

SINGLETON

VISION AND ILLUSTRATIVE MASTERPLAN REPORT

PRODUCED THROUGH AN ENQUIRY BY DESIGN PROCESS

NOVEMBER 2013





7

1900



2



TABLE OF CONTENTS

1.0	INTRODUCTION
2.0	METHODOLOGY - ENQUIRY BY DESIGN AND COMMUNITY CAPITAL
3.0	PLANNING POLICY
4.0	RESULTS AND FINDINGS - LOCAL RESIDENTS AND INTERESTED PARTIES FEEDBACK - THOUGHTS FOR IMPROVING SINGLETON, AND LIFE IN SINGLETON, IN THE FUTURE
5.0	THE VISION FOR SINGLETON
6.0	CONCLUSIONS AND RECOMMENDATIONS

APPENDICES

1.0	STUDIO LK LTD.
2.0	NPPF PLANNING POLICIES 7, 8, 14, 155, 188 - 191
3.0	ALL COMMENTS RECEIVED DURING THE FIRST PUBLIC OPEN SESSION HELD ON THE 20TH OCTOBER 2013
4.0	INVITED INTERESTED PARTIES

ACKNOWLEDGEMENTS

Studio LK would like to thank The Singleton Trust and Richard Cornish for all their help in collecting various pieces of information and documents that were needed for producing the vision and illustrative masterplan, and their help with the workshop logistics. Studio LK would also like to thank Flylde Borough Council and Lancashire County Council for the support and contributions provided during the Enquiry by Design Workshop. Finally, Studio LK would like to give special thanks to all the interested parties and local residents who attended the workshop and public open sessions.

1.0 Introduction

Richard Dumbreck was the former owner of the Singleton Estate. He had a strong bond with the community who lived in Singleton. Richard Dumbreck left his entire estate in trust to the community, and in his “will” he refers to “preserving Singleton as a community”. The Singleton Trust was set up to fulfil this wish. The past and present trustees aspire to achieve this.

A community is a living breathing entity, and in order to preserve a community, it is necessary for it to evolve to respond to the changing needs of its local residents as well as the village itself. Some communities are not sustainable because of the negative impacts resulting from either inappropriate development or no development. These impacts can affect the healthy balance of that community.

A sustainable community can be achieved by designing and delivering the necessary homes, jobs and well designed buildings and spaces. This will help to attract and maintain a balanced tenure of people of all groups and ages. Some villages, whilst appearing beautiful, have stagnated from too much preservation, leading to an imbalanced community. Symptoms include the outward migration of local residents, as a result of an over inflated local housing market, few local employment or work opportunities and few or no community facilities within walking distance of residents’ homes.

The Singleton Trust recognises these challenges, and is therefore looking to preserve and enhance the village of Singleton by working with the community to develop a long term sustainable plan for growth that responds to local needs, incrementally over a long term period. This will ensure that new growth integrates more naturally into the community, and matures gracefully and in line with the existing fabric of, and culture within, the village.

Early consultation in the form of a village meeting in October 2012 was held to determine how the community would like to see their future Singleton.

To enable the Trust to realise these community wishes, and to ensure an independent facilitation for the eventual outcome, Studio LK Ltd, a world leading expert in creating sustainable communities, was instructed by the Singleton Trust to lead an Enquiry by Design process. This process included a one day Scoping Workshop held on the 24th September 2013, and two evening public open sessions and a three day Enquiry by Design workshop held between the 20th and 23rd October 2013, through which the local community and interested parties were engaged in the design process. The Parish Plan and Village Design statement, which were written by Singleton Parish Council prior to the October 2012 consultation, were used to create a wish list for the Enquiry by Design workshop. A long term vision and masterplan for Singleton’s sustainable future growth over a 15 year period were the outcomes, and are contained within this report.

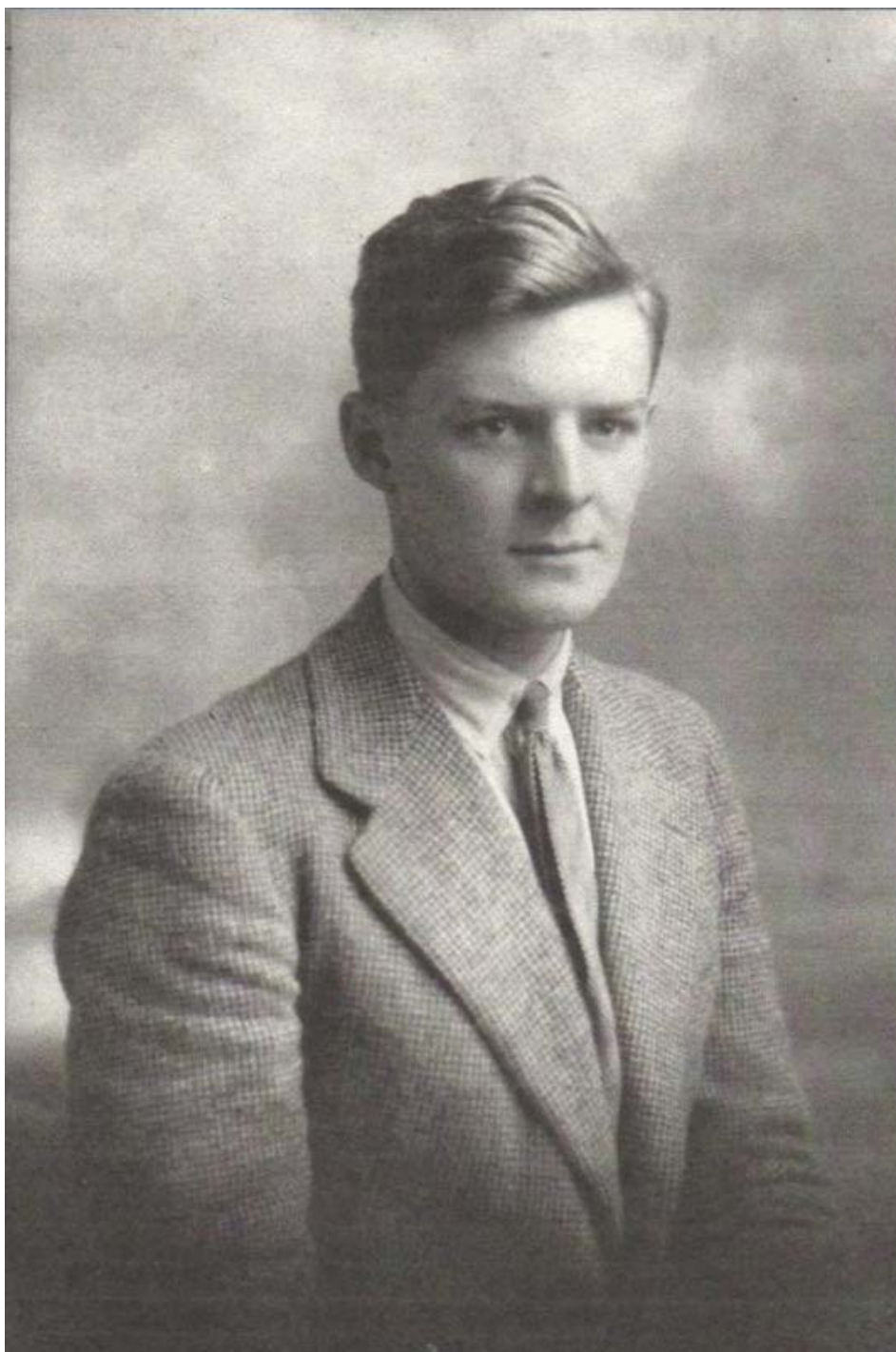


FIGURE 1_PORTRAIT OF RICHARD DUMBRECK

2.0 Methodology - Enquiry by Design and Community Capital

2.1 Enquiry by Design

Studio LK develops designs and strategies for sustainable development, through the stakeholder collaborative design process called Enquiry by Design. The Enquiry by Design process and workshop methodology is an important tool in developing sustainable communities, delivering masterplans and architecture based on enduring design principles and developing the placemaking skills of all participants in the workshop process.

The process brings together key interested parties to collaborate on a vision for a new or existing community, and Studio LK leads and facilitates the workshops to analyse a variety of projects at many scales. This includes facilitation and mediation of key local issues with community groups, officers and other key interested parties as well as teaching of the key principles behind sustainable development.

Issues that are raised and discussed in the workshop are tested through being drawn. In these sessions, technical experts are used in disciplines that may range from architecture to landscape and transport, to work alongside local experts including for example historians, business owners and wider neighbours. The participants share their respective expertise and, in the process of learning from one another, inform the design. The result is stakeholder buy-in and ownership of the project at an early stage of the process.

Each collaborative design workshop is tailored to suit local needs and the nature of the project. Studio LK believes that effective and continuous community engagement and co-design in the planning process leads to greater community empowerment and leadership, which are essential elements of success and sustainability. This process is also in line with the Government's

Localism agenda, and the National Planning Policy Framework (NPPF) which aims to devolve more decision making powers from central government back into the hands of individuals, communities and councils.

