

Option 1 – Comments

Weddings!!!

Why would you put forward something running at a loss. Not an option in my view. Angry that you feel the 3 options are an option. Feel you own feelings are getting in the way

Car parking and car access is my biggest worry with any of these proposals. The road location is dangerous especially while young children and dog walkers enjoy the park. Currently taxis speed along the road at pick up and drop off times for the gardens, I'm worried about any increase in traffic as the road runs through the centre of the park. At least one dog has been run over by a speeding vehicle coming through the park. If the proposals are accepted I think another path exclusive for dog walkers and pram users would be required as when the park is wet it is impossible to walk on the grass so the road is the only option for pram users and wheelchair users to use at the present time.

I have been looking for a space to run my local slimming world groups, I pay 13k a year in venue hire so don't see how you can only make 15k from using as a community let. Surely there is more money to make, I would be interested in looking at leasing some space if the square metres are enough. My groups are well established in Leyland and have served the community for nearly 10 years, changing peoples lives and we continue to help people live a healthier lifestyle.

This is a great proposal for the redevelopment of Worden Hall as a new Council - Community based venue & facility

This is probably the best option of the three presented but ticking 'I understand' is only on the basis of the facts as stated by the Authority

Think you should open it up for public use. Make coffee shop bigger use conservatory for this would be beautiful done in there. We have alot of visitors and tourists who come to Leyland and visit, could get local business selling things. Weddings etc or private hire is also a good use.

Why isnt the freemasons an option now??? I wasnt aware they are bad people & dont they do alot for good causes locally? & nationally??

I think the council need to concentrate funds on other needs. A private sale or lease will generate positive income and might provide much needed jobs in the area

The projections look very optimistic to me and still show a loss.

I truly believe that the best option were the plans put forward by Leyland Freemasons.

For want of a better expression , their plan was an absolute “ no brainier “

Can't wait to see what will happen when you start to ask the people of south Ribble for an increase in council tax to pay for your other “options”

I would rather the council spend the money on policing in the area rather than pump my taxes into a complete money pit.

Why not use the deal agreed with the previous administration?

The Hall must remain open for use by the public and available and accessible as a community centre. It is a beautiful building - what remains of it - and it is part of Leyland's

I was happy with the idea of the masons spending money on the building provided it could still be used for community purposes. Which it what they proposed. This would have saved the council the expenditure proposed in this option and relieved them of the burden of running the operation. I am not involved with the masons in any way.

I am very much in favour of this building NOT being used for the activities of or owned by a commercial outfit. It is against the whole ethos of the park for that to happen. The park was was given to the PEOPLE of Leyland and not to the Council to dispose of in that way. Very concerning if that were to be the chosen option and possibly the subject of a legal challenge.

CA temporary event structures eg Marquees etc or even a temporary licensed bar outdoors be used in summer or to increase capacity of events .

Preferred option even af a loss, the park was left to the public and should remain with the public.

No further parking needed. No interruptions to local people using local spaces. No disruption to existing businesses and the users of their businesses ie the elderly dog walkers who use the cafe. Not much increase to the traffic through the park . Any increase would cause conflict with the current pedestrians, small children riding bikes, dogs, footballers, runners, wildlife. It's a public park for the use of the public. keep it that way.

I would object to the conservatory being demolished. It is an amazing space with a lot of heart and soul from local artists and craftsman gone into it. I attended the grand opening of the conservatory as my mum used to work for the theatre. The conservatory and the hall would make an excellent restaurant in the evenings so not to take trade from the cafe.

You could use runshaw college to support with the closure of their foxholes restaurant.

The park is a local beauty and maybe utilise the local college students. See if maybe a business class could come up with some great profitable ideas.

I love the fact the council wish to do something with the amazing space but what is the point of you predict the preferred option will generate a loss. You need to go back to the

Could provide a youth zone similar to Chorley. With a small cost for entrance. Help the 11- 15 year olds of our community

these buildings used to be the home of a mental health charity shaw trust could they not be used for this again they did a lot of work with the public including schools and the wider public we need a space in Leyland to help people and enable them to be have better mental health and a feeling of comunity

While access to the community is a preferred option, extending craft spaces does not seem to be an economical solution either for the council or the tenants. Existing tenants struggle to get footfall and their income is predominantly from their own marketing rather than from the studio location.

Not sure why it couldn't be run to make a slight profit?

I think flexibility is the key to maximising income streams for this option, making the space able to be used for a wide variety of uses and making this a profitable option.

Whilst a kitchen maybe desirable for catering, it is not essential as many functions including weddings can bring in mobile caterers who do not require a kitchen, for less cost and more income why not rent out ground space to a catering van?

I do think the café needs upgrading with more space and better facilities and probably relocating at some point if not now as part of the redevelopment, more income from rent?

All the existing outbuildings need to be used on a sound commercial retail basis, they all need to be used as craft/artisan type outlets and should be open at weekends as another reason to visit the park, it would appear some are currently just used as workshop space?

Ice Cream parlour? Gift Shop? Small micro pub/brewery, Wine Bar? Look at how places like Cedar Farm Mawdesley have evolved.

Consideration should be given to providing some semi permanent outside area for live music, (Bowland Mill at Clitheroe have a small converted shipping container as a small covered stage, easily secured, quickly opened up v little maintenance costs)

Look at what other councils do, Marine Hall Fleetwood run by Fylde Council is a good example.

Rather than go to the expense of converting rooms into bedrooms for weddings as suggested for option 3, look at the introduction of Glamping pods or Yurts, see what Wyresdale Park Scorton have achieved, also they just provide empty space for DIY Weddings/functions, consider the use of the grounds for TeePee or Marquee weddings very much the trend.

Getting the Hall and grounds back into use on a very regular basis should be the no 1 priority with community based activities as a focus.

Why are there not monthly Artisan Markets? Many uses the grounds can be put to which will all provide extra income.

Finally if this option is chosen, make it future proof so its capable of future expansion on a low cost basis, be wary of designs that will cost a lot of money to extend in future.

I don't believe this to be a viable option on the grounds that:

- there is little or no current requirement for office space in the area; indeed, there is a glut of office space that cannot be filled;
- some of the craft workshops, eg stained glass, blacksmith, wood turner etc, have all gone from the premises. How, then, would other crafts be encouraged to use the premises if the past and present ones don't stay?
- CPRE were well established in the Derby Wing, but left when their lease expired and haven't been replaced, which would suggest there isn't the demand from community /

Would probably end up costing the council far more than expected and to many variables to secure the long term future of the hall

Was Worden Hall not left to the people of Leyland? I realise that someone has to 'manage' it, but selling it off doesn't seem in keeping with the original intention.

I think the community idea is great! There are already a lot of people visiting the park and so using the hall as a community space could be an extension of that.

It must be for the Community and not simply a money making concern and for those who can afford to use it . Parks are community spaces.

This option retains the full access the whole community of Leland, South Ribble and the wider North West currently enjoy in this, treasure of the area.

I like this idea and think that public access is really important as is keeping the variety of local traders if possible

It is only right that community use is chosen as such venues for this are limited in South Ribble and the public will not be excluded. It allows a range of events to take place and a diverse range of groups able to host events here. This must be good for Leyland and it is our park.

There are ample Community Use venues around Leyland, this would not be a suitable use for the Hall. The Folly Coffee shop is not in a suitable building, far too dark and not enough space, should be moved to a more suitable location

What a fantastic space! Its scandalous that it has been unused for so long. How about a cinema for Leyland as we have been without one for so many years?

a little worried about extra traffic going to the hall and the speed they may travel at have seen people driving far to fast

concern about traffic keep the history of the buildings as they are.

This is by far my preferred option, as it will allow the greatest benefit for public access and use.

not a sound investment and would be a dereliction of council duties and waste of tax payers money

I believe this venue should be kept as a community venue open for local people to use.

Would struggle with community events

This has been a community area for a long time which is greatly appreciated and used by local residents and as such it is important that this consultation is taking place.

Could we not consider an option in partnership with LCC to use part of the building as a Registry Office. With all the house building that is going on both within South Ribble, Preston and Chorley and therefore increased population, surely for South Ribble to have it's own registry office would take the pressure from Chorley and Preston. The location is far better than either Preston's or Chorley registry office for weddings and therefore would attract more bookings for the rest of the hall. This would hopefully offset some of the shortfall on this option. Whilst still allowing use for other community groups.

I think the Council should remain in control of the use of Worden Hall.

- Would it be possible for the Council to have a further influence on tenancy of the outbuildings? If option 1 is 'Community Use' it would work well if the businesses offered value to the park visitors - cakes, coffee, arts and crafts, alcohol etc. The courtyard at nearby 'Haigh Hall' would be the model I would use strongly as an example.

This must be the best option for the community as a whole

Leyland would greatly benefit from a performance space. We at a large and growing town and yet we have no theatre space for amateur and professional groups, unlike Chorley, Preston etc. We have to rely on church halls. It could also be used to show films, ie links to live theatre. Leyland should have the same facilities as Chorley.

It would be a great place for performing arts. A place where the community, both young & old alike, can sing, dance, perform & have fun together. I've always loved performing arts myself & been part of many activities in Leyland since I was a child. Now as a mum to a little girl who also loves singing & dancing, I love the idea of keeping it in the

i have in the past attended several plays and concerts at Worden Hall. These were very well done and benefited several local charities. I really miss being able to attend events like this, especially as I now live so close to the park. I feel very strongly that the park should remain wholly for the use of the residents of South Ribble and the wider

How can the council afford to run at a loss with all the cuts to other local services? It's a joke!

I'm not convinced that the Conservatory needs to be demolished? Any similar venue would have a Bar premises, and sales of refreshments and alcohol during meetings / events

The majority of Worden Park would still be accessible to the public at all times which is what most people who use the park would want.

I think this is the best option. There are very few places in Leyland that could offer such a place. A youth group could also be here and offer a place for youths to go rather than sitting on Tesco benches (only place we could go as youths and still remains). I remember being sat on Tesco benches being filmed by police and understanding why but when asked where could we go the only reply was home.

Would current parking facilities cope with the proposed usage?

I think the part regarding opening to small businesses is appropriate - something similar to Heskin Hall?

Seems to be a good idea. Multi-purpose use by a range of local groups/organisations/businesses. The hall would be preserved and everyone would continue to use the facilities

This is a public park and I have used this space all my life. ANY restrictions in use to ANY area is abhorrent and you - representatives of the council should not be allowed to make that decision. It must stay in the public domain. NO other options.

This is a public space and should remain that way. Selling off areas to private companies & blocking access to certain areas of the park is outrageous. Keep it public.

How big would the planned extended car park be?

I feel the best option is for Worden Hall to be restored to its former glory and remain open to the public as a site of historical interest locally.

Why would it cost the council money? You should make sure your income covers all expenditure

I like the idea of this proposal but I understand that financially the council (and therefore the people of South Ribble) would not benefit. However it would cost less than option

This can be the only option available to the Council. Worden Park was gifted to the people of Leyland for their use and enjoyment in perpetuity. It is not for the Council or anybody else to suggest that the Park can be used for any other purpose which would restrict this legal entitlement for the people of Leyland. I would imagine that any attempt to do this would result in a legal challenge and I for one would wholeheartedly support such a challenge. The Council has in the past allowed greedy builders to bulldoze our Town Hall and other areas of the town centre with no reference to the people of Leyland and this is another example of bureaucrats trying to undermine the rights of Leylanders.

The seating in the hall will need replacing . It was very uncomfortable last time I went to something.

I think this is the best option of the three. It will support the local businesses already operating in the Worden Hall complex. This option also gives the local community continued access to Worden Hall and the potential to create art and craft spaces for new businesses. I don't agree with the figures put forward by the consultants as they appear to lead people into choosing one of the options. If managed properly either by the local authority or a CiC there is no reason why this option could not turn a profit - if supported by sufficient promotion. It will also protect against the privatisation of important public space within the park, which is well used and appreciated by visitors.

would want to know how many local groups would be interested in hiring a space plus which businesses would be interested.

I found the report on option one somewhat short in detail of how the venue would be managed and does not have much detail regarding community involvement in the operation of the venue. I had a one hour meeting with the consultants which left me with the impression that they did not have a thorough understanding about how many community venues are managed.

For fifteen years I have run an organisation called Friends of Folk and in the past I have had concerts at Warden Hall. Over that period of time I have organised around 200 concerts in village halls in Lancashire and many other venues across the whole country. All of the village halls and many of the other UK venues were run and operated by community based organisations with volunteers playing a major part in their operation. In some cases there are no full-time employees and some quite sizeable ventures are successfully operated by committed volunteers. This is the case with many village halls in Lancashire and I am a little surprised that no thought has been given to considering Worden Hall as Leyland's own 'village hall'. I firmly do not think this idea is fanciful and think there would be enough interested organisations and individuals who would be committed to such a venture.

Through Friends of Folk I was a member of South Ribble Arts Forum who for some time had use of part of Worden Hall and I think some lessons can be gleaned from the failure of that venture to be a long term success.

If the venue was leased in some form to a community based not-for-profit organisation it would open up some sources of funding that may not be available directly to a local authority. Such an organisation may need some initial support from the Council in setting up a suitable organisation and management regime. As I have stated previously I have used many venue, similar in size to Worden Hall (and some larger) which are successfully operated with minimal or even zero local authority funding. Some are leased from a local authority at a minimal (pepercorn) rate.

I did find the meeting with the consultants very frustrating in that they seemed to have almost decided the outcome of the consultation before the meeting and that outcome was an up-market wedding venue. In general I find the meeting I had with them a very frustrating experience with little or no vision shown or invited.

On reading the section covering this option I have great difficulty in making a judgement on the figures of both income and expenditure and they appear quite obviously not to take into consideration the option of it being a true community venue, managed and operated by a community organisation. The Council I know is very supportive of the village halls in the borough and with some initial support and a little vision I am sure that a 'village hall' concept could be made to operate successfully.

Car Parking should not be extended in the Park we want it as a green space not a tarmac jungle.

Delivery group needs to be more focused than previously as that did not work well.

Worden is for the people and should not have exclusive use for anyone Option 3 is the worst No No by far.

Better to charge a nominal fee for car parking say £1 for 3 hours and £3 all day and use this to improve the car park. Overflow car park should still close at 19.00 max.

Miniature railway is a good example of how the park should be used real enjoyment for thousands of visitors and a place for the Engineering Society.

The Spirit of Worden Park is that it should be for the people. So option one is by far the best option.

There is not a shortage of community places to meet in Leyland. Even South Ribble Council have just refurbished their meeting room offering recently. Hence I don't see this as a viable option.

I think, if feasible to the owners, the Folly Coffee Shop's space should be extended as it is a little gem but often incredibly busy with not enough seating indoor and out and therefore customers end up walking away rather than spending money. If a Community Space, as the park already offers outdoor theatre events during the Summer, perhaps the community space could be used for amateur dramatics and the space used as a working theatre.

I would like to see other options for getting the space up and running and maintenance so that the council makes a profit and not a loss.

I would prefer the option in partnership with Leyland Freenasons and a wedding venue. Back the preferred bidder status

At the time of completing this survey Option 1 is my preferred choice. The "Folly" is IMHO a valuable facility in Worden Park and is one of the reasons for going there. I regard ongoing general use of the Hall and its associated buildings / rooms to be of significant importance.
Bearing in mind holiday accommodation is on the up in the uk would there be any way to add small chalet type accommodation (similar to camping pod style) and a communal kitchen/shower block for these to increase the revenue? Could the existing cafe cater for events or, if the current owners do not have the time to do this could the cafe kitchen be used out of hours with a reduced rent being offered to the cafe owners? Farmers markets, food events, chef/artist courses etc could all be potential revenue earners and hire
This is the closest of the 3 options to how the person who gifted it to the people of Leyland intended it to be used and as stewards of the people I thank the current administration of the council for including the people to have their say.
Having used Worden Hall (The Marsden Theatre) many times in the pasts (I am Ex Chair of South Ribble Arts Council - There is great potential for community use. Obviously some of the challenges that existed in the past (EG park staff regularly locking entry gate half an hour before event was due to start - discouraging people from coming in) would need
Worden Hall should be used for the residents of Leyland - we have lost far too much of Leyland's heritage already.
I think it is important that the facilities are available for use by the community. The function room could be a valuable arts and music venue or for people to hold classes. I think it is important that it is not taken away from the people of Leyland and used exclusively for private functions.
This venue is ideal for community groups to use, having used it ourselves for a performance venue for up and coming musical students in and around this area. Community spaces are being lost at an alarming rate, this is not good for our community.
This is an ideal venue for community use having used this ourselves for up and coming young musicians in and around our area. Community performance spaces are being lost at an alarming rate, which is not good for the community as a whole.
I think this project should have maximum income generating improvements but remain in the ownership & control of S Ribble BC. It should not be sold off/ given at a cheap price to another organisation. The community / public etc should be encouraged and able to use it . Rental prices should be affordable but could also be promoted to businesses &
There is a need for more community rooms in the area. There should be no need for additional parking, and thus traffic through the park.
I think it is vital or the community that this theatre is brought back into use for plays, music and educational opportunities
This is not a viable option as the council is losing money
live music draws communities together, we need to keep this venue alive.
this wouldbe a multi use venue which is good as more people will be able to use it for different functions and uses
I always thought that Leyland council could be trusted with the park. I am now becoming alarmed by some of the proposals. The park was kindly donated to the people of Leyland for their lifelong enjoyment. It appears this is being forgotten by the current people in power at SRBC. Shame on you.
This is the best option.
Need to avoid some of the arguments that have affected Haigh Hall, Wigan, when the hotel wanted exclusive use of the best viewpoint in the Park.
This could be a great place for older generation groups to have meetings as there are not enough in area. Car parking facilities would be a big bonus to these groups. Being able to cater themselves (say tea and cakes) would be appreciated as well.
Where was Freemasons offer?

Worden Hall was left by the Ffarington family to the people of Leyland and no one else to be. It was left in the care of the local council of which they have for a theatre and space for the 'council for the protection of rural England' and other organisations.

The council should be the only body to let space to outside bodies and there would be no sub-letting.

Option one is the only option for me.

Use at present could only be in day light hours for safety, due to the fact there no suitable lighting from both the 'Town gate' and Langdale' entrances.

It is important that the the cafe be given more space as there is a big demand from customers who travel distances with their children, especially at weekends. This is also needed to provide cover in the incremental weather - it is surprising how many come when it raining. No it is not safe to extend the car park at the hall.

Traffic is quite busy now with service vehicles.

The ladies who run the hall cafe provide a high quality service and food for customers, so they should stay and not be pushed out.

The existing crafts people should keep their workshops and other suitable crafts added.

I would like to see a combined cinema and theatre - afternoon matinees for all. This would be ideal for lonely pensioners from various residences.

Other rooms could be used for model railway exhibitions - run by the Leyland outdoor group.

The consultants have for this project have also given numerous good ideas.

I do not like Option 3.

One or two ideas could be taken from option 2 over a period of time.

It has taken time over a number of years due fund restrictions to get the park to the high standards it is today.

Worden Hall was left by the Farington family to the people of South Ribble therefore option 1 is the only option that should be considered.

This option makes sense to me. Worden Hall was bought by Leyland Urban District Council in 1951 and opened as a public park for the general public in the same year. The money to purchase presumably came from the fund provided by the Leyland townsfolk and therefore access to all of the park for their use should be maintained at all costs

A concern that actually applies to all options is the increase in traffic and what effect it will have at the junction of Vicarsfield Road and the main entry to Worden Park. A mini sounds the most logical option.

income (profit) of £62,000 requires an annual turnover of £310,000 at 20% return on capital

Worden park and Hall should remain as it is for the people of Leyland.

I STRONGLY OBJECT TO ALL 3 PROPOSALS BUT IF I HAVE TO CHOSE 1 THEN THIS OPTION IS THE LESSER OF 3 EVILS.

BUT IT IS STILL EXPENSIVE AND WILL TAKE YEARS BEFORE A BREAK EVEN FIGURE IS REACHED. I STRONG,Y OBJECT TO COUNCIL TAX MONEY BEING USED IN THIS WAY. SERVICES THROUGHOUT SOUTH RIBBLE ARE BEING CUT AND OUR MONEY COULD BE PUT TO FAR BETTER USE.

The park is a great community asset and it's a disgrace that the hall has been allowed to degenerate. Leyland badly needs a focal point and this option could provide that - look at other establishments as to what is possible - court rooms Wigan, Continental Pub Preston - put on music events, creative writing, poetry, art and crafts courses, drama etc etc.

