with and expressed support for the new Town Centre Masterplan through their involvement in developing the proposals.
Describe ambitions for community involvement in delivering the Plan (max. 250 words)	Our ambitions for community involvement will be drawn from the Community Strategy produced by South Ribble Partnership that was developed following extensive consultation with communities and local organisations (See here for strategy: <a href="http://southribblepartnership.org.uk/wp-content/uploads/2019/11/7613_South_Ribble_Community_Strategy_July_2019_online.pdf">http://southribblepartnership.org.uk/wp-content/uploads/2019/11/7613_South_Ribble_Community_Strategy_July_2019_online.pdf</a> ). The importance of communication with communities was a consistent theme from the consultations and this has been clearly set out as a local priority within the strategy. Through the establishment of our Town Board we will ensure that the priorities of the Community Strategy, which was built on the 1,650 valid consultation responses we received, are at the forefront of decision making. We will ensure this through a combination of roadshows, workshops and planning for real exercise which have proved very successful and been welcomed by local communities in Leyland to date. For example, we delivered this engagement approach through our Green Links consultation where we used a series of planning for real exercises to enlist residents help shaping future environmental improvements for some of our green infrastructure investment within Leyland.
Give an outline of which projects would be will be locally co-funded, and status of budget commitments (where they exist) (max. 250 words)	We have produced a detailed capital programme for the three-year period 2020-2023. Within this programme we have firm funding commitments for Council expenditure for 2020/21 as detailed in Q34 and anticipate private sector leverage on all but one of the projects. Future additional council funding commitments are also anticipated but are not yet confirmed. Further detail on our anticipated capital programme commitments, broken down by project can be made available upon request. The following projects will be locally co-funded: • Town centre masterplan • Worden masterplan. • Green Links strategy • Station approach • Wellbeing and leisure hub • Skills shop • Digital • Civic Quarter • New Station at Midge Hall.

<b>Delivery Capacity</b>	
Do you have well-developed proposals of interventions in place that align to the Towns Fund objectives, and address the strategic needs identified within your town plans? (Yes/No)	Yes

<p>If yes, please provide details of these proposals (max 250 words)</p>	<p>Town Centre Masterplan – Plan to remodelling and re-shaping Leyland Town Centre to become a sustainable 21st place.</p> <p>Worden Masterplan – Re-invigorating the built centre of Leyland’s regionally significant park by providing a commercially driven offer that provides new physical spaces for local residents and businesses alike.</p> <p>Green Links Strategy – Develop a cross Leyland set of green corridors linking the centre with key employment and residential areas to increase travel by foot or cycle. The strategy will deliver new sustainable green connectivity for Leyland.</p> <p>Station Approach – Improved connectivity through the provision of: community hub, information point, and meeting or exhibition space. The project will better integrate the station into the heart of Leyland through improve signage and public realm.</p> <p>Wellbeing and Leisure Hub – Long-term ambition of developing a sustainable well-being offer for the town. Scoping work for concept and options complete, master planning underway with developer partners.</p> <p>Skills Shop – The approved Apprentice Factory Project Development Plan sets out clear proposals for the development of the ‘skills show’ which will provide impartial skills advice and guidance hub for residents and businesses.</p> <p>Digital – Council to commission research into digital provision within Leyland. This will include engaging with telecommunication partners to explore future development opportunities.</p> <p>Civic Quarter – Concept stage project to develop extra care facilities close to the town centre.</p> <p>New Station at Midge Hall – Council is progressing plans to deliver a new station on the Preston to Liverpool line which improve connectivity and support the delivery of significant more housing development.</p>
<p>What is the indicative total value of these proposed project(s)?</p>	<p>The indicative total value of the costed project proposals is c. £50m. Headline total projects costs are detailed as follow.</p> <p>Town Centre Masterplan – £9m total. Worden Masterplan –£2.7m total.Green Links Strategy –£1.5m total. Station Approach -£1.25m total. Wellbeing and Leisure Hub – £32m total. Skills Shop – £600k total.Digital - £600k total. Civic Quarter extra care – budget estimates being worked up (TBC).New Station at Midge Hall – budget estimates being worked up (TBC).</p>
<p>How much of this would be spent in FY 2020/21, if Government approval was received by April 2020?</p>	<p>On the basis of our existing capital programme spending is anticipated as detailed. However, with Towns Deal funding an enhanced delivery option may become available to fast-track some of the projects that we have developed.</p> <p>Town Centre Masterplan – £500k total, RIBA stage 3-4 workup</p> <p>Worden Masterplan - £300k total, RIBA stage 3-4 workup</p> <p>Green Links Strategy - £400k total, Leyland Loop delivery, urban green links</p> <p>Station approach - £100k total, Community café infrastructure delivery contribution</p> <p>Wellbeing and Leisure Hub – £100k total, master planning concept development</p> <p>Skills Shop – £300k total</p> <p>Digital - £200K total</p>
<p>Do you have agreements in place with the relevant delivery partners for the proposed interventions to begin delivery? And do you have relevant planning permissions to undertake the work? (Yes/No)</p>	<p>Yes</p>