2.2 Community Capital

A sustainable and holistic community is one with a balanced community capital, comprising the social, natural, financial and built capitals, or assets, or a place and/or community. Achieving progress in some areas without addressing the others, or at the expense of the others, will be of only limited value and could be counterproductive to a successful and sustainable community. Using a holistic approach to build community capital sets the basis for a community that not only invests responsibly in their local assets, but does so in a sustainable way, thus providing the base for a vibrant and lasting environment. During the Enquiry by Design workshop, we gather local knowledge under the community capital headings and form the vision, plan and supportive strategies on the basis of this information.

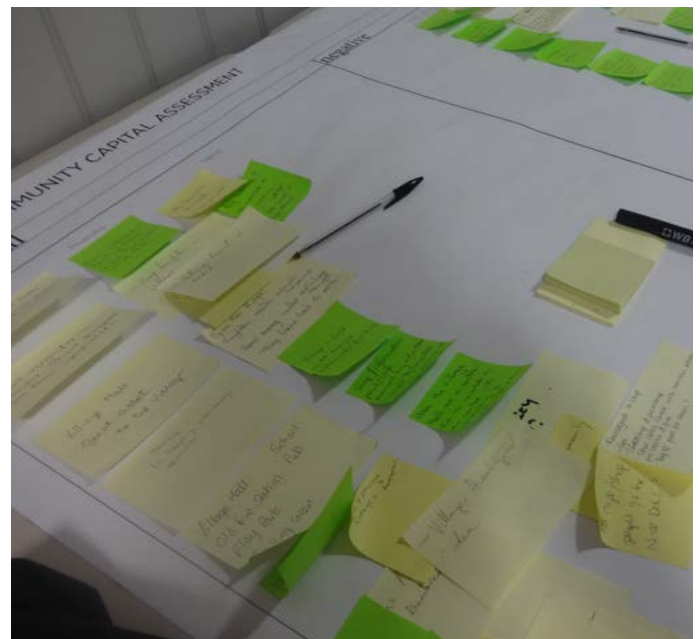


FIGURE 2_INTERESTED PARTIES' INPUT INTO THE PROCESS THROUGH THE COMMUNITY CAPITAL EXERCISE AT THE CLOSE OF THE PUBLIC OPEN SESSION



FIGURE 3-8_INTERESTED PARTIES COLLABORATE IN DEVELOPING THE VISION AND ILLUSTRATIVE MASTERPLAN DURING THE THREE DAY ENQUIRY BY DESIGN WORKSHOP

3.0 Planning Policy

3.1 National Planning Policy Framework

The NPPF sets forth the Government's objectives for the English Planning system.

Particular regard is given to sustainability in paragraphs 7, 8 and 14. These paragraphs stress the presumption in favour of sustainable development, and the need to consider holistically the three dimensions of sustainable development; economic, social and environmental. These policies may be found in the appendices of this report.

The proposed vision and illustrative masterplan produced during the Enquiry by Design workshop have been designed on the basis of the four strands of community capital, the social, natural, financial and built. The resulting proposal therefore has been considered holistically, considering the balance of social, environmental and economic aspects.

With regards to developing a proposal through a positive, constructive and collaborative process, paragraphs 155, and 188-191 apply. These paragraphs call for early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses, as early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. These paragraphs may be found in the appendices of this report. The Singleton vision and masterplan have been developed through a rigorous Enquiry by Design process during 2013.

3.2 Fylde Local Plan

The Fylde Local Plan to 2030 will consist of the following documents:

- Fylde Local Plan to 2030: Part 1;
- Fylde Local Plan Part 2: Site Allocations to 2030.

The Local Plan to 2030: Part 1 is scheduled to be adopted in December 2014. Preparations of Part 2 of the Local Plan are continuing to be progressed.



FIGURE 9 (LEFT)_IMAGE OF NPPF FRONT COVER;

4.0 Results and Findings – Local residents and interested parties feedback – thoughts for improving Singleton, and life in Singleton, in the future

The Singleton Trust and Studio LK were keen to ensure that the Enquiry by Design vision and masterplan evolved from the evidence base gathered from the local community and other interested parties prior to the event. The evidence base comprised the Parish Plan and the Village Design Statement's aspirations and priorities, outcomes from the Singleton young people questionnaires, and the outcomes from the first Enquiry by Design public open session held the evening before the Enquiry by Design workshop.

- Provide better shopping facilities;
- Improve 'grot spots' (for example, unsightly gardens) and more tree planting;
- Provide more accessible footpaths and resolve parked cars obstructing streets;
- Reduce car speeds through the village and create a pedestrian oriented public realm;
- Provide new fibre optic cabling for better wireless reception.

4.1 The Parish Plan and Village Design Statement

In 2012 the Singleton Trust held a public meeting. The purpose of the meeting was for Singleton Trust to identify the current and future needs and aspirations of local residents in order for the Trust to provide a plan setting forth a set of initiatives that responded to these needs and aspirations accordingly, and to ensure the community was maintained and enhanced as a result.

Prior to this consultation meeting, the Parish Council produced the Parish Plan and the Village Design Statement, which were used to create a wish list for the Enquiry by Design workshop. The aspirations and priorities stated in the Parish Plan and Village Design Statement are as follows:

The key aspirations of the Parish Plan are to:

- Create a village 'heart', such as a village green, which would help to join together 'four distinct communities';
- Provide more activities and community spirit;
- Provide better housing opportunities (mixed tenure/affordable/sheltered);
- Maintain the quality of life in the village;
- Provide more sports facilities;
- Provide 'places and things' for young people;
- Recognise local skills;

The Parish Plan's Top Priorities are:

1. Traffic control;
2. Better local shopping (and/or save the post office);
3. More activities and community spirit;
4. Places and things for young people;
5. Public transport.

Other issues included:

6. Litter & street cleansing;
7. Parked cars obstructing highways & pavements;
8. Street lighting;
9. The state of specific areas like Manor Farm;
10. More footways in specific places;
11. More police;
12. Better housing opportunities;
13. Dog & horse mess;
14. Closing the lay-by on Lodge Lane;
15. A new village green;
16. More sports facilities;
17. Better access to health care;

18. Drain clearance ;

19. Village conservation issues.

The Village Design Statement stated:

“Parish Councillors would like to develop a unified community, centred on a ‘heart’ in Singleton Village and supported by a sensitive, traditional, rural approach to housing and other sustainable development. To this end we would like to see:

1. Greater road safety for pedestrians of all ages but especially the elderly and children;

2. Housing to suit only the critical needs of our Parish population;

3. Better community amenities and especially social and recreational facilities achieved via a refurbished village hall;

4. Greater local awareness of the value, and the need for protection, of our countryside and amenities;

5. Involving the whole community in the development of the Parish.”

4.2 Results from the Young People’s Questionnaires

The Singleton Trust was also very keen to understand the needs and aspirations of Singleton’s young people, and sent out approximately 40 questionnaires to the young people, aged between 11 and 22, who lived in the Parish. 22 responses were sent back to the Trust. The following points are a summary of these results:

- Like Singleton as it’s quiet and beautiful;
- Great character and atmosphere / combination + history /

community spirit;

- Like the play park, but older children need a space that is ‘theirs’, for example, sports pitch, youth hut;
- Feel the centre could be improved;
- Feel streets could be improved and safer (widened pavements and safer for bikes);
- Need a small shop / better internet and phone reception / local businesses / more regular transport;
- Need better walks and cycle routes;
- Would like to live in Singleton, our home town, to bring up children if there were more facilities and affordable housing (renting and shared ownership);
- Appreciate Richard Dumbreck’s Singleton Trust and their support of local residents.

4.3 Enquiry by Design Scoping Workshop Outcomes

Key interested parties who attended the Enquiry by Design Scoping Workshop generated outcomes that identified a number of opportunities that were explored further in the three day Enquiry by Design Workshop. These are as follows:

- Strengthen (low impact) tourism within Singleton by providing additional village facilities and enhancing the built environment so that Singleton becomes an attractive place to visitors travelling from within the region, by all modes of transport. Singleton could become part of a wider ‘village loop’ offer, which would include Little Singleton, Thistleton, Elswick and Great Eccleston, with each village having a bespoke offer attractive to the low impact type visitors;
- Forge links between Singleton, the Warton Enterprise Zone and the rural businesses within Singleton’s wider local area to help to improve and increase the number of small

businesses in Singleton;

- There are opportunities to improve the walking and cycle path network and to also consider identifying key walking and cycling routes within a tourism strategy, which link to interesting areas within the landscape. For example a series of short and long walks can be identified, and perhaps could be based on various themes. The Singleton paths proposals should be the starting point for further development;
- Singleton and the other villages have a wide range of local organisations and clubs with which local people get involved. The Parish Plan identifies the need for a village 'heart' to further foster social capital, a sense of place and community. Wider connections between these organizations and those that exist in the wider local area would help to foster a wider social network. For example the Sure Start childcare support centre is not well known by Singleton residents;
- Consider how Singleton might become an even more attractive place for home working and setting up a business. For example, could a café have printing facilities, where home workers could go for printing and associated services whilst having a cup of coffee with other home workers? Could the local pub market a number of meeting rooms fronting onto a beautiful village green? Could a number of existing and/or proposed buildings accommodate either residential or office/work uses, for example in a mews such as the Kennels;
- Use new dwellings not only for affordable housing and to create a mixed tenure (shared ownership and rented) but for helping to improve the road environment, currently vehicular oriented, into a pedestrian prioritised street environment with characterful building frontages that psychologically slow down speeding traffic through the village;
- Consider the treatments of roads and parking within the village and those just entering into the village in an effort to slow down traffic, capture the passing trade, and create a pedestrian prioritised environment;



FIGURE 10_INTERESTED PARTIES DURING THE SCOPING WORKSHOP SITE VISIT

- Create a neighbourhood heart, such as a village green.