The council should employ an experienced creative professional (eg someone in a deputy position at a community hub we can aspire to be)

who will organise events and be responsible for creating enough profit to outweigh all th ecosts including salary. The problem with the report it has assumed a typical semi passive community response whereas if the coucil invests in talent (with connections) then I believe the expected community engagement could be far higher. How about strawberries and Pimms with a big screen when Wimbledon is on? .. or other themed events that can connect nationally and internationally? Rugby world cup screenings?

I choose option 1. The reason for this is because I am an employee at the Folly coffee house. I have worked there for over 12 months and started as a kp, I enjoyed working there so much that I asked to start cooking. Lisa and Paula was so pleased with my abilites that they put me onto an apprenticeship course and I will be a fully qualified chef in two months.

We are a very busy cafe and becoming busier all the time, and we often turn tables away due to the cafe being full. Therefore, I feel we are in need of extending the cafe into the

I choose option 1.

The reason for this is because XXXXXXX are the owners of the Folly coffee shop. I have also worked there as a chef, when they first opened. So I know how much they have grown the business over 3 years. When they first opened it was very quiet and now they are full every day and a lot of times they do not have room for their customers. They have worked so hard to acheive this success and it would be in the interest of the park for them to extend into the hall. Due to them getting busier it has also helped some of the units ~~become busier therefore extending the cafe will further support local businesses~~

I choose option 1. The reason for this is because i work at The Folly Coffee shop. Whilst working there i have gained such confidence and better self- esteem whilst working in a busy situation. Whilst working in a busy situation i have had to turn away customers due to lack of space in the cafe. Option 1 would benefit not just the cafe but everyone else involved including customers, customers would have a better experience at our beloved park. This would bring in more clubs and activities for our park bringing people from all ~~around Lancashire~~

The park is for all South Ribble residents and should be used for eveyones benefit. Groups such as knit & natter exercise classes. mother and toddler groups etc could be charged a fixed fee. Other groups that perhaps meet weekly should also be encouraged to use the park and again pay an agreed fee. The folly cafe at the moment is not very inviting and this facility could also be much improved with comfy seating and magazines available etc; The theatre could put on more productions and music events thus generating income. Craft fairs and farmers markets also attract good attendance. I am in agreement that small private functions could be held but the park should never become "exclusive".

Yes the rooms need to be used on a regular basis in order to generate money but also on a ad hoc basis. Could an organisation such as The Free Masons who have now lost their venue not be encouraged to take up residence at Worden Hall ? this would provide a regular income and still provide space for other events/meetings. For the number of people using our park I feel the cafe should be opened up and increased in size as currently is dark and depressing not at all welcoming. Perhaps workshops i.e. willow weaving/gardening/crafts/archery etc I'm sure someone at the many craft shows held locally would welcome the opportunity to pass on their skills - at a price of course. With ~~thought and organisation Worden Hall surely could thrive still giving the people of Leyland exclusive use of THEIR PARK!~~

If investment is planned for this venture, then it would be wise to try and invest with a view to making a profit. There are plenty of venues in Leyland for community groups to meet, like church halls, community centres and clubs, they don't charge a lot and it provides them with a small amount of income towards their running costs. If it's a small wedding venue, then there is no facility for bigger events or weddings, you can still have a smaller wedding at a big venue.

It costs too much.

The building should remain in use for the people of Leyland and not be a business premises. There are alternative wedding venues.

The park has very much been enhanced by the Folly coffee shop, miniature railway and the traders close by. Small functions and community use is the more favourable option with perhaps the Folly spreading out to the derby wing.

A mirco brewery maybe and a small music venue for occasions, I am sure there would be lots of music promoters out there who would love the setting. It needs flexibility to grow and change.

I think community use would be the best all round solution. I used to go to plays and music performances in the Marsden theatre years ago and have often thought what a waste it is having it lying there unused.

This option encourages and supports a flourishing community spirit and well being of the whole demographic of Leyland and the surrounding shops and amenities. Supporting small businesses and the interests of the community must be prioritised over profit. In the long term investment into the community becomes a beacon in the local area and further afield.

This in turn attracts people to want to live in Leyland. The domino effect is better schools, better local economy, and a council truly serving the people who voted them in.

Yes ..I would like the Council to make known option 4..what the Masons proposal was..As I understand they were prepared to put a substantial amount into the renovation of the Hall then lease or rent from the council this way they Hall would have been in use seven days a week with facilities for weddings large and small, funerals, dances, craft fairs, indoor car boots similar to the previous place Wellington Park..it could have been used for crafters, talks, discussion groups anything the general public wanted and would have been fully utilised more or less 24/7. 52 weeks a year...can the council who want the Hall to be under their command guarantee all of that without it costing us ratepayers more money..the place has been empty for years now that someone has shown interest and wants to put it to good use for everyone one or three petty labour councillors and 1 miss

This has to be my preferred option as it gives the best public access but there is still scope to licence the building for weddings to provide low scale / low cost options for residents. The building could also be returned to use as an arts centre with exhibitions and theatre / concert performances. Community use along with community gardens could ~~make this the hub of the park~~

This is my preferred option. With better management/marketing of the facilities to local groups and organisations the income could be better than stated ie the Maisons as their current facility has now gone, Photographic groups, U3A, Historic societies, Gardening groups, Knit and natter, small cinema shows with dinning the list is endless. Improve the crafts /small businesses by adding teaching classes like Cedar Farm.

Improve kitchen facilities to cater for these groups and events as a source of income.

The park is mean to be for the free use of the people and cars should where possible be kept to the main car parks I see many near misses when cars are moving in the park.

Children and dogs expect to run free.

This is my preferred option as I believe the South Ribble community would benefit from having a quality community space that they can use.

as estimates go, someone has estimated a return , based upon this assumption who is the target population aimed at in terms of charging for these events

This area was intended for public use and should continue as such

It is a special community resource and should be kept as such even at a cost

The coffee shop would benefit from development in the way st Catherine's have developed The Mill cafe which is now expanding due to its success. This would bring in increased revenue for the council instead of draining resources and provide a much better venue for the public to visit.

Option 1 community use is the preferred option it could evolve into a profitable venture if advertised correctly managed correctly and open to as many sections of the residents as is possible ! coffee shop cakes shop icecream shop and multifunction areas for exhibitions of local talent and live theatrical events small theatre and drama ! Presentation events hire out to local groups at affordable prices ! This building is a fine example of architecture and should be openly available for the public to enjoy ! The possibility are

As a public area in South Ribble this option would mean that the venue continued to be used by the public of the surrounding area and remain open to all during events.

It allows flexibility of use and potentially more all year round use. As a wedding venue only it could be used more during the spring & summer than during the winter. As visitors come to use the well maintained playground could community use include indoor areas focussed on children too?

Worsen Park should be kept for community use.

I choose option 1

I have already submitted a proposal in another survey as a business owner of the Folly coffee house. This one is from me a member of the public.

I believe the Folly is a hub for the many people of Leyland and the cafe has created jobs for local people, many of the people visit the cafe on a daily basis. I know a number of regulars that have even made good friends, through the cafe. The cafe is at capacity most days and we really struggle for room. Worden hall would be the perfect opportunity to expand the cafe and host small function parties.

So you are going to run at a loss, it's not worth losing the beauty of the park and the importance of the Hall to the Leyland community.

This will go wrong and it will end up in commercial hands in the future where other areas of the park will be endangered.

Do not progress with this option as the park has been left to the people of Leyland NOT the council.

1. Would Folly Cafe be given the opportunity to provide catering.
2. Consider a 'canopy' for area outside of the cafe.
3. Would there be adequate car parking.
4. Would you approach Runshaw College re using the facilities for work experience.
5. If this option is taken up an efficient wide ranging vision security would be needed.

Restore Theatre which used to house C'est tou company and Mr Kite benefit concerts. It was the best intimate venue in the area. The bar with its art work furnishings was a delight. It also housed a youth theatre in connection with C'est Tou.

It is a very special place. Restoration can only benefit residents of South Ribble.

The focus on use of the wonderful park should be community based.

Although this would appear to be the ideal arrangement within the "park for the people" idea I doubt it would be sustainable solely on the basis of "community use". Option 2 in my opinion provides this facility but with the added attraction of providing opportunity for larger private and public events.

It does not state if there would be a bar usable for functions

Appears most viable option, suggest Worden Park lacks a visitors centre or focal point could this not be included. Park currently closes with the seasons suggest this is continued cuts anti-social behaviour. Park entrance Worden Lane needs attention is dangerous, a mini roundabout would provide natural traffic calming, currently traffic exiting park gates and turning out of Vicarsfields Road conflicts, especially if students make two exiting lines, hope this can be given some thought if visitor numbers are to increase. I still think the Council could make some income from letting parts of the building ie Folly Café having a courtyard where the conservatory is currently.

Would be difficult to utilise the hall fully under this proposal.

A fantastic opportunity to further improve community cohesion. The wider parkland is so well loved and used, it would make a lot of sense to take advantage of these historic buildings. The quality of life in an area can be further improved by having venues that can host a range of arts, entertainment and special events.

I would like to see the original features such as doors, archways and wooden panelling kept as this gives an authentic feeling as to how the Hall looked originally.

Otherwise the plan for it to be used by the community sounds in theory to be the best plan. I think we need to advertise more as plays, concerts and social gatherings could be made.

Whilst feeling that Worden Hall should be accessible to community it would be too costly to run exclusively for the community & therefore combined with small Weddings etc would make it more feasible.

Maybe it could be run on similar lines as the late Alston Hall - occasional recreational courses/ craft workshops, lectures etc with catering included

i understand that there maybe extra funding for the council, but on the plus side i think this would be a much better option for the people of leyland and surrounding areas, a peoples park & worden hall for the people & not just as a cash cow for the council

This is typical pie in the sky council, who puts forward an option with a built in loss.

This option will fail due to the lack of working interest in this option and it does not give the site the best use, this is not an option that I would consider as a business man.

15 thousand is not a lot to spend when you are retaining such a valuable community resource

I choose option 1.

I choose option 1

I BELIEVE THAT THE PARK AND ITS MANY VISITORS WOULD BE BETTER SERVED BY HAVING PROMINENT NOTICE BOARDS PROMOTING BOTH UP AND COMING EVENTS AND PROMOTING THE BUSINESSES FOUND WITHIN THE PARK "BASIC BUT EFFECTIVE". THIS WOULD HAVE TO HAPPEN IF OPTION 1 WAS THE INTENDED WAY FORWARD. I AM IN FAVOUR OF THE PUBLIC HAVING FULL ACCESS TO ALL AREAS OF THE PARK.

I choose option 1

I think that anyone who visits Worden park on a regular basis, as we do, will agree that the Folly cafe has become a MAJOR asset to the park.

Over the last 2 to 3 years the Folly cafe has gone from strength to strength, from the character of the building itself and the ladies that run it, it brings people into the park from the surrounding area and further afield.

During the school holidays and weekends the Folly cafe is full to its limit, I don't think the cafe should be moved to another building as it would lose the character and charm

I choose option 1

This option is catering very much for the community with future scope for a marketing exercise nationally, to encourage people to visit this awarding winning park and enjoy the facilities that it could offer

eg. Our local coach companies run day trips to many areas that hold various places of interests ie. homes of historic interest. Additionally, so why not widen our scope by encouraging holiday companies nationally to call in here when for example, holidaying in the Lake District. Worden Park is a treasure and we should be letting people know what

- This option is similar to the way in which the Hall was used after it was originally renovated. It would have been useful to know what factors led to the Hall falling into disuse in recent years so that we could take any relevant issues into account when assessing this option.
- Adequate bar facilities would be required for many potential uses and there is no apparent provision for such facilities in Option 1. The existing conservatory bar was presumably originally added because it was considered to be necessary.
- As with all the options I am sceptical about the predicted income. Maintaining optimum levels of bookings will require sustained, pro-active and imaginative effort and I suspect the payroll provision in this option may not be sufficient to provide this.
- One advantage of this option over the others is that there is far greater potential for the involvement of volunteers.
- Although the report estimates a cost to the Council of £15,000 p.a. for this option, the report also points out that, while closed, the Hall has been costing £30,000 p.a. without any benefit to the community or the Council, so Option 1 would reduce Council costs by £15,000 p.a..
- The flexibility of use inherent in this option, if managed effectively, has the potential to produce a busy thriving hub of community activities and visitor attractions.

I don't see why this option shouldn't make profit. As a representative of Lancashire Makers (CIC company - I am Treasurer and one of 5 director) we pay a commercial rent for our present gallery / shop and would be interested in the Derby Room.

Weddings could still be held and bring in a substantial income - they always did. The college often used the site too - there are so many uses that would bring in a good income (Cedar Farm is always busy). Courses - we would be able to run art / craft courses but other arts and community events / courses etc. would bring spare rental income and possibly offices upstairs ? It would be outrageous NOT to use this for the community - it was given to Leyland people originally. Equally outrageous to oust existing businesses - money for relocation would never compensate for hard won customers and time and energy involved.

Shortage of meeting space / training space for local businesses.

More local markets - craft / food, etc.

Office space potentially - would also be viable option.

Encourage local event usage - folk nights, etc., as is past.

Wedding, events could still be held in Marsden Room.

I think this idea would be excellent! Perhaps run things for the youths as well going culture is becoming a common issue a think something like this would help.

Include the café function (eyesore) from adjacent to new wc's (eyesore) into new building, reinstate the fountain. Find the corridor stained glass windows (1st floor) x reinstate them.

No need to extend car parking area as most people are perfectly able to walk a few hundred yards from the other car park.

Preferred option. More access to facilities for clubs - societies - art groups etc. The Folly Coffee House is a great asset to the park and should remain / expand.
No 100 extending car parking enough cars already on Park and Surrounding Area.
How many rooms there are you could earn and Income from? Why has the building been left empty for 7 years. The park is extremely lacking for family events and activities it would be nice to see the building in use and at the centre of the community. We are loosing so many of our community spaces please don't let this be the next one.
Option 1 - Definitely my preferred option:- If the Council had put a business head on over the past decades re advertising and promoting the present venues then it would not have come to this disastrous event.
This is my preferred option. To maintain the Arts Centre and make more use of these facilities. More and prominent signage should be installed to advertise the Café and other businesses.
The estimate for annual income seems very low and pessimistic (probably deliberately!). More imagination needed!
It is important that the community get to use the facilities. If the facility is "Managed" correctly I am sure the council could make up for the loss and make a small profit
These are estimates - and you have left out revenue from businesses / start-ups. This I feel sure would cover the loss accrued so therefore based on these estimates this would provide a profit overall!
In addition to the above, a meeting place for organisation, RNA, ROYAL BRITISH LEGION ETC.
This Park belongs to the Community and the People of Leyland so please choose option (1).
I don't feel these small units add much to general community or park use. Need for extra conference spare an convincing.
I feel the income could probably be greater than that quoted if the upstairs rooms were rented as offices and dedicated meeting rooms which appear to be few in the area. The use of downstairs rooms for Community (Craft / Art Workshops / Shops / Gallery space would compliment the existing businesses and bring in more football to this area of The current cafe is not adequate for a task of this size. If this application is to be considered the Coffee Shop would need to be relocated
figures seem totally unrealistic £77,000 running costs seems totally unrealistic for 2 - 3 staff, phone, water, electric, repairs, admin staff!
Preferred option with emphasis on the development of arts and craft use. Also provision for small business start up facilities, the facilities should be affordable for community groups. Stage 1 Report Page 6 2.2 Worden Park Today states 150 car parking spaces on main car park. Where did that figure come from - currently under half of this.

I am disappointed that the Museum is not in the equation. There is no disabled access at all, it's such a shame.

I like the idea of keeping the Hall for community use. As a local resident who makes use of the park virtually every day, I would be concerned if the hall and associated buildings became too focused on 'commercial' use - ie for very large and grand events. It is important to keep this space a peaceful area and accessible to all.

I think this option is good as it means I will get access to the Hall and grounds, and they will still be put to use.

I think that the park was given to the people of Leyland for their use and I think that it is essential that it continues to be used for this. This is the one that I support the most.

Good for Craft Units. Needed a restaurant. Beautiful Place. Wedding Venue.

I would hate the conservatory knocked down, it was built and designed by the tradesmen who are on Worden Park. The conservatory and old theatre would make an excellent restaurant. Foxholes at Runshaw has shut down you could help the local college by hiring their trainee chefs and have an education program link between a Worden Park restaurant and Runshaw hospitality students. Hiring spare out to service providers e.g. therapists beauty etc. would be a great way to generate income. Do not use retail.

I feel that this is by far the most attractive of the three options suggested. As a dedicated local historian, my main concern is preservation of the Derby Wing and its surrounding gardens and parkland together with the historical features they contain.

Is there no possibility that conservation bodies could be trusted to use the office space and why has South Ribble Museum been considered a non-viable option?

Where will the extra car parking be? How will you overcome disability access?

Have you considered toilet facilities within the building, ready for community event activities

I would like to see some of the building as offices for such as Environmental Works, CPRE, Rural England etc.

Why can you not consider re-housing SR museum. There would be more space to exhibit artifacts and exhibitions. The old hall needs to be brought back into life or for local people to have access and a feeling of ownership as well as an appreciation of it's history

We haven't been using this as a community space for a few years - have we missed it? Do we actually need another community space? Actually how much would it get used? In my experience - groups want room hire for free or to pay very little.

Council run nursery - would increase income.
After school club - would increase income.
This could become a very viable option if it were organised properly. People need these spaces.
Indoor and outdoor.

Best option with least outlay.

Money could be raised to cover the financial loss by housing someone in the empty lodge at the park gates, if a fair rent was charged I'm sure it would attract interest.

Would need to be managed effectively to ensure the rooms generated income and were used regularly and not fall back to what we have now - no longer accessible and needing

There is a definite need to keep the Folly Coffee Shop with the existing caterers who have built up a fantastic reputation and customers flock to the park because of this facility.

This would be my preferred option. Retains all park amenities for local residents. Cost to council appears minimal.

Worden Park should be retained for public use as much as possible. Cultural use, community use. Enrichments for small arts, crafts businesses. Restored to return it's long history to the local and under community. We do not need another major wedding venue in our park.

I feel that the option should be less insular. Could there not be some overlap?

It needs to be a true partnership between; the management company the council and local population

The space available in the facility needs to be very flexible to allow maximum usage of all the building. The partnership must be with a experienced well managed organisation with an understanding of local community and the fundamental and heartfelt affection that the community has for the whole of the park and the gardens and the hall

The opening up for meeting and small ventures will be an asset to the community as there is a lack of places to rent.

Leyland has a shortage of community rooms and option 1 would benefit the local community.

I feel the option of "COMMUNITY USE" is the preferred option if the financial viability is confirmed.

Delivering in partnership with good solid community organisations and other providers in a community infrastructure format will be crucial.

The council may have cede? some control to a third party body of this kind. Some elements of option 2 could be merged with one ie some commercial element eg - extend the cafe - some paid events (which I appreciate would require additional investment under a community infrastructure format a board could clend both community input, commercial and business expertise as well as Council input and support. If the spaces could be kept as flexible as possible it would give greater opportunities for diverse uses.

have local groups eg slimming clubs and keep fit etc been canvassed to assess interest.

To attract more visitors have more going on in the rest of the park eg hardcourt tennis, better pitch and putt, bowling green

This would be a great use of the the facility with a wonderful focus on the needs and interests of local residents.

Financially this looks far preferable to the "do nothing" option. We value the folly cafe - we would hate to lose it.

Current costs £30K future costs £15K is a saving of £15m per annum however this has been done before and upkeep of the building has suffered.
The buildings is in need of structural security and TLC but could be made to be absolutely lovely but with all rooms used at all times will soon come into disrepair again with not much opportunity for income. Do not like the idea of upstairs being used as office space or storage. I would prefer to see original features restored are kept well going forward.

I prefer this option as I feel the hall should be available for the community. I love the Folly Coffee shop as it has so much character.
I have really enjoyed events in the past such as theatre productions and musicians

The use of community meeting rooms would be of great benefit to the community as recently our W.I. had need to find a new venue for our meetings and this proved very difficult as there was no availability at an affordable cost, meaning that we had to look outside the area to find a venue which was something our group was not happy with.

I think the suggested use of the space is excellent.

It is a public area and should have public access as much as possible. It is part of our history.

Community use is the best option.

Wedding guests will come and go (probably miles away).

The community will always be here (hopefully).

We deserve it.

The Park deserves it.

Do not deny access to us.

The lowest outlay so possible in many ways

Significant expenditure for minimum gain. No change to facilities such as the cafe which is poorly placed, poorly lit and uninviting space.

Worden Hall has the potential to be a beautiful building to further enhance the park but this option would not make the most of it's potential.

I think a mix of options 1 and 2 would be best. I do not see the need for bedrooms extra meeting rooms. The park was purchased for the people not exclusive weddings

Please see final comment

- Solely for community use seems to limit the opportunities to generate revenue though admittedly at lower cost
- parking would seem an issue to offer access
- security for evening use would also seem to be an issue

A flat for manager to live in on site - security

Well lit road from Worden Lane

I welcome this option as it would provide a much needed venue for community events and keep the integrity of the existing building.

