

<b>REPORT TO</b>	<b>DATE OF MEETING</b>
Cabinet	02/04/14

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<b>SUBJECT</b>	<b>PORTFOLIO</b>	<b>AUTHOR</b>	<b>ITEM</b>
Proposed Central Park	Strategic Planning and Housing	Helen Hockenhull	7

## SUMMARY AND LINK TO CORPORATE PRIORITIES

This report concerns a proposal to develop a new park, Central Park, as part of South Ribble Borough Council's 40<sup>th</sup> Anniversary celebrations. The Site Allocation DPD (Partial Version) defines the area of the park. The first step in its development is the preparation of a masterplan to create a vision for the park.

This report links directly to the Council's corporate priorities of a clean, green and safe Borough and strong and healthy communities.

## RECOMMENDATIONS

That Cabinet:-

- a) Approves the engagement of an external consultant to prepare the Central Park Masterplan, the procurement process to commence in April 2014.

## DETAILS AND REASONING

The Council is committed to the creation of a new park in the Borough, to be known as Central Park. To celebrate the Council's 40<sup>th</sup> Anniversary it is intended to create a Masterplan for the Park to progress the dream. The new park would be a similar to the equivalent area of Worden Park, which is the Borough's largest park. It would connect to other open spaces in South Ribble and north to Preston's parks, providing an enormous, exciting and different leisure experience.

The vision for the park is that it would create a breath-taking new parkland and open space alongside the existing and allocated housing and employment sites. It would form a linear park with a range of recreation and leisure uses for the local community. This could include playgrounds, nature trails to sports pitches. It is the Council's intention to work very closely with local communities to find out their ambitions and needs.

The vision for the park would need to be supported by the preparation of a Masterplan. This would ensure the park is developed in a comprehensive way. It will enhance and protect the existing green infrastructure in this area and aid the delivery of new green infrastructure provision within the Central Park boundary. The Masterplan will be subject to public consultation and then adopted by the Council for development management purposes.

The development of a Masterplan and proposals for Central Park, form a key action in the Corporate Plan for 2014/15 and forms a worthy project to take forward as part of the Council's 40<sup>th</sup> Anniversary celebrations.

The Site Allocations DPD (Partial version) in Policy G6, defines the area of the proposed park. The Park would extend from Bamber Bridge and Lostock Hall in the south, stretching north to the River Ribble, as shown on the attached plan.

It would include the area of the Preston Junction Nature Reserve and existing pedestrian/cycle routes along the former Preston Bamber Bridge railway line leading to the Old Tram Road and enabling access to Avenham and Miller Parks to the south of Preston City centre. Central Park lies within an 'Area of Separation' defined under Policy G5 of the Site Allocations DPD (Partial version). This policy, in a similar way to green belt policy, protects the Central Park area from inappropriate built development but facilitates outdoor sport and recreational uses.

The Central Park Masterplan would provide the first step in a series of planning and feasibility studies required to turn the various packages of land into a coherent public park that serves the many needs of our different communities. It is likely the Park will be created in phases, with some early wins being identified within the next ten years. The Council's ambitious aim is to work with our local communities to create the whole of Central Park before 2030.

The masterplan once prepared, would be the subject of public consultation for a period of 6 weeks and then presented to Cabinet and Council for endorsement for development management purposes.

## WIDER IMPLICATIONS

In the preparation of this report, consideration has been given to the impact of its proposals in all the areas listed below, and the table shows any implications in respect of each of these.

<b>FINANCIAL</b>	The Council has allocated a provision of £40,000 in its revenue budget for 2014/15 to allow for the preparation of masterplans covering some of the key sites within the Borough. The appointment of consultants to develop the masterplan for Central Park would be funded from this budget.
<b>LEGAL</b>	Once approved by the Council for Development Management Purposes, the masterplan would form a material planning consideration in the determination of any planning applications within the area of the proposed Park.
<b>RISK</b>	None
<b>THE IMPACT ON EQUALITY</b>	None
<b>OTHER (see below)</b>	

<i>Asset Management</i>	<i>Corporate Plans and Policies</i>	<i>Crime and Disorder</i>	<i>Efficiency Savings/Value for Money</i>
<i>Equality, Diversity and Community Cohesion</i>	<i>Freedom of Information/ Data Protection</i>	<i>Health and Safety</i>	<i>Health Inequalities</i>
<i>Human Rights Act 1998</i>	<i>Implementing Electronic Government</i>	<i>Staffing, Training and Development</i>	<i>Sustainability</i>

## BACKGROUND DOCUMENTS