4.4 Enquiry by Design Public Open Session Outcomes

Over 100 people attended the first public open session, and their views and comments were collated. Top issues and opportunities under the community capital headings included:

Social Capital

- A new sports pitch / play area;
- More facilities;
- More parking and information board for visitors to encourage visitors to stop and spend in the village;
- Social centre for the elderly.

Built Capital

- A village centre/green;
- New buildings should reflect existing local architecture and character, and be mixed use;
- Keep Singleton a village;
- Business units/hub for local employment and businesses;
- Improve drop off point at school gates;
- Improve the streets and public realm.

Financial

- New local shop;
- Better public transport / car sharing;
- More local work opportunities;
- Affordable homes;
- Better broadband.

Natural

- Improve footpaths;
- Improve woods;
- Tidy up the village as a whole;
- The entire set of comments has been included in the appendices of this report.

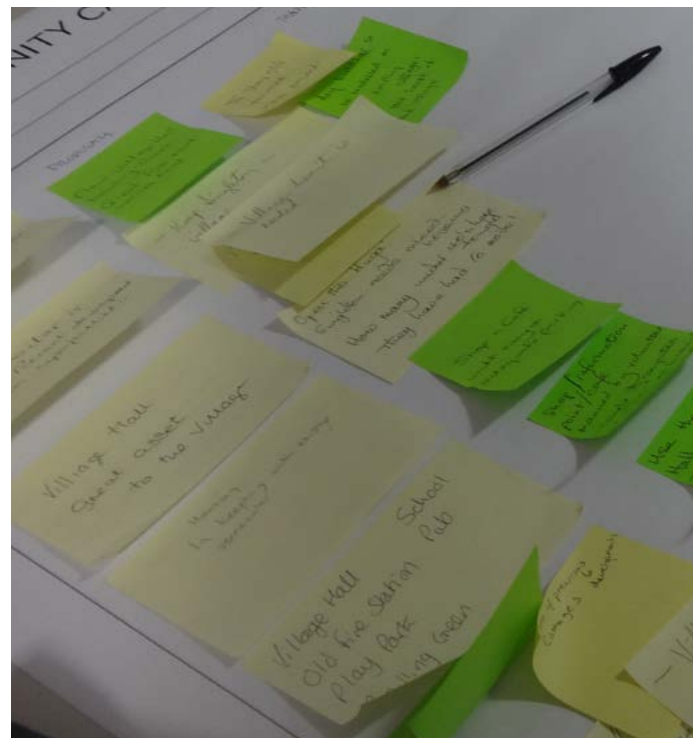


FIGURE 11_GATHERING STAKEHOLDER INPUT THROUGH THE COMMUNITY CAPITAL EXERCISE DURING THE PUBLIC OPEN SESSION

5.0 The Vision for Singleton

The outcome from the Enquiry by Design workshop is a long term vision for Singleton over a 15 year period, which looks to benefit from its position within the wider local area and to improve the quality of everyone's lives in the village, whilst ensuring the village's qualities and character are maintained and enhanced.

A phased approach will be adopted on the basis of:

- Priority;
- Available funding;
- Resolution of land ownership (for example where the current school playing fields are);
- Further consultation (for example to determine the design of the young people's hut, which is envisaged to be a small wooden hut located next to the proposed playing field, which can provide a space from which to view the sports played in the field, for changing facilities and storage for any communal sports equipment).

5.1 Wider Context

The vision's starting point is based on an understanding of Singleton in its wider context and how it can benefit from its position and its offer from within this context in the future.

Developing a Sustainable Place Economy

Singleton is seen in the wider vision as a very beautiful and characterful 'model' village, with an enhanced local network of paths through green and relaxing countryside comprising half hour to three hour walks, and enhanced built environment, local facilities and public spaces. This combination would attract low impact visitors from within the region, from anywhere between half a day to a long weekend. Longer stay visitors would also see Singleton as a part of a wider 'village loop', comprising the villages of Little Singleton, Thistleton, Elswick, and Great Eccleston, with each village's offer complementing the others.

Tourism in the vision also considers visitors to be those that regularly use village facilities such as the school and the church. The local population of Singleton alone would not be able to sustain these types of facilities. Viability therefore is dependent on these visitors.

Singleton is also envisaged to be a rural place conducive and attractive to small businesses, such as startups and home workers, with excellent connections and initiatives between the Warton Enterprise Zone and other local rural businesses. A range of small scale business units would be available in the refurbished Kennels Mews, set within a village comprising a good mix of facilities, including a new village shop (located within the pub), a new village green, an improved pedestrian oriented public realm within the village, and improved walking opportunities on the paths out with the village. Section 5.3 of this report provides further details with regards to the vision's economic potential.

Developing a Stronger Social Capital

Singleton's existing community groups and clubs are seen in the wider vision to be linked to other clubs and community groups that exist in the wider local area, with a potential twinning to another village or town nationally or internationally. This will ensure a larger social network, with opportunities for more friendships, and exchanging of ideas and possible home and away sporting events and exhibitions.

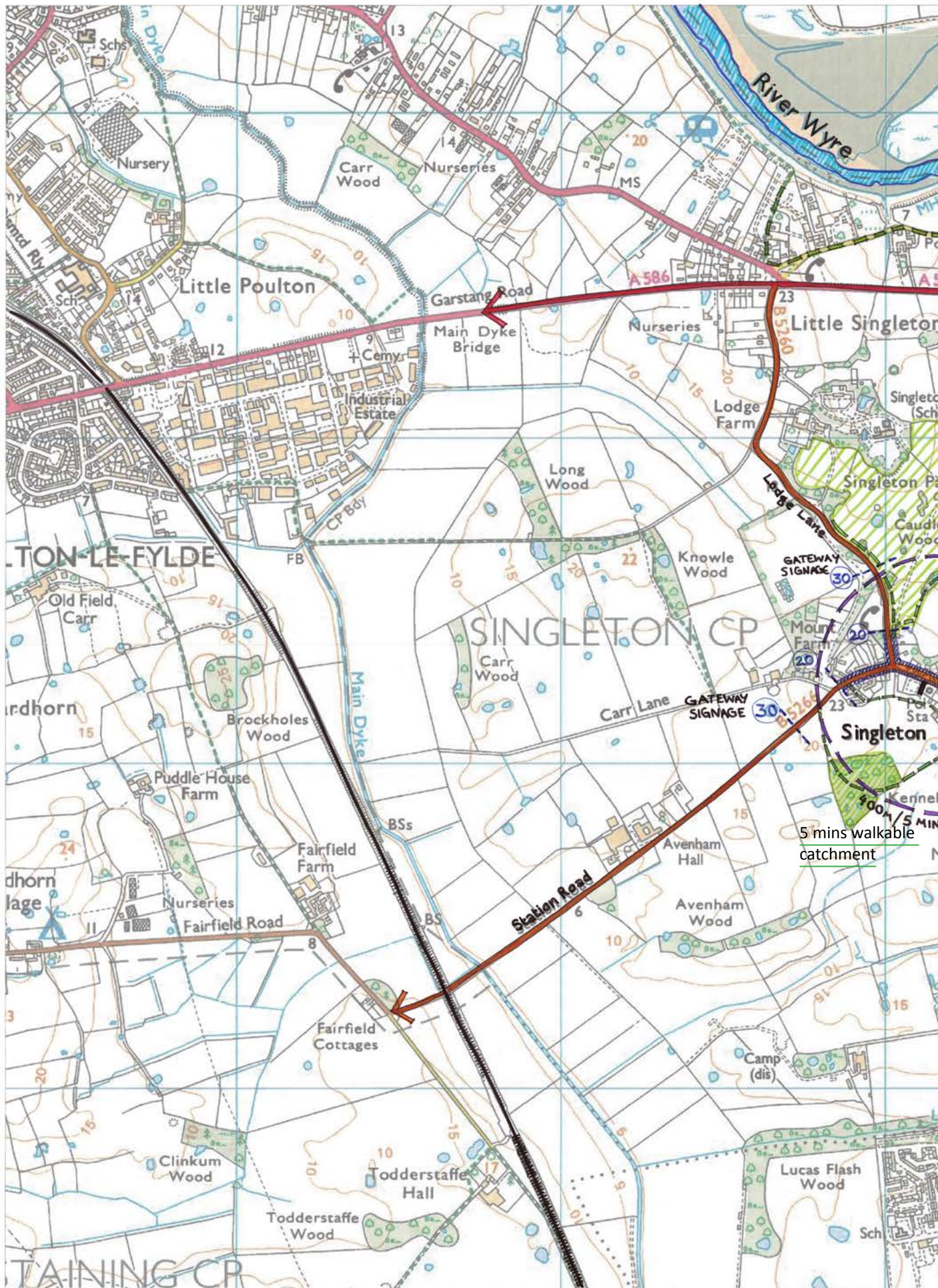
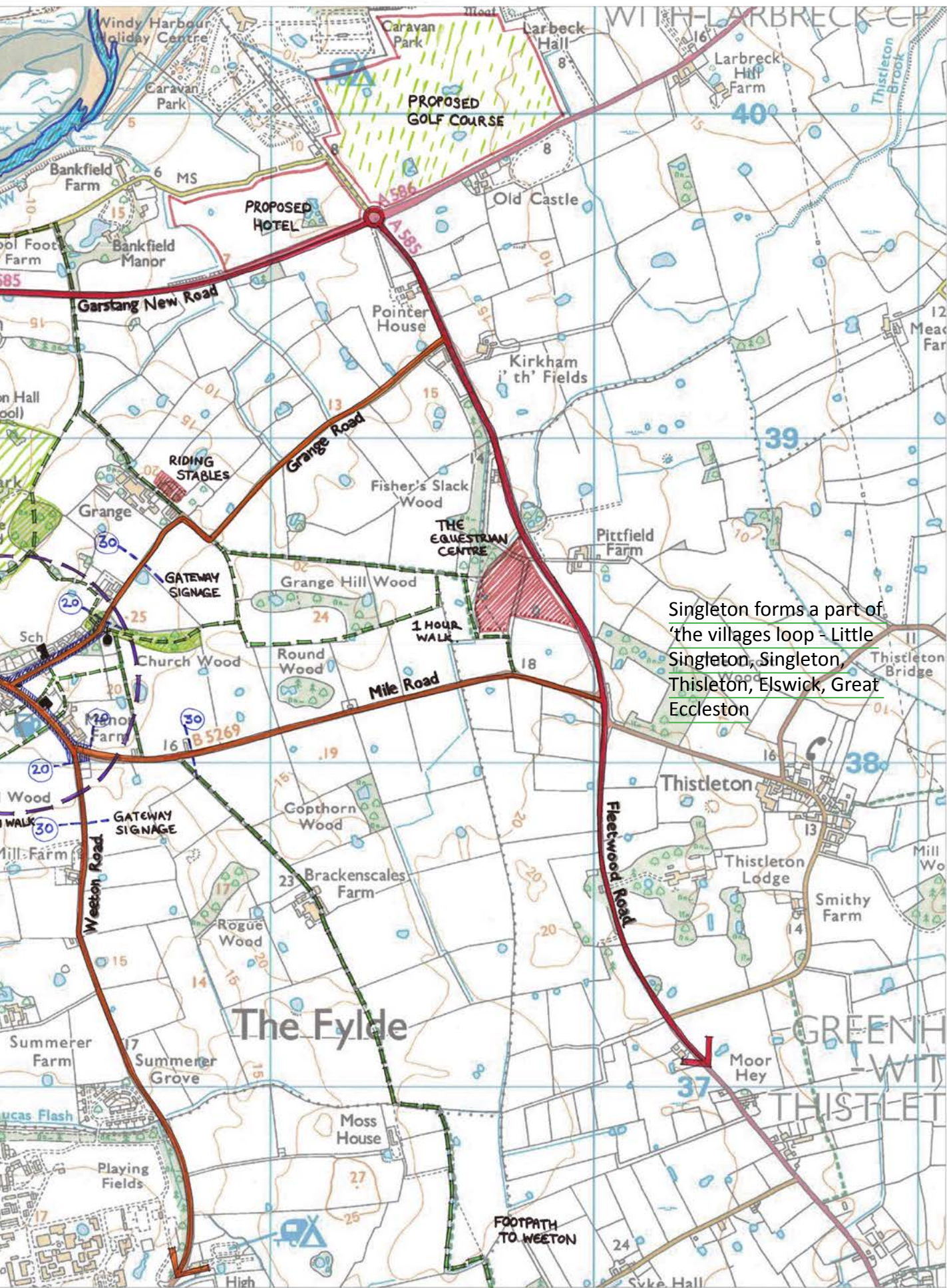