However more publicity would be required to create an interest among all the present community groups. At present there are no estimated costs for one of the venue. There should be set that all groups could have the opportunity of utilising said venue

I believe this option would provide a stronger sense of community. Worden Park is one of the main attractions which Leyland and the facilities located within the park (Folly various craft shops) generates more publicity and aids the development of Leyland I have spoken with several other regular walkers who agree that these features of the park

As a local artist and art teacher I would be interested in using the hall and surroundings for creative workshops either on an occasional basis or perhaps regularly.

Would the current rents in the workshops stay the same and what is the rate at the moment/would it be in the future?

The park was given to the people of Leyland for their use which this option would accommodate.

Keeping the park open to the public as much as possible will serve the local community in the best possible way, with so much green belt and general countryside being used up for housing, business premises usage, only emphasizes why its so important to preserve the park Option 1 would be our choice

Is there a further option for additional workshop/ business spaces?

Option 1 means that the Folly Cafe remains in it's current building, saving money for the council as they would have to renovate another building to suit cafe regulations and would maintain the history of the cafe . It would also mean that more space is created for customers.

Do you have the possibility of groups wishing to book events? I think the idea of theatrical events would be excellent.

Weddings catered for would be good.

The use could be extended as in the case of Lytham Hall, Heskin Hall etc. Rooms at Farington Lodge are used by organisations such as the CCG and LTHTR. The historical society may well use as a venue. Theatre should be reinstated with regular events. I like the idea of the council working with community and or voluntary/third sector groups.

What was the cost of the consultation? The existing units/outbuildings should be let out to small upstart businesses at a reasonable rent/rates. The hall used for community

I am a daily dog walker and visit the cafe every day. I would be devastated if option 2 or 3 went forward. The who character of the park would be ruined if option 3 was to take place.

Is it possible to amend the interior of the Folly Cafe to make it more effective while leaving it in the same building and (and run by the same people)?

The estimated cost p/a for this option seems eminently supportable.

As working at the Folly Coffee House for 2 years it would mean everything to me and the other workers to be able to keep it open to the public and hopefully being able to extend the space for more customers. Option 1 in my opinion is the best because it mans that it is still open to the public with better events for the children and possibly turning

This should be the only option!!

Yes, yes, yes. Q: Why will the conservatory be demolished!? it has beautiful artwork.

This option provides the community access at all times to the businesses and cafe which we use especially my wife on a daily basis meeting with new and old friends at least with this option the meeting rooms can be made available to groups in the South Ribble and Chorley area to hold meetings /get togethers. Also open the meeting rooms to local

<p>I think that community use combined with a residential conference space. This could be for "training weekends" or networking events as private hire. Addition income could come from a basic/wholesome catering offer for the residentials and events income (additional income) from this would support the community use.</p> <p>Community use - the development of use by groups across lifespan. Especially interested in the possibility of community/youth theatre group use, film screenings=, supper clubs, seasonal fairs - a location and venue to bring together local community without barriers of religion and social class - non-pub community. Sustainable in terms of finance and environment are vital. Use of being in beautiful surroundings and close to motorways see conference centre. "Ashorne Hill" (Warwickshire)</p>
<p>Does not offer sufficient flexibility in its use.</p>
<p>Community trends to non religious funerals could be an additional function</p>
<p>I would like to see the Marsden Space used as a music venue and also for theatre and dramatic productions. I would hope a bar would be provided and it could be nice if the folly cafe could be extended into this space so lunches could be had on a daily basis.</p> <p>This venue could be used for yoga retreats and art workshops etc. Its a shame that lovely conservatory is to go - it is a lovely space and was never used to it's full potential - could be used as a great cafe.</p>
<p>This option opens up many possibilities for a wide range of community events, including weddings, theatre, meetings, exhibitions, workshops etc. and will benefit many in SRBC. Most importantly the public are not excluded from their own park., a wide range of interests can be catered for, disabled access is achievable affordably. The character for the park will not be lost. Letting fees can recoup some funding if not extortionate. If used as a polling station it takes the pressure off a school and helps the cafe too.</p>
<p>This is the main objective for worden park which is better use for the community</p>
<p>this option does not seem to have enough vision. Whilst accepting we need to keep it in the community, I feel that just considering it a space for community meeting etc. is not enough. It needs to be marketed strongly as an outstanding events space for parties, shows, concerts etc.</p>
<p>Is the council assessing that there could be an increase of interest from the community and others which if done properly could further reduce any subsidy</p>
<p>This would be least preferred option due to shortfall. Which I think would then lead to an increase in Council Tax</p>
<p>Running the hall at any loss would be a waste of council tax payers money</p>
<p>N/A</p>
<p>This is the best option even with a small £15,000 loss. The savings (Hidden) are massive in terms of well being. There is little on offer for the people of Leyland as it is. This site could be used as a wellness centre for the people of Leyland. Helping with mental health/physical wellbeing/community connectedness/aged population. The noise</p>
<p>The first one was good and I think they should keep it wedding free as it could effect the park in a bad way.</p>

- Important that the community continue to have access
- Useful asset to residents and small artisan businesses lacking to showcase their talents - Encourage more traffic with more attractions - local people wanting to use the venue could enjoy a small discounted rate in lieu on council tax paid - acknowledgement of investments - any restriction or barrier to access should be reduced eg. Lift inside/outside the building - Leyland doesn't currently enjoy a community hub for entertainment and events, it would be a celebration of residential priorities to establish it's value as an asset - we need a Leyland Village Hall With the right person managing the events it could be an absolute triumph as a council initiative. - Increase in unit rents would increase income

Parking facilities - need more car parking spaces

None starter

I would prefer all car parking to be sited at the far end of the park where the car parks all ready are.
I find the cars travelling through the park to be very dangerous and I have witnessed a dog being killed by a contractors van last year. As more electric cars come on the market I feel that more accidents could occur as children and the elderly would not be able to hear them coming.

This is a good option but would need to be certain that there is the community use demand to sustain this option. I feel that a combination of options 1 and 2 would be a better option as option 1 provisions are more limited and to not expand on facilities would be a missed opportunity.

In November 1950 my Grandfather Cllr Frank Marsden and Cllr Douglas Oliver met John Forrester the land agent and representative of the Ffarington family and negotiated the purchase of 150 acres of Worden Park for £23000. This was subsequently ratified by a full meeting of the Leyland Urban District Council. The park was opened to the public during the festival of British Celebrations in 1951 by Frank Marsden who at the time was the Chairman of the Leyland UDC. My father Jack Marsden later served on the LUDC and Mayor of SRBC for many years Worden Park fell within his portfolio.

I'm sure you will appreciate that along with many thousands of local people Worden Park has special place in the life of the Marsden family.

I walk on Worden Park most days, I have enjoyed many happy hours on the park throughout my life and enjoyed the beauty and tranquility in a wonderful amenity right at the heart of the local community.

The park was purchased for the people of Leyland and surrounding area as an amenity where local people could go and enjoy peace and quiet and enjoyment away from the hustle and bustle of everyday life in a safe environment and I feel that this should still apply today.

For this reason the only option that I find acceptable and in keeping with the above is option 1 which provides much needed facilities for local people and local organisations. My only reservation is regarding cars being allowed into the centre of Worden Park as traffic will destroy the peace, tranquility and the safety that we currently enjoy.

Weddings weddings weddings

Who would be the caretaker for the bedrooms? You would need someone to be available 24/7 and throughout the night.
Health and Safety risks associated with leaving people in the rooms at night on site alone.

Same as previous comments. Not an option if costing the residents of south ribble.

Same as option 1. Car parking and car access is my biggest worry with any of these proposals. The road location is dangerous especially while young children and dog walkers enjoy the park. Currently taxis speed along the road at pick up and drop off times for the gardens, I'm worried about any increase in traffic as the road runs through the centre of the park. At least one dog has been run over by a speeding vehicle coming through the park. If the proposals are accepted I think another path exclusive for dog walkers and pram users would be required as when the park is wet it is impossible to walk on the grass so the road is the only option for pram users and wheelchair users to use at the present time.

Sounds like a lot of tax payers money to use, especially when we have enough wedding venues in the area

This is not an option that I like, once again ticking 'I understand' indicates that I understand what you are saying, However, all the above is open to differing views

I think the Folly Café could be re-located to hold bigger space and cater for bigger parties.

Comments on Option 2

Not worth it to much of a loss

I would prefer an option that didn't cost the council money and would generate employment

Again far too optimistic projections and not realistic to reality.

A ludicrous idea, there is no market for a wedding venue especially with the financial difficulties the average engaged couple are about to find themselves in due to gain

Why not utilise the work already done by the previous administration? The liability was with the leaseholders

This must NOT happen. It turns a valuable community asset into private property and will deny access both to the hall and the surrounding areas. NO. This is NOT an acceptable

Entirely inappropriate use for a public space. There are more than enough wedding venues available in the vicinity.

Really good idea but the yearly costs to the council are a downside to the idea.

This is an excellent option

Parking will limit your bookings. 20 on site spaces will limit your "saleability". Many local venues with excellent ratings and exclusively and struggling for bookings. 3 rooms are not sufficient and at 30 bookings per year will not pay for itself nor will it provide full time jobs for local people. Weddings require many services which will bring traffic through our park conflicting with users, many of whom are vulnerable children, elderly and infirm.

Again I would object to the conservatory being demolished. Also again no point going for this option if you are going to generate a loss. This as a wedding venue has previously been done and obviously didn't work as weddings have not been hosted here for years. I don't think think this is the best option based on previous attempts

No part of the park should be closed to public access.

not a good use of space

This is an exciting option that could bring new faces to the park and encourage spending within the local community.

Couples may invest in the current businesses on the park, which could benefit more people than if just used as a community space.

Not sure how operating costs are so high but a mixture of option 1 & 2 could give a return that would generate a profit. Weddings are mainly weekends and bank holidays. Other functions could be hosted throughout the year - civic meals, sportsman dinners etc?

I do not think this is a viable option in its current proposals, too restrictive in its use, do not believe bedrooms are required or suitable for Worden park.

Based on the experience at Wellington Park, the installation of bedrooms and restaurants does not work. The expansion of Wellington Park to include such facilities contributed, I believe, to its downfall. The costs were too high, and the return too low. There are already too many well established venues in close proximity.

Would the catering be provided by in-house caterers, or bought in as required? When planning events (and I speak from experience), catering is something that potential clients want available in situ, not having to arrange for a firm of caterers to come in and prepare/provide. If the Council offered to provide outside catering, this would just add to the cost for the client.

Presumably, if overnight accommodation were provided, security and staffing would be required on a 24/7 basis, which would increase costs. In addition, the gates to the park

Again cost could escalate dramatically!! especially if the estimated number of events is not reached placing more burden on a council that is already overstretched and cutting

Would the Marsden Room not be available for events if it were used by the community? I have been to private events here and have performed a concert at the hall too.

Personally, I think that there could be some small weddings and events held here anyway so these first two options are inclusive of each other.

not this option

Not as desirable, nor as cost effective for the council.

I think this is viable and understand access to hall wouldn't be available to public but don't think the grounds around the hall should be restricted to public in any scenario

My previous job and experience is as a wedding and events coordinator. There will always be a call for a venue such as this with its rustic charm and it will bring so much business to the local area in terms of hotels etc and people visiting I do think this is the best option and I would be more than happy to help in a coordinator capacity.

The possible exclusion of the public during weddings etc is not acceptable.

The Folly Coffee shop needs to be relocated to larger lighter premises. As a wedding venue the hall is ideal, don't think there should be overnight accommodation. The newly restored Greenhouse should be extended to the rear and made use of, a lot of money has been spent on this building which seems very wasteful for just growing a few plants, the public would see how good the formal gardens are from that location. The craft units should be retained but utilised better ie open at the weekend

Have a leaning towards this option as it includes public use. Am seriously wondering why the need for taking down the Conservatory though.

expensive may end up restricting access to that area when functions are taking place once again more cars driving through the park

i would sooner it would be under council control

Not keen on this proposal, greater investment and ongoing cost yet somewhat restricted public access.

no way this should happen, it would cost more, increase traffic and close of the hall and parts of the grounds to the public

as before not a sound investment and would be a dereliction of council duties and waste of tax payers money - why on earth would any council deliberately make a loss - especially in this financial climate. naive, unbusinesslike and unprofessional

It would be interesting to see if the community venue could also accommodate small weddings

Any accommodation would require a night porter to be taken off any income from letting bedroom

The utilisation of the hall would be progress and should be an attractive venue for weddings and other events. There is plenty of parking on site and shouldn't result in any ongoing problems to members of the public utilising the other facilities on the site.

I believe the Council should have control of the use of Worden Hall and with an events partner this would still be the case.

I think it is important that the general use of the park to visitors remains as open as possible. The Council has worked hard over the years to achieve Green Flag status for the park and it is very popular with visitors. People come a long way to visit and use the amenities. It would be damaging to the reputation of the Council if the use of the park was

My only concern with regards to wedding guests staying overnight is the safety aspect. The buildings/park has its fair share of anti-social behaviour and will guests feel completely safe sleeping in accommodation which is open to the public?

Do not approve of this option as it restricts its usage.

Don't like this option. There's enough places locally for private events.

This would be my second choice - I know that had this option been available in the past one of my nieces would have chosen to be married there. It would be really good if events such as plays and concerts were again held at Worden. Perhaps a link with the local Runshaw College catering course would be something to be considered for themed

Again to run at a loss is ridiculous.

This is a public area and should remain so

The hall should be available to community groups who wish to put on plays/ musicals

I'm not sure why your figures are showing that the premises will run at a loss, regardless of its use? If it is run correctly - with minimum intrusion from the Council - I see this as a
Not worth the additional expenditure.
Privatising the hall would mean many people in Leyland wouldn't be able to experience the Hall.
30 weddings a year seems grossly overestimated!
Too much competition in this sector and not the best use of a community asset.
Although it appears to have many plus points, there are a considerable number of wedding venues within the area already. Is the estimated usage reasonable? Who would be the private company engaged to deliver the service? Would the restrictions in use by the public be compatible with the general purpose of the Hall and park-ie a public facility which
Should not be an option
This is a viable option but buildings should not be demolished. If the area remains accessible to the public this is an acceptable option.
The hall wouldn't be used all the time. Weddings and events aren't every day and it is difficult to manage
This would cost the council more and mean more exclusivity. Which is something I strongly object to.
This is wholly unacceptable.
Could this option not be combined with the community space approach as detailed in option 1? It seems like this works in more other areas of the country. This option would
Are there savings to be had in putting options one and two together.
The coffee shop should not be affected as they have worked so hard to build up their business.
Don't like the idea that some of the grounds would be off limit to public during these events. Parking needs to be sorted, bad enough now how will you cope with wedding guests?
Against additional parking
This a weak compromise option. Neither a quality venue venue to attract customers, nor a cheap community venue.
As a local wedding car supplier i would live to support this option
I prefer a 4th option which has been pushed under the table
I am not in favour of any developments that limit public access to the area. I am not in favour of developments that result in the small businesses being given their marching orders.
This option requires a lot of public money being spent, with increased annual costs of Option 1 but with a greater restriction to public access and usage

I am not in favour of this option.
Bearing in mind Farington Lodge, Leyland Hotel, Travel Lodge etc have plenty of accommodation and are a short taxi ride away the three bedrooms offered by Worden Hall would not encourage a wedding party. Having attended weddings where the majority of guests stayed off site I do not believe the additional expense to put three bedrooms in would be worth it. Many weddings also have outside caterers such as hog roasts etc so if the Council found a good list of outside caterers the need for a kitchen may be able to
This option would cost the Council more money each year and we, the community would lose the use of the hall which was bequeathed to the people of Leyland for them to use and enjoy.
No mention of Community use in this option - If Council tax is being used to fund - must have community use.
Do not like the idea that weddings would have exclusivity - this would adversely affect the craft shops and the Folly Cafe. The Folly Cafe is a lovely, quaint venue which the people of Leyland really enjoy and which is well patronised.
I would not object to this option if the private use was limited to a certain number of functions a month and the rest of the time the building was available for community use.
This is not the best option
The additional carpark would mean felling established trees and destroying woodland flowers. As well as increasing traffic through the park in what should be a safe space.
No. this is a backward step and the wrong use of a public facility
This option is again not viable as it is estimated that the council would lose money annually. I also do not like the fact that you are consider private parties to help run. It needs to all monies are welcome to this worthy caouse.
option 1 is a must.
Prefer this to option 1
This should not be limited to the public for sake of money
This is a good option. I have attended folk nights, weddings here in previous years
See previous comments about Wigan.
This would be a great asset to the park and people of Leyland. Several wedding venues in the area have recently closed. It would be a great location for any celebration - wedding, birthday, christening, retirement, valedictory, etc.
this is expensive for something that will not be used every day such as weddings
The Freemasons offer would not have resulted in a loss to the Council Tax payers of the Borough
see comments at option 1.
I think it would be a brilliant idea

<p>This option seems to give the best of both worlds for the community, small businesses and for income generation.</p> <p>Would there be a charge for use of rooms by the community? How will booking of rooms be managed?</p> <p>How will the venue be publicised, is it intended to be, at least initially, for local people rather than those from outside the Borough?</p> <p>Could the businesses etc be run as 'not for profit' organisations, with the benefits being for the Council as they would be ploughed back into the venue.?</p>
<p>Sounds too expensive and not in a very suitable place for small weddings unless security is v ery tight which would probably incur more cost</p>
<p>Option 2, I would aim to keep the existing tenants in the craft units and encourage more craft workshops in the empty units which would work in harmony with the existing units.</p> <p>I would encourage more "working craft shops" where the visitors could come and see items being made by crafts people, not just items for sale (a blacksmith or woodturner for</p> <p>This option is my second choice, but I prefer Option 1.</p>
<p>The grounds of the Hall are perfect setting for outdoor theatre, music events and farmers/artesian markets etc.</p> <p>This option could open up the possibility of local jobs, it would be good to have a range of casual staff who could lean skills such as lighting/sound, hospitality and bar work etc.</p> <p>this option is too expensive to the councils pocket</p>
<p>As previous question. What considerations have been given to the increased traffic to the Worden Estate?</p>
<p>Not as good an option as Option one.</p>
<p>I DO NOT WISH FOR THIS PROPOSAL TO BE IMPLEMENTED AS I DISAGREE STRONGLY WITH THE PROVISION OF AN ADDITIONAL CAR PARKING AREA. THERE IS ALREADY AMPLE</p> <p>PARKING FOR PARK USERS AND RESIDENTS PARKING AND TREES SHOULD NOT BE DESTROYED IN ORDER TO ACCOMMODATE 20 FUNCTIONS PER YEAR. I ALSO DISAPPROVE OF</p> <p>I don't see why this can't be implemented alongside option 1? A combined option should be considered</p>
<p>As long as providing small functions and weddings does not exclude the public from any part of the park.</p>
<p>There is a potential for the number of weddings and other functions to exceed the estimates and provide an increased income allowing the operation to break even, however, with the number of other local venues offering wedding and function facilities, often within private grounds, the number of weddings and functions could also be lower and increase the cost of running the complex.</p>
<p>A small wedding/events venue is a good idea, but a bigger option for more guests gives more choice. The trend at the moment is very much the DIY wedding, where you pay a</p>
<p>BEDROOMS ? So where would they go? where the traders are?..... Leyland hotel is not to far away.</p>
<p>There is stiff competition for wedding venues and some close by, one of which has just closed down so obviously not a success.</p>
<p>We should be more diverse</p>
<p>£360,000 income (profit) demands an annual turnover of £1,800,000 at 20% return</p>
<p>I feel that this was tried before and failed. I do not think the council should be involved in business</p>
<p>You could look to gaining a licence so that people could actually get married on site.</p>
<p>The expenditure is far too great to make this a viable option.</p>

Personally I think although this seems on the surface to be an attractive idea, you are ruling out a large section of the community.
This option is unacceptable for the residents of Leyland and the locality. It restricts access to a major area of Worden Park. It is detrimental to the successful, small businesses already established in the courtyard.
See previous comments ...full disclosure of item 4..the :Masonic proposal please before comparison can be made.
Can a combination of this proposal and community use be a possible option?
This option would be acceptable provided public access were maintained for the majority of the time and that the costs to hire the event spaces are within the budget of local community groups. I do not see the need for overnight accommodation provision even for weddings, when there are plenty of hotels in the area. Many wedding venues do not have accommodation and this is an additional expense and complication.
This is a definite NO as the whole of the Farrington Estate was given over for the use of the people. This proposal would exclude the public from the historic center of Worden Park. The craft/business center must be kept as they are the oldest buildings and could be a magnet to draw people in if used correctly(Option1) bedrooms are not a good idea and I am against any exclusive use of any part of the park unless it is strickly limited ie closure of rooms to the public for a society meeting or wedding etc. I see this option as a downward slide first one area for exclusive use and then at a later date a second area and so on until very little is left for the public. Again I see no need for additional parking especially if we are going to fell trees to create some of the space required. I do not want to see people in the park over night unless it is events like the circus and not on a weekly basis. There are close calls with the current level of traffic moving around the park we don't want more people, dogs etc want to move freely.
This is not a preferred option due to limiting access during events and making a significant loss without providing community events.
30 weddings is a very low target for such a unique venue! Done correctly with the right facilities you would aiming more toward 100+ weddings per year by year 3! Marquees and tipis in the gardens to hire out in addition to the building space. Have both options of self catering with exclusive fees and catering options too. Accommodation could be yurts and pods located in the field behind the walled garden. See Samlesbury hall as an example ! The cafe could move to the outbuildings and courtyard area for a more accessible option and outside seating area, more food outlets are needed in different locations on the park not just ice cream vans.
This option is taking away from local venues that already provide these options and is not going to make the best use as far as local people are concerned and also it's a park environment and should not have an alcohol license at all !
Provides flexibility of public/private use. Beautiful wedding venue with some accommodation - a good income source. How would access be arranged for evening use? Currently gates are closed at sunset. Would there be noise regulation for evening events?
So you are going to run at a loss, it's not worth losing the beauty of the park and the importance of the Hall to the Leyland community. This will go wrong and it will end up in commercial hands in the future where other areas of the park will be endangered.

