

Subject:	Stubbylee Park	Status:	For Publication
Report to:	Cabinet	Date:	15 th February 2017
Report of:	Chief Executive	Portfolio Holder:	Leader of the Council
Key Decision:	<input type="checkbox"/> Forward Plan <input type="checkbox"/>	General Exception	<input type="checkbox"/> Special Urgency <input type="checkbox"/>
Equality Impact Assessment:	Required:	No	Attached: No
Biodiversity Impact Assessment	Required:	No	Attached: No
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1.	RECOMMENDATION(S)
1.1	Cabinet are asked to note the report.

2. PURPOSE OF REPORT

2.1 To update Cabinet on the development and delivery of the Stubbylee Park Masterplan

3. CORPORATE PRIORITIES

3.1 The matters discussed in this report impact directly on the following corporate priorities:

- **Regenerating Rossendale:** This priority focuses on regeneration in its broadest sense, so it means supporting communities that get on well together, attracting sustainable investment, promoting Rossendale, as well as working as an enabler to promote the physical regeneration of Rossendale.
- **Responsive Value for Money Services:** This priority is about the Council working collaboratively, being a provider, procurer and a commissioner of services that are efficient and that meet the needs of local people.
- **Clean Green Rossendale:** This priority focuses on clean streets and town centres and well managed open spaces, whilst recognising that the Council has to work with communities and as a partner to deliver this ambition.

4. RISK ASSESSMENT IMPLICATIONS

4.1 There are no specific risk issues for members to consider arising from this report.

5. BACKGROUND AND OPTIONS

5.1 In May 2015 Newground, supported by Bacup Pride carried out extensive public consultation as part of the Stubbylee Masterplan - 500 questionnaires were delivered to all the houses in the immediate areas. There was also consultation as part of Bacup And Stacksteads Carnival on June 24th 2015. The findings from the consultation helped to shape the Stubbylee Masterplan and key areas for development in the park which included:

- East, West and Middle Entrances
- Health and wellbeing opportunities
- The Dell
- The Duck Pond
- Sunken Gardens
- Rose Garden Perimeter Wall
- Footpaths and lighting
- Pump Track facility
- Information for visitors

- Stubblee Partners Group
- Community Allotments
- Stubblee café development
- National Cycle way

To support delivery of the Masterplan a Steering Group was established including Cllrs Jackie Oakes, Barbara Ashworth and Christine Lamb together with representatives from the Friends of Stubblee Group, Newground and Council Officer.

The Steering Group adopted a strategy which looked to deliver the Masterplan through a range of individual improvement projects using funding through 106 monies, local and national grant schemes, Up and Active Funding, resources within the Parks Service, support from the Friends Group and the Community Greenhouses Group and managed in accordance with the Council's Community Led Projects Policy.

The Masterplan is attached for information and set out below is a summary of delivery plan progress and plans for the future.

- 5.2 In early 2016 improvements were made to the main entrances to Stubblee and Moorlands Parks. This included cleaning of stonework, realignment of pillars and coping stones, repointing and replacing stonework, and repainting of the gates which makes the Parks much more inviting places to visit. In addition new benches were installed and improvements made to footpath surfaces and cobbled areas at the entrances. A sign posted 1 mile walking route through the parks, adopting the Up and Active campaign was created to promote opportunities for exercise and enjoyment as part of a healthy lifestyles programme.
- 5.3 All directional signs within the Park were cleaned and renovated along with 17 lighting columns. All footpaths in the Park have been assessed and urgent works prioritised - a wider programme of footpath improvements will be considered through the Council's capital funding programme.
- 5.4 The Duck pond and surrounding area and the Dell were two features highlighted in public consultation as in need of attention. The Parks Team has carried out some rhododendron clearance in the Dell, and working is progressing with Landscape Architects to create new features for both areas that will attract people into the Park. The intention is to remove the current unattractive fencing that surrounds the pond and carry out tree work to open it up as a feature that can be used and enjoyed, with paths leading down to the water and a bespoke platform for pond dipping. At the same time works to the Dell will involve mainly resurfacing, repairs to the channels and installation of the original style timber footbridges and benches. A tender process will begin in January leading to completion of the work for Easter 2017.

The Community Allotments site has been cleared of all shrubs and overgrown vegetation by the Parks Team, and tree work has been carried out to remove limbs overhanging the plot and to allow more light in to encourage growth and lease arrangement are currently being finalised.

- 5.5 The Rose Garden wall repairs along with repairs to wall between Stubblee Lane and bowling area where completed in Autumn 2016.

The Rose Garden wall originally heated (for the growth of soft fruit trees) with pipes enveloped between the lane side of dressed stone and the garden side of handmade red brick/black lime mortar and topped with stone copings . Approximately 20 metres of the red

brick side had bellied and had to be carefully taken down; cleaned wind stacked to dry and then rebuilt using the original materials. The wall between the lane and the bowling area is also a beautiful feature wall of dressed stone that had been undermined with tree roots. As with the Rose Garden wall this was re-built (approximately 5 metre length) to its original standard following the removal of the roots.

