

REPORT TO	ON
Planning Committee	23 August 2017

Jan 2017



TITLE	AUTHOR	Agenda item No.
Central Parks Masterplan	Jonathan Noad Steven Brown	6

1. PURPOSE OF THE REPORT

Approval is sought to adopt the updated Central Parks Masterplan.

2. RECOMMENDATIONS

That the Committee:

- 2.1 Approve adoption of the Central Parks Masterplan in order that it can be used as a key framework document against which to consider future planning applications on the site;
- 2.2 Delegate authority to the Director of Development, Enterprise and Communities, in consultation with the Cabinet Member for Strategic Planning and Housing to take implementation of the Masterplan forward.

3. EXECUTIVE SUMMARY

Policy G6 (Central Park) of the Local Plan requires Central Parks to be delivered as a comprehensive parkland providing a range of recreational and leisure uses for the community. Members of the community have previously been invited to have their say in a six week consultation in April/May 2015 on how they would like Central Parks to take shape. Their feedback has been worked into the proposals and approval is now sought to formally adopt the Masterplan.

4. CORPORATE PRIORITIES

The report relates to the following corporate priorities (*tick all those applicable*):

Clean, green and safe	✓	Strong and healthy communities	✓
Strong South Ribble in the heart of prosperous Lancashire	✓	Efficient, effective and exceptional council	

5. BACKGROUND TO THE REPORT

The council's Local Plan for the borough was adopted in July 2015. This document sets out the vision for the borough and identifies/allocates land required to achieve the vision for growth as outlined in the Central Lancashire Core Strategy (adopted July 2012). The Local Plan contains a number of development management policies, one of which relates to the creation of a new park in the borough.

Policy G6 (Central Park) requires Central Parks to be delivered as a comprehensive parkland providing a range of recreational and leisure uses for the community and plans were announced to create this major new park as part of the council's 40th anniversary celebrations in April 2014.

Additional work is to be undertaken in relation to the ecology aspects of the Parks. A landscape management plan is being written by Lancashire Wildlife Trust. When complete it will form an overview of the area and a total strategy for the ecology. As individual areas are brought forward that one management plan will inform the ecological element of that area.

6. CENTRAL PARKS MASTERPLAN PROGRAMME

6.1 Proposals

It is anticipated that Central Parks will be a "green spine" for South Ribble, taking in parts of Bamber Bridge and Lostock Hall in the south, stretching north towards the River Ribble, joining a huge swathe of green land which is already protected from development. Due to the extensive work which will be required, it is intended to bring the Parks forward in phases in future years. Once complete, Central Parks will cover a larger area than the borough's three existing Green Flag-winning parks put together.

6.2 Masterplan Contents

A first draft of the Masterplan was produced in March 2015 by Capita, following a number of background studies and research. The document detailed:

- History of the site
- Community use of the site
- Access and circulation
- Ecological and environmental conditions
- Planning policies
- Surrounding attractions
- Community needs and aspirations for the area

It drew together the green spaces and recognised the need for a sense of identity. The park's wider context was identified and the need to establish a coordinated approach to link green spaces across the borough. It pulled together the recreational resources of the borough's green spaces and identified potential linkages to enhance South Ribble's green infrastructure network.

This draft was subject to consultation in April/May 2015.

Members of the community and other stakeholder groups were invited to have their say on how they would like Central Parks to take shape and their feedback has been worked into the updated Masterplan.

6.3 The Consultation

A number of respondents opted to complete the equality section of the questionnaire which showed the following.

- 33% of respondents were female;
- 89% considered themselves to be White British compared with 95% in the 2011 Census;
- the age of respondents ranged from in their teens to over 70;
- 26% of respondents who chose to answer the question, stated that they had a long-standing illness or disability which limited their activity in some way. This compares with 18% in the 2011 Census for the borough.

The feedback received has indicated a preference for the area to be promoted for use mainly by local users, with sport, environmental and biodiversity uses being the main focus. The provision of supervised activities, for example high ropes activities, climbing wall, adventure play, archery, received insufficient support to suggest they were viable. In addition:

- 89% of respondents had a positive initial reaction to the new parks idea;
- 58% of respondents expressed an interest in becoming a volunteer in the new parks;
- 38% of respondents did not feel able to agree with the proposed activities;
- respondents indicated that quality and distance were the most important factors to them when choosing a place to visit.

Taking into account the views expressed in the consultation, and the input of the Council's Landscape Architect, Capita have evolved the Masterplan on behalf of the authority. The revised Plan covers the following themes, with the emphasis now on it being a local attraction. A summary of the Masterplan is attached as Appendix 1.

6.4 Composition of the Updated Masterplan

6.4.1 Spaces

St Catherine's Park was the first park to be included as one of the Central Parks. Other spaces included in the revised masterplan are:

- Preston Junction Local Nature Reserve
- Carr Wood
- Dog Kennel and Cockshott Woods
- Ribble Sidings
- Church Road Park
- Higher Green Wood
- Land south west of Lostock Hall railway station, adjacent to Watkin Lane.

Existing parks and green spaces have also been included in the network of spaces:

- Hurst Grange Park

- Middleforth Green
- Woodland Grange
- Withy Grove Park

6.4.2 Routes

The above spaces are connected by a network of routes consisting of public rights of way, roads and other designated routes including:

- Sustrans Route 55
- Sustrans Route 62
- Proposed Penwortham Cycle Loop
- Old Railway Line
- Old Tram Road
- Todd Lane North and South

6.4.3 Conservation

The spine of Central Parks, the old railway line, runs through Preston Junction Local Nature Reserve. A management plan is in production, created in partnership with Lancashire Wildlife Trust.

In addition to the creation of new habitats informed by national environmental strategies (Biodiversity 2020, Natural England Green Infrastructure Strategy and South Ribble's own Local Plan) a programme to reintroduce native British honeybees is underway in partnership with The Bee Centre based at Samlesbury Hall.

6.4.4 Interpretation

Communicating the history, ecology and leisure elements of Central Parks will be done through conventional and digital media including:

- signage
- fingerposts and waymarkers
- online content
- augmented reality
- personal memoirs archived in digital format

6.5.5 Maintenance

Creation of Central Parks is a partnership project. This relates to maintenance as well as capital aspects of the programme. Hard surfaced pathways will continue to be managed and maintained by Lancashire County Council's Highways Department except where the land is owned by South Ribble Borough Council.

Habitats will be maintained by a newly established Friends of Central Parks group, managed in partnership with Lancashire Wildlife Trust.

Other partnerships will be facilitated by Business in the Community, using local volunteer and charity groups, schools and other third sector organisations to offer maintenance, events and restorative (health) services.

6.5 Financial

The primary funding source is City Deal community infrastructure money. Other potential funding sources may include:

- Section 106 funds
- Community Infrastructure Levy
- City Deal Community Infrastructure budget
- Lancashire Environmental Fund bids
- a European Regional Development Fund bid
- grant applications from other sources such as landfill operators or charitable foundations.