Having worked for the Centre when it was an events venue, (and also growing up on the Worden estate), I really don't understand why a private company would be needed, (at a ridiculous cost!), for this option. I appreciate that it has made little revenue previously and that it is important to keep the units operating to support these small businesses with minimal costs to the tenants. I also feel strongly that it should be a community venue that is accessible to all. This may not create high amounts of income but is fantastic advertising for other events, such as weddings and other large parties which WOULD provide the revenue.

Experienced event staff could be employed by the council to plan and operate the events, at a reasonable cost., rather than a 'private partner'. The marketing could be done by

Do not progress with this option as the park has been left to the people of Leyland NOT the council.

Not my considered option but if chosen:

1. If there were overnight stays how would visitors have access.
2. What security would be put in place.
3. As the park is well used at the weekends how would the wedding parties be safe from straying footballs and loose dogs (I am a responsible dog owner).
4. Car parking problems bearing in mind the weekend visitors and footballers.

This option seems to be much less oriented to the interests of the wider community.

This option provides various options for the present and more flexibility for the future and therefore lowers the risk. The main management is retained by the council who hopefully will protect the overall interest of the park as a public space.

Although it is proposed that access to the hall would be lost at certain times I think this would be acceptable especially as I believe that the proposed less exclusive wedding facility would probably be more used by local people for weddings and other events/social gatherings than would be possible with option 3. The facility could also be the used as the social/catering centre for outdoor events on the park

In this sense the proposal is more in keeping with my understanding that the park is there for the benefit of local people.

The robustness of the financial statements is critical here -2 comments from me :-

- 1) The estimate of £360,000 income for the Council is totally speculative as there are many other and very excellent wedding venues in competition.
- 2) The initial capital cost of £2.1m is only the beginning of the need for expenditure on the fabric of the facility. In order to maintain the quality

of the décor and facilities to retain an identity as a high quality competitive venue, a costly upgrade will be required every few years.

Do not think this is viable;

Too small in relation to wedding requirements today - only 3 rooms. Cannot see any room large enough for 100 seated persons.

Local competition easily puts this venue out of the running. Park closes at dusk how will this work ?

How would access to the grounds be managed - Saturday + Sunday being the parks busy days.

This is a public park. It should be accessible to the public at all times. This will mean extending the car park and closing off the gardens for most weekends to the public. Totally unacceptable.

Would it not be possible to combine both option 1 and 2?

The existing buildings need extensive work to bring the main building and others up to a suitable standard for both option 1 and 2.

We should be able to offer weddings, while also ensuring the building remains for use by the public in suitable circumstances. This would give Worden Hall a financially sustainable future while ensuring the public still have a space within the community.

Not using the hall to its full potential.

Wedding venues have proved to be very good revenue raisers for many historical houses. Samsbury Hall has really benefitted from this approach. There is real potential for this to be a good money earning aspect for the site, and perhaps demand would be more than that proposed in this scenario. The surrounding grounds and parkland would be superb

I don't think that enough revenue would be earned by just weddings although I am not against them using the Hall but as part of option 1.

not being funny or abrasive but how many wedding venues in leyland do you need, leave the park and its buildings alone and let them be for the people of leyland & surrounding areas to enjoy, bring worden hall up to safety specs and put it back to original as possible , dont knock things down and replace them with modern structures, there is no reason why you cannot hold wedding venues at the hall if it is a must, but dont remove or add on and the hall must be accessible to the public, and all the existing business tenants must

Ditto

You are now looking at competing with place like the Leyland Hotel and Farington Lodge , these have an established customer base even with royalty stay in one location. They are also able to off a full range of service to people looking to get married and have licensing that allows them to marry people at there location.

Thus for this option you do not understand the wider offering in the local area and would be see as a council taking jobs from the local emcnomy to fund a council project.

The community seems to pay for this but get no tangible benefit. In fact we seem to be paying to be excluded.

Firstly, I do not agree with the immediate grounds being limited to the public. That sounds elitist. Present times indicate that weddings are not as fashionable as they once were. Cost may be one of the reasons but we are in a very much changing society where marriage appears to be irrelevant if a couple wish to be together. Worden Park surely is for everyone in the area, to have limited access to some grounds because of a wedding is almost offensive. Can we be so certain that we can generate the estimated income with

- The wedding venue element in this option will reduce the potential scale and variety of community and other uses and reduce the number of people likely to make use of the Hall. It will also reduce the likelihood that the community will treat it as “our” Hall.
- Weddings tend to be weekend events and usually start in the daytime so the attendant increase in traffic across the Park will coincide with peak time for most other Park users. Any vehicle route will cross the main pedestrian routes to the miniature railway station, the ornamental gardens and the river valley paths. The Council has already had to restrict use of the Hall car park and wedding traffic would make the situation considerably worse with the potential to result in processions of cars crossing the Park.
- The sharing of facilities between weddings and “community” uses may produce conflicts of priorities in which the community use will probably lose out because the wedding may produce more income. At the very least it will mean that community facilities will be regularly curtailed at weekends.
- One of the attractions of Worden Park is its tranquillity, which is only disturbed when some public event is taking place. Weddings can be noisy affairs and, particularly in summer, the noise is likely to spill out into the surrounding areas, spoiling the enjoyment of other Park users. It is also possible that “boisterous” guests may also become a problem.
- The estimated annual cost of £40,000 for this option means that the Council will spend more each year than on Option 1 but the community will get less.

Leyland has long needed a decent wedding venue, however, I am keen that the current businesses are protected. I, also, think that moving the coffee shop to the other end of

I FEEL THIS ARRANGEMENT COULD BE AN ENCOURAGEMENT FOR LOCAL GROUPS - SUCH AS DRAMA / MUSIC ETC. TO WIDEN THEIR SCOPE OF ACTIVITY FOR LARGER AUDIENCES ETC. TO MAKE USE OF THE REST OF THE PARK - ESPECIALLY DURING SUMMER TIME.

I BELIEVE THIS WOULD BE A MORE REALISTIC OPTION. BY MOVING THE CAFE INTO THE MAIN BUILDING. THE OFFER WOULD BE MUCH GREATER AND VISITORS WOULD COME NOT ONLY FOR THE PARK BUT ALSO TO ENJOY A ????. THE LARGE FOOTBALL WOULD ALSO BENEFIT IF FARMERS MARKETS, ANTIQUE FAIRS, CRAFT FAIRS, EXHIBITIONS ETC. WERE ALSO PUT ON REGULARLY. I AM SURE THAT THE OPPORTUNITY TO POTENTIAL VENDORS WOULD BE TOO GOOD TO TURN DOWN. I HAVE IN FACT SPOKEN TO VENDORS

THERE IS NO MENTION OF DISABLE FACILITIES OR ACCESS FOR THEM.

No = community use.

Acceptable option if managed well with traffic control through the park.

Every effort should be made to retain the wonderful character of the Park.

Its old world charm is what attracts visitors and wedding parties.

No to wedding venue.

More cars in park.

Clearly these figures are skewed towards option 3! I am beginning to think these external consultants have not been unbiased or impartial.

It is important that the vanue is occupied as much as possible. I feel 100 guests still will not meet the needs of most parties. I would suggest the use of a marquee outside to cater

Still a loss them !

I suspect that this is your preferred option - but would require on upfront investment.

Although weddings and good, community use ???

I strongly reject this option!

This is the preferred option but this is not perfect. I object to the exclusive element of this plan as this is a public park. There is potential for problems with traffic and park users

Should the venue be booked for an event, would the park users have access to facilities such as the cafe> Without this the cafe facility would be limited, particularly at weekends, if the Council's aim of 30 weddings per annum is successful
Seems impractical to hold weddings and a concerts in the same place. I do not believe there is any chance that the Council could run weddings on their own.
Public access could be restricted without the potential income being achieved
A possible option BUT for weddings only. Not for 18th / 21st birthdays etc.
This has some sensible aspects. I like the idea of the existing tenants (eg Rumpus) remaining in situ. I would be concerned about the increased traffic and noise and the overall feel of the area changing. It would however be nice to hire out the hall for small/medium sized events (eg a silver wedding celebration), although perhaps this could still be achieved under Option 1. This option would cost more and be running at a greater loss, so therefore I would prefer option 1
This is my second option it would cost the council more but it's still feasible
I believe this is the last option for the hall and if marketed right would in time would break even or make a profit!
Supportive of this idea. Good to make money.
A bit riskier than option 1 as it depends on getting one wedding every fortnight. DO not like the idea of exclusivity as there is no realistic way of getting notice. I would only find out by turning up and finding myself "barred". I like the idea of opening a bar on the premises though!
Leyland does not need another wedding venue. Your prices would not be paid by locals for option 2 or 3. Look at Wellington Park which was set up for weddings which is now flattened. Weddings will not bring in the required income. The Park has tried and tested wedding venue in the past and it has failed. The generation which want to get married want to get on the housing ladder first. For North West people priorities are different to people in London or the South.
It's difficult to believe that as many as THIRTY weddings per year could be attracted to the Derby Wing when there are so many other venues in the area. This is a listed building so alteration will be restricted. English Heritage may have much to say on the subject. If it's going to cost the council £40,000 annually then that is considerably more than Option 1 £15,000
There is no way Worden Hall will attract this number of exclusive weddings. This is not really a viable/ financial option.
Would a private partner actually want to come and join a project which is estimated to lose money?
The problem with working with 'PRIVATE PARTNER' means, that if this is successful they would try to 'muscle-in' and increase the exclusivity of the park for their use.
Interesting option but speculative and may leave the Council with a large outlay.
Worries that this would potentially led to option 3.
Major potential to bring move back to the local South Ribble Community - art classes, book clubs, parent and child classes, dementia support groups etc... but, with a beautiful

I prefer this option however some aspects of option 1 could be incorporated into option 2. The only part of option 2 is the accommodation on the 1st floor which I do not feel would be in keeping with the community being able to explore.

Instead the hall could be open for tours, especially the 1st floor with the wood panelling. This should not be hidden away, due to the historical importance to the hall. I would suggest part of the hall be given over as a Museum or Education Centre where school children can learn about Leyland and its history.

The new car park I would suggest be located off Shawbrook Road, which gives better access to the hall and would give a better traffic flow in and out of the park.

Again the Folly Coffee Shop staff are able to cater for other events having lots of experience. They would be able to cater and book, small weddings, christenings etc.

My concerns

- loss of use of areas of the park to local residents
- increased vehicular traffic through the park and it's risk to children and dogs
- loss of trees for increased parking
- changes to listed buildings which may not be in keeping
- park was gifted to local residents therefore we should have access as originally intended

Not diverse enough. If the wedding plan fails what are the other options.

Option 2 seems to suggest that parts of this option could be included in option 1 so that small weddings and events could be held in the suggested spaces in option 1. Option 2 is building fails as a wedding venue then all fails if no diversity built into the development the chances of a single point of failure reduced.

I am not as clear about how this option would work, There are some elements which could be merged with option 1. I would not however go as far as to creating residential accommodation. The focus on a wedding venue (commercial) is a mistake. I believe we should concentrate on community use which can pay it's way as far as possible.

Disagree with the concept of exclusivity and limiting public access to an asset that was left for the benefit of the local community

Financially this option makes little sense

This would work better if the Folly Café was situated amongst the small businesses leaving more reception space to accommodate guests as well as the Café remaining open throughout building renovation being undisturbed in the owner buildings.

Have the gatehouse for the bride as per option 3.

This option would preserve the upstairs better than using it as offices / storage and the use is more fitting.

The downstairs however I would like to see open more to the public for arts and crafts and performances.

With someone running the buildings full time probably more than 30 weddings a year could be secured. Each wedding venue could reduce the running costs paid by the council.

See how Chorley Park is used and build up their success

Possibility:-

Folly Café move to small business area with access to the courtyard event space.

Cost trim's:-

Not overnight accommodation but rooms for bridal parties to prepare and dress for the day and store presents safely.

Use the gatehouse as bridal overnight space. Keep the grounds available for Leyland Festival.

After removal for plastic roofing replace with wood beamed area for gatherings.

Would not like to see Folly Coffee Shop re-located as dog walkers would not be able to access a facility that is within the children's playground.

This option will cost an additional £25,000.

There is no provision in this option for community meeting rooms, which there is a great community need.

Again excellent idea

It is important to have a cafe in the park and crucially this needs to be of the right size and in the right location. Careful design is required to give it the right feel. well managed and well designed a cafe would be a real asset.

I would like option 2 to be a little more adventurous incorporating some elements of option 3 (new build areas purposely designed)

A successful mix of businesses could provide a vibrant weekend and every venue which is lacking in the Leyland area.

Disappointing that there would be a potential loss for this project. It seems very similar to the set-up tried and tested in the past.

Doesn't seem to go for enough to attract the usage required to become profitable.

NO!!

See Option 1 comments

- My main interest is in music concerts as I have promoted many of them (350+) Including some 20-30 in the barn area of Worden Hall

- From my point of view, the capacity of 100 is a restriction

- parking for 20 cars assuming 2 people per car means only 40 of the 100 could park

My preferred option

I don't know why this option has been posed to the public as in my opinion this defeats the purpose of the park. It is the general consensus that the features on the park are there to build the community and encourage growth of local businesses by bringing in those who are not local to Leyland. Any limitations to the public will cause a decrease in the number of visitors brought to the park and Leyland. I also do not think it has been made clear what the tenants surrounding the courtyard will do if it is opted to use the outbuildings as accommodation. These tenants have built up a rapport with visitors of the park over the years and it would be a great shame if this has to be ended.

This seems to be a mish-mash of the first and third options whilst would only result in a larger deficit situation : less benefit in two ways to local residents ie financially and on an

This option could restrict use by the people of Leyland

My daughter used the building for her wedding reception (but not for the ceremony as this was in the united reform church) it was excellent for this.

The local Amnesty International Group once hosted the regional conference for this in the centre. We needed several rooms for groups of different size and it worked well.

I do not see the anticipated small loss as a factor - a park should not be seen as a profit making facility

I am glad South Ribble Council changed it's mind about getting bidders to take over the running or a business using marketing for profit.

Would still be accessible through events. I think this would benefit Leyland as no such venue exists at the moment

This is the option for me. I have always thought Worden Hall is an ideal wedding venue and I like to think existing businesses would continue

The idea sounds excellent, especially having overnight accommodation. But the cost to the council would be higher than option 1

Why not more weddings than estimated 30 annually?

I do not think access to the hall and its immediate grounds should be limited to the public nor should the Council work a private partner

What did the consultation Purcell & Amion cost?

<p>2 events a month seems a very conservative estimate of use. Would the space be available for small occasions as birthday parties, anniversary celebrations etc? More events would reduce costs to the council. Extending the coffee shop would be beneficial.</p>
<p>Completely disagree</p>
<p>A step too far</p>
<p>No! No! No! 1) This should be discounted - No option that excludes access for the public should be considered! 2) Why would people choose this as a wedding venue? What is its unique selling point? Worden Park is a wonderful public space but Worden Hall is not unique enough to make it desirable - not a quirky - not a picturesque setting 3) Across the formal gardens should not be restricted. This is the only quiet area in the park and must be accessible to the public.</p>
<p>Not really viable to have this option as the cafe facility would be removed and I'm sure this would put visitors off.</p>
<p>Its important to be financially sustainable. This is a terrible option if the estimates are what would happen.</p>
<p>Trusting in this option gives the chance to invest further forward the option 3 level if it is proved to be popular. The cost of £40k is relatively small keep and well worth it to the community. I would prefer not to have a private partner involved so as to retain control of the venue and maintain the interests of the community. Car Parking space is far to minimal as if a capacity of 100 is reached on occasion the possibility of some 50 cars arriving is a fee for that needs consideration as guests would not relish a long walk in adverse weather to the main car park.</p>
<p>this would change the nature of the park is overnight accommodation was provided.</p>
<p>Definitely no to weddings! Cant think of why a bride would want this space as a venue. This is going to spoil the whole atmosphere of this beautiful park which is so loved by the community.</p>
<p>This is just about acceptable but if the uptake for a wedding is not as high as hoped for them the £2.1 million is a big gamble at our expense. Also any excluding of the public from any areas of their own park is unacceptable. Disabled access would need careful examination. If developed sensitively, the old buildings could retain their character and appeal but could soon be destroyed if not managed properly. The cost to the council (ie. it's taxpayers) is too high and</p>
<p>This is my preferred option of the three and would be an all round advantage for the community of Leyland</p>
<p>I support this option it seems to give the quality of development that could make the buildings commercially viable. However whilst accepting that the conservatory must be demolished for safety reasons, the loss of that bar/expansion space for events would make the remaining facilities feel</p>
<p>Do you have interest from the wedding industry? I think this option could work and everyone benefit</p>
<p>An experienced operator with an incentive to make it work will be required whoever option is decided.</p>
<p>My suggestions are to refurbish the main building putting the coffee shop in the derby wing (where the consultation took place) You could then step out into the courtyard. Change the current coffee shop into a bar for small functions concerts etc Could have a walkers bar - dogs and muddy boots welcome for lunches etc. Take more time and effort to create events on and around this area for craft fairs, farmers markets, live entertainment in the mars den room. Create a proper covered/heated are for dog walkers to sit and enjoy their coffee etc.</p>
<p>The community still get to use the facility and it will be brought up to date</p>

This option is totally unacceptable to local tax payers
Shop killing small businesses if the current businesses are not offering value to the park - sort it out, I know the art studio is regularly and keep people connected to their
It's bad as it takes away the fact of it being a community park if people can book events on it.
Already many venues available with better parking
Where does the £40,000 loss come from, would it be added to our rates?
I dislike the car parking idea for the reasons given earlier. Is this a loss of £40,000 a year? If so I am against it.
To much of a movement to restrict access in even a small way from the public/residents of Leyland.
Weddings happen with or without Worden - they are not in keeping with the ethos of the "intention"
money is important but estimates are not always realistic and venues don't always achieve desired outcomes - more involvement of the public at events - unrestricted = a greater sense of identity and ownership. I don't think the council should farm out responsibility it should appoint an equipped person to develop and manage the business aspect
This is my preferred option as it would provide facilities that would add to South Ribble amenities and encourage spend within one borough. TO ensure the success of this it could be amended to also incorporate the option 1 provisions but with better catering facilities and enhanced facilities would make it more attractive to a wider audience/market
This option is not acceptable to me.
Whilst I accept that Worden park is an idyllic setting for wedding photographs I fell that traffic, the additional noise from entertainment and the possibility of noise and nuisance caused by individuals who may have consumed too much alcohol. This in my opinion detracts most definitely from the peace, tranquility and enjoyment that most people expect when they visit WOrden Park.