To complete the Rose Garden renovation in full further works by the Parks Team are planned for Spring/Summer 2017 and will include new planting and bedding schemes and much needed drainage work to the lawns in order to address the long standing problems. The planting work will also extend to redesign the schemes in the Sunken Garden at Moorlands Park with new and attractive perennial displays.

5.6 On behalf of the Steering group, Newground led a further consultation in April 2016 into the development of a Pump Track facility in the Park, which allowed local people to come and try out a track for themselves and also give any feedback and thoughts on the proposed plans. A successful bid for £32k, from Lancashire Environment Fund to design and build a pump track in Stubbylee Park followed. The new track is to be located near to the current Skate Park, and the proposed cycleway running through the Parks will link the track up with other local attractions such as Lee Quarry. It is expected that works will be completed in February and in time for the half term holiday.

5.7 Over the last 12 months the Group have worked closely with the Community Greenhouses team exploring opportunities for the development of Stubbylee Barn area. There has been good progress through a series of meetings and site visits and an exciting new proposal has come forward from the team which, subject to the necessary approvals and has the potential to deliver a much needed additional facility to the Park for both existing and new visitors to the Park.

A Planning application for Change of Use from D1 (vocational training centre) to a mixed use comprising a cafe, education centre, function room, community cinema, market trading hall and arts centre, including construction of glazed rear extension to provide an additional covered seating area, and installation of an external flue is to be considered by Council's Development Control Committee on Tuesday 17th January 2017.

In addition a Listed Building Consent application for works associated with change of use of the building from D1 (vocational training centre) to a mixed use will also be going to the 17th January Committee meeting.

5.8 Improving information for visitors to the Park and joining up the work of partners has been key to the delivery of Masterplan - as part of this work the newly formed Stubbylee Partners Group held its first meeting in September to share information and co-ordinate activity around improvements, developments across all partners involved and engaged in activity across the Park. The Group is due to meet again in February, to progress the programme for 2017.

In addition, the Council is working with Newground on a set of information boards for the Park highlighting the history and heritage of the many features of the Park and plans for the future through delivery of the Masterplan. Plans are at an early stage to secure funding to commission an artist/arts organisation to deliver an arts-based approach to engaging local residents with the heritage of Stubbylee Park, linking into the very successful Stacksteads lantern parade. Initial discussions with the Arts Council and Heritage Lottery regarding funding have been positive.

COMMENTS FROM STATUTORY OFFICERS:

6. SECTION 151 OFFICER

- 6.1 All capital costs are funded from external resources (s.106 monies, external grants etc.)
- 6.2 On-going maintenance costs and minor improvements will be contained within existing annual revenue budget resources.

7. MONITORING OFFICER

- 7.1 As part of the ongoing works for the Masterplan, all necessary legal agreements will be entered into in line with the Council's Constitution and relevant legislation.

8. POLICY IMPLICATIONS AND CONSULTATION CARRIED OUT

- 8.1 Consultation on the Stubblee master plan was undertaken in May 2015, and the project is being delivered in accordance with the Council Community led Projects policy.

9. CONCLUSION

- 9.1 The work to deliver the Stubblee Park Masterplan continues to make progress and have a visible and positive impact on the support, activity and the quality of the open spaces within the park – completing the improvement works to the Dell and Duck Pond will see these features improved and be accessible once again and the new Pump Track will add a further attraction to the Park.

The support of partners is key to continued improvement and developments and the new Partners Group and work of the Community Greenhouses Group, will be a huge asset.

No background papers



Notes
 1) Figured dimensions to be taken. Do not scale dimensions. Contractors must verify all dimensions on site before preparing shop drawings or commencing any work.
 2) Copyright ©. This drawing must not be reproduced without the permission of Newground.
 3) Reproduced from 1998 Ordnance Survey mapping with permission of the controller of HMSO.

KEY

- Grass areas
- Existing trees
- Trees to be felled
- Shrub areas
- Proposed new tree planting
- The pond
- The Dell
- The proposed new cycleway path
- Existing path to act as link for cycle path
- Proposed new paths
- Area of historical interest
- Tarmac paths
- Proposed boulder play area
- Proposed pump track
- Buildings
- Areas of mown and longer grass
- Car parks
- Purple line indicates park boundary

STUBBYLEE MASTERPLAN
 YR2146/M01 SCALE 1:1000 AT A1

- WEST ENTRANCE**
- Clean and repair walls and remove barriers and refurbish gate
 - Extend kerb edging across entrance
 - Install setts with banded patterns to create a more aesthetically appealing entrance
 - Welcome signage
 - Continuation of Rhododendron clearance

- PUMP TRACK**
- New pump track adjacent to skate area
 - Drainage installed prior to track installation
 - Cycling to be promoted throughout the park by way of a link in with the Rossendale and Rochdale Greenway in any literature produced for the park