7. WIDER IMPLICATIONS AND BACKGROUND DOCUMENTATION

7.1 Comments of the Statutory Finance Officer

If the Central Parks masterplan is adopted, it is intended to bring the Parks forward in phases in future years. Each phase must be fully costed and funding secured before member approval is sought, in accordance with financial regulations. This report is not the approval to incur any expenditure on implementing the Masterplan, approval to commit any expenditure will be to evidence that dedicated cash funds have actually been received. Under the governance arrangements for City Deal, the City Deal Executive will need to approve any requests for funding from the City Deal Community Infrastructure budget.

7.2 Comments of the Monitoring Officer

The adopted Masterplan will be a material consideration when determining any future planning applications.

Prior to the agreeing of any individual projects we shall ensure that Contract Procedure Rules have been complied with.

If it is intended to use any Section 106 monies for the purposes of the parks then the wording of the individual agreements would be checked to ensure the legality of such expenditure.

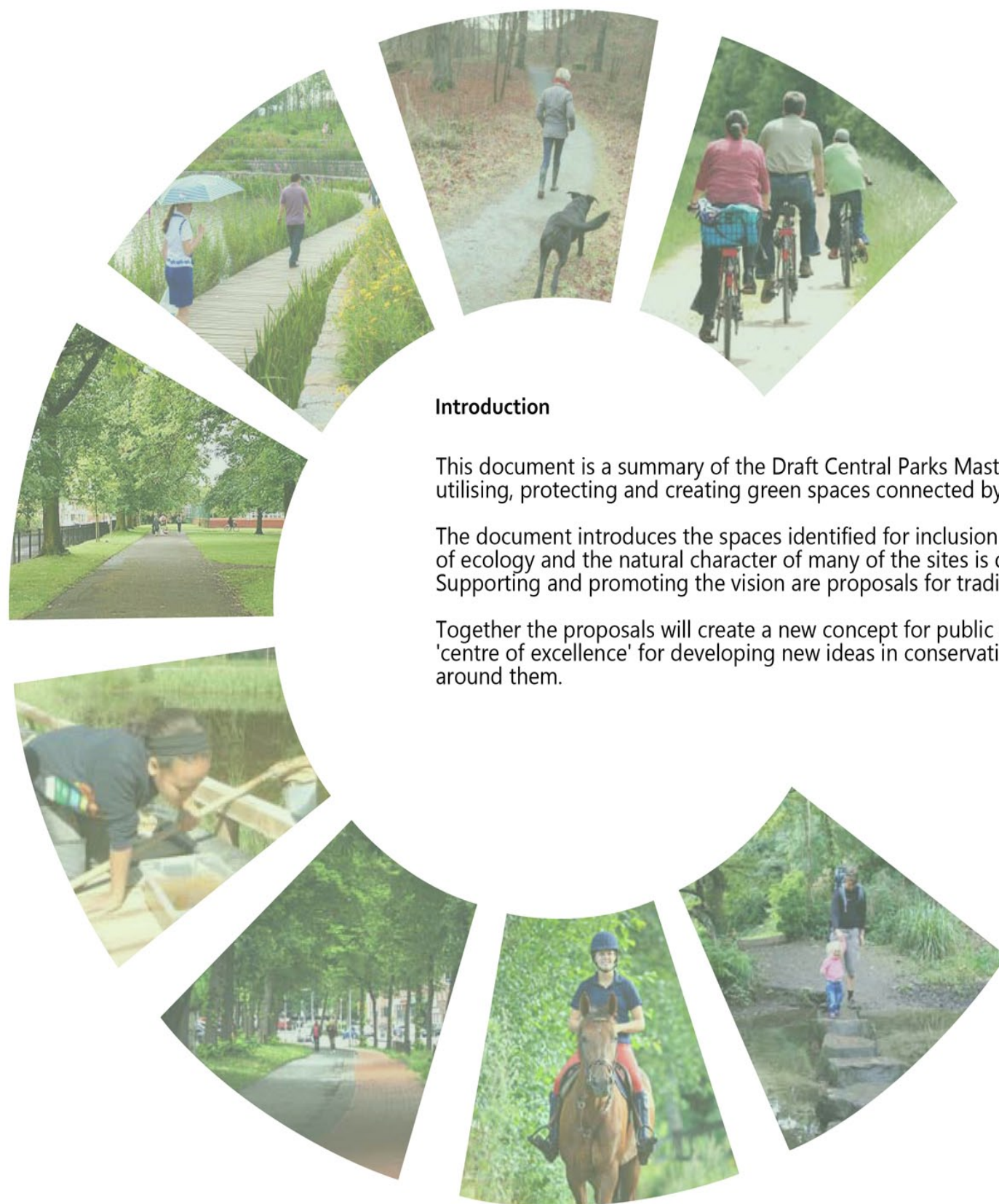
<p>Other implications:</p> <ul style="list-style-type: none"> • Risk • Equality 	<p>RISK: Without an approved Masterplan for the site, there is a risk that the development of the parks could take place in a fragmented piecemeal way, which would not achieve the objectives of Policy G6 of the emerging South Ribble Local Plan.</p> <p>EQUALITY: All work will comply with national legislation covering equality. Central Parks will be offered and promoted as a space accessible by all regardless of ethnicity, religion, gender, age or physical ability</p>
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8. BACKGROUND DOCUMENTS

Central Parks Summary document



South Ribble Borough Council



Introduction

This document is a summary of the Draft Central Parks Masterplan. It highlights the fundamental elements necessary to achieve the vision for utilising, protecting and creating green spaces connected by an accessible network of routes and circuits.

The document introduces the spaces identified for inclusion in Central Parks and the most effective routes to connect them. The importance of ecology and the natural character of many of the sites is demonstrated in a programme of conservation projects and volunteer activity. Supporting and promoting the vision are proposals for traditional and digital forms of information, guides and interpretation.