Comments on Option 3

The folly's got to stay where it is
Dont think this is an option. So it's going to cost residents again with limited access to areas of the park...for the few not the many!!!!!! Estimated profits on paper, doesn't convince me the point
Car parking and car access is my biggest worry with any of these proposals. The road location is dangerous especially while young children and dog walkers enjoy the park. Currently taxis speed along the road at pick up and drop off times for the gardens, I'm worried about any increase in traffic as the road runs through the centre of the park. At least one dog has been run over by a speeding vehicle coming through the park. If the proposals are accepted I think another path exclusive for dog walkers and pram users would be required as when the park is wet it is impossible to walk on the grass so the road is the only option for pram users and wheelchair users to use at the present time.
Not an option for me as a tax payer, not something I would use and not for the community in my eyes.
Waste of my money
I do kit like this option. Ticking 'I understand' is on the basis of understanding what you are stating without any other viewpoint
I am sure the Folly staff would welcome the challenge of a bigger venue and more customers.

If this option was also considered with the additional benefit of community use/business hub when weddings are not booked in then the potential revenue returns could be even higher. We also need to consider additional community functions but the café being refurbished is also a great advantage.

Could some of the refurbished space be used for Council/community meetings perhaps? This business case could be even stronger if additionality is considered further.

To much cost involved and will convert to a rise in council tax

This is my preferred option. It will provide a beautiful building that will in the long term provide money for the council and jobs too

Crazy investment with tax payers money, if this is a viable option then it should be handed over to a professional company to make the investment and take the rewards. Too

Once more ridiculous, I need not elaborate.

Who would run it? Venues like this close every week

This is absolutely out of the question. It is privatisation of a property that was bought by the council for its people the year I was born, and it must NEVER be handed over to privateers for profit making ventures. NO. Please do not consider this or Option 2 at all.

This is a fantastic idea, people pay thousands for their wedding day and most have to go out of leyland to get anything like this, bringing this would also bring more people to leyland and surrounding areas. I had my wedding here and it was amazing x

This option has entered the realm of fantasy. It is completely inappropriate, ridiculously over-optimistic in its costings and assessment of demand and should be killed off immediately.

Absolutely appalled. Public park for all. Other venues (established) are not making the figures projected.

You cannot make parking and traffic through the park . Traffic would conflict with park users. Would you ban football when weddings are taking place? Sound travels and the football noise can be heard on fox lane.

The courtyard and cafe and most attractive to all, keep it for all.

Are you allowing fireworks? What about noise and traffic pollution on the existing wildlife, nesting birds,

The busiest parts of the park are close by, the maze, formal gardens, walled gardens, trains, how will you keep the public out? Fencing? Security?

How will you secure the park? Gates are currently locked at dusk, they can't be locked if access is still needed.

Rooms will stand empty for the majority of the year. No staff will be employed full time realistically.

These figures seem extremely high and don't think income of this level will be generated. Also restricting a public park will not be taken well by

the public or the local small businesses that currently occupy and generate income even if it's small

Again, this is the worst presenting option!. Are the Council so short of income that they have to even consider selling off part of South Ribbles public heritage to private use?. I

this has been tried before did not work

This is my favourite option!

While at first glance it would be sad for the community to not use the space; I think it's more important that the buildings are used in a financially viable way.

Members of the community can still book functions here and the space wouldn't be a financial burden on the community!

Weddings have the potential to boost local economy & support local business.

A new location (closer to the playground?) may also improve business for the cafe owner!

I think a 4th option being a mix of 1 and 2 would give a return and cost less to establish.

I strongly object to this proposal, totally unsuitable for Worden Park, also the weddings market is changing and do not think this would be viable, people spending that sort of money on a wedding need facilities for more than 100 guests!

This is a local asset not to be used/hived off for the exclusive use of others.

Whilst the headline annual profit seems good for the council, this does not take into consideration the loss of access to the existing facilities, historic courtyard area, and full community access to the community. It creates "exclusive areas" that lock out the community and the cost of this loss of amenity should be considered over the long term.

Not this purely income related option.

- Presumably, if this were to be a wedding venue, it would be licensed for ceremonies?
- Looking at the plans, if a large event were to be held, for example, over say two days, where then would the delegates have dinner, and in the case of events and weddings, where would breakfast be served? The main event room may need to be left ready for a conference to continue the following day, and could not be used for the serving of meals.
- Would the extension to the car parking facilities involve demolishing the current, small woodland that lies between the coffee shop/hall and the playing fields?
- Weddings/events are held intermittently, estimating 30 per year is over-optimistic, and the cost of catering and staffing smaller meetings/events could be prohibitive in comparison to other local meeting/event venues where catering and staff are available all the time. The Council would not need to provide such facilities when no wedding/event is being held, therefore staff would not need to be employed or catering provided on a permanent basis. Presumably the facilities would lie empty when not being used

- The Folly Coffee Shop has done a lot to encourage people to come into the courtyard/hall area and both the inside and outside areas are quite often full of people, especially families. Visitors then continue on to use the maze, formal gardens and visit the new Arboretum (which, incidentally, is a brilliant addition to the Park - well done on that!). If the Coffee Shop is re-located away from the hall, I can foresee fewer people going to that area as there would be nothing to attract them there - no crafts, no coffee shop, no event ... nothing.

Again this assumes that the level of catering and service provided will be high enough to fill the order book otherwise it will cost the council a fortune and as this is an old building the annual maintenance will continue to rise what profit if any there is will shrink. Also as this option is in partnership with a private company surely they will be taking a percentage of the profits so the council won't be getting anything like

It would be a great shame to make the hall private in amongst such an amazing public space.

Whilst there is a long term profit financially, there would be a huge loss to the people of Leyland.

Beautiful spaces need to be available to everyone. The hall offers craftsmanship, art, design and inspiration to everyone who visits.

The word exclusive comes from exclude, and I know that you do not want to exclude and prevent the people of Leyland from using this most magnificent building.

Best idea

I recognise this brings most profit but I think public should maintain access to ground around building.

I think you would easily have more than 60 weddings/events a year I feel this estimate is very low.

Weddings are no longer just on weekends and it would also help as a large conference and events corporate venue if promoted and marketed correctly.

Not another wedding venue surely!

This is not acceptable. The costs against possible profits are unacceptable. The exclusion of the public is unacceptable. It is our park and the public must not be sidelined for weddings and all that they involve

The relocation of the cafe etc are expensive and unnecessary. The expensive demolition of buildings of character for this scheme are unacceptable. The park has been awarded a green flag precisely because it caters to diverse public needs. Trashing all this to cater for nosh weddings will negate all that is valuable in our park

Don't think this option is viable - other than the relocation of the Folly coffee shop. The hall should not be exclusive to a wedding venue and overnight accommodation not suitable

definatley not part of the park would become a no go area for the residents worden park is there for us all also new building would spoil the history of the place once again traffic would increase through the park

new building would spoil the history and look of the park

I am very much opposed to this proposal. Too costly for these economic times, new building visual impact not desirable. I would much prefer option 1, as I believe that Worden should primarily be for the use of the local community, and visitors to the town.

as previous this should not even be an option

not sure how anyone got these figures and why anyone would pay

£13,500 for a wedding reception at Worden Hall (£81,000 income from 60 weddings) - another pie in the sky concept that will not recoup any money and is taking the voters for

I believe that Worden Hall should not be an exclusive venue due to where it is situated and the fact it is a public park and the space should be used by the local community and

As before a night porter would be required and also get big competition from other hotels near by

This option has some validity but so contains some negativity. The destruction of mature trees in the copse being one of them. In this day and age the destruction of mature trees should not be taken lightly and this particular plot is situated within an enclave of other buildings. If there is accommodation within the main complex for basically main guests and the actual volume of parking available why would you need to extend around the hall and have to remove the trees.

I do not agree with the loss of community space and park area around Worden Hall. I believe this option 3 would be damaging to the people of South Ribble and users of the park. Local people would suffer with increased traffic. I understand this would potentially bring in more income to the Council but there would not be as much control and there

Due to the cost of the build and the spec planned I imagine this wedding venue will be aimed at high end. As Worden Park cannot and should not offer exclusive use I don't believe it could compete with established private estate venues within Lancashire.

As with option 2: My only concern with regards to wedding guests staying overnight is the safety aspect. The buildings/park has its fair share of anti-social behaviour and will guests feel completely safe sleeping in accommodation which is open to the public?

I understand that this would bring income to the council but I really disapprove. It stops members of the public being able to access areas that they can currently access, especially as could be up to 60 weddings a year! Totally restricts the usage of this space.

So expensive and not serving the community at all. The park has always been about its community!

This is not an option I would ever like to see. The park is for the people of South Ribble and wider environs - and no part of it should be inaccessible to them.

Don't think this would work. Is there the customer base for this?
This seems like selling off the family silver
Even moreso than the previous option 60 weddings a year is a poor forecast. I fear this option will be favoured due to the predicted profit seeing as that is always the most important thing.
No thanks
I'm fairly certain that the figures have been exaggerated to make this look like the best option; in the exact opposite to how the figures were over- estimated in the previous 2 options, to show running at a loss, and, therefore, not such good options. This venue ought to be community-oriented. There is nothing to suggest this will succeed as an exclusive wedding venue, given the amount of established venues in competition, around the area? SRBC does not have a very good track record with this kind of venture, and i would suggest that any private partner working with the Council on this venture would, eventually, want to withdraw from the stifling influence of SRBC!
Obviously the councils preference but I would not believe the estimated figures of income would be achieved. It will also impact the public who normally use the park as there would be restrictions as to where they could walk. It would also involve removing trees and woodland which would again have an adverse affect on the park. The park was intended as a green space for families to enjoy themselves. There are enough hotels and buildings to provide wedding already and if papers are to be believed the marriage rate is falling all the time so the building would be underused and the incoming revenue would not be realised.
This would bring the most money to the council I understand that. But in the grand scheme of things I believe the community need somewhere! The only way I would agree with this option is if the gardens were still available to public at certain times and if the money was used to create a youth centre that is big enough to accommodate the youths in Leyland.
Too much competition in this sector and not the best use of a community asset.
I cannot see the need for such an exclusive type of venue. There are more than enough within South Ribble and neighbouring areas within high class hotels. These are well-established and well-known venues against which a newcomer would have a hard job establishing themselves. It is a much higher cost to the council and public access would be curtailed.
Absolutely NO
I definitely think this is the most viable option and then perhaps the monies raised from this venture can be used to clean up and repair the town of leyland
This is outrageous. If the public can't have access to this part of the park during weddings it is not acceptable. There should be no more vehicle access to the park centre. This is a
The park is a valued community space in Leyland with the folly and hall buildings at the centre. To segregate these for private events would not be an acceptable use of a key
I would not be happy to see this beautiful jewel of our town developed and new builds added on to accommodate an exclusive wedding venue. This would preclude this area from the local residents, to whom Worden Park was left, as well as taking away from its current beauty and historical value.
There aren't going to be that many weddings and big events in a year. I don't know how this figure has been worked out. There are plenty of venues around Leyland already catering for weddings.

This would purely be a money making option and wouldn't benefit the regular park users. The current businesses in the courtyard would be closed to the detriment of them and those customers who use them.

Exclusivity in a park which was donated to the people of Leyland by the Ffarington family, is completely wrong in my mind. This is a very well loved and very well used park which contains so many different features that appeal to different ages/ groups of people. The quiet cafe area next to the copse has a completely different feel to it than the busy playground full of young children and other areas of the park. This would be lost to the public. I believe the idea of a large area at the heart of the park being given over

This is another unacceptable option which would illegally deny the rights of the people of Leyland to have unrestricted access and enjoyment of Worden Park which was gifted to

Not acceptable to relocate already established businesses. If Folly coffee shop moved, it wouldn't have the same ambiance. The quirkiness is one of its USPs, hence the name "The Folly". We may lose it altogether, and who would blame them. They were featured in the Sarah Beeney programme!

I strongly oppose the privatisation of this public space in the park and preventing access by the local community and visitors from outside the area. I cannot support the closing of the local businesses currently here and believe many will not bother with the cost and stress of relocation. Further information is needed on what restrictions the private operator will impose on the public using the park during events. For example, will access to the flower gardens be prevented because a wedding party pays extra for photographs? This seems the worst option of the three and would reflect even more badly on the council's already poor handling of this important local landmark.

Think you're living in cuckoo land. If you want an exclusive and expensive wedding then Worden Park would probably not be high on your list. It's exclusive meaning us the council tax payers don't get any use from this. Definitely should be disregarded which probably means the council will vote for it!

None of the existing car parking should be set aside for permanent exclusive use and there should be no additional car parking. This bank holiday the park was very full and at some point it becomes too crowded to be enjoyable. Additional tarmac reduces green space to enjoy.

Against the loss of the craft businesses, Cedar Farm works so should Worden Park craft centre.

Against relocation of Folly Cafe as it will loss revenue in the alternative locations but offer them the option of wedding functions.

Initial cost is too great a risk based on government project control and the return is grossly over estimated in my eyes.

I can see the £540K on cost with minimum return so I totally reject option 3

I can see this as a real option. However I do not think the council is a savvy enough commercial organisation to run something like this. It is a ruthless market amongst wedding venues and the various suppliers that go alongside and wedding. An expert with wedding venue experience would need to control such an option.

It is a high risk/reward option, but if people have open minds and ignore the "old guard" who never want anything to change, then it could work. It will however upset a lot of people until it establishes itself. The council must be aware of that. It depends if they are bold enough to weather the storm of vocal constituents who are afraid of change.

I would prefer that the council didnt work with a private company but I like the idea of the council making a profit to invest in other services.

As a local wedding car supplier i would love to support this option.

Wheres option 4

Although this option provides a "profit" to South Ribble this has to be based on assumptions which might easily turn out to be unduly optimistic. I am definitely *not* in favour of a mature copse being destroyed to provide additional parking; in fact I am not in favour of this proposal whatsoever. It denies public access to the area with no counterbalancing benefit elsewhere in the park. I am *very much against* even occasional public exclusion to the Formal Garden and the newly rebuilt conservatory, which is not even open yet. These should remain permanently available for public recreation and enjoyment, not reserved for "expensive weddings".

I also note that the Folly "could" be relocated "elsewhere", but this could only be achieved by additional building which has not (I assume) been included in any of the costings. The general area is not short of wedding venues, so the provision of another (expensive) one involves a potentially significant risk to the financial projections made.

I can easily envisage the adoption of this Option resulting in reduced public use of the entire park

I am totally against this option. Farington Park was left to the people and using Worden Hall in this capacity would exclude the local community.

You would also need to receive exemplary reviews to sustain this and I'm not sure wedding guests would appreciate other park users unless you confine them to set areas (muddy dogs, cyclists spraying up dirt and footballs being kicked around are not conducive to white wedding dresses/expensive wedding finery). The limited number of bedrooms again may put some people off. I'm not sure having the brides vehicle driving through the park where lots of young children run around freely is a good idea either. Having a set area for wedding photos and a wedding venue is a good idea, especially in such a beautiful setting but it needs to be tempered to the needs of everybody, not just those who can afford high prices and require exclusivity.

This option completely destroys Worden Hall as we know it and has the potential to alienate local residents.

This option would cost the council a lot more to implement and although there would be, from year 3, a profit from this option it would take many years to recuperate the initial outlay and the community would lose the use a large proportion of the hall and surrounding area which would change the whole ethos of the park and the reason it was intended to be used for when bequeathed to the people of Levlad

Could not support this option

I would object to this. There are plenty of other venues for weddings and a limited number of community spaces.

This is the worst option

The income generated is negligible per capita of South Ribble. The loss of trees and habitat plus the increased cars through the park is untenable.

Again this is a disgraceful use of a public facility which should be used for community and social purposes

This is the best option for South Ribble. Yes it costs more and the income is not seen until Year 3 but it is the only option that makes the council money. My only concern is that to take any of the profits it must be council owned so South Ribble sees the benefit.

if this is to the detriment of live music then I disagree with this motion.

This is surely not an option. How could you even propose this?

I don't like the idea includes exclusivity for weddings and events resulting in limited public access. Therefore, I think option 2 is the best.

I am astounded this is even an option

This option could be the most profitable but the second option is best as it includes a provision for small events such as theatre and small musical gigs which would be more

The park was bought by LUDC and opened to the public in 1951 and should stay that way.

See previous comments about Wigan. I can see that the 'bean counters' would probably prefer this option but life should be more than about money.

I would prefer a community type usage, but that needs people to serve on committees, but finding volunteers these days seems to be harder than it was in previous decades.

This Option 3 sounds by far the best option as the Council could potentially make a profit. The Hall itself has been unused for years, except for Folly Café, etc, and a few crafty events occasionally. So why not opt for this project and put Worden Hall Leyland on the map as the best Venue around for celebrations. Leyland residents surely would be proud to have such a place within the park instead of the Hall lying empty. Just one thing - think the car parking area for this new venue may have to be bigger.

dont like this option at all. weddings need accommodation for guests. 3 bedrooms in this option is not viable at all. too expensive for little gain. dont agree with this option at all

The Freemasons offer would not of excluded the community from using the hall or the public from using the park around the hall

not needed, i do not want this and lots of the public do not.

Great idea

I do not feel that the loss of this resource to local residents and loyal Park users is unfair irrespective of how much money it could make or who it may attract.

Add some small overnight camping pods for people who will stay overnight, similar to what they do at Samlesbury Hall

Get a firm in that can deliver this properly, reputation as a wedding venue is everything. It will also benefit hotels etc in the area

Try and keep the café for day to day visitors

Far too expensive and of no or little use for members of South Ribble to access.

I feel that this option would exclude the general public of benefiting from this fantastic asset, to make the Hall exclusive for weddings restricts the whole area, i really don't think that this is what the local community want or need, i don't think locals would benefit in any way from this option.

Just because this option shows the council would make a profit doesnt make it the right option! the use of the hall and that area of the park for this use would mean the general public are not able to enjoy it. The house and gardens were left to the people of south ribble to enjoy so it would be a moral wrong doing on the councils part if they chose this

Whilst I can see that the Council would possibly make profit from this option I do not see that it will benefit the Leyland people. Rather, it will restrict their access to certain parts of the site which they currently have access to and therefore I am very much against this proposition.

There has already been a misuse of public funds on the park. The diseased rhododendrons should have been removed by a contractor selected by the council. The work done by the sub contractor appears to have been totally unsupervised as the rhododendrons were cut down and left where they were cut and roots were not removed so the rhododendrons are now growing again. The branches were left to rot where they were and are in various places in the woods including in the river. These should have been removed and burned. The disease would have ended up in the river where dogs and other animals drink and swim in the water.

What is the profit/lost calculated for year 1 and 2?

At what point does the Council receive the estimated income of £810,000? Is it from year 1?

the most ridiculous option !!

Horrific costs to the council to implement with absolutely no likehood of achieving anywhere near the £800,000 income forecast !!!!!

I AM TOTALLY AGAINST THIS PROPOSAL!! FIRSTLY FROM A FINANCIAL POINT OF VIEW AND SECONDLY I CANNOT SEE HOW THE PROVISION OF A FURTHER 22 CAR PARKING SPACES WILL POSSIBLY BE ENOUGH TO SERVICE THIS PROPOSAL. THEREFORE THERE WILL BE AN OVERSPILL INTO THE MAIN CAR PARKING AREAS THUS REDUCING THE AVAILABILITY TO GENUINE PARK USERS. WEDDING GUESTS COME AND GO. DOG WALKERS, FAMILIES AND SPORTS PERSONS ARE THERE TO STAY AND THEIR PLEASURE SHOULD NOT BE COMPROMISED FOR THE SAKE OF AN ELITE GROUP OF PEOPLE WHO MAY HAVE LITTLE RESPECT OR REGARD FOR THIS BEAUTIFUL PARK. IT WOULD SOON BECOME APPARENT THAT THERE IS INSUFFICIENT PARKING WITHIN THE DESIGNATED AREA AND WHAT THEN? CHOP DOWN MORE TREES!! WHAT ABOUT THE CONSTANT STREAM OF PROVIDERS TO THESE FUNCTIONS IN VANS, LORRIES ETC. THEY WILL CAUSE MAJOR DISRUPTION AND ENDANGER PARK USERS, THEIR ANIMALS, CHILDREN ETC . THE ROAD THROUGH THE PARK WILL THEN BECOME A MAIN THOROUGHFARE. NOT TO MENTION THE POLLUTION FROM THESE VEHICLES. LEAVE OUR PARK ALONE!!

I am totally opposed to this option as it takes away a great community facility from a Town that needs to regain its heart.

There are already so many wedding venues in and around the area that this may not generate the expected income. The outlay of over £3 million pounds in the financial crisis councils are in at the moment would be better spent in areas of real need.

Definitely Not.

I do not think that the council should be removing current accessible areas from the park grounds. SRBC should not be taking business risks with rate payers money. There are hotels that specialise in weddings and it should be left to them. I also think that an assumption of 60 weddings each year is excessive.

