

| REPORT TO | ON            |
|-----------|---------------|
| CABINET   | 20 March 2019 |



| TITLE   | PORTFOLIO  | REPORT OF                                |
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| <b>Feedback regarding future use of land and an update on the Green Links consultation exercise</b> | Corporate Support and Assets<br>Neighbourhoods and Development | Assistant Director<br>Property & Housing |

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| Is this report a <b>KEY DECISION</b> (i.e. more than £100,000 or impacting on more than 2 Borough wards?)  | <b>Yes</b> |
| Is this report on the <b>Statutory Cabinet Forward Plan</b> ?  | <b>Yes</b> |
| Is the request outside the policy and budgetary framework and therefore subject to confirmation at full Council?<br><i>This should only be in exceptional circumstances.</i>                           | <b>No</b>  |
| Is this report confidential?<br><i>If Yes, insert details of the relevant exclusion paragraph(s).<br/>These are listed in the Constitution Part 4, page 25 (Access to Information Procedure Rules)</i> | <b>No</b>  |

## 1. PURPOSE OF THE REPORT

- 1.1 To update Cabinet on the outcome of consultation with residents regarding the future use of land located at the following locations and to reassure all concerned that at no point has any decision been made:
- Bridge Road, Lostock Hall
  - Kingsfold Drive, Penwortham
  - Bent Lane, Leyland
  - Balcarres Green, Leyland
- 1.2 The report also provides Cabinet with an update on the outcome from the Planning for Real exercise undertaken with residents from Bent Lane and Balcarres Green.
- 1.3 In response to the initial consultation exercise with residents which ran from December 2018 to the end of January 2019 a letter was sent to residents by the Leader of the Council to acknowledge the feedback received and to recommend a way forward for each of the sites. The following recommendations were made for each site:
- Bridge Road, Lostock Hall – to include the site within the Green Links programme rather than releasing it for any other use.

- Kingsfold Drive, Penwortham –to undertake further consultation on the site with local residents.
- Bent Lane, Leyland – due to strong views regarding the use of the land it was recommended that a Planning for Real exercise be undertaken with residents.
- Balcarres Green, Leyland - due to strong views regarding the use of the land it was recommended that a Planning for Real exercise be undertaken with residents.

## 2. PORTFOLIO RECOMMENDATIONS

Cabinet to receive this report for information and agree the following actions and next steps:

- 2.1 That residents’ feedback from the Balcarres Green consultation exercise is noted and that Cabinet commits the Council to continue working with residents to take forward ideas and opportunities (including on a self-help community led approach) and establish a clear work programme with residents, to enable future reports to be provided back to Cabinet for consideration.
- 2.2 That following consultation on Bridge Road, Lostock Hall, Cabinet agrees to include the site within the Green Links programme rather than releasing the land for any other use.
- 2.3 That the Council proceed with Kingsfold Drive to undertake further assessment of the site as part of the One Public Estate project for the South Ribble area with outcomes of this to be reported back to Cabinet.
- 2.4 That residents’ feedback from the Bent Lane consultation exercise is noted and that Cabinet commits the Council to continue working with residents (including on a self-help community led approach), and establish a clear work programme to enable further reports to be provided back to Cabinet for consideration.

## 3. REASONS FOR THE DECISION

- 3.1 An extensive programme of consultation has been undertaken with residents involving formal consultation events, Planning for Real exercises and the opportunity for residents to feedback their views through letter, phone and email.
- 3.2 Feedback in relation to the use of the land at the 4 sites has been mixed with views expressed on all aspects of potential developments.
- 3.3 There has been a high level of engagement and involvement from residents at the Planning for Real events for Bent Lane / Balcarres Green and the Green Links consultation events and it is the feedback received at those events that have informed the proposed recommendations.

## 4. CORPORATE PRIORITIES

- 4.1 The report relates to the following corporate priorities:

|   |   |
|---|---|
| Excellence and Financial Sustainability |   |
| Health and Wellbeing                    | √ |
| Place                                   | √ |

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Projects relating to People in the Corporate Plan:

|        |  |
|--------|--|
| People |  |
|--------|--|

## 5. BACKGROUND TO THE REPORT

- 5.1 On 29<sup>th</sup> January the Leader of the Council wrote to residents regarding the 5 sites (4 as mentioned above). The 5<sup>th</sup> site concerning McKenzie Arms, Bamber Bridge, will be considered within a separate Cabinet report.
- 5.2 In both Balcarres Green and Bent Lane there has been some confusion and misinformation in the community as to decisions taken by the Council regarding future developments in both areas. At no point has any decisions been made.
- 5.3 Further consultation in the shape of two Planning for Real consultation events was undertaken concerning the future of land at Bent Lane and Balcarres Green. Residents found the events interesting, informative and enjoyable and positive feedback was posted on social media from residents who attended the events.
- 5.4 The results and input from the two Planning for Real exercises held at Bent Lane and Balcarres Green along with other consultation and feedback received which has been considered has led to the decision to bring this report forward to Cabinet at the earliest opportunity

## 6. PROPOSALS (e.g. RATIONALE, DETAIL, FINANCIAL, PROCUREMENT)

The proposals have taken into account all consultation and feedback received (including from the two Planning for Real events of Bent lane and Balcarres Green) and that a range of options and actions are undertaken by the Council as part of any next steps going forward.