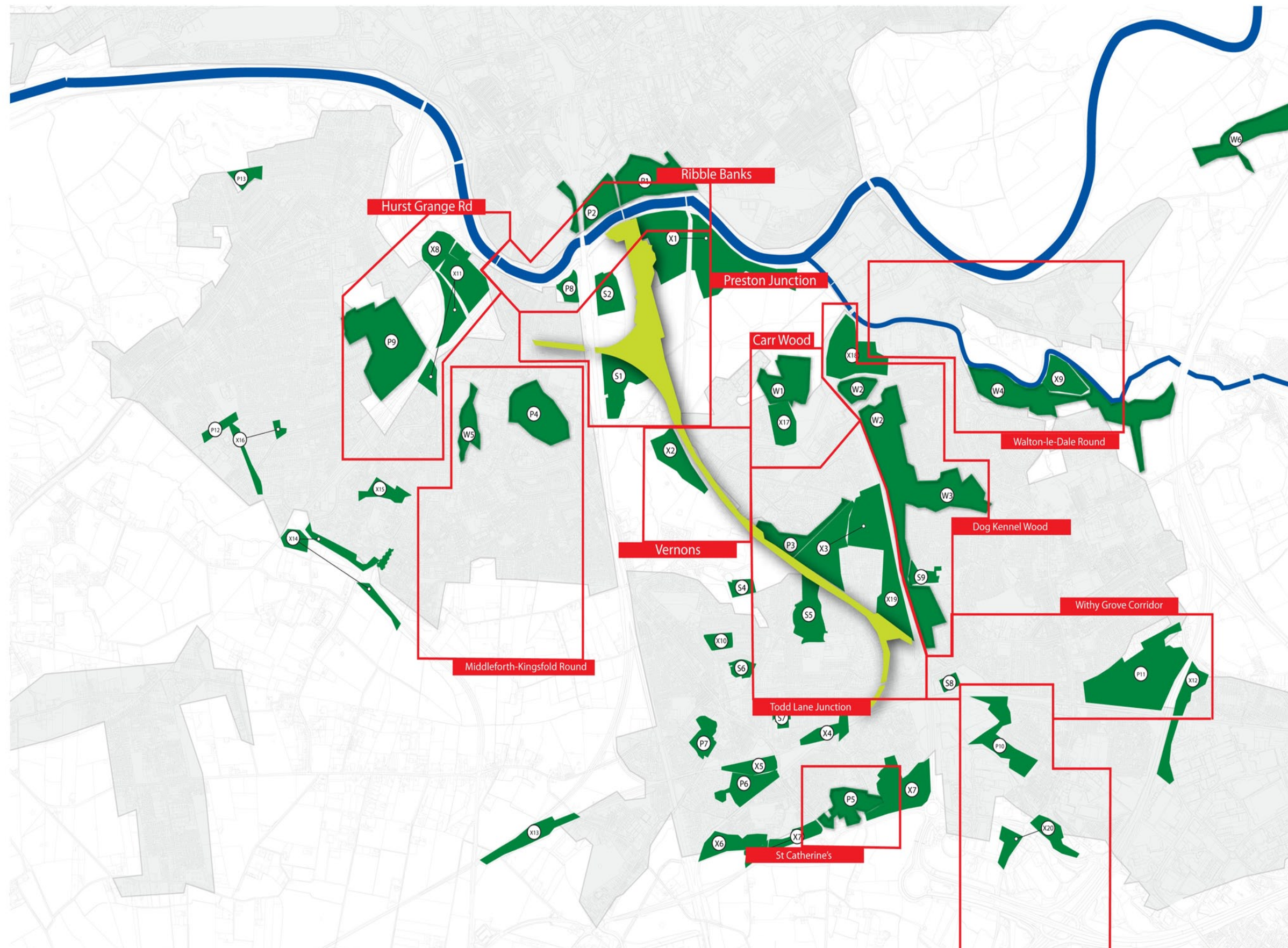
Together the proposals will create a new concept for public green space provision and establish the foundations to make Central Parks a 'centre of excellence' for developing new ideas in conservation, health and leisure, and how people interact with and enjoy the open space around them.

Green Infrastructure_Directory of Public Open Space



Central Parks

South Ribble Borough Council's Green Infrastructure is made up of a diverse and complex range of spaces, these parks, woodlands and green spaces stretch across a number of wards; The challenge is to enhance and improve the relationships across these community spaces and wards.



Green Infrastructure_Directory of Public Open Space



Directory

Central Parks is essentially a network consisting of designated routes and spaces. The masterplan aims to support the provision of existing and proposed green infrastructure.

Adjacent is an still of the interactive table which acts as a directory of public open spaces available for development,improvement or simply linking to the scheme. The Directory also includes spaces that are outside South Ribble Borough Council's ownership but play a key role within green infrastructure network.

The spaces within the directory are ordered firstly on a reference code and secondly the sites recognised name followed by the current/dominant character condition, the character conditions have been broadly divided into:

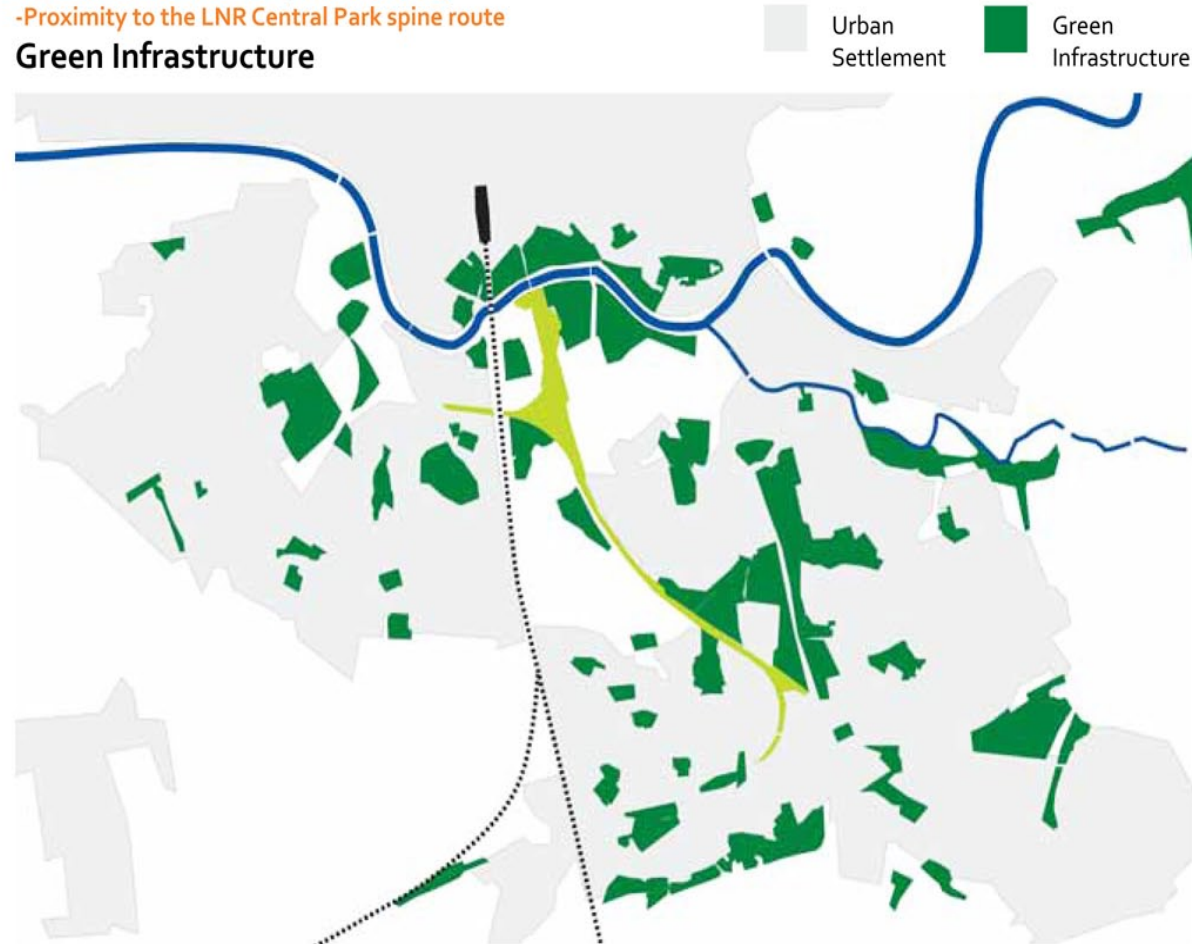
- Parks [P]
- Woodland [W]
- Playing Fields [S]
- Land potential [X]