It's a lot of money to invest, this isn't a criticism, but if this option is chosen then the council need to focus on publicising the venue, Worden Park in a big way, working with a company or management who has the interests of the Park, South Ribble, a quality event venue, set in a green flag park award area for the past 20+ years (the only one in the North West) and with "Best Loved" status in the North West, and also wanting to make a profit and build a reputable business and event venue worth of the park & historic hall. Take a look at Wyresdale Park and other Barn wedding venues like Rivington, Cuerden Valley, there are many and are all moving away from the traditional weddings to more of a unique self styled, build your own. With businesses renting units on site and working with the management.

What a hideous construction. Worst idea to date.

Leyland Hotel is only a short cab ride away so why bedrooms. Obviously one of Leyland's biggest wedding venues hasn't been doing well hence the demise of wellington park . What were you thinking? These consultants have no sense of the beating heart of Leyland and its heritage which is 'Our Worden Park'

This option will feature exclusivity for wedding and events meaning public access to Worden Hall and its immediate grounds will be limited which is not what Jack Marsden and Leyland Urban District Council put the site into public use.

An exclusive venue will only cater for the very rich and £810,000 needs a spend of £4,050,000 per year at 20% is the expectation £810,000 per week realistic?

The Folly coffee shop seems not to have a guaranteed place in this plan, which seems a real shame given the hard work and real improvements that have been created here. I'm also worried that the exclusivities in this option seem to be greater than the other options. I thought Worden Park was essentially a community resource, this option would seem to reduce this element of "community ". I find this a particularly worrying aspect, possibly the thin edge of a privatisation wedge, what might be next? The emphasis of the three options seems biased to the third option with it's highlighting of profit for the council, yet another worrying development!

Apply for a licence to hold wedding ceremony so everything in one place.

Potentially less risk to the ratepayers of the borough but it needs good marketing and the council could not make the civic Center a profitable place to run. One to consider with a

The buildings should be available to the public not become a private venue.

I don't agree with this option at all.

The photographs of this option look very attractive for potential customers. The proposal however, goes against everything that a community spirit stands for. It denies public access to Worden Hall and its immediate surrounds. It causes the existing small businesses to be evicted. It doesn't serve the local community which the local council is pledged to do. The profit suggested is only an optimal guess assuming full occupancy. The Council has been voted in due to promises made to serve the people of Leyland. Now is the ~~opportunity to stand by their commitment~~

See previous comments which cover this...absolute full disclosure of the Masonic proposal to be fair with every one.

This option tears the heart out of the park and is completely against the ethos of full public access on which the buildings and park were donated to the town. The hall and surrounding areas would effectively become an exclusive hotel. Personally I don't think the hall (in the middle of a public park) would convert well to the luxury wedding venue envisaged and the demand would not meet the estimated figures. There are many better alternative venues for those willing to pay the sort of money this option estimates, but more importantly it prices the venue out of the league of the majority of the residents of Leyland.

If option 2 was a definite No No then this is a step further down that path and has my total opposition. This option would exclude the community/visitors from using the historical buildings of the park which should be for everyone's use/benefit. The additional traffic and parking with this option would cause disruption to park users, making it a less safe environment for public/ park users especially children and pets. The idea of a park is an open green space. Removing the coppice to create more parking spaces surely is a backward move. How will the light railway be affected on the parking. Will this option not cause the center of the park to become off limits and not the hub for the public it should be. We have enough parking on the park do not turn it into a tarmac jungle.

Also give the number of high end Wedding venues in this area the likelihood is that you will not achieve the number of weddings forecast so the p.a. costs will great. The crafts center should be a lively hub and this part of the existing center should be driven, marketed so more people use it too often recently the businesses are shut have a look at Cedar Farm which seems to be going from strength to strength. Look at the events they put on which should give you guidance for Option 1.

This is the riskiest option of all. Restricting access would be a hugely unpopular thing to do.

This looks like the least desirable option; too much change to the immediate environment, loss or access for the public and relocation of the current users, as well as a large initial

Yet again totally shutting out the communities and the pleasure of simply being able to admire its craftsmanship and architecture and again there should be no alcohol license on

Character of Worden Hall could be lost - new buildings should be in keeping with the old hall.

Community use is eroded as the focus is on larger weddings and exclusivity.

My impression was that the park was to be used primarily for the people of Leyland and surrounding areas.

I understand they this is the most profitable option and agree that the venue should be used for weddings/events but feel strongly that the community focus should also maintained. There are plenty of 'wedding venues'. Worden Hall and it's surroundings, are a unique attraction and loved as 'the jewel in the crown' of South Ribble. We are do ~~lucky to have this: please don't spoil it!~~

Worden Hall burnt down in a fire. It's the Derby Wing of Worden Hall that is left.

The Council offices, the Pines & Wellington Park have all closed as wedding venues.

The Council should be making a profit, not a loss.

it's not worth losing the beauty of the park and the importance of the Hall to the Leyland community.

Do not progress with this option as the park has been left to the people of Leyland NOT the council.

The park and all it's green spaces must be protected

None starter

A big step in the wrong direction.

The Marsden Theatre is best used as a theatre rather than a wedding venue. There are already wedding venues in South Ribble. But no quality artistic theatres.

1. Taking into account the required initial Council expenditure, it will be fifteen years + before the community of South Ribble sees any profit.

2. This option has an exclusivity veneer that is incompatible with the community character of Worden Park.

3. As a nearby resident I would be concerned about the late night traffic in and out of the facility.

I feel the park should retain its accessibility to the public. This idea fully hands over the management of part of the park to a private company and therefore curtails this accessibility. Additionally I doubt that a claimed exclusive facility within a public park would be viewed as such by "exclusive" customers.

A big step with high financial risk and to the detriment of park users I think.

this would take away the right to usage by the community We would also lose the DISABLED CAR PARK by the hall

Similar to my earlier comments for Option 2 - only the criticality of the income estimates is significantly greater.

Using the quoted estimates, the payback time on the Council's initial estimates is some 14 years !! - and that assumes that the income estimates are met every year plus, more importantly, this payback time doesn't include the cost of around three/four significant upgrades to the fabric of the facility over that 14 year period that will be required to maintain the venue's quality and competitiveness.

View this as not viable for the reasons given to Option 2

This option will mean large parts of the park will not be accessable to the public most weekends throughout the year.

This is a public park not a private estate.

As this 3rd option is the one making a profit, it is very unlikely my views will matter anyway.

This would take the hall very far away from community use, and make it merely a private concern. The impact on the businesses that are already there would be negative. It would also mean that the public probably could no longer walk amongst the historic outbuildings of the hall, and get that near the hall itself. In the past the families at Worden have a history of reaching out the local community. This would be privatization of something that really should be a community resource.

Higher risk capital allocation with potential low return on capital employed.

This gives a great opportunity to provide a magnificent venue for various functions etc.

Care must be taken that the residents of South Ribble see value for money.

The Hall belongs to all residents and has been up to now a quite private place. It is time it was opened up to the people to whom it was bequeathed. I think with forethought and good ideas it could become a place for the community and pay for itself for upkeep.

obviously this is the best option financially, but it would mean a great loss to the community for whom the park was intended. working with a private partner could eventually no sorry this is just a total land & property grab from the people of leyland and surrounding areas, worden park and worden hall is for the people to enjoy, i cant believe the council could do this to its people, this is just greed, all councils say they are cash strapped, yet they all hold millions if not billions of pounds in high interest foreign bank accounts there are more than enough fancy wedding venues in and around leyland, its always the public who have to suffer in the councils money making schemes and we all know this 3rd option will go ahead no matter what the public will say as according to your figures this makes the most money for you, but i bet council taxes for leyland will not be reduced no matter how much money you make from this, total disgrace if you stop the public from using or accessing all areas of the park & worden hall, and the people who have work & their livelihoods at the hall in the out buildings & you can just turf them out on a whim it all stinks to the highest degree

This is your only viable option, open it to the private sector and keep the council and assorted councillors well away from it. The question should be ,why now?, when you had years to do something.

In one respect I hope the place rots, you deserve each other, rotten council, rotten councillors.

This option is the worst economically, due to the lone term pay back and the costing involved.

In the first three years the council will send 1.62 million without any payback in the first three years, plus another 3.7 million to implement there for costing the council 5.32million without any payback from the project.

If the council worked with a private partner on this project to make it viable they would have to give at least a 25 year lease and this would reduce the profits and the councils share of the dividend.

The income and profit do not match against the running costs the site from year three. Running costs are estimated at 0.54 million per year, the stated income and profit equate to 1.09 million per year.

Doing the sums of overheads - profit/income gives an overall profit figure of 0.55 million 49.5% lower than predicted. This is just bad maths and needs consideration to give a full and true figure.

This would then start running at a lower profit margin than predicted and cause more financial burden on the council and make the payback period even longer.

You also have no further option for the guest to stay over night. Thus you would need to create access for taxis, private hire and personal cars to the site over and above the parks normal closing time. Causing more traffic and pollution in the area, this would make a mockery of the councils commitment to clean air and to reduce pollution.

Worried about how much the public will be restricted on this option.

Also whether the market is saturated for the exclusive wedding venues. Can worden park compete. Might the council have an expensive white elephant on their hands ?

A big No for me I'm afraid. Too elitist again and again the immediate grounds to be limited. Same reasons as previous. Estimates state the biggest profit I agree but cost of £m3.7 a lot higher to set up this option. This one would be a gamble and for me 'locks out' the community making us feel that we have to 'just keep away from this area when we have a wedding if you don't mind'. Definitely makes us feel the underlings.

• All the comments about Option 2 also apply to Option 3 except for the cost element in comparison to Option 1. The considerably higher investment for Option 3 is estimated to eventually produce significant returns for the Council but this will be at the cost of the complete loss of the Hall itself as a community asset and to the detriment of public enjoyment of the heart of Worden Park.

I don't think that any of these options are suitable for Worden Hall. I think that you need to go back to the drawing board and look into other options

I would strongly object to the loss of businesses and the reduced accessibility to the area surrounding Worden Hall.

NOT REALISTIC IN ANY SHAPE OR FORM. THE ESTIMATED FIGURES AND POTENTIAL EVENTS (WEDDINGS) ARE "PIE IN THE SKY". I BELIEVE THAT THE COST AND INVESTMENT WOULD NOT BRING A RETURN ALSO THE PARK IS FOR EVERYONE TO ENJOY, RESTRICTIONS WOULD HAVE TO BE PUT IN PLACE NOT TO MENTION MORE TRAFFIC WITHIN THE PARK. I BELIEVE THAT THE VISITORS TO THE PARK SHOULD BE ABLE TO ENJOY THE HALL WITHOUT HAVING A WEDDING INVITE!!

I CAN'T SEE THIS BEING A GOOD OPTION DUE TO THE HIGH COSTS INVOLVED TO THE RATE PAYER ALSO WHO COULD AFFORD A WEDDING AT THE PRICES THAT WOULD HAVE TO BE CHARGED IN A TIME WHEN PEOPLE ARE NOT GETTING MARRIED AS MUCH.

No - elite usage not suitable, Worden Park is for use of general public of the borough.

I do not approve of this idea, I feel that this is far too intrusive with too much being taken from the hall and surrounding areas.

What is meant by "boundaries" ? would this exclude the normal park users from areas of the park.

Visitors staying in property (hotel) on the park would pose a security problem as the gates - currently locked at night - would have to be left open.

£3.7m cost to the Council feel this is unacceptable - the number of wedding to recoup this outlay would prove to be a very detrimental effect on the park in general.

The current businesses on the park have worked hard to build their businesses especially the Folly Café. They should be allowed to expand - not moved.

My main concern with option 3 would be the loss of the building to a full private enterprise which would compromise the feel of the Park for the local community.

I think sectioning off this area of the Park would leave it feeling disappointed if used exclusively for a wedding. It would isolate the general public and could leave visitors with a feeling of look but do not touch area of the Park.

Limiting access to the grounds around the Hall including some of the formal garden space would be a loss to the general public.

This is the only viable option, as it generates income to the Council rather than running cost.

Reject this option!! I do not believe your costings of this option - !!

This impinges on the existing park. These figures appear extremely optimistic - this reports are clearly biased in favour of a "private partner".

I do feel that 100 people is not enough to get bookings for a venue of this size. Further consideration of space needs to be looked at

I do not like this at all!
I do feel 100 people is not a lot especially for wedding events. I totally agree with the plans just don't think the numbers will fit into peoples wedding plans.
Not an option.
I strongly (even more strongly) reject this option.
This is not the preferred object
Huge concerns about vehicle access to the park from guests, the impact on existing parking facilities and increased traffic/ noise for local residents, particularly late at night.
Something seems to have been forgotten here. Worden Hall and its surrounding park were bought by Leyland Urban District Council in 1950 for the benefit of Leyland people and visitors of course. There are legal ramifications here. By using the hall, or what remains of it, for the exclusive use of weddings is against that ethos particularly as it will deny access to the hall and in surrounding building when any function is in progress. Option 3 is no option at all.
Income = 13,500 per wedding. How is this broke down? 14 years to recoup 3.7m costs. By this place would need a total refurb. Where is 3.7m coming from? Income = £13,500 per wedding - seems high. 14 years to recoup £3.7m costs. Place would need a total refurb before them. What is source of 3.7 million. Council does not realistically have expertise to run a wedding venue with current staff.
Worden Park is recorded as a facility for the local community this option would negate that concept and could provide a very risky venture. The proposals could have a major
Exclusive weddings! Not an option at all. There would be no community use!
This option seriously worries me. I am concerned about increased traffic through the park and new parking areas within the park. I am also concerned about increased noise. I don't like the idea of removing areas from public use, as I believe strongly that Worden Park is and should always be for all the people of Leyland, for peace and quiet and
I do not approve of this option. I think that it would impede peoples' enjoyment of the park. I do not like the restriction it would put on the people of Leyland
No.
I do not like this option. The Hall and grounds would be lost for community use. Very few people with money would consider using it as a wedding venue etc. They would tend to go to Cheshire or even Chorley Golf Club (A bit posher than Worden Park)
No one will pay for weddings at this price. Over estimating 2 / 3 weddings a week.
Definitely not a viable option, It would be far too expensive to make the building sufficiently suitable for such an idea. We must still have access to at least the outbuildings and

I agree with getting rid of the modern additions as they are not in keeping with the age of the building or surrounding landscape BUT to then place a modern entrance in the style of those displayed in the plans would also be detrimental to the appearance of the building, therefore I think the design of the new entrance should be thought about and be sympathetic to the age of the surroundings.

I think this is the most viable suggestion Leyland has recently lost Wellington Park which was a small scale wedding venue, so why not showcase our fabulous building set in an

Not really an option.

Worden Park and Hall are very well use at all times of the year, not just for the Leyland Community but all over Lancashire. There Private com. organising weddings would encroach on this beautiful space, until it became theirs, this happens so often!

Not at all to speculative and to much outlay.

Definitely against this idea. Worden Hall should be for the whole communities use, not a private enterprise.

Major concern to lost of local area - buildings, businesses and the park - limited access, free to roam. No longer a place to visit for locals and as an attractions - just the play park

As the residents of South Ribble have paid for this venue I would like to see all residents given a discount for its booking. The perk of being a local resident investing in a local venue and a way of giving back from the Council to the residents.

I'm very concerned residents access will be restricted to the gardens. We are potentially at the mercy of an organisation that could block access to the maze or gardens. You would need to specify the grounds and what constitutes "immediate grounds".

I do not think this option is in keeping with the community and should not be chosen.

See option 2 but also very concerned about loss of amenity/access for local residents due to exclusive nature of the plans.

I sincerely hope this option is given no consideration

NOT AT ALL TO BE CONSIDERED.

Removing the heart of the park for what would be a private exclusive venue with no access for the people of Leyland. The spread of the facility into the Formal gardens nearby woodland etc. is unthinkable but might have to be considered. The loss would outweigh any benefits.

I have major concerns about this option and the impact on the park including the potential to restrict access to some of the most beautiful fixtures of Worden Park.

I am not convinced the trade off between what we would lose and what would be gained is worth it.

Please do not do this.

This option would interfere with public safety as the entrance is very near the pond and playground. This is the main thoroughfare. There would need to be more security. Council

Disagree with the concept of exclusivity and limiting the public access to an asset that was left for the benefit of the local community.

Concerned by the increase of traffic within the park and the removal of woodland.

Doesn't seem viable to offer such an upmarket venue without much more accommodation. Who wants to drive home after a wedding reception? and little such accommodation exists in Leyland

The additional outbuilding would have to look in keeping with the original building or else this would bring on eyesore to the park. How much say would the Council have in this once a 3rd party is acquired ?

Too much of the park is not available to the public with this option.

Lottery grants would not be able to be used for private option.

I don't think this option would be so appropriate - so many other wedding venues to compete with nearby in the Ribble Valley.

I think the venue should be for the use of the community as well.

Don't even think of option 3

This option is too obtrusive for the public.

Would prefer the public still had use for clubs etc.

This option would restrict use by Leyland people

Under - In this option there is no mention of the outbuildings and craft workshops and existing tenants as in other 2 options - I am aware that existing tenants would be given notice to quit. This would not benefit the people in the workshops or the people of Leyland.

Relocation of the Café to playground not a welcome option as would not be suitable for dog owners to access.

Increased traffic through the park at the time when most family's use the park during Summer months.

Income from this option relates an overage of the rates paid by about 180 houses - new build houses in this area amounting to many fences more than 180!!

Grants given to Worden Hall - will these have to be paid back if premises is not open to the public.

Really like the ambition, the income and I believe it would be a fantastic venue . However I don't like the idea of it being "exclusive" and there would be little else going on other than weddings. I think a little diversity is needed.

Would be a great shame to see the loss of current businesses in place. I often visit the park during the week, when many weddings wouldn't normally be booked and to loose these features to Worden Park doesn't seem like a fair exchange for potentially weddings be booked.

Makes the most sense economically. Would drastically improve appearance of buildings and interior. Opportunity to move the cafe and create a better venue more modern and exciting maybe serving food/ lunches elsewhere on the park.

Minimal impact on park usage other than to small areas on wedding days

Bring new people onto the park - wedding guests. Most profitable and makes business sense.

Definitely NO

Not an option

As stated in my comments regarding option 2 this option seems to dis- service the public as the majority would not benefit - only those who hire the area for weddings would gain from option 3 while I understand this option generates more income, it has not been advised what the council plan to do with the additional income and this is not suggested now the public will benefit. Further, it has not been stated what will happen to the tenants of the cafe and the outbuildings, which has come across as immoral as I can only assume the plan would be to evict these people who have put in time, effort and their own money in order to make Leyland a better place for it's residents

I would not like to see this option carried out, even though it shows a projected profit to the Council. It would however detract from the attraction of the hall and park as a

I do not like the sound of the exclusive use for just one set of users.

I have my doubts that it would make a profit as you suggest

I can see the feasibility of option 3. The council eventual be in profit.

Why does the council think that option 2 would not show a profit eventually?

Could it not combine exclusive wedding events with option 2 say selected weekends only

The accountants who have worked out the costs of the 3 options so seem to be leaning towards option 3.

I cannot see why option 2 would not be more profitable in time. Why not more wedding than stated in option 2

I do not think public access to Worden Hall and its immediate grounds should be limited. I do not think Council with a private partner.

I don't think this would be profitable Wellington Park - was a wedding venue and masons lodge - that has closed down presume wasn't viable!!

The impact on the roads and park would be affected by traffic. The pines hotel another wedding/ events venue - closed down.

VERY VERY unhappy that this option takes it out of the community

Two steps too far

I believe that this option would ruin the businesses open on the park and stop the public from being able to only cafe on the park and would be such a shame for it to be

- 1) No No No!!
- 2) The buildings in the park should not be removed from the public domain
- 3) Access to the formal gardens should not be restricted
- 4) Again what is the unique selling point of this venue- why would you choose Worden Hall?
- 5) Who even thought this ! It is crazy, not a suitable use for the buildings
- 6) How much has the council paid for such poor advice
- 7) The park would no longer belong to the public but some private venture.

This option closes off the hall and surroundings to the general public and also the amount of vehicle movements would increase the chance of an accident with a child or person / dog walker and also the road/parking infrastructure would need completely changing. This option completely excludes the visiting public to facilities, courtyard, formal gardens/ spaces.

Massive commitment; would be necessary to work with investors. Any investors/partners should be outstanding of the local community and give back in some way other than just financially. Risks are high especially if any investor chooses to pull out.

Given the competition for exclusive wedding venues in the area this seems too much of a risk to take. Additionally, have a private concern investing in it would inevitably mean a loss of venture.

Taking option 2 would mean that raising to an option 3 level if demand dictated would be possible. The reduction from 3 down to 2 would be much more problematic.

~~Offering overnight accommodation to entire wedding parties could cause problems.~~

Future difficulties with a private partner?? Needing to make some profit

I doubt it, as much as I love Worden Park it would be in the "exclusive" class.

there is nothing acceptable about this option the proposed buildings are ugly, the public will be excluded and our park will be a glorified corporate site, funded by us but not for us. The excluding of the public is totally unacceptable. The costs are unacceptable the financial risk is unacceptable.