FIGURE 12_WIDE SCALE VISION DIAGRAM



Singleton forms a part of 'the villages loop - Little Singleton, Singleton, Thisleton, Elswick, Great Eccleston



5.2 Village Scale

Illustrative Masterplan

The vision at the village scale includes the following projects that are expected to be delivered within three phases. Projects include:

- A Village Green;
- A new Village shop / café;
- Street and pavement improvements for pedestrians;
- A Peace Garden;
- Parking;
- The renovation of Worsick's Farm House and sheep shed;
- New tree planting and further paths;
- Affordable housing;
- New local business / employment premises (startup units);
- A new sports pitch.



FIGURE 13_ILLUSTRATIVE MASTERPLAN

Illustrative Movement and Connectivity Framework and General Principles

A number of projects are proposed to maintain and enhance the street and path network in the village, and in the wider area.

These projects are as follows:

- Build upon the existing footpaths project to create new and improved countryside walking paths, which include heritage style fingerpost signs and history and wildlife information boards. Pamphlet maps with routes and information on the key footpaths within the wider local area should be produced and be available within the local village shops as well as in shops and visitors destinations further afield;
- Improve footways by clipping back hedges, widening into verges and making new links;
- Build out pavements where space allows (ensuring access is maintained for farm vehicles);
- Subtly calm traffic by reinforcing village streets as places for people rather than speedy through routes:
 - Define gateways (30 mph) and thresholds (20 mph)
 - Remove white lines
 - Use materials and colour to visually narrow carriageway
 - Create enclosure with new buildings and avenue tree planting
- New bus shelters:
 - The existing shelter opposite fire station shall be relocated to the corner of the bowling green
- Parking improvements outside school will be integrated into the hard surfaced area of the village green.



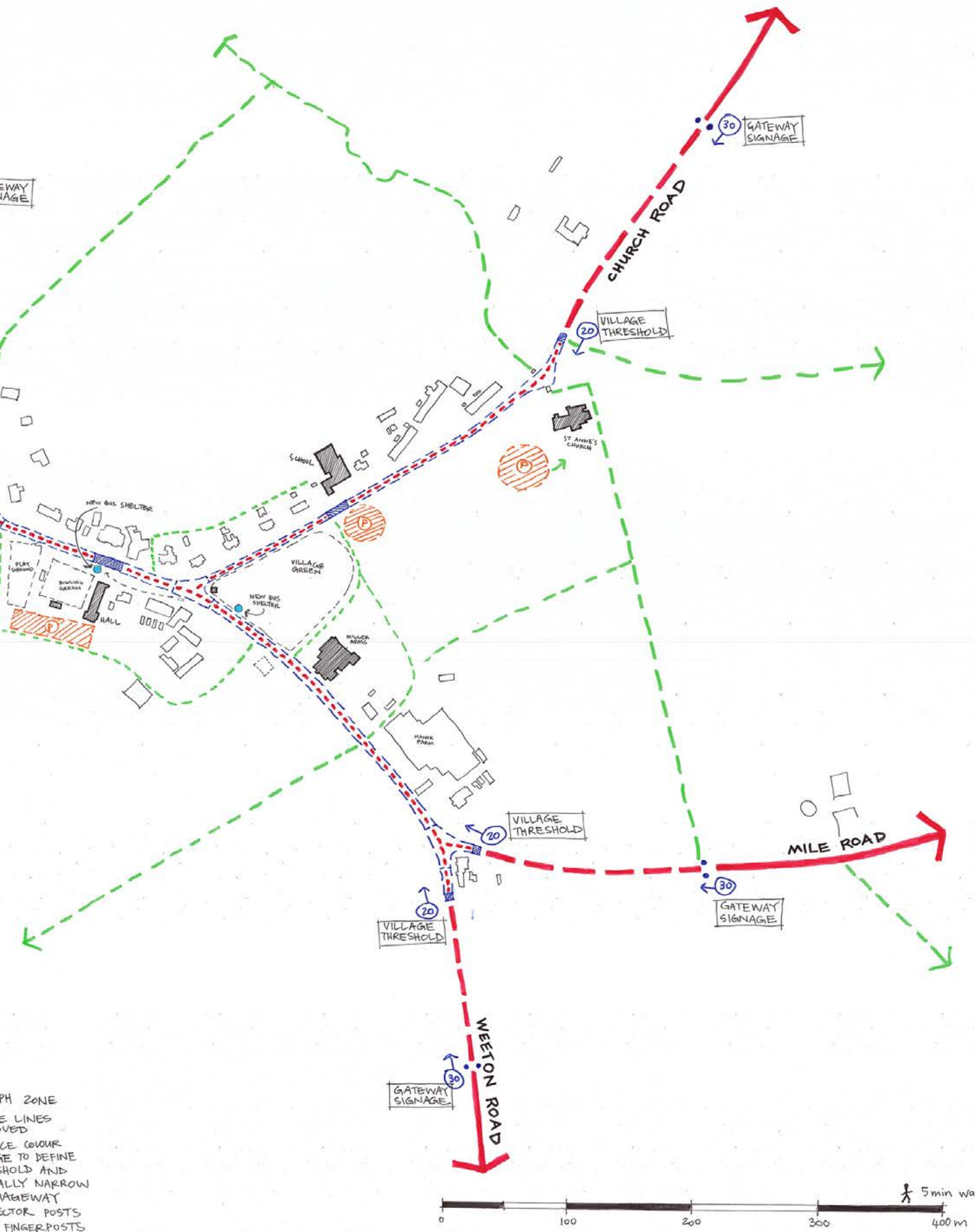


FIGURE 14_ ILLUSTRATIVE MOVEMENT AND CONNECTIVITY FRAMEWORK



FIGURE 16_A EXAMPLE THROUGH THE A6 THROUGH CLIFTON VILLAGE IN CUMBRIA - A 'GARDEN GATE' ON THE MAIN APPROACH TO THE VILLAGE PSYCHOLOGICALLY SLOWS DOWN DRIVERS