Each space has been given a reference code which features on the corresponding green infrastructure map i.e. P1, W1, X1,

Further site details are captured within the table logging:

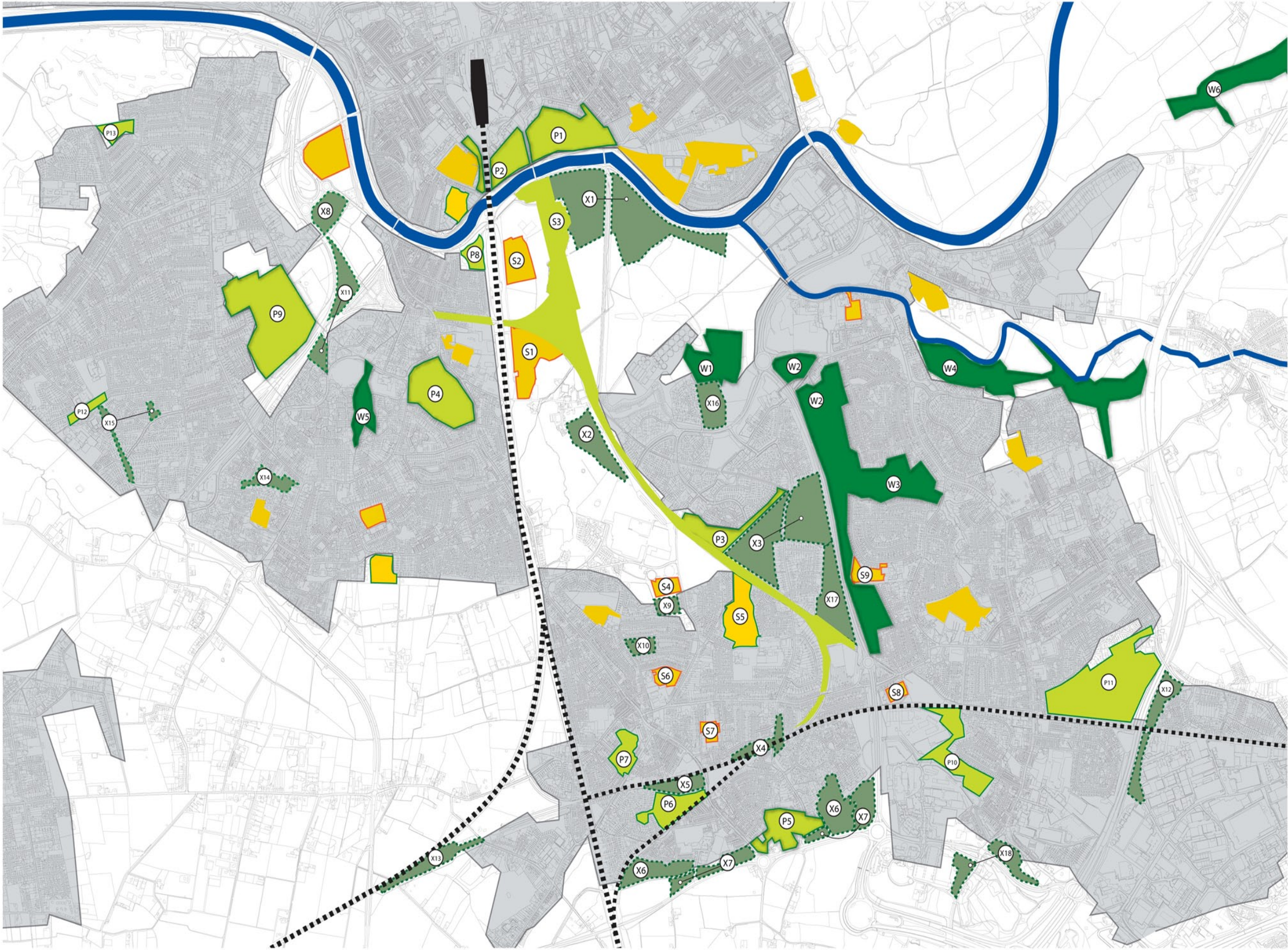
- Size
- Ownership details
- Estimated market value (for select sites)
- Proximity to the LNR Central Park spine route

Green Infrastructure



The land values provided for W4, X3, X5 and X7 in the adjacent table are based on typical "amenity land" values. The desktop derived nature of the figures do not account for any abnormals. The figures are based on the assumption that the current planning designation will endure into the long term, residential planning consent will not be forthcoming and therefore no "hope value" has been included. It is also assumed that no commercial income producing activity is taking place on any of the sites.