I do not think this a viable proposition although I know you have spoken to outside builders/people who promote wedding venues etc. Leyland is not a viable area for weddings of £60,000 this in my view - not an option for this community

I am not in favour of this option as it effectively removes the hall from the Leyland community.

It also seems to me that a seating capacity for weddings of 100 is likely to limit the market that would be interested in using the venue

This option would mean the loss of local small businesses which I use.

Less likely to use the facility and likely to impact on any use of the park.

Low return on capital invested weddings - is this a sector that is likely to grow in the future?

Who is the private partner / has market testing taken place. £270,000 is NOT profit. There will be officer time included but that isn't shown. Loss of a community facility. Traffic issues to and from the venue across the park.

This is not fully costed nor due diligence has taken place as it assesses the "best case" scenario every time.

This is a farcical idea and could be described as the emperors clock

While this may be the projected best outcome I think the figures are way off for income. It takes a long time for a business to make profit and weddings may not come to fruition for 12-18 months what is the plan if it doesn't work

This is the only option for the benefit of council tax payers. The hall should be used as an exclusive events venue. Managed by a 3rd party who pays for it's use. A long term lease should be sought out to secure the halls future.

Don't do this one

Against this idea entirely. SR asset and should be managed as such.

Would all the profit go to the private partner?

This would be an onus round the councils neck if not successful

Will cost over time millions

Please do not cut anymore trees down or remove wild life habitats just so that people can leave their cars nearer to facilities. Will people still come to Worden Park if they are

I am not opposed to this option if properly managed with input from a partner with experience in this specialist field would be a great asset to the borough - however my

This option is DEFINITELY NOT acceptable to me.

Whilst I accept that Worden Park is desirable an idyllic setting for wedding photographs I feel that the traffic, the additional noise from entertainment and the possibility of noise and nuisance caused by individuals who may have consumed too much alcohol. This in my opinion detracts most definitely from the peace, tranquility and enjoyment that most people get when they visit Worden Park.

Again I am very concerned about cars being allowed into the centre of Worden Park as Traffic will destroy the peace, tranquility and the safety that we currently enjoy.

Final Comments

We love the wedding idea, particularly with accommodation. My sister had her wedding here years ago and it was brilliant. I am also interested in my wedding venue here and would wait until refurb is done to have my wedding here. However, we strongly feel the folly must stay where it is. It is a very much loved small business which we go to everyday on our daily dog walk. Why disrupt something that's not broken!

Should be for community use-like the rest of the park is.

I understand the priority of the council is to provide an income stream which is only demonstrated by option 3, however, is this option sustainable the inflated figures are based on a booking of weddings on the majority of weeks of a year and some with more than one a week given some low points in the year. With other venues already available is this likely short term and therefore are the figures used a fair reflection of the cost balance that will actually be achieved. If income isn't achieved there will be a higher cost to the community both financially and in the loss of use of an area and building. There is however, a distinct lack of community spaces within the local area given demand from ever increasing new housing developments so demand should not be an issue to create income generation for these community booked spaces

Could the council have all 3 options together, makes sense to use the building regularly, have storage space for the weddings and other functions equipment or furniture and for the community side again have a storage space for equipment and furniture its probably hard work todo but the financial outcome would probably be better especially with all the licences for each event you hold

Worden Hall should be used for community use; it's a public park. Wedding venue hire would reduce local interest and reduce the number of visitors. The park and Worden Hall should remain part of the community and not be used as a means for profit.

None of the above. Thought what the masons offered to be better. No cost to south ribblesdale as the masons were paying for the work. Long term lease. Access for the public. No contest in my view, and may I add I dont have any connection with the masons so no personal advantage.

Car parking, car access, pedestrian and dog safety is my biggest concern with any of these proposals. Vehicles often speed down the road with no regard for people using the park, my worry is increased traffic will only make this worse. Especially taxis as they are the worst road users at present and often speed down the road when picking up at the gardens. It's a danger to current pedestrians and dogs. I have a pram so often have no option other than to walk along the road.

Option 2 and 3 is not for the community at all

It's great to have the opportunity to be consulted on the future of Worden Hall, I wish the SRBC well in its endeavour to bring such an important venue & facility back into use for the benefit of our local community , Thank you Keith Mc

This asset should be used for the benefit of the community and I believe with a little imagination could be made to pay for itself. Farmers markets, music nights, theatre, comedy

This asset should remain in community use, I believe if carefully managed this would be a viable option. Farmers markets. music nights, theatre, comedy nights, beer festivals etc.

I haven't a great deal of faith in this type of consultation. I consider that they can waste money.

Understanding what is stated does not necessary mean that I agree, as others may present differing statistics.

Financially, the use by the Free Masons may be more sound although I do not know how any Community use would have been affected or whether this could have been built in to the 'deal'

Think the hall should be invested and improved for use to the local community and visitors a like.

I hope something is done in the near future, as the hall is slowly becoming derelict.

A full detailed consultation should always be completed prior to major decisions like this being made.

We had our wedding reception in the Marsden Room 18 years ago and it is a lovely space. However it does need better catering facilities/access and privacy to meet modern day expectations.

Why is the original option to be used by Leyland Freemasons not an option

Really this is the best you can do, try harder there are alternatives out there where the tax payer would not need to make investment and the money could be used for better causes. And profitable returns from rental income could accrue instead.

Why has the Freemasons' option not been included as it is certainly a viable option? This smacks of a biased opinion of the group by the current administration. It certainly does not give a 'Freedom of Choice'. If it was included and the community was not happy with the application then they would not choose it. It is undemocratic not to include their bid

Re open talks with the Freemasons.

Cast your prejudice aside and worden Hall will be safe for another 100 years.

I came to the park today and was commenting on what a waste of a building it is and how it would make such a lovely

wedding/christening/function space so please make it a beautiful bplace once again!

Worden Hall and its grounds and park belong to the people of Leyland and South Ribble. My family and I have been coming to visit since the day it opened. My grandfather drove the fire engine which attended the fire that devastated the hall, so I feel a personal connection as well as the affection I feel for the hall as a born Leylander.

It is a place that must remain open at all times to, and accessible to, all members of the community. It is, has been for many years, and should remain a community venue.

Turning into some sort of wedding and private events centre will return it to private hands, harking back to the rich in their mansion and the poor with our noses pressed against the gate. The Council removed class barriers when it bought the Hall and park and turned it over to public community use; please don't turn the clock back to the bad old days.

Any monetary profit gained by Options 1 or 2 will in no way compensate for the loss of an important and essential community venue. If Worden Hall becomes a private profit-making venue it will be a disaster. It MUST remain a community venue.

<p>This would bring lots More to Worden Hall and the local community.</p>
<p>The park is for use by everyone and usage should not be constrained nor curtailed by commercial interests impinging on that usage.</p>
<p>Option number three would be a great idea and financially the best idea for the council however it would take away parts of the park from the public. It would also increase the traffic through the park which wouldn't be safe for dogs and children.</p>
<p>Public park needs to have no exclusivity bookings . Zero impact on the current environment, no offsetting by planting trees elsewhere. No increase in traffic on the park whichever option. Absolutely no fireworks or lanterns to disturb wildlife</p>
<p>Please do not destroy the conservatory it is amazing. I don't think any of the options given are the best option and I think with some local help, creativity and thinking outside the box you could come up with something better. Have you looked at other parks around the country to see how they have developed their parks and buildings successfully. Learn from others.</p>
<p>Do the right thing for South Ribble, keep the entire park for public use.</p>
<p>this is a public place and should be open to the public not only those who can pay it could be a brilliant centre for the community and it should be</p>
<p>I really don't like the idea of it being a wedding venue. The main place I visit when I come to Worden park is The Folly cafe and to look at the small businesses in that area. I think a wedding venue would spoil the atmosphere, bring too many cars to the park, potential for loud/rowdy guests and litter.</p>
<p>I think this needs to be explored further with experts that have experience of managing these types of facilities. This should be an asset to the people of South Ribble not a I think limiting the drop ins to a Thursday only and the same time each week finishing early evening was wrong and excluded people from attending. Otherwise great idea, get on and make it happen!</p>
<p>Why have the proposals from the LMP not been included as a possible 4th option, in addition to the three chosen from the report, then residents could make a more informed choice? (I do not have a personal interest or connection with LMP but, from what I have heard, their proposals sounded more cost-effective to the Council but without the detail, how are residents to know?) Or is it down to ideology?</p>
<p>None of the above because all the options seemed to have been hastily put together by a new council trying to impress and not looking at the long term future (ie the next 100 years plus) but options which even in the short term could cost the public a fortune!! more options need to be considered</p>
<p>Please don't be led by greed. What would be the best use for the people of Leyland? How will they benefit if it becomes an exclusive wedding/events venue? Must be a community space for all.</p>
<p>More seasonal events for children and families.</p>
<p>Please don't exclude the community from this wonderful asset. There are numerous exclusive venues in the area but ONLY one Worden Hall/Park. It isn't always all about money, eventually this austerity madness will pass and councils can invest in the communities to continue to provide great opportunities for the whole community, regardless of income, status or influence.</p>
<p>Public should be able to use the facilities of the park and it lose this asset to the area. If option 2 or 3 is selected care should be taken to minimise changes to public access</p>

<p>This area is lacking a venue such as this. The Ribble Valley has so many lovely wedding options it would be amazing to bring one to South Ribble.</p>
<p>The venue would not get 30 weddings in a year</p>
<p>Please don't sacrifice our prized park in the pursuit of possible profit making weddings. There is a lot of competition in this field and that alone makes the venture risky. The last scheme is massively expensive but not for the benefit of the residents of South Ribble.</p>
<p>I had both my 21st birthday party and my sons christening at the hall. We have had many family events and weddings at the hall over the years and the cost to rent was very low making it very accessible. If the rent was slightly higher I would still use it for events such as big parties and functions although if it was to become an exclusive wedding venue use of the hall would be cut off from the public other than if someone holds an exclusive event which may result in my family and I never accessing the hall again in the future. It holds many wonderful memories for us and would love my family to be able to use it in the future for functions so I would choose option one which sounds similar to the use of the hall before.</p>
<p>I recently got married and enquired to the council to see if I could have my function at the hall to which I was told a marquee was my only option. Wedding venues are so ridiculously overpriced if it was able to be used as a mid price range option at around £4-7k per wedding with better catering options than before I would expect it to have a lot of interest as there are not many options available in our area. Charnock Farm was over £10k for a weekday wedding and not as attractive an option as Worden Hall.</p>
<p>Prefer option three as it still has potential for public use as well as private and keeps the park free at all times to the public.</p>
<p>Don't think option 3 would be much benefit to the people of Leyland</p>
<p>Best option is community use with small private functions etc still under council control no outside interference from outside private business</p>
<p>It is a lovely park with buildings that have history do not spoil it</p>
<p>As previously stated, Option 1 is very much preferred as offering maximum use for the local community, and visitors to the town. Worden Park is much loved by the community and the Hall should be made available to be used and appreciated by us.</p>
<p>None of these are viable, why not return to negotiate with the original preferred bidder</p>
<p>This venue - which is stunning should be able to be used as a facility by the local community.</p>
<p>It should be sold to developers for exclusive executive homes and apartments which would bring the council a massive profit</p>
<p>A hybrid of 1 and 3 would be my preference. A regular craft market / arts and music events for local traders could utilise the venue when not used for weddings.</p>
<p>What about option 4 which should be used by the masons</p>
<p>I believe that you have to make use of the facilities that you have available and that option 3 would be highly dependent upon uptake of utilisation of the facilities. The cost of hiring the venue could also be too high for some local people to utilise. Having a smaller venue as outlined in option two could perhaps prove more viable for locals and provide a beautiful setting for them to use.</p>
<p>I use the park every day and am keen for it to become a centre piece of the Leyland community. The courtyard could become a wonderful place for farmers markets with the</p>
<p>People pay their taxes, they deserve use of this facility. People before profit.</p>

Worden Park is a well loved public park with a fantastic reputation and that is without much on offer in terms of a central hub/community area. The main draws are the maze, gardens, trains, play area, woodland walks etc. The park could be fantastic if Worden Hall had a draw for everyone as a big community space and I believe a large café should be the main focus. Using Haigh Hall courtyard as an example - there are independent businesses offering food, drink, bakeries, arts and craft, alcohol etc and they all share the same seating area. It works extremely well day to day but also to hold events such as cinema nights, cider festivals and events for children.

I believe that Worden Hall would be best utilized as a centre committed to the arts. As well as this when there are no performances during set days that are specifically reserved through the year for performances or events. It can be utilized as a venue for weddings and receptions. The possibilities for the hall should not be restricted to one avenue and we should be looking at exploring multiple avenues.

One is my preferred option because it provides the greatest benefit to the community with the least amount of funds up front. It could be used for the arts; local theatre, intimate music gigs, Leyland live, exhibitions and the like. With the inclusion of a small bar and concessions I believe that this option could also be financially self-sustaining. I can see the appeal of 'big bucks' from option 3 but I don't think it's right for parts of our beautiful park to be withdrawn from public use - especially if 'private partners' are also profiting from its use. It is simply not the spirit in which the hall and grounds were donated by the Worden family. It is also very costly to implement and the returns are by no means guaranteed.

Option 2 is a terrible idea that would just leave us with a space that doesn't work particularly well as either a community hub or a wedding venue, and would cost more in upkeep. An awful bit of fence-sitting option which could only result from cowardice at making a real decision.

Is the Worden Hall to be segregated and privatised for financial gain or restored and maintained for the benefit of the whole community? I believe that the council's responsibility

This park and all areas in it should have full access to the public. There are few places open or available to local groups and community groups so that should be the main goal. Giving communities places to meet and work and play together can only have a positive outcome.

How can the present council dismiss the Leyland Freemasons who were to renovate the hall and provide jobs to the community in favour of 3 options all of which would cost the council at a time when they are making cutbacks in local services?

It shows a total ignorance on the part of some council members who also seem to have some very bigoted opinions not based on facts!

Let's hope our council tax does not increase to fund this!,

Option one has the potential to reach out to many different people in our community. Surely this is the only viable option for Leyland, and the council should not go looking for a nice little earner. To ask what my second and third choices is a pointless question as neither myself or the community as a whole would benefit from option 2 or 3

Must be usef by all community

Please make the hall available for community use do that local amateur dramatics groups can use it as they used to.

Don't want exclusive weddings, public park should have public venue at the heart of it, for music, plays, craft and community events and be available to hire to the local public.. south ribble stopped events at the civic at one point, so give it back to the people some where to showcase local talents and events

I think a mixture of 1&2 would be better.

I believe the Marsden Theatre was intended to be for community use? The Courtyard Studio was very successful for a number of years as the base for local arts group South Ribble Arts Forum. Many community events were run by the Forum, on the area of park near to the buildings. The small business premises could be ideal for arts and crafts start-ups, or small businesses - providing a sensible level of rent/lease is levied, and punitive restrictions are not placed upon businesses as regards maintenance of the premises - which should fall to the Council, as they ought to be in good repair before being rented out. In summary - given its successful recent history of supporting local arts and crafts businesses...and, also given the lack of provision of these anywhere else in the Borough, this might be a good move to partially offset the lack of attractive High St shopping,

Don't want exclusive weddings, public park should have public venue at the heart of it, for music, plays, craft and community events and be available to hire to the local public.. south ribble stopped events at the civic at one point, so give it back to the people some where to showcase local talents and events

option 1 is the only one that doesn't involve reduction in green space for the public and the annual cost is insignificant in the overall scheme of things. The park was given up by the original owners for the benefit of the public and it should remain that way. Reduce the number of senior managers/managers and employ more park wardens and recover

I think a mixture of 1&2 would be better.

Whilst I have ranked Options 2 and 3 as 2nd and 3rd, I would not support either. I assume my feedback would fail without ranking them.

It should remain accessible to the public in all areas

Option 3 is not a viable option.

No further comments.

I feel strongly that Worden Hall should remain open to the public and restored to its former glory and protected as a site of local historical interest. Too much of 'old' Leyland has been demolished in the name of progress. Worden Park is nationally renowned for its beauty and peaceful ambience in the middle of an otherwise busy and thriving town and ~~deserves to be regarded as such~~

I think A combination of Community use and Wedding Events would be a better option

The online file path on the consultation leaflet didn't work.

There should be regular bookings which are a reliable source of income. Weddings cannot be guaranteed.

The car park needs to be amending so people with walking difficulties attending can use the car park

I do hope that this well presented consultation is just that and not a foregone conclusion based on how to make the most money. I believe the heart would be ripped out out of

The council should take note that the advertised website on all of the posters and flyers regarding this consultation is incorrect (southribble.co.uk instead of southribble.gov.uk).

Whether this was by accident or design to restrict the number of people commentating should be discussed.

Option 3 is contrary to the understanding of the park being for the use of the people of Leyland

Think long and hard before you ruin a great area of the park

I'm getting married in a few years and with the thought of being able to wed and celebrate at worden park - the park I grew up on and has been in my life since I was born is such an exciting idea!

Options 2 and 3 are not acceptable so I have not voted for them as there was no not acceptable option. This is a fault of the above voting system.

The choice of option depends upon how forward thinking the council is. Or are they weak and pander to those who fear any change.

Please include space for our young people, Chorley has inspire youth zone it's amazing

Additional car parking needed for events, possible opening of the south entrance gate for traffic for events via Wade Hall so as not to have too many cars passing through the park

None of these we should consider the Leyland Freemasons and small wedding venue, where the costs for this. Why was it not mentioned, just pushed under the carpet and know

Whilst parking is the biggest issue, I feel the hall could work a little like Heskin Hall or Cedar Farm Galleries whereby small businesses sell their crafts, including cafes, restaurants, etc. Maybe have a little pottery cafe with so many families visiting - this then gives options for the hall to host children's parties.

Other family events could also be hosted at the hall, similar to Astley Hall, whereby a room could be decked out as a grotto at Xmas with a little land train bringing people in out of Leyland centre to see Santa (to avoid masses needing to park).

I feel the hall could be a fantastic community venue in a stunning location. If not a wedding venue, or in addition to, it could be a generic party venue with people booking a room for birthday celebrations for example

I know this means I am going to repeat myself but I regard Community (and Small Event) use as the much preferred option. It does not result in the denial of access to the wider public which both other options do. I accept that Option 1 results in an ongoing annual cost to South Ribble BC, but less of a commitment than Option 2, and in the event the "profit" from Option 3 could turn out to be illusory or even completely fictitious while at the same time denying a significant section of the park to public use.

Worden Park is public recreation space and IMHO should remain so in its entirety.

I think more thought needs to go into what can be achieved with this space, possibly somebody who can think outside the box and doesn't filter options based on what is popular at the moment. Popular things at present seem to be indoor children's play areas, camping pods, craft brewery's, wedding teepees, outdoor pursuits such as go ape etc all of which could potentially be suited to Worden Park

There is a large loss & profit margin between each option, certainly from opt 1 to 3 ... Yet you have not informed the public where the profit would be used or where losses would be taken from.

Seems there is some information missing in my opinion

Option 1 ticks all the boxes for the best use of the hall.

It has the least outlay and will still be available for the community. The current green flag status will not be threatened by change of use and the council would still be able to apply for grants to enable them to continue to offer this amazing hall and park which was bequeathed to the people for the people to benefit from having it.

Lastly thank you to the current administration for halting matters and opening up for consultation.

Good luck - it is a beautiful building that just needs a little love and care. With good practical management - a real boon to the community.

The residents of Leyland consider Worden Park to be "our" park and Option 3 completely goes against this. I am sure if it was opened for Community use that it would be very

The Hall must be kept available for community use most of the time.

It must be retained in council ownership and be available for the community & locals use. Try to generate the maximum amount of income, with & by a variety of uses .

Encourage locals (whole of S Ribble not just Leyland residents) to use by having a residents & friends of worden, with discounts, vouchers etc . Let businesses use at higher

As a musician who played extensively at Worden Hall over the last 25 years or so, it would be a shame for the area to lose such a great venue for live events. I've worked it set as a theatre and also in cabaret format and have to say that there is very little in the area to compare with the intimate atmosphere the venue creates.

Poor consultation process - all events on the same day and time!

The park should work for the citizens of South Ribble, and encourage people to visit, not have areas that cannot be accessed.

Another example of abandoning the community.

long live worden and live music.

Worden Park is the jewel of South Ribble and must remain accessible to the community of South Ribble and be a safe environment. This means no increase in cars through the park. The costs should be met from local taxation, the profits sated are very little per capita, especially considering the increase in housing.