FIGURE 17 and 18_ AN EXAMPLE FROM THE A32 THROUGH WEST MEON, HAMPSHIRE - A 'DOORWAY' AS ONE ENTERS INTO THE VILLAGE; THE REMOVAL OF CENTRAL WHITE LINES ENHANCES THE PEDESTRIAN EXPERIENCE AND SLOWS DOWN TRAFFIC



FIGURE 19 and 20_ AN EXAMPLE FROM THE A32 THROUGH WEST MEON, HAMPSHIRE - A PLACE RATHER THAN A THROUGH ROUTE, WHITE CENTRE LINES REMOVED; SPECIAL PLACES MARKED WHERE PEOPLE ARE MORE LIKELY TO CROSS EG. OUTSIDE THE SCHOOL AND VILLAGE HALL / BUS STOP



FIGURE 21 and 22_ AN EXAMPLE FROM BURRINGTON, HAMPSHIRE - A PLACE RATHER THAN A THROUGH ROUTE; BUILD OUTS AND KERB REALIGNMENT TO SLOW DOWN TRAFFIC SPEEDS AND MAKE CROSSING SAFER

Illustrative Landscape Framework

The proposed illustrative landscape framework includes a number of projects that should enhance the future natural and social capital within the village.

The existing and proposed paths projects will enhance movement opportunities throughout Singleton and the wider local area.

Tree planting would occur within each phase of the vision as part of a detailed landscape strategy. Opportunities exist to engage the wider community and school children in tree planting activities, helping to foster a sense of community and in turn social capital. This could form a part of an educational initiative, either formally as a part of the school curriculum, or informally as an extra curricular activity.

Hedges should be maintained to ensure that sight lines to key views are uninterrupted and hedge foliage is removed from pavements.

A village green is proposed to be created in the centre of the village opposite the pub. The village green will be surfaced primarily with grass, with a small all purpose surface being located at its top eastern corner, opposite the school.

Allotments owners should be encouraged to maintain their growing areas (see below) in an attempt to enhance the visual quality of allotments within Singleton.

Residents may wish to create a garden club, which might:

- Explore entering 'Best Kept Village' / 'Britain in Bloom' / the National Garden Scheme's 'Open Gardens' scheme,
- Consider an annual garden produce show (categories could include flowers, vegetables, cakes, honey, wine, etc);
- Consider a 'Best Kept Garden' prize;
- Consider joining the National Allotment Society.

The Lancashire Gardens Trust could offer a seminar on cottage gardens:

- The flowers, shrubs, and trees typical of such a village;
- The fruit and vegetables grown by allotment holders;
- 'Florists Farmers' and their popularity in villages;
- The plants to avoid.





FIGURE 15_ILLUSTRATIVE LANDSCAPE FRAMEWORK

Phase 1 of the Vision

Phase 1 of the vision will consist of a number of priority projects that the community would require. These include the following:

- A new village green. The field adjacent to the eastern village node offers itself as the natural position for the village green. The field is currently fronted by the school, dwellings on Church Road, and the pub. In this existing form, the field is halfway to becoming a village green. Additional proposed dwellings, existing dwellings on The Village street, and proposed dwellings on a new route facing onto the proposed green and Church Road will complete the village green 'edges' and will ensure that the green has good public frontage and will be a safe environment with 'eyes' on it throughout a twenty four hour period. The village green will provide a link between the school and the pub with the proposed village shop.

The village green is proposed to be primarily grassed in the south, but have a small all-purpose surface on its northern portion adjacent to the school;

- The all-purpose area will provide a 'respite' space in front of the school, which will accommodate typical 'school gate' activities, such as parents waiting to collect their children. Social activities such as this will be enhanced and encouraged by introducing rural style wooden street furniture onto the all-purpose surface;
- The all-purpose surface will also be an area for short stay car parking for parents who are dropping off and picking up their children. The parking will be integrated into the surface with landscaping but not be marked with road lines, in an attempt to maintain and enhance a pedestrian oriented environment;
- A new shop / café - there is priority for a village shop and the favoured position is within the pub, however, depending upon permission to site it there, alternative ideas considered;
- The rebuilding of Worsick's farm house. Worsick's farm house is a beautiful Georgian farmhouse. The house will be

rebuilt to match its existing façade, in the same manner that the village hall was built new to match its existing facades. The benefit of rebuilding to match the existing as opposed to renovating makes the project more viable and ensures low U-Values with high levels of insulation;

- Nine new affordable dwellings. Nine new dwellings, architecturally similar to those that exist on Church Road, will create a sense of enclosure and overlooking of the village green for natural surveillance;
- Sports Pitch. A new sports pitch will be provided potentially in either the field to the south west of the church, or in the field to the west of the village hall. The benefits of locating the pitch to the west of the village hall include enabling young people to share the village hall facilities. The benefit of locating the pitch to the south west of the church includes the pitch being connected by paths to the proposed village green. The sports pitch location shall be determined by the village's young people during this phase;
- Remove hedge foliage and grass on existing pavements. Many of the existing pavements have become narrowed over time from hedge foliage and grass that has built up over the years. Wider pavements can result from simply clearing the foliage and grass to reveal the entire pavement areas;
- New parking sensitively designed to the south west of the church. The church continues to be a popular venue for local services as well as weddings. Parked cars block large stretches of Church Road when events are being held in the church. A new parking area shall therefore be located to the south west of the church and to the south of the woodland fronting onto Church Road, or preferably within the woodland itself subject to a Tree Preservation Order and root protection area survey, to accommodate these cars;
- Peace garden and footpaths connecting to this from the village green, the church and Mile Road. A peace garden has been proposed to be accommodated within the field to the south west of the church, as a place that visitors and the community can sit in contemplation. A sculpture is proposed to be placed within the centre of the garden to act as a focal point and provide interest to views leading towards the garden. The garden may have a path connecting to Village Road (the exact route to be determined), and ultimately link to Mile Road, the Church and Church Road.



FIGURE 23_PHASE 1 PROJECTS ARE HIGHLIGHTED ABOVE



FIGURE 24_EXISTING IMAGE LOOKING AT THE PUB AND SPACE THAT MAY ACCOMMODATE THE VILLAGE GREEN



FIGURE 25_ILLUSTRATIVE SKETCH OF A PROPOSAL FOR THE VILLAGE SHOP FRONTING ONTO THE PROPOSED VILLAGE GREEN



FIGURE 26_ ILLUSTRATIVE SKETCH OF THE PROPOSED VILLAGE GREEN LOOKING EASTWARD

Phase 2 of the Vision

Phase 2 of the vision will consist of two projects following the completion of Phase 1. These are:

- Trees and eight new dwellings on Village Road opposite the pub. Trees and eight new dwellings will provide a number of much needed affordable housing, in particular for young people and families. The dwelling typology is flexible to accommodate future changes when they arise. The typology can be one single large house, two semi-detached houses, four flats, or a combination of a semi-detached and two flats. The eight dwellings also contribute to the ‘taming’ of this road, transforming it into a pedestrian oriented street with a rural built frontage, where front gardens, views of the dwellings and tree planting will encourage vehicular drivers to slow down as they arrive into the village along this stretch of Mile Road;
- Renovation of the Kennels Mews into start up units for small local businesses. The Kennel Mews are in need of renovation but are quality buildings with regards to their aesthetics, character and layout. The Kennels will be renovated to accommodate start up business units to create a ‘hub’, attractive to young businesses. The building will be renovated to provide flexible sized units. Further research should be made into applying for high speed internet / broadband for six or more business units, from which the wider community may then benefit. Further details regarding the business units and high speed internet may be found in Section 5.3 of this report.

Phase 3 of the Vision

Phase 3 of the vision is the final phase, which will consist of three projects. These are:

- Two new dwellings on Church Road architecturally similar to existing dwellings on this road. In addition to providing affordable housing, these two proposed dwellings on Church Road are intended to transform the road into a pedestrian oriented street with the intention of ‘civilising’ this stretch of Church Road as drivers enter into the village. These two proposed dwellings have particular importance in achieving this result because of the school location further west along Church Road. The intention is for traffic speeds to have slowed down to 20 miles an hour and less by the time drivers reach the school;
- Renovation of the old sheep shed on Worsick’s Farm. Section 5.3 of this report provides details for this project;
- Footpaths to the south of the village through and around Kennel Wood. The proposed footpath to the south of the village is proposed to ensure that a north south walking ‘loop’ is possible. The footpath would go through and around Kennel Wood;
- Regeneration of Manor Farm. Manor Farm is currently a productive dairy farm, however future opportunities may arise where interested parties may wish to consider regenerating the farm aesthetically and functionally.