REF	LOCATIONS	CURRENT USE/ DOMINANT CONDITION	OWNERSHIP	AREA SIZE	Value	PROXIMITY TO SPINE
P1	AVENHAM PARK	PARK	Preston City Council	9.50ha		0.09m
P2	MILLER PARK	PARK	Preston City Council	3.90ha		0.09m
P3	WALTON PARK	PARK	South Ribble Borough Council	4.16ha		0m
P4	MIDDLEFORTH GREEN	PARK	South Ribble Borough Council	8.56ha		0.35m
P5	ST CATHERINE'S PARK	PARK	South Ribble Borough Council	3.92ha		0.67m
P6	LOSTOCK HALL STATION PARK	PARK	South Ribble Borough Council	3.22ha		0.63m
P7	LOSTOCK HALL RECREATIONAL GROUND	PARK	South Ribble Borough Council	2.74ha		0.66m
P8	RIBBLE SIDING	PARK	South Ribble Borough Council	1.47ha		0.25m
P9	HURST GRANGE PARK	PARK	South Ribble Borough Council	19.85ha		0.80m
P10	HAVELOCK PARK	PARK	South Ribble Borough Council	5.86ha		0.52m
P11	WITHY GROVE PARK	PARK	South Ribble Borough Council	12.64ha		0.8m
P12	PLAY SPACE BESIDE BIRCH AVENUE	PARK	South Ribble Borough Council	0.77ha		1.48m
P13	PARK OFF QUEENSWAY	PARK	South Ribble Borough Council	1.98ha		1.59m
W1	CARR WOOD	WOODLAND	Lancashire County Council Countryside Department	8.30ha		0.40m
W2	DOG KENNEL WOOD	WOODLAND	South Ribble Borough Council/ Woodland Trust	2.52ha		0.60m
W3	COCKSHOTT WOOD	WOODLAND	South Ribble Borough Council	9.50ha		0.48m
W4	CUERDALE WOOD	WOODLAND	Private	14.67ha	£180,000	1.39m
W5	GREENCROFT VALLEY	WOODLAND	South Ribble Borough Council	2.26ha		0.52m
W6	HOLLAND/MOSNEY WOOD	WOODLAND	Private	9.74ha		0.66m
X1	LCC LAND SOUTH OF THE RIBBLE	LAND POTENTIAL	Lancashire County Council Education Department	27.3ha		0m
X2	PENWORTHAM MILLS LODGE	LAND POTENTIAL	Bovis homes	2.81ha		0m
X3	TODD LANE NORTH HCA LAND	LAND POTENTIAL	HCA	13.80ha		0m
X4	TODD LANE (S) GREEN SPACE	LAND POTENTIAL	South Ribble Borough Council	0.99ha		0.42m
X5	EX-INDUSTRIAL LAND BESIDE PARK	LAND POTENTIAL	Arthur Lawrence Silcock	1.92ha	£24,000	0.63m
X6	LAND BY FARINGTON RD	LAND POTENTIAL	South Ribble Borough Council	3.30ha		0.91m
X7	NON SRBC LAND BY FARINGTON RD	LAND POTENTIAL	Farington Smallholdings Estate/mixed ownership	4.9ha	£61,000	0.79m
X8	LAND BY GOLDEN WAY/LAYLAND RD	LAND POTENTIAL	South Ribble Borough Council	2.53ha		0.81m
X9	LAND BY LOSTOCK ST GERARDS FC	LAND POTENTIAL	South Ribble Borough Council	1.05ha		0.26m
X10	LARGE COMMON NORTH OF S6	LAND POTENTIAL	South Ribble Borough Council	1.15ha		0.34m
X11	LAND NEAR HUME	LAND POTENTIAL	South Ribble Borough Council	8.11ha		0.76m
X12	LAND BESIDE M6	LAND POTENTIAL	South Ribble Borough Council	3.91ha		1.20m
X13	FARINGTON LAKES	LAND POTENTIAL	South Ribble Borough Council	2.81ha		1.28m
X14	COMMUNITY GREEN OFF POPE LANE	LAND POTENTIAL	South Ribble Borough Council	1.20ha		1.16m
X15	COMMUNITY GREEN SPACES OFF BLACKHORN DRIVE	LAND POTENTIAL	South Ribble Borough Council	1.30ha		1.64m
X16	LAND BESIDE CARR WOOD	LAND POTENTIAL	Lancashire County Council	2.80ha		0.35m
X17	LAND BESIDE A6 SOUTH OF HCA LAND	LAND POTENTIAL	South Ribble Borough Council	5.33ha		0m
X18	CHURCH RD PARK/HIGHER GREEN WOOD	LAND POTENTIAL	South Ribble Borough Council	5.74ha		0.96m
S1	VERNON CARUS CLUB INC. PENWORTHAM FC	PLAYING FIELDS	Cardinal Newman Collage			
S2	CARDINAL NEWMAN COLLEGE SPORTS PITCHES	PLAYING FIELDS	cardinal Newman Collage			
S3	CARDINAL NEWMAN COLLEGE OLD BOYS	PLAYING FIELDS	Lancashire County Council Countryside Department			
S4	LOSTOCK ST GERARDS FC	PLAYING FIELDS	St Gerards Football Club			
S5	LOSTOCK HALL ACADEMY	PLAYING FIELDS	Lostock Hall Academy			
S6	OUR LADY ST GERARDS RC PRIMARY SCHOOL	PLAYING FIELDS	Lancashire County Council Education Department			
S7	LOSTOCK HALL COMMUNITY PRIMARY SCHOOL	PLAYING FIELDS	Lancashire County Council Education Department			
S8	BAMBER BRIDGE F.C	PLAYING FIELDS	?			
S9	WALTON-LE-DALE PRIMARY SCHOOL	PLAYING FIELDS	Lancashire County Council Education Department			
	KINGSFOLD DRIVE PLAYING FIELDS	PLAYING FIELDS	South Ribble Borough Council			
	TARDY CATE PLAYING FIELDS	PLAYING FIELDS	South Ribble Borough Council			



Locations such as Avenham and Miller park are incorporated purely for the propose of identifying important spaces connecting to the scheme and are not suggested to be part of South Ribbles Proposals.

Green Infrastructure Directory Plan

The above plan provides reference to the directory, indicating Parks, Woodland, Land Potential and Sports pitches. These spaces make up the majority of green infrastructure that the Central Parks scheme aims to defragment, establishing a greater visibility and accessibility to the spaces of connecting the borough to offer

- LNR Central Park
- Parks
- Woodland
- Community Sports Pitches
- Non-community Pitches



Route Linkages

South Ribble already contains a number of designated routes and haphazard Public Rights of Way. The aspiration is to link the Preston Junction LNR and directory spaces by a legible collection of newly designated Central Parks routes.

A directory of routes to connect two or more of the following features has been compiled:

- Preston Junction Local Nature Reserve
- Spaces identified in 3.1
- St. Catherine's Park
- River Ribble historic bridges
- Sustrans Route 55
- Sustrans Route 62
- Preston Guild Wheel cycle route
- Ribble Way long distance footpath
- Penwortham Cycle Route
- Penwortham Heritage Trail
- Old Tram Road
- Walton Hall Park
- St. Leonard's Church, Walton-le-Dale
- Farington Lodges
- Hurst Grange Park