<p>If yes, please provide details of the agreements and permissions (max 100 words)</p>	<p>Town Centre Masterplan - Significant council landholding, full acquisition in train          Worden Masterplan - Sole ownership          Green Links strategy - All relevant permissions licences in place with partners.          Station Approach - HOT with Network Rail for Community café, working with Highway authority on wider area masterplan interventions          Wellbeing and Leisure Hub – Concept developed in partnership with County council and private sector partner          Skills Shop – Project is delivery ready, confirmation has been given that the council will take over the existing shops.          Civic Quarter extra care– Council owned land with unrestrictive allocation.</p>
<p>Can you identify an organisation able to act as an Accountable Body for the substantive funding with the capability to flexibly manage the delivery of multi-year capital programmes of this scale? (Yes/No)</p>	<p>Yes</p>
<p>If yes, Please provide details of the organisation (max. 100 words)</p>	<p>South Ribble Borough Council, Civic Centre, West Paddock, Leyland, PR25 1DH.</p>
<p>Do you have existing in-house capacity capable of managing and delivering the proposed capital programme? (Yes/No)</p>	<p>Yes</p>
<p>If yes, please provide details of your relevant in-house capacity which will fulfil this role (max. 250 words)</p>	<p>We have a very strong strategic planning team who are leading on the Preston, South Ribble and Lancashire City Deal and delivering the Local Plan for Central Lancashire. The team is led by the Director of Planning and Property and Head of Development Management. They are therefore well used to developing regeneration plans for areas. Equally we have a multi-disciplinary capital projects team who are experienced at delivering multi-million-pound capital investments. The team includes: call off contracts with consultants on masterplans, Assistant Director Projects and Development, Capital Programme Manager, Project Management, Engineers, planners, community involvement team. Key successes delivered include a network of green links across the Borough, installation of gateway artwork, and delivering town centre improvements. Together the teams have vast experience of shaping and delivering change in places not only at South Ribble but also in large metropolitan areas and County Councils. In addition to the core team specialist consultants are also engaged at times to bring in key industry expertise.</p>

Do you have the ability to start spending capital monies within 2021/22? (Yes/No)	As outlined in our response to question 32, there are a number of existing projects in Leyland that could be enabled, expanded or improved with Town Deal funding. The anticipated financial year 2021/22 capital spending on those projects is detailed in our response to question 34. These 2021/22 spending profiles are drawn from South Ribble Borough Council's Capital programme. Budget estimates for individual projects have been derived through Master plans and the development of detailed costs plans. In addition to this, certain projects also have Cabinet approval in place and can move forward quickly to reach final approval and implementation. On this basis we would be in a position to start spending monies in 21/22. Two real examples of this would be delivering the Leyland Town Centre Master Plan and delivering the Worden Park project with capital work taking place in 2021/22. We are excited to work through our newly established Town Board to realise some of Leyland's long-held ambitions, moving quickly to release the untapped potential of the Town.
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My Town Campaign Contact	
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Please provide details of any additional contacts including their role.	Jennifer Clough - Skills and Enterprise Manager; Jonathan Noad – Director of Planning and Property