FIGURE 27_PHASE 2 PROJECTS ARE HIGHLIGHTED ABOVE



FIGURE 28_PHASE 3 PROJECTS ARE HIGHLIGHTED ABOVE



FIGURE 29_EXISTING IMAGE LOOKING EASTWARDS TOWARDS THE FIRE STATION



FIGURE 30_ILLUSTRATIVE SKETCH OF A PROPOSAL FOR THE STREET AND PUBLIC REALM IMPROVEMENTS AND AFFORDABLE DWELLINGS FRONTING ONTO THE VILLAGE ROAD LOOKING EASTWARDS



FIGURE 31_EXISTING IMAGE LOOKING NORTHWARDS TOWARDS THE FIRE STATION ALONG THE VILLAGE ROAD



FIGURE 32_ILLUSTRATIVE SKETCH LOOKING NORTHWARDS OF A PROPOSAL FOR THE STREET IMPROVEMENTS AND AFFORDABLE NEW DWELLINGS FRONTING ONTO THE VILLAGE ROAD



FIGURE 33_ILLUSTRATIVE SKETCH DEMONSTRATING POTENTIAL ARCHITECTURAL IMPROVEMENTS THAT MIGHT BE MADE TO MANOR FARM



FIGURE 34_ILLUSTRATIVE SKETCH LOOKING EASTWARDS OF A PROPOSAL FOR THE STREET IMPROVEMENTS AND AFFORDABLE NEW DWELLINGS FRONTING ONTO THE VILLAGE ROAD

A range of sites and buildings were considered with the old kennels identified as a possible 'mews-type' development which could accommodate small-scale businesses considered appropriate for a village setting, e.g. accountants, jewellery makers, IT specialists, etc., many of which are already active and producing in the area. There are currently a number of grant funding mechanisms which could support the transformation of the buildings into a characterful location, which provides a sustainable alternative to commuting out from the village. This (re)development is considered the preferred option in terms of business use.

Other potential sites identified for commercial use include the disused Worsick's sheep shed, the Manor Farm and new build units adjacent to the village hall car park. These are likely longer term aspirations but planning for them can begin the immediate term, especially in regards to Manor Farm, where the current tenant's intentions are unclear.

The sheep shed is considered something of an eyesore but holds potential in regards to its location, which could compliment the development of potential live-work units and as a venue for a range of commercial ventures. Utilitarian farm buildings in other locations have been redeveloped as attractive and viable business uses, e.g. a similar structure at Balgove, St Andrews (Scotland), is now a very popular seasonal steakhouse.

The Manor Farm is a significant site and grouping of buildings which sit prominently on the south-easterly approach to the village. The current tenant wishes to continue farming until retirement. Following retirement, there may be opportunities to explore how the site or a portion of the site could accommodate a range of uses to support wider visitor aspirations e.g. a farm shop, children's play, etc. It is advised that a feasibility study should be undertaken in the short term to assess options.

In the longer-term potential live work units could be developed to the south of the existing village hall car park. In addition to supporting the financial capital of the village it is considered they could have social capital benefits as well, helping to activate the area and providing surveillance for the car park.

Retail

The existing village shop offers limited, generally non-perishable stock and is only open a few hours in the mornings. Thus the imperative is to determine viable sites/options for the short term delivery of a village shop which could sell local/daily needs-type goods as well as provide a low-risk opportunity for local producers and craftspeople to promote, market and sell

5.3 Considerations for Developing a Sustainable Place Economy

The aim of the economic development strategy is to improve the quality of life for village residents and ensure the village's future sustainability by creating an environment in which local people can fulfil their economic and daily needs. Through working within a framework that supports both a sense of place and ownership; it focuses primarily on the local, village scale whilst linking to other markets and the wider local area. It acknowledges the importance of tourism and how this can assist in supporting the village economy without compromising the character and nature of Singleton that current residents treasure.

Consultation and feedback established the strong desire for better shopping/retail provision in the village and to help evolve the village economy through the provision of small work units for SMEs. There was also the desire to capture additional tourist spend without the feeling of being overrun. Therefore three primary areas were considered:

- Small, village-scale work units;
- Retail, with a short-term focus on delivery of a village shop, with a consideration of how this might evolve to a broader provision;
- Tourism.

Work Units

To support the development of a sustainable place economy a range of sites and locations were considered for the provision of small scale work buildings and possible live/work units. These work units could provide opportunities for local enterprise and entrepreneurship through discounted rents/short-term leases within a business incubation-type facility. Attracting a cluster of 5 business enterprises was identified as the unlocking mechanism for bringing high speed internet/broadband to the village.

their produce, ie a 'Window to Singleton'. Given the village's limited population the reliance on passing trade, ie 'tourism' is considered essential for the viability of any future retail provision. The main road through the town currently provides a significant opportunity to, in effect, turn a negative into a positive.

An immediate opportunity was identified at the Miller Arms Pub, where an old store could be turned into a village shop with very little investment and which could in the short terms provide a complimentary offer and opening times to the existing village shop. The landlady has already been approached about the concept and she was not only willing, but enthusiastic about the opportunities a village shop presents. A refurbishment programme will be undertaken in early 2014, and the shop could easily be included as part of this. Another benefit is that it could be run without the addition of new, dedicated staff and without the burden of new business rates. The location of shop, adjacent to the new village green would also reinforce the area as the heart of the village.

If for whatever reason the village shop at the pub is not taken forward the village green is considered an ideal location for pop-up retail, especially in the summer months. This form of retail again requires little investment and provides an opportunity for local producers to showcase their crafts/wares/produce. They can be teamed with events at the green and further underpin the social capital of the new green and village.

As there is room to expand, with parking and access also a strength, the pub was identified as an ideal location for a village shop for the medium and long terms as well.

Given the enthusiasm for the 'Window of Singleton', for the development of a place-based economy and the ambition to enhance retail opportunities in the village a number of locations for retail uses were assessed on their strengths, weaknesses and opportunities. Potential identified uses, in addition to convenience/food, were suggested, e.g. antiques, B&B and tea shop, which would be in keeping with a village atmosphere.

Visitors

Visitors are already quietly underpinning the viability of valued village amenities, such as the school and church, whilst the Maize Maze is a significant seasonal attraction. The aim is to seamlessly integrate additional visitors (largely day trippers) in the manner of Elswick, which currently attracts approximately

1,000 weekend visitors. Visitors would be attracted to Singleton for its model village qualities, opportunities for short, pleasant walks, pub, unspoilt architectural integrity as well as new amenities such as the village green. and visiting the opportunity to promote a circuit amongst places such as Elswick and Great Eccleston. The development of a branding, either through a 'Window of Singleton' or through association with these villages should be considered.

An improvement to the retail trade would also support the village's visitors' aspirations by complimenting other events, facilities and amenities in the village.



FIGURE 35 OPPORTUNITIES EXIST IN THE SHORT TERM TO ESTABLISH A VILLAGE SHOP IN THE PUB



FIGURE 36 ALTERNATIVE LOCATIONS FOR A SHOP/UNIT WERE IDENTIFIED IN THE MEDIUM/LONG TERM, SUCH AS THE GAP SITE FRONTING ONTO LODGE LANE

Option/Site	Current Use	Future use	Strengths	Weaknesses	Opportunities	Ownership
Preferred						
Pub (redevelopment)	Miller Arms Pub	Village Shop – both daily needs and specialist products	<ul style="list-style-type: none"> • Immediately available • Excellent accessibility, with parking in prominent location • Opening hours compliment existing shop (existing shop closes at noon, when pub opens) • Enthusiastic, willing landlady • Shop could be fitted with little investment in existing disused store room using furniture and equipment the pub already have • No new staff required • No new business rates • Existing shop sells largely non-perishables and papers, new shop could sell local produce and perishables • Room to expand 	<ul style="list-style-type: none"> • Reliant on landlady willingness 	<ul style="list-style-type: none"> • Would provide: <ul style="list-style-type: none"> - Village with daily needs shop complimented with local produce/crafts, e.g. 'Window of Singleton' • Opportunities to support: <ul style="list-style-type: none"> - Pub/restaurant trade - Local suppliers/supply chain, e.g - jams, baking, art, allotments, ice cream, coffee/tea, eggs, etc - Social capital - New village heart on the green • Could provide an active frontage to new village green if appropriately (re)developed • Funding available, e.g. NWDA, DEFRA, etc • Considered ideal location for future expansion, ie. medium and long terms 	Non-trust
Secondary						
Police Building (redevelopment)	Residential	Village shop/retail	<ul style="list-style-type: none"> • Located in village core area, and could benefit from location adjacent to the village hall • Parking - possible off-street, in/out parking as well as to the rear • Could be available in medium term 	<ul style="list-style-type: none"> • Would require to convert from residential use and to rehouse residents • Building is one of the few in the village that lacks character 	<ul style="list-style-type: none"> • Seen as the 2nd choice to the pub • Opportunity to improve the property in keeping with village character and aesthetic 	Trust
Village Green (pop-up retail)	Agriculture	Pop-up retail	<ul style="list-style-type: none"> • Supports village green activity and social capital • Low risk/limited cost test market 		<ul style="list-style-type: none"> • Opportunity to link with events • Showcase village/local producers/crafts 	Trust