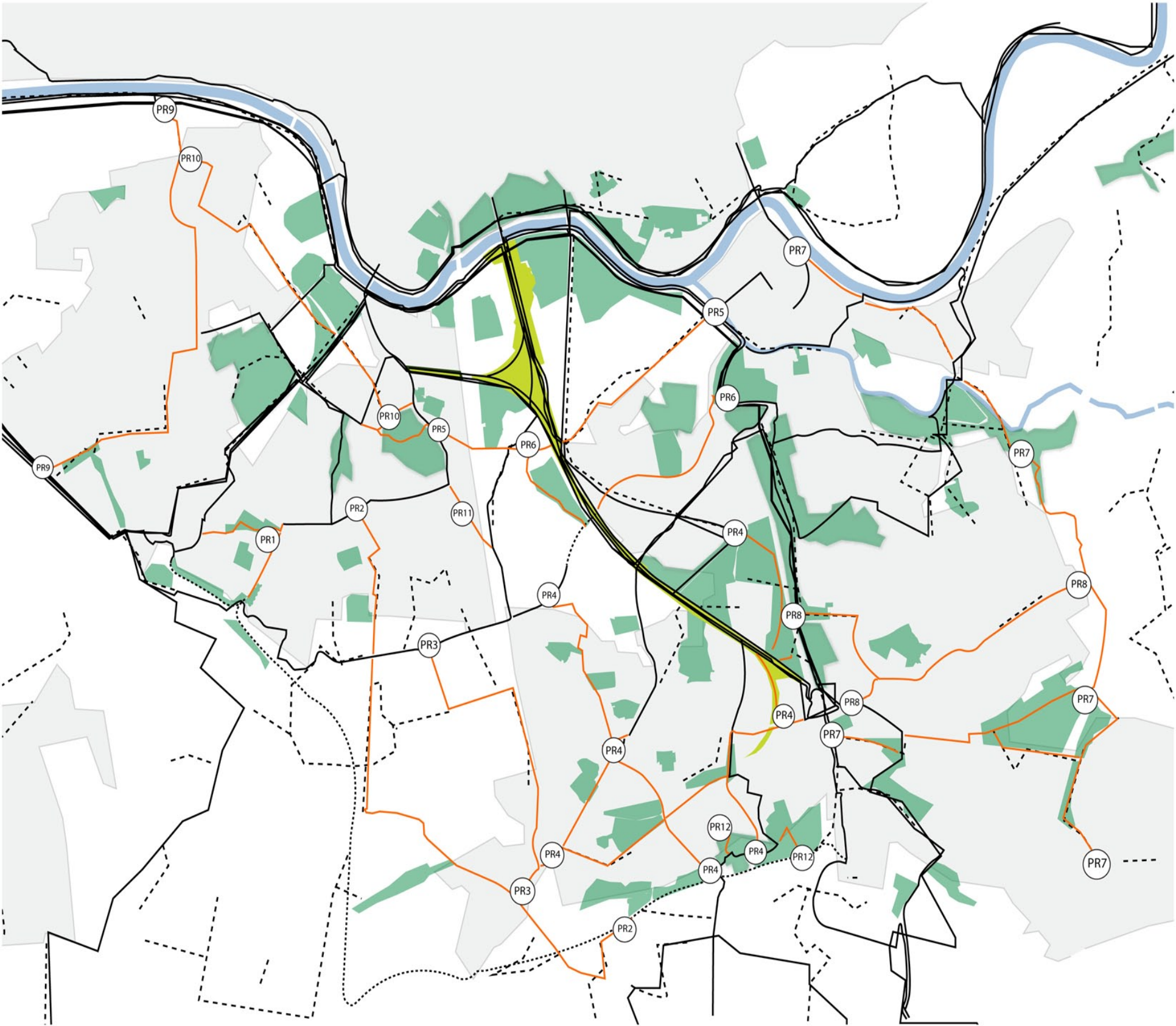
The adjacent map provides an overview covering the majority of route linkages across South Ribble along side proposed connections.

These include Bridleways, National Cycle Networks, Public Rights of Way and trails ect. The borough is quite well served in its current condition however with these additional orange proposed routes and improved signage the access and visibility of green infrastructure can be greatly improved.

- Recognised route Infrastructure:
- - - Public Rights of Way
— Proposed Linkages



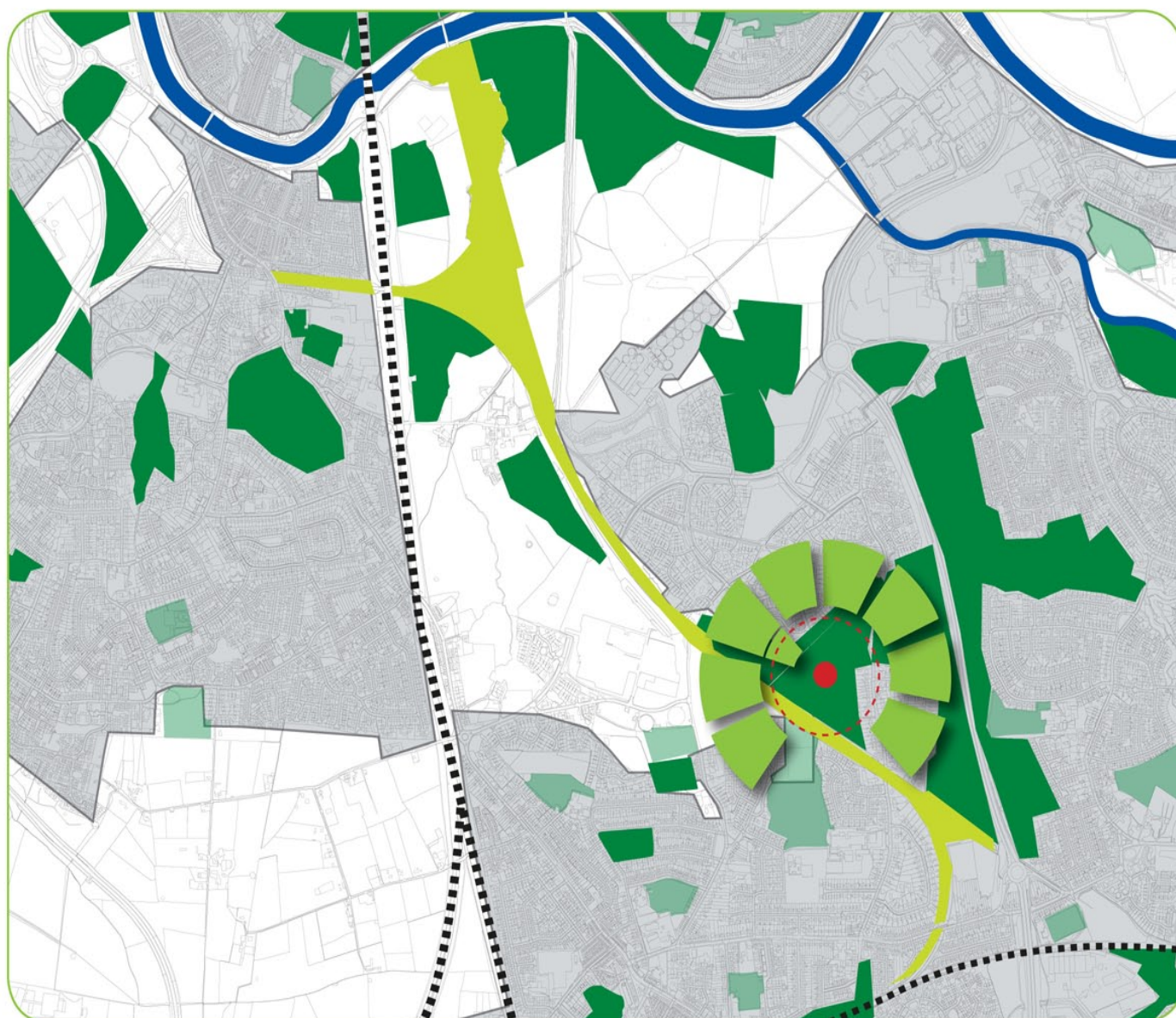
Proposed routes, as indicated above, have a reference (e.g PR4) which corresponds to the following routes table and are covered in more detail regarding spacial links etc.