## 7. CONSULTATION CARRIED OUT AND OUTCOME OF CONSULTATION

- 7.1 An initial consultation exercise took place in relation to the Bent Lane, Kingsfold and Balcarres Green sites which ran from December 2018 until the end of January 2019. Residents were asked to contact the Council in relation to their views on the site within each locality. During this consultation 76 responses were received from residents and a range of views obtained.
- 7.2 Following the initial consultation exercise a series of Green Links consultations commenced with the first taking place at Leyland Leisure Centre on Monday 18<sup>th</sup> February 2019. Many residents from Balcarres Green and Bent Lane attended this event.
- 7.3 A decision was taken to hold two bespoke Planning for Real exercises with residents from Bent Lane and Balcarres Green. These took place on Thursday 28<sup>th</sup> February and 11<sup>th</sup> March 2019. The events were very well attended with over a 150 residents involved. The Planning for Real events allowed residents not just to state what they did not want but rather an opportunity to put forward their priorities and ideas for Bent lane and Balcarres Green. Officers have collated feedback from the Planning for Real events which is attached to this report as Appendix 1.
- 7.4 The 'Planning for Real' consultation methodology involved trained Council officers working with residents on identifying what ideas or opportunities could be taken forward at Bent Lane and Balcarres Green. This involved a model of Bent lane and Balcarres Green on which residents were asked to place miniature versions of what residents wished to see

happen on the site e.g. playground facilities, improved footpaths, more trees and flowers etc. This methodology proved very popular with residents attending the events who felt a real engagement with the process. Similar issues with congestion and air quality were also raised as part of the consultations with ideas on what could be done about parking and traffic being put forward. However it is worth noting that in recent studies that air quality within these areas is improving and are at acceptable levels and consistently under AQMA levels. (An average of 35.4µg/m<sup>3</sup> over the AQMA sites in South Ribble).

## **8. ALTERNATIVE OPTIONS CONSIDERED AND REJECTED**

- 8.1 The Council need not have undertaken specific Planning for Real events, and could have just relied on the written responses to the consultation letters sent out in December 2018. However the Council provided a commitment to residents at both Bent Lane and Balcarres Green, that they wanted to obtain further information and listen to views of all residents. Upon completion of the Green Links Consultation exercise the Council shall feedback the outcomes and priorities to local residents.

## **9. FINANCIAL IMPLICATIONS**

- 9.1 The Council has identified investment in Green Links as a priority as part of the budget setting process. However any local investment priorities identified as a result of the Planning for Real consultation events undertaken with residents from Bent Lane and Balcarres Green will need to look at what funding could be raised by the local community which could be supplemented by Council Green links funding if a sustainable project for the long-term can be identified.
- 9.2 The Council can also work closely with resident groups on identifying further partnership funding identified locally which can complement any Council funding. This could include grants from partner organisations, money raised locally and private sector investment.

## **10. LEGAL IMPLICATIONS**

- 10.1 There are no direct legal implications arising from this report.
- 10.2 Investment from external partners / community groups would need to be legally assessed before any decisions are made.

## **11. HUMAN RESOURCES AND ORGANISATIONAL DEVELOPMENT IMPLICATIONS**

- 11.1 Not applicable.

## **12. ICT/TECHNOLOGY IMPLICATIONS**

- 12.1 Not applicable.

## **13. PROPERTY AND ASSET MANAGEMENT IMPLICATIONS**

- 13.1 Please note comments above. Any proposals will need to align to the council's strategic asset management plans.

## **14. RISK MANAGEMENT**

- 14.1 A full risk management process will be undertaken as any future projects are developed and each will have their own risk management profile.

## **15. EQUALITY AND DIVERSITY IMPACT**

15.1 Any future investment made will need to take account of equality issues notably around ensuring that any facilities or initiatives taken forward have equality of access

## **16. RELEVANT DIRECTORS RECOMMENDATIONS**

16.1 That residents' feedback from the Balcarres Green consultation exercise is noted and that Cabinet commits the Council to continue working with residents to take forward ideas and opportunities (including on a self-help community led approach) and establish a clear work programme with residents, to enable future reports to be provided back to Cabinet for consideration.

16.2 That following consultation on Bridge Road, Lostock Hall, Cabinet agrees to include the site within the Green Links programme rather than releasing the land for any other use.

16.3 That the Council proceed with Kingsfold Drive to undertake further assessment of the site as part of the One Public Estate project for the South Ribble area with outcomes of this to be reported back to Cabinet.

16.4 That residents' feedback from the Bent Lane consultation exercise is noted and that Cabinet commits the Council to continue working with residents (including on a self-help community led approach), and establish a clear work programme to enable further reports to be provided back to Cabinet for consideration.

## **17. COMMENTS OF THE STATUTORY FINANCE OFFICER**

17.1 There are no financial implications at this stage and any future projects will be assessed against their financial position.

## **18. COMMENTS OF THE MONITORING OFFICER**

18.1 It is matter of discretion for Cabinet – subject to any restrictive covenants on title – what to do with the land in question. Clearly though as a responsible public authority it should have due regard to the representations received from the residents of the area.

## **19. BACKGROUND DOCUMENTS**

19.1 Not applicable

## **20. APPENDICES**

20.1 No appendices.

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