Option/Site	Current Use	Future use	Strengths	Weaknesses	Opportunities	Ownership
Others						
Village Green (new build)	Agriculture	Village shop/retail	<ul style="list-style-type: none"> Supports village green activity and social capital 	<ul style="list-style-type: none"> Accessibility and parking would need to be carefully considered Funding - Speculative investment to build? 	<ul style="list-style-type: none"> Could support social capital working in synergy with pub, School, village green. Could provide opportunity for spin off facility if pub successful. Miller Arms provides good test bed for retail/commercial location on green. 	Trust
Station Road junction gap site (new build)	Vacant	Retail/Commercial/Civic	<ul style="list-style-type: none"> Highly visible location – on busy junction 	<ul style="list-style-type: none"> Parking is an issue - none directly outside as per busy junction. Parking would need to be from rear and possibly on street Serious concerns re pedestrian safety due to busy junction 	<ul style="list-style-type: none"> Opportunity to development a prominent site in the village Possible links to live/work units (if built) Could provide a balance if focus of village shifts to new green 	Trust
Manor Farm (redevelopment)	Agriculture	Retail/Commercial	<ul style="list-style-type: none"> Prominent location Large site which could accommodate a variety of uses Good potential for car parking 	<ul style="list-style-type: none"> At outer edge of village Large site – small scale retail could get lost so would need to consider complementary uses carefully 	<ul style="list-style-type: none"> Consider feasibility study in short term 	Trust – but tenant farmer
Old Smithy	Residential	Tea Shop/Antiques/B&B	<ul style="list-style-type: none"> Character property – looks like a ‘tea shop’ Location in the heart of the village 	<ul style="list-style-type: none"> No or little parking Existing tenant 	<ul style="list-style-type: none"> To support/compliment tourism development 	Trust
Existing shop	Retail		<ul style="list-style-type: none"> Location at busy junction Existing shop 	<ul style="list-style-type: none"> Poor visibility No parking Dangerous junction for pedestrians 	<ul style="list-style-type: none"> Could compliment new village store in opening hours/merchandise Need to work with pub to consider/respect interest 	Trust

TABLE 1_PHASE 1: RETAIL / COMMERCIAL ASSESSMENT MATRIX

6.0 Conclusions and Recommendations

The Singleton Trust has undertaken a significant consultation process, engaging over 150 local residents during the Enquiry by Design process. During the final public open session, local residents gave clear positive feedback for the workshop outcomes that were presented and for the Enquiry by Design process that engaged local residents through which the outcomes were produced.

Local residents and other interested parties through this Enquiry by Design process produced a comprehensive vision and masterplan for the sustainable future growth of Singleton over a 15 year period. The plan may be delivered over three phases. The entire plan is holistic and has been driven by the goal to achieve a balanced community capital within Singleton – a balance of social, natural, financial and built capital.

The vision and masterplan have evolved from the aspirations and priorities stated in the Parish Plan, the Village Design Statement, the Enquiry by Design Scoping Workshop, the first Enquiry by Design Public Open Session, and the young person questionnaire outcomes.

A number of quick win projects, such as establishing the village shop in the pub, which would help to maintain the momentum and enthusiasm that has been generated through the Enquiry by Design process, may be delivered in the first phase. Phases two and three provide for longer term needs, and would build upon the successes of Phase 1.

Discussions should commence between the Singleton Trust and the County Council with regards to land ownership issues and potential land swap arrangements.

Grants and sources of funding which could supplement moneys from the Singleton Trust for projects in the vision should be identified by both local residents and the Singleton Trust.

Further progress will be managed through the planning process and subsequent consultation to determine the details for projects such as the location of the sports pitch and the peace garden art and design. Through the positive collaboration between all those interested in Singleton, the proposed vision and masterplan look set to secure a sustainable future for Singleton, and Richard Dumbreck’s wish, of “preserving Singleton as a community” for the long term.

Management

Management of the project outcomes in each phase, following their delivery, is essential to consider as a part of the vision. This will help to ensure that the necessary maintenance, contracts, enforcement and facilitation for each project outcome is appointed to a responsible party, and as a result the outcomes continue to contribute to the benefit of the village as a whole. Table 2 is a matrix that shows which responsible parties will be assigned to each project outcome.

The responsible parties who will be assigned to each project outcome	
Village Green	Trust
Proposed rented accommodation	To remain as existing
Shared equity housing	Details to be determined
Pathways and sports pitch	The Trust (a youth team may be nominated to manage the sports pitch to engender a sense of ownership)
Streets	No proposed streets will be required to be adopted
Footpaths	Costs will be shared between the Trust and the Parish Council

TABLE 2_PARTIES ASSIGNED TO PROJECT OUTCOMES

Potential External Sources of Funding for Projects

Projects in each of the phases will be funded by the Trust, however many external sources of funding exist for projects similar to those forming the vision, such as grants, European and Local Authority funding. The Singleton Trust shall explore the funding sources for which they may be eligible to apply.



FIGURE 37 (RIGHT)_THE PEDESTRIAN ROUTE LEADING TO THE CHURCH WILL BE IMPROVED FOLLOWING THE DELIVERY OF THE PUBLIC REALM IMPROVEMENTS AND DWELLINGS

Appendix 1: Studio LK Limited

Studio LK Ltd is a fresh and vibrant design led multi-disciplinary international company with a highly skilled team of individuals from various professional backgrounds. Our mission is to surpass our clients' expectations by producing and delivering outputs that result from our 'holistic' or cross-disciplinary thinking and constructive approach to design, based on sustainable and time-tested principles. We do not 'reinvent the wheel' but rather improve the wheel incrementally, by acknowledging lessons learned from the past and responding to the future needs of clients and their projects.

Our company structure is lean, efficient and strong, responding to a changing global and financial context. As a result we can offer our clients a competitive price for the services we offer, without compromise to the outputs.

Services

Our team has a wealth of experience in designing and project managing projects of varying sizes and complexities, ranging from £60 million commercial developments to small not for profit community lead developments. Our clients are based both in the UK and internationally, and are private and public, with both corporate and 'independent' expectations. We aim to create value over time for our clients, investors and user groups.

Our design services include regional growth strategies, masterplans and strategies for settlement regeneration, new towns, urban and rural extensions, neighbourhood plans, public realm design, architecture, design codes and architectural pattern books. Our planning services include the preparation and management of planning applications and environmental impact assessments, and expert witness services in planning and architectural matters. We offer project management services for all of the above, through the entire project life cycle.

We believe that the key to designing and delivering any project successfully, regardless of its size or nature, is the ability to

listen and to understand the client's needs and nuances. This enables us to develop a bespoke brief tailored to suit each and every project, and to hand pick a robust team of experts that are needed to design and deliver the expected outcome.

Our processes

We are firm believers of 'joined up thinking' and collaborative methods of working between our team, our clients and interested parties of projects. This approach results in more sustainable design outputs and minimises time and money typically lost through bureaucracy and costly litigious procedures. It also ensures that each project is driven through a positive and constructive process, which minimises, and even resolves, conflict between interested parties and ensures 'buy-in' of the project outcomes.

Each client and project has a different set of parameters and contexts, which can often be sensitive and political. We listen to our client to gain an understanding of these nuances, and then with them develop a carefully crafted process bespoke to each project.

Community Capital

A sustainable and holistic community is one with a balanced community capital, comprising the social, natural, financial and built capitals, or assets, or a place and/or community. Achieving progress in some areas without addressing the others, or at the expense of the others, will be of only limited value and could be counterproductive to a successful and sustainable community. Using a holistic approach to build community capital sets the basis for a community that not only invests responsibly in their local assets, but does so in a sustainable way, thus providing the base for a vibrant and lasting environment. During the Enquiry by Design workshop, we gather local knowledge through a community capital 'filter' and form the vision, plan and supportive strategies on the basis of this information.

Paragraph 14

“At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.”

Paragraph 155

“Early and meaningful engagement and collaboration with neighbourhoods, local organisations and businesses is essential. A wide section of the community should be proactively engaged, so that Local Plans, as far as possible, reflect a collective vision and a set of agreed priorities for the sustainable development of the area, including those contained in any neighbourhood plans that have been made.”

Paragraph 188 - 191

“188. Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.

189. Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they do offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications.

190. The more issues that can be resolved at pre-application stage, the greater the benefits. For their role in the planning system to be effective and positive, statutory planning consultees will need to take the same early, pro-active approach, and provide advice in a timely manner throughout the development process. This assists local planning authorities in issuing timely decisions, helping to ensure that applicants do not experience unnecessary delays and costs.

191. The participation of other consenting bodies in pre-application discussions should enable early consideration of all the fundamental issues relating to whether a particular development will be acceptable in principle, even where other consents relating to how a development is built or operated are needed at a later stage. Wherever possible, parallel processing of other consents should be encouraged to help speed up the process and resolve any issues as early as possible.

Appendix 2: NPPF Planning Policies 7, 8, 14, 155, 188 - 191

Paragraph 7

“There are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- 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 support 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.”*

Paragraph 8

“These roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.”

Social Capital

Negative

Community Facilities

- Competition up the road near motorway – spar and costa coffee with good parking
- No football field (x2)
- No football club
- No shop (x8)
- No where for young people (x2)
- Needs a centre (ie village green)
- No reason for people to stop in the village (x2)
- No Ice Cream parlour/sweet shop/farm shop (would like one)
- No green (or church pond)
- No café (would like one)
- Would like pub to introduce more tea and cake
- Support/social centre for older people (would like one)
- The loss of Singleton service station was a shame. A village business amenity lost.