Location

Central Parks has the potential to be a regional asset bringing together communities and offering a leading destination for leisure and education.

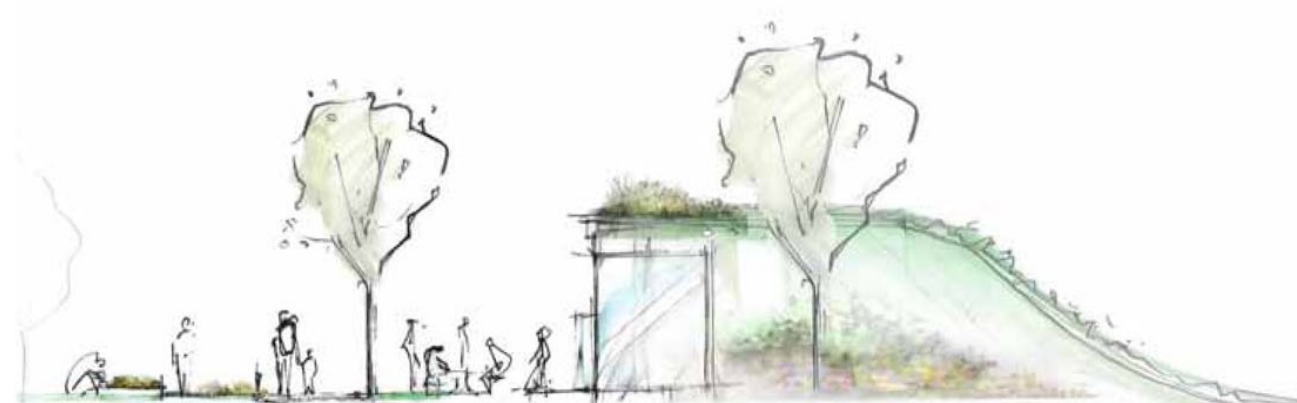
The nature of the large liner spine park permits the positioning of the facility to act as a draw from peripheral points of interest, providing a hub that can then function as a distributor to a multitude of activities for local communities and visitors..



Initial studies indicate that the siting of a outdoor educational facility/Central Parks hub would be best placed to the South of the LNR spine route. This siting can then capitalise on the major highway transport infrastructure and the local train stations/bus stops. The Land Potential referenced in the directory as X3 - Todd Lane North HCA Land (pin pointed on the above map) possesses the greatest volume of land potential that is connected to the Spine Route. It is proposed that this area is evaluated in terms of housing an environmental zone that hosts a range of conservation leisure programmes and that this zone is anchored by an outdoor educational facility.



The scale of the Central Parks scheme spans throughout the borough and across various wards. A facility within the main spine park is crucial to anchor the scheme and provide a axis for the green infrastructure network.



Britain has a long tradition in the field of outdoor education, training and recreation, reflecting the strong culture of exploration and adventure in British heritage.





Conservation

As part of the conservation strategy a set of functions have been identified for particular areas of the scheme which are considerate of current ecological conditions on site.

Taken as a coherent whole, the Central Park is of substantive importance for wildlife and nature conservation.

The Park supports, and is close to, sites specially designated for their ecological value, supports a range of specially protected species, a range of habitats of principal importance for conservation (Priority habitats) and a wide variety of Priority species for conservation.

The Parks area also forms an integral and important part of a wider Ecological Network in this part of Lancashire, particularly to the North where the Parks meet and intersect with the River Ribble, existing as a very important strategic wildlife corridor and asset.

Objectives

- Consider current ecological conditions when assigning site proposals
- Coordinate the identification of public open spaces with ongoing conservation projects
- Identify suitable spaces for managed habitats
- Recognise community group involvement
- Identify potential management plans for invasive species
- Recommend measures to alleviate user conflict with managed habitats
- Coordinate identification of public open spaces with recommendations outlined in the Central Parks Ecology Assessment 2016



Partnerships Shared Expertise and Resources

Area of Operation

We must work in partnership to deliver the vision for Central Parks.

Lancashire County Council - facilitating projects on LCC land



Lancashire Wildlife Trust - conservation expertise and management of a newly established Friends of Central Parks



The Bee Centre - based at Samlesbury Hall, managing the breeding and introduction of native and near-native British Black Honeybees to Central Parks and the wider area

The Bee Centre



SAMLESBURY HALL

St. Catherine's Hospice - project partners in the establishment of the first of the Central Parks, and ongoing support for new art and landscape initiatives



BUSINESS
IN THE
COMMUNITY

THE PRINCE'S
RESPONSIBLE
BUSINESS NETWORK

And working with Business In The Community more potential partnerships are in the planning stage that will deliver:

- volunteer help
- signage manufacturing
- bike hire
- public transport
- technology support
- media services

SIGNAGE

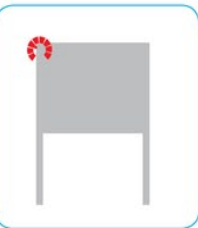
Statement of Intent

The implementation of signage needs to be dictated via a set of governing principals. These will take into account the extent of existing signage, the demand in relation to user numbers and the types of use, the requirement for place making/branding and the need to set a clear sense of context, both locally and within the wider Central Parks network.

Functional Purpose

- Place Names
- Information & History
- Branding & Identity
- User Routes
- Location Context: Locally/Central Parks Network

Implementation Strategies



Bolt-on
Where current branding and signage already exist, such as St Catherine's Park, small bolt-on signage can provide the connection and information pertaining to Central Parks; offering a recognisable, consistent brand with an identity that connects the space to the wider network without replacing or detracting from the existing signage and identity the site contains.



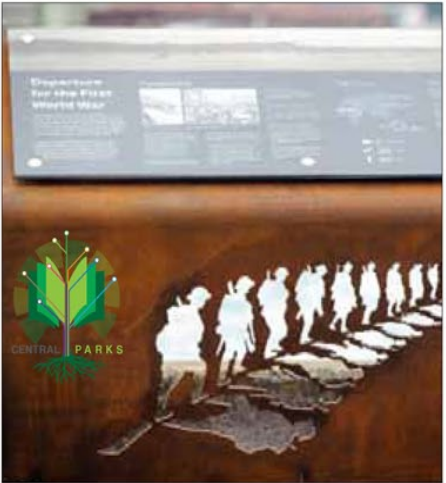
Additions
In situations where important intersections or gateways have signage, additional information can be incorporated alongside the current sign posting to compliment and signify the relationship to the Central Parks network.