- WOODLAND AREAS**
- Planting of woodland understory (woodland wildflowers)
 - Open up views to increase visibility

- PATHS**
- Replace all damaged edges, retain and relay all good edges
 - Reset uneven edges
 - Any existing steps to be reset/ rebuilt
 - All paths to be retarmaced, and drainage improved
 - Uniform seats and picnic benches to be installed throughout the park
 - Fingerposts that relate to particular walking routes and link in with the Valley Of Stone

- ROSSDALE AND ROCHDALE GREEN WAY**
- A new 3 metre width section of cycleway to run through the woods and link in to the existing paths

- LIGHTING**
- Existing lighting columns to be replaced with columns more in keeping with the history of the park

- TREE THINNING**
- To increase light reaching the ground
 - To increase parks users sense of security
 - Opening up spaces and new views to reduce sense of isolation within park
 - Wildflower sowing under areas where tree thinning has taken place for aesthetic value and to increase foraging value for bees

- THE DELL**
- Reduce tree cover and Rhododendron ground cover
 - Reinstate historically accurate planting (Victorian) and shady woodland edge/ wildflowers
 - Reinstate original Victorian features such as the bridges, pools, rock edging, sculptures and fountain
 - Views through to wider landscape to be created through framing in wall/ rhododendron clearance
 - Install interpretation that relates to ecology and history
 - Provide informal natural play elements such as climbing boulders and new seating
 - Forest schools to be run in surrounding woodland twice weekly from the pond, past the statue and down into the Dell
 - Improve accessibility for wheelchair users and parents with prams where possible

- LITTER:**
- New litter bins to be provided
 - Dog bins to be installed (unless general litter bins accept waste)

- SKATE PARK**
- Increase equipment: more street style pieces and concrete
 - Skaters to be involved in any discussions regarding redesign

- KIOSK**
- New surfacing

- MIDDLE ENTRANCE (MAIN VEHICULAR ENTRANCE)**
- Welcome signage leading people in from New Line
 - Kiosk: potential for use as information point
 - Improved access arrangement for all users
 - New surfacing and path edging

- CLIMBING BOULDERS**
- At entrance to park

- PAVILION**
- Upgrade to a community hub, with facilities for:
 - Cafe/ drinks/ refreshments
 - Club house
 - Outdoor seating

- BOWLING GREENS**
- Improved access points onto greens
 - New edging
 - Improved shrub borders
 - Improved coordinated seating and bins

- INTERPRETATION AND SIGNAGE**
- Historical interpretation to increase the publics awareness of the history of their park
 - Edible trail
 - Wildlife and biodiversity
 - Increase signage throughout the park

- EAST ENTRANCE**
- Reset cobbles to make surface safer
 - Clean and repair walls and gate posts
 - Refurbish gates
 - Welcome signage
 - Rhododendron clearance
 - Reset memorial stone
 - New seating

- OWL CENTRE AND HOSPITAL**
- Hospital space for injured birds
 - Information and interpretation on owls and their role in the environment
 - Bee viewing apiary
 - The former aviary is curtilage of a listed building

- MOORLANDS PARK BANDSTAND SPACE**
- Utilise for outdoor events: music festivals, fairs etc

- CAFE**
- New cafe facility to be incorporated into existing building (to be confirmed)
 - Incorporating public conveniences
 - Craft making workshops
 - Leaflets on guided walks available if requested

- PLAY AREA, SPORT AND RECREATION**
- Increase adventurous play, with an emphasis on exploration and creativity
 - Promote sport and recreation by creating new opportunities
 - Improved facilities for toddlers through to teenagers
 - New, coordinated furniture
 - Earth remodelling to create mounds (where space permits)
 - Sensory planting
 - Tree planting around edge to create shade
 - New link path to gate

- SUNKEN GARDEN**
- Adapt to allow for the creation of a performance space
 - Fruit trees/ forest garden area to southwest of sunken garden
 - Improve planting scheme

- WOODED AREA AND HISTORICAL INVESTIGATION**
- Woodland wildlife walk
 - New informal path through the long grass and trees
 - New woodland planting to attract wildlife
 - Clear away some vegetation and expose areas of wall from original hall that stood here (actually a private residence known as "The Moorlands")
 - Interpretation relating to the house
 - Opportunities for archaeological digs here

- STUBBYLEE HALL**
- Outdoor activity
 - Arts
 - Heritage

- ROSE GARDEN**
- Growing space
 - Drainage
 - Bee friendly planting
 - Perennial planting
 - Increase planting density
 - Match design to old photographs
 - Reinstate heated wall

- THE POND**
- Replacement of railings, seats and bins
 - Improved pond planting
 - Create better access from the other side
 - New directional signage and interpretation boards

- PERMACULTURE**
- Permaculture is an integrated approach to designing healthy, productive, wildlife friendly, places and communities. Its being used all around the world
 - Bee hives: to be used for training new volunteers and those interested in bee keeping