Built Capital

Positive

- Existing Architecture (x4)
- Old fires station is iconic (x7)
- Recent development good quality (inc Richard Dumbreck Court). (x5)
- Local vernacular is attractive
- Village Hall (x8)
- Play Park (x3)
- Bowling Green (x2)
- School (x5)
- Pub (x6)
- Church (x4)
- Singleton Lodge

Appendix 3: All Comments received during the Public Open Session held on the 20th October 2013

The following comments were provided by the public who attended the first public open session held on the evening of the 20th October 2013. Comments were noted on post-it stickers and collated and categorised under the Community Capital Framework headings of existing positive and negative Social, Natural, Financial and Built Capital that exists in Singleton.

All comments were then presented to interested parties who during the first morning of the Enquiry by Design workshop, and then informed group work thereafter. These comments therefore helped to directly give form to the vision and illustrative masterplan.

Social Capital

Positive

Community Facilities/Amenities

- Local football field for children but limited availability for others (x2)
- School (x2)
- Church (x2)
- Village Hall (x2)
- Pub
- Bowling Club (x2)
- Childrens' play area (x2)
- Community Spirit
- Good community spirit (x2)

Built Capital

Positive (continued)

Wishes for the future

- Village Green/Community centre. (x6)
- Any new buildings to be modelled on existing cottages
- Shop/Café/Information Point in some form (x10)
- Keep singleton a village
- Build on infill areas
- Open the MUGA
- Singleton needs mixed housing
- How many under 40's are here tonight - they have had to move!
- Couple of computers
- Leaflets regarding historical points in the village
- Medical Centre (x2)
- Office hub
- Drop off point for school

Built Capital

Negative

Movement

- Pavements too narrow and overgrown from hedge line foliage (x7)
- General traffic issues around the village (x10)
- Pedestrian crossing near village hall to slow down traffic
- Nowhere to park
- Need drive on/drive off village shop
- Bus from college prop. – no pavement home
- Need better parking at school

Maintenance

- Dirty and untidy village (x2)
- Ageing property needing refurbishment
- Untidy road verges/farm buildings

Housing

- No to any large housing development
- No nice classic, in keeping housing available for the young. Any housing that comes up for sale is unaffordable.
- Public spaces and Community Facilities
- Sports field for teenagers (x2)

Financial Capital

Positive

- Trust, pub, school, church
- Pub on the up, school A1, church viable, excellent farms
- School provides (or could provide) a community focus
- Miller's Arms
- Pub – how could we use this more imaginatively – say, tea room to supplement cycle paths
- The trust is there for the village, owns land and is willing to invest. (x4)
- Large stable employers in wider area (BAE Systems, Civil Services, Springfields)
- Perhaps cottage industries could be supported
- Good quality
- Passing Trade (x2)
- Could we have an initiative to help elderly people do online shopping and get together in the village hall?

Financial Capital

Negative

- Need of a local shop, that is active. (x3)
- Loss of garage removed a source of activity
- Traffic/Volume of trucks and speed (x4)
- Bus service to Poulton and to Sixth Form College needs to be more frequent
- No local jobs (x2)
- No demand for 'traditional' workplaces (i.e. industrial estate)
- Fracking (x3)
- Need affordable homes
- Speed of broadband (x3)
- Fear of change

Natural Capital

Positive

- Strong Farming community, wishes to support it and keep agriculture strongly connected to the village (x6)
- Open space, walks, woods and trails. (x7)
- Opportunity for village green in some form. (x9)
- More accessible walks and cycle paths. (X2)
- Needs path between Miller Arms car park and MUGA.
- Maintain the woods.
- A village pond could attract ducks and birds a nature site to act as a focal point to sit.

Natural Capital

Negative

- Footpath from Mile Rd to the Church needs to be cut back and maintained for safe pedestrian route.
- Traffic speed, horrendous on Lodge Lane, forever finding rabbits, pheasants, hedgehogs and ducks dead. (x2)
- Woods are in a terrible condition.
- Concern over the route of the A585 bypass.
- General concerns over Fracking, impact on health and built environment (x4)
- Counter suggestion that the trust is doing their best on Fracking concerns. (x2)
- Existing footpaths in disrepair - rectify these before planning new footpaths.
- Untidy farms (x2)
- Play area could be better used.
- Public footpaths need widening.
- Litter everywhere. Traffic needs calmed.

Appendix 4: Invited Interested Parties

Singleton stakeholder list			
Name	Position	Organisation	K or W
Fylde Borough Council			
Paul Drinnan Catherine's line	Head of Regen		
Mark Evans	Chief Planning Officer	Fylde Borough Council	
Catherine Kitching	Conservation officer	Fylde Borough Council	
Trevor Fiddler	Cabinet member	Responsible for housing	
LCC Sim Lane Dixon		Responsible for highways	
Dianne Kirkpatrick		Landscape officer	
Stephen Smith		Economics officer	
Julie Glaister		Policy officer	
Brian Holder	Owner	Local shop	
David Eaves	Leader	Fylde BC	
Cllr Sheryl Little		interest in housing	
Parish Council			
Mick Smith	Chairman	Singleton Parish Council	
Matthew Lee	Vice Chairman	Singleton Parish Council	
Chris Bailey	Councillor	Singleton Parish Council	
Bob Gallagher	Councillor	Singleton Parish Council	
Maxine Chew	Councillor	Singleton Parish Council, and also Fylde Borough Council	
County Council			
Paul Hayhurst	Councillor	Lancashire County Councillor	
Tarja Wilson	Senior Environmental Officer	Lancashire County Council	
Paul Bullimore	Woodland & Forrestry Officer	Lancashire County Council	
Glen Robinson	Senior Engineer - Developer Support	Lancashire Highway Services	
Berol Smith		Works with local businesses/rural economy	
Councillors / MP			
Mark Menzies	Local MP	Westminster Government	
Michael Devaney	Leader	Lancashire CC	
Community Groups, specific individuals and businesses			
Martin Keighley	Minister of St. Annes church	Blackburn Diocese	
Amanda Clayton	Head Teacher	Singleton C of E primary school	
Alec Davies	Chair of Governors	Singleton C of E primary school	
Emma Lawson	Chair of FOSS	Singleton C of E primary school	
Carolyn Gore	Office Manager	Singleton C of E primary school	
Peter Crossley	Chairman	Singleton Hall residents association	
Michael West		Singleton Hall residents association	
Ms. Toni Wood	Licensee	Miller Arms Public House	
Dougy Gough	Representative	Singleton Bowling Club	
Dave Kay	Villager	Has rennovated Puzzle Wood	
Jim Hodson	Landscape Architect	Environmental Design Landscape Architecture	
Maxine Chew	Representative	Singleton Historical Society	
Mathew Lee	Chairman	Singleton Village Hall	
John Ditchfield	Owner	Ditchfield Glass	
Phil Mason	TBD	Cuadrilla, (shale gas)	
Josh Owens		for Cuadrilla	
David Andrews	Land owner	Andrews Bowen	
Singleton Trust			
Keith Walker	Chairman of trustees	Richard Dumbreck Singleton Trust	
John Loftus	Trustee	Richard Dumbreck Singleton Trust	
John Highton	Trustee	Richard Dumbreck Singleton Trust	
Kath Smith	Trustee	Richard Dumbreck Singleton Trust	
Tom Pridmore	Trustee	Richard Dumbreck Singleton Trust	
Sara Fryars	Trustee	Richard Dumbreck Singleton Trust	
Richard Cornish	Land Agent	Richard Dumbreck Singleton Trust	
Land Owners			
Michael Smith	Owner	Singleton Lodge Country House Hotel	
Basil Newby	Land owner	Mallard Hall	
John Richardson	Tenant Farmer		
James Rogerson	Rents land		
Anne Rodgeson	Rents land		
David Loftus	Rents land		
Mrs. Karen Wood (husband)	Land owner		
Mr. M Wood	Land owner	Christopher Wood (cousin) 07770 800055	
Ms. W Richardson	Land owner		
Peter Rhodes	Land owner		
Resident Associations / Groups / Representatives			
TBD	Young representative	Singleton Youth	
TBD	Representative	Singleton Village residents	
Mike Crowther		Groundwork	
Gethen Owens		Groundwork	
Alan Bousfield	Clogger	Singleton Cloggers	
Statutory Groups			
Peter Foster	Representative (Crewe office)	SUSTRANS	
Kim Wisdom	Representative	Wildlife Trust	
Ms. Lynn Taylor	Representative	English Heritage	
TBD	David Carter	Natural England	
Alan Stamford	Representative	RSPB of Blackpool and Fylde Local Group	
Richard Storton	conservation lead	RSPB	
Helen Reynolds	Representative		
Catherine Neild	Phili Carter	Environmental Agency	
TBD	Representative	United Utilities	
TBD	Representative	United Utilities	
TBD	Representative	Community Police	
Tony Crook		Lancashire County Fire and Rescue	W
Simon Bone		Lancashire County Fire and Rescue	W
		Electricity north west	W
Penny Lyon		Cumfy Bus (run 75 service)	W
TBC		CPRE (Campaign to Protect Rural England)	W
Ian Wardle	Secretary	Ramblers Association	W
Garry Alderson	Chairman	Ramblers Association	W
Sarah Fryars			
Mr Daniel McDermott		United Utilities Water Plc	
Elaine Taylor		Lancashire Gardens Trust	