New & Bespoke
Spaces that are key to the Central Parks Scheme (such as the LNR) and spaces currently devoid of any signage and branding can feature bespoke elements that establish the brand and solidify South Ribbles identity across its green infrastructure network.

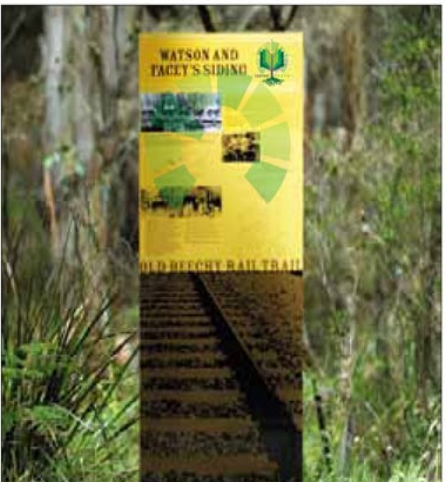
Palette

The choice of materials should follow a consistent form and colour palette however the type of materials used will need to vary in order to remain sympathetic to each site's character conditions.



Materials

- Corten
- Treated Timber
- Printed Stainless Steel



Colour Palette



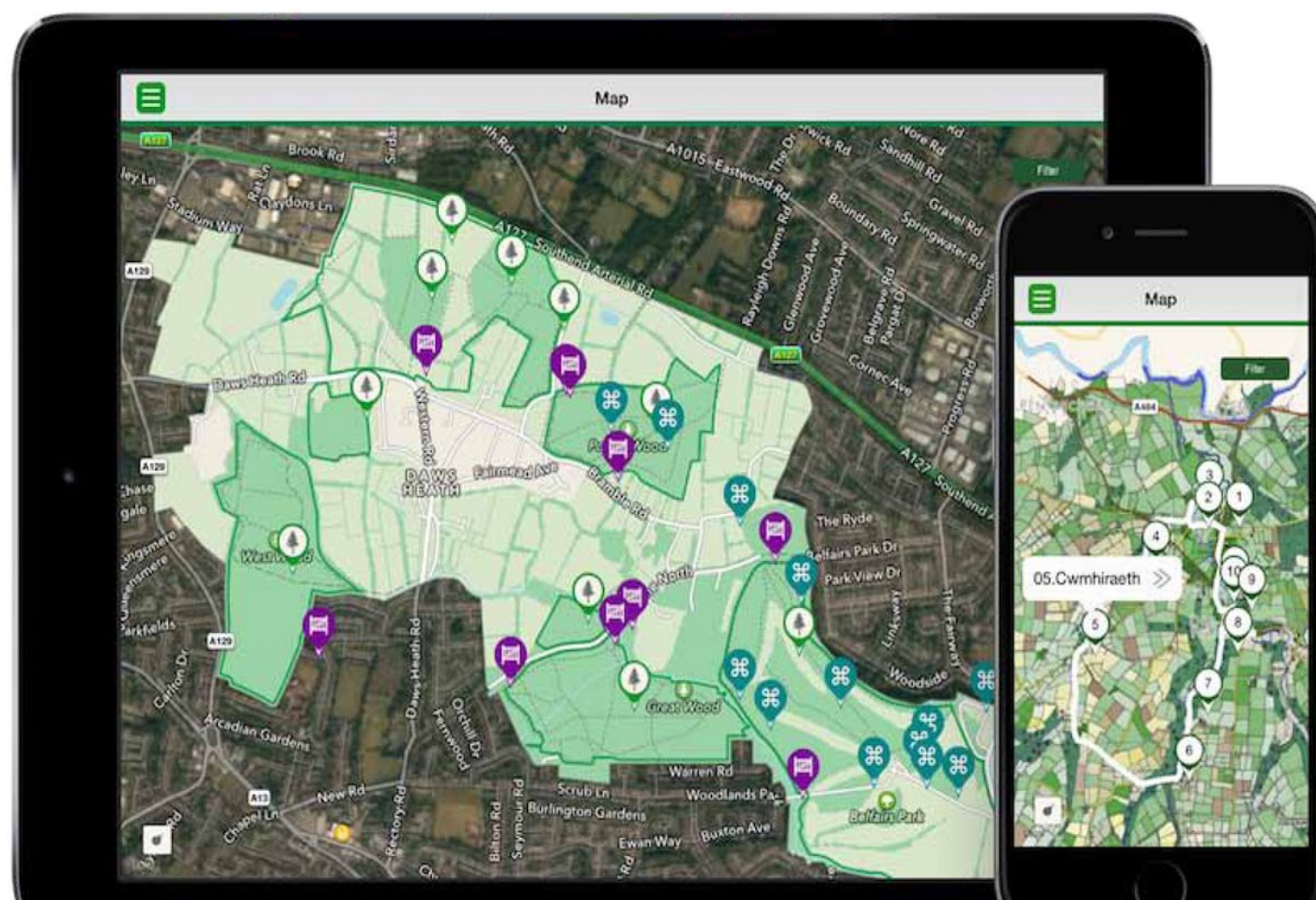


Technology Strategy

A methodology to identify, cost and deliver digital content:

OBJECTIVES

1. **Identify the process needed to compile an online audio visual archive, including:**
 - Inviting members of the public to contribute to the archive
 - Method of recording audio and video contributions
 - Managing online storage
 - Recommended measures to ensure online security and compliance with data storage legislation
 - Recommend appropriate technology to access the archive
2. **Identify the process needed to create augmented reality to deliver information on site, including:**
 - Content creation
 - Managing online content storage
 - Recommend appropriate technology to access the content
3. **Identify indicative costs of introducing and managing the archive and digital content including hosting and all necessary hardware and software required**
4. **Identify time scales listing the introduction of the various elements in order of achievability and indicating short, medium and long term expectations of 'going live.'**





Elements already established

St. Catherine's Park

New War Memorial and Inglis Bridge features; gateway linking the park to the grounds of St. Catherine's Hospice

Near Native honeybee hives

Installed on site on a twelve month trial basis

Preston Junction Local Nature Reserve management plan

A detailed assessment of the site's condition developed to inform future conservation strategy

Friends of Central Parks volunteer group

Meeting twice a month to carry out conservation and maintenance work

Elements to come

Establishment of green corridors incorporating linear habitats, multi-use paths and sustainable drainage

Creation of new entrance and access features

Themed circuits supported by online and printed route information

Expansion of the Central Parks network to link up with the Leyland Loop, Preston Guild Wheel and Ribble Way

Establishment of a National Bee Breeding centre and conservation centre of excellence