The final comment page does not seem to be functioning. I wanted to rate options 2 and 3 as rating 3 but this does not seem possible. Only option 1 seems at all acceptable.

It would be good to work with a third party provider / franchise to spread the risk and improve profitability of which ever option is selected.

I don't prefer my options 2 and 3. For me I only wish for option 1. Should be public.

Not everything is there for a business. This is part of the history of Leyland and worden park is somewhere people come from miles around to visit which brings local business so this should also be taken into account, not creating some business on behalf of residents of Leyland who do not want this.

Thanks

I'm sure the council could have saved money by asking its residents first of all what they thought, the 3 options would have no doubt come to light in this way - thus saving money employing Consultants. There must be a department within the council that could have costed all the options.

Obviously this feasibility study was commissioned under the last administration, so the present administration had no control over this.

The park was bought by LUDC and opened to the public in 1951 and should stay that way.

Option 3 should not be considered.

as said previous

None of the options are any use to the Council Tax payers of the Borough. You had a perfectly good and genuine offer which you have chosen to ignore. The Freemasons are also Council Tax payers of the Borough and you have probably missed a very good and long lasting partnership. The hall will still be empty in 4 years time or have been opened then

Leyland council bought the park in 1950 for community use. I hope the current council will ensure that this historic building will now be accessible for the community.

May have missed some things of importance; but development and use will take a period of time.

Keeping it small rather than exclusive. Keeping it local.

\Hope the Council do really consider use according to the views of the public. The original suggestion of use by the Masons would have been very good it appears as they would have contributed to the cost of making the building useful not only for themselves but for the general public as well. Cannot understand why this was not taken forward as a suggestion other than the change of party in charge of the council. Hope this consultation is taken seriously by those who have contributed their ideas and thoughts.

I would welcome the chance to discuss this further if the opportunity arose.

All of the figures given are estimated - they can go up as well as down and the third option could end up restricting the site to the general public and still costing the people of Leyland money if the figures are incorrect or inflation changes. The third option is the most costly and could potentially cost a lot more than this especially given the councils past spending record. Least spent soonest mended.

The whole process has not been publicized effectively. A significant number of residents are only just now aware of the proposals (September 2019)!!! Why have the consultations been arranged for the Holiday season?? Poor show.

Worden Park is for the people of Leyland, not just one greedy company to invest in a wedding venue which will cost millions to establish and probably go into liquidation after twelve months costing ratepayers an extra two million pounds and depriving the people of Leyland the pleasure of the Hall and what could be other beneficial facilities.
PLEASE, PLEASE THROW OUT OPTION THREE !!!!

I WOULD PREFER THAT NONE OF THE ABOVE BE CARRIED OUT. LEAVE OUR PARK ALONE!!

As I stated earlier community use is paramount but renting out space occasionally to private events will help balance the books eg community use Mon-Fri and private Sat/Sun?

As a community space/resource the hall and adjacent building should be accessible to the community which plan 3 would prevent. A mixed use facility would be a fantastic resource. Facilities for adult learning and social gatherings are much sought after and with the right look and marketing could be very beneficial to the area and community

Please do not move the cafe. We all love the characteristics of the old stables building and it would be such a shame to move the cafe.

Please please don not move the cafe.

Please do not move the cafe.

This is a well used and loved public park no part of it should be for exclusive use.

We are a family with young children. We visit Worden park on a weekly basis during term time, more frequently at weekends. We specifically visit to use the wonderful miniature railway, walk through the gardens to the ice house, through the shops, maze, cafe and walled garden. Our children love hearing stories about the history of the building and the family who once resided there. When we visit the park we have always envisioned that so much more could be done here, along the lines of Astley Park, which is a beautifully maintained park. Worden Park has so much potential to be a historical site of interest and use for the community. It is currently a hotchpotch of half completed projects with well meaning volunteers and ground staff who appear to have to make do with the resources they have. With so few places open to families, Worden Hall should not lose its link to the community. A greater involvement and investment from the wider community could see a far more profitable use of the Hall and gardens which would involve the wider community.

The wonderful miniature railway should be a permanent feature, commanding a fixed fee from users. The cafe area should be expanded. The quaint shops remain, the gardens professionally landscaped, the walled garden made greater use of the cottage alongside possibly a small museum for use by the public at weekends and local schools as a learning area during the week. So much potential that the community should benefit from, not private enterprise. The decision should not be based on council profit, but the

It's wonderful for this building to be brought back into use again, I have been to many functions in the past held here and enjoyed them all.

Parking and the closure of the park, safety and security will be a factor to take into consideration.

Prefer Option 1 which retains access for the local community (as i believe was set out when the park was left by the original family).

Could live with Option 2

Option 3 is unacceptable. Park is heavily used by families and local residents during the Spring / Summer when numerous weddings / events would increase traffic driving through the park endangering children and dogs off lead. Also unhappy about additional parking in the copse - presumably meaning a loss of many trees. Presumably if weddings had access to the formal gardens for photographs then these would be off limits to the public, again unfair on local residents who use this area heavily in the Spring / Summer. If the expected profit of £270,000 per annum was to be invested in facilities on the park for local residents use e.g. cafe / free toilet facilities etc and these were to be built before the current hall was redeveloped then that would make the plan more acceptable.

I was torn between Option 1 and 2 and would basically be happy with either but I do think that as well as weddings, it would be good for the venue to be capable of being used for concerts and theatrical productions. I believe there is a need for such a facility in Leyland and South Ribble in general.

I believe the venue could loosely follow the model of the New Continental pub in Preston. Like the Arts Centre, it is rather off the beaten track but this does not prevent it being a successful arts hub. The key is identifying and providing events that people want to attend and gradually building up a regular clientele. I think it would also make a huge difference if the access road opposite Langdale Road could be provided with lighting. This could be done in a tasteful way, sympathetic to the location.

It is strange that a Council who is having trouble funding social care can find £4million for this venture?

Should be retained for the use of the community and more events and demos encouraged.

Please do not go down the route taken by Derek Hatton by selling off facilities currently owned by the ratepayers. If this was used for a permanent hotel/wedding venue I fear what will come next. Sell off areas for new college building? I hope not.

the facilities should be for the use of the people

The park and its facilities and buildings should be for the people of Leyland and other visitors. It would be beneficial to community groups and could also be used for small private functions. Best use all round for everyone at the lowest cost for the council.

It would be great if the hybrid usage scheme could be implemented where the venue could be used by the community and the council for events and weddings (all three).

I would also like to see local businesses employed to renovate where possible and brought in, to contribute to local wealth building. If that is not possible, companies which pay the real living wage or with social values would be equally encouraged and apprenticeships to local people wherever possible.

I think an exclusive wedding venue may be possible but only once we have seen the demand.

Would prefer the Council to invest properly and wholeheartedly into making Worden Hall an attractive Wedding venue in the north west.

Worden park is the jewel in Leyland's crown and has been loved by generations of local people. To have the hall become an exclusive venue would be hugely detrimental to this local asset. The most fitting option is for community use which will encourage visitors to the park and help to preserve it for future generations.

I would like to thank the council for providing this public consultation.

I think option 1 & 2 are good. But option 3 would impact too much on the public using the park and this is something I don't agree with
Worden Hall lends itself to a small wedding/events facility & would bring in good income. This option lets the Folly Cafe & the businesses remain. As a dog walker the current cafe is perfect as it retains the historic buildings & stone floors which makes it dog friendly. In addition it keeps its dog friendly nature as not been situated next to the children's playground
Please consider opening up Marsden theatre again. It used to be lovely attending events there.
The process of selecting an option needs to be completely transparent to the people of Leyland. The consultation outcomes and views of the public must be made freely available. It is also vital that the council vote is not anonymous so that any council members who have a conflict of interests are declared. This decision is at the heart of the future of the Leyland. The council mustn't create a two tier society by introducing exclusivity.
Cannot choose as full disclosure not made...need the 4th one from the Masons ..
Full access for the local people. Should be for community, not private profit. Consider other options! Get better consultants
I feel that the hall needs to be a combination of options 1& 2, Worden Park has always been for the residents of South Ribble and beyond so in order for it to remain as such an element of community use needs to be included in any agreed option. Access to the park is for everyone and no part of it should be "exclusive"
My preferred option is number one but there is scope for something between option 1 and 2. I would be completely opposed to option 3. I assume that if overnight accommodation is provided that the park gates would need to remain open at night increasing the risk of vandalism.
Any alteration to the car parking would limit access to the model engineers to the railway with trailers.
Only option 1 has my vote as options 2 and 3 are unacceptable. Option 1 needs to be driven, marketed far more effectively than the current set up has for the last 10 years. Leyland needs to wake up and use the asset they have otherwise they will lose it. I also see the Model Railway as a shining example of what can be done and there are a lot more groups/societies that can make use of the facilities in the current crafts center if it is updated and marketed correctly. So I repeat yes to option 1 and a very strong no to options 2 and 3
utilising the facilities is admirable and as you point out costly to upkeep. Striking a deal with a third party is a good option and by using more of the resources of these third parties you could potentially recoup more than the estimates. It is proven that businesses do not do things for nothing, they have to make a profit but that profit has to be at a sustainable level or it will disappear leaving the council to pick up the bill
It is essential that the location be kept for public use as was, as I believe, originally intended.
Allowing the sale of alcohol at this venue is a ridiculous idea it is the perfect place for family's to enjoy a varied selection of family orientated events without the troubles brought about by yet another bar/pub/club!

Why has the option to lease the building to the Leyland Freemasons been dropped? This would have brought money into the council and also provide local jobs.
Your decision to exclude this option can only be described as anti Masonry.
As must be obvious I am a Freemason.

The park was left for the people of Leyland keep it that way.

I do not consider any of these options 'preferable' as I do not consider them viable.

The cost to the Council is unreasonable, unnecessary and not sustainable.

We have had community use with weddings in the past and the model did not work.

We need creativity, thinking outside the box and a partner in the renewal of Worden Hall who is on board with the spirit of the park, the historical worth of the Hall to the people of South Ribble, who want to work with and for the community and who understands that flexibility and creativity will be the lifeblood of Worden if we're to have the new era we are looking for.

It is my view that the options presented are outdated, lacking in imagination and in regards to exclusive wedding venue, out of touch with local feeling.

Very comprehensive background information to the proposals to enable the public to give their opinion.

I think it is really important to keep the park open to the public. I think it is an ideal setting for classes, courses and events that would bring the community together and support

Emphasis should be on community. There are features in the park which could be developed further for community use to support the buildings use

I strongly believe the Hall. etc should be for the local community to use

Allowing the sale of alcohol at this venue is a ridiculous idea it is the perfect place for family's to enjoy a varied selection of family orientated events without the troubles brought

Extended use would increase traffic on Worden lane, more commercial use would mean an increase in delivery vehicles - added noise and disturbance to neighbouring houses and increased traffic within the park during the daytime when young children and families are most likely to be visiting.

Use as a community centre would allow more of the public to access the building on a daily basis, compared to use as a private or exclusive wedding venue, which would be less of a contribution to the daily life of the community. When the council purchased the park 70 years ago it was purchased with public use in mind. It would allow the Folly cafe to stay in situ where it is very busy and popular with locals. It may also allow them to possibly expand their indoor seating? It would benefit other local businesses in the park too, who have worked hard to build up the number of visitors to the park and continue to do so. It would create a hub and focus in the park.

2 and 3 are NOT OPTIONS IMHO.

I choose option 1. Please do not move the cafe from the stables.

Please dont move the cafe and please keep all the local buisnesses on the park that are already here.

it's not worth losing the beauty of the park and the importance of the Hall to the Leyland community.

This will go wrong and it will end up in commercial hands in the future where other areas of the park will be endangered.

Do not progress with these options as the park has been left to the people of Leyland NOT the council.

This is a heavily used green space within the leyland area and so should be developed for the local community to use. The park is already used for good events that are mainly attended by locals. With the cuts in community centres for mixed groups and organisations this would be an ideal location to invest in, especially when the local MP is asking on I'd love to see it as an arts centre again. Exhibition space, live music etc.



WORDEN PARK IS FOR ALL AND IN NO WAY SHOULD BE CLOSED OFF IN PART OR EXCLUSIVE AT ANY TIME.

Whatever option is chosen it is hoped that the consultants have visited the park during the week when Runshaw College is opened and they have visited Saturday and Sunday to see for themselves the amount of visitors and the football that takes place.

Great that you're asking the people who will be directly affected by this. In my opinion, having been in the situation in the past of having to find an affordable space for a community activity in the area I can say with confidence that option 1 community use is very much needed.

As a local resident I appreciate the opportunity to have my say, thank you.

My views are driven by my opinion that the park is there for the people and is worth subsidising to retain this if necessary. Option 1 appears to be the best fit for this but I doubt there is enough demand to support community use alone. If this demand could be proven then it would be my first choice. Option 2 could also claim to be using the public facility for the public good but with more chance of support from a broader base therefore this is my preferred option on the evidence available. Option 3 takes the facility out of

The Hall has always, in my view, been underused so a bit of marketing would improve the situation then it would probably be used more by Businesses and Charity organisations

None of the above - it is astonishing that the previous bid/offer from the Masons has not been included as a specific option in this consultation as it provided the potential for most of what is included in the consultation options (i.e. community use and a venue suitable for functions) with minimal cost to the Council on an on-going basis.

The Consultation is very narrow in its options I would have thought that professional consultants would have come up with some more diverse options.

If the Council is advocating Green Spaces and a new Leisure Facility perhaps some of this activity could be incorporated into the park - enhanced football / training / running track with all year 3G and floodlighting and the changing facilities in the Hall with perhaps a gym facility / squash court which would provide revenue. Would this not be a better

Most of our green spaces are being sold off to builders making new homes. All children's small play areas are for building and closure in and around Leyland.

Now you are encroaching on the one space we as a community use for recreation and you as a council should be protecting. You now want to close parts of this for private use. You have no right to do this. We have little enough space for pleasure as it is.

There will be constant traffic driving through the park destroying the tranquility and causing danger to nature and people.

Parts of the park will be destroyed, the woodland next to the hall. The gardens will become private for wedding events.

People travel from all over the country to visit our wonderful, beautiful park. It is your responsibility to make sure this is protected.

It is not a private estate making money for profit.

Making this into an exclusive wedding venue will destroy our park.

The preference would be for the community to retain free access to the venue, however I think option 2 runs at too much of a deficit to be justified. Perhaps if option 3 built in some opportunity for public access, such as public events during the quieter months.

Please see earlier comments.

I firmly believe option 1 and 2 could be adopted in partnership. This would ensure both the community has the ability to access for community good, while ensuring the venue is financially viable

I am so pleased to have been given the opportunity to comment and input in this consultation. It is clearly an important decision. The parkland around the hall has been developed so successfully for community use, local people really value it. People that visit from outside the area often comment on what a great place it is, and how lucky we are to have it. To have the hall and buildings effectively privatized does seem so out of keeping with the use of something that has been gifted to the community and managed by the council for everyone

Please keep us informed on the progress of this consultation and the preferred bidder situation.

Given that the council is prepared to invest £1.3m knowing that the outcome could be an annual loss of £15,000, I would suggest that a consideration is given to the following:

Reduce the risk to the taxpayer by seeking a long term leaseholder.

Leaseholder to specialise in high end wedding venues as proposed in option 3.

Council to invest £1.3m in the scheme and Leaseholder to contribute the balance to bring to life the vision of option 3.

Rental terms to provide a safer and more secure income yield in line with what could be expected under option 3 - say 6% or $£1.3m \times 6\% = £78,000$.

Note

I am writing this as a retired Fellow of the Chartered Institute for Securities and Investment with over 30 years of investment experience.

If an investor was allocating his or her own £3.7m of capital, the first

£1.3m could be allocated as above and the balance of £2.4m invested over the long term in a collection of superior, high quality global growth companies. By way of a highly rated pooled investment vehicle growth of say 15% to 20% compounded annually over 10 years would equate to a reasonable value of say £9m to £14m.

Please keep us informed on the progress of this consultation and the preferred bidder situation.

The Hall belongs to all residents and has been up to now a quite private place. It is time it was opened up to the people to whom it was bequeathed. I think with forethought and good ideas it could become a place for the community and pay for itself for upkeep.

please leave the peoples park & hall to the people to enjoy, by all means refurbish the hall, it is your duty to do this and you have neglected this work for too many years, i live in chorley, but as a family we have enjoyed worden hall & park since our children were little & some even have children of their own, we always try to get to the park at least once a week but usually more, even more so as our eldest son works in the walled garden as a service user, we do sometimes go to astley park but we think worden park is much much nicer & always has been, i dont have a lot of time for chorley council but they have wedding venues at astley hall, they haven't changed anything or stopped access to the hall or the park to the public, if you want a wedding venue at worden hall why do you have to stop the public from accessing or using the hall & parts of the park, this is so wrong, as i have said in my other comments, i do feel that even if the people want the first option, the council will get its way and have the 3rd option anyway and all this is just lip service

I'll look forward to seeing nothing get done for years.

None of the options are viable and the legal considerations of OJUE, planning, listed building status, public access, insurance and policing of the location have not been mentioned in the consultation.

Thus miss leading the public in what the council have said and not including the options of leasing that the Labour Council dismissed out of hand with caring for the impacts this would have on the council.

~~Peer action, peer word play and peer forward thinking from a Labour council that is implementing conservative policy.~~

Let the venue do what it always did, but manage it better.

Do not restrict access

Please do not move the cafe, we love the visiting the old stables building, it has so much character, it would be such a shame to move it after the two girls have worked so hard to ~~make it busy and a go to destination~~

Please do not move the cafe. It is full of character and charm and would be terrible if my family couldn't enjoy a coffee and snack in they beautiful stables.

Myself, wife and two young children love the park and the cafe and I believe that moving the cafe would be a huge blow to the park, especially after all the hard work all the people that work there have done over the last three years, Please leave the cafe where it is.

Please do not move the cafe. We are very busy and at capacity most days, we feel that the opprortunity to extend the cafe from the stables building would be of a benefit to all

Please do not move the cafe. Please give the local indepentant businesses that are already on the park room to grow.

The consultation panel has a mammoth task here. The overall success of the chosen option will be a challenge whichever one is the winner.

Worden Park is an extremely popular and loved area in Leyland. We are so proud of it but let us put it out there for everyone to admire and enjoy it.

Other parks and events places advertise nationally, why not us ? The fact that the park has won Green Flag awards etc, north of London etc etc.

Oh, I could go on !!!!

- I have given an order of preference to each of the three options as this was requested, but this should not be taken to imply any degree of support for my 2nd and 3rd "preferences".

~~• In future consultations it would be helpful to hold consultation events on a range of different days of the week rather than all on a Tuesday (for example)~~

ATTENDED THE CONSULTATION TWICE AS THE FIRST TIME THERE WAS NO CONSULTANT AND NO COUNCILLORS!! HOWEVER WAS IMPRESSED WITH MATTHEW TOMLINSONS VISION WHICH WAS MUCH MORE RELAIISTIC THAN THE CONSULTANTS.

TO COMBINE OPTIONS 1 AND 2 FOR THE GENERAL PUBLIC WOULD BE A BETTER IDEA.

As previously.

Please see previous comments. Consultation not well organised, people not sure what to do, how to interact and how to express their opinions.

Staff aren't facilitating.

Srbc are wrecking the parks history. Poor management of these spaces has lead the council to consider reducing its financial exposure

I fully support the 1st option to give the hall back to use by the people of South Ribble.

The Hall should be used and kept in good order, it is the heart of the Park and needs to be protected.

The Exclusive Wedding events venue would totally change the character of Worden, and would be far less accessible to the residents of South Ribble.

Do not think it should become exclusive, should still be accessible for use and visit to general public seems a little ??? to option 3 with a massive profit while 1 and 2 (which are

I am a Leader in South Ribble Scouts. We are looking for premises to hold large meetings, medium sized meetings and smaller training events.

Large meetings would be approx. 70-80

Medium meetings would be approx. 20-30

We would need a large room for all 80 and 3-4 smaller rooms an occasions.

SOUTH RIBBLE SCOUTS TOTAL 2000 AND MEMBERS TRUE COMMUNITY USE!!

Yes it should be for Leyland not a wedding venue.

My understanding is that Worden Hall and Park were given to the people of Leyland and surrounding area's. It should remain for the use of the community. I use the park daily, to walk my dog Winnie, we enjoy our beautiful area's, watching the seasons change. It would be heart breaking not to be able to go to the Café for a cuppa and a chat with live minded people. My sister and I have lunch in the Folly once a fortnight then walk Winnie, we look forward to it greatly. Please Keep Worden Hall for Public and Community Use!!!

As a Local Resident and Scout Leader I very much value access to the park. It would be regrettable if any of the grounds were to be sectioned off for private use.

I understand the need for the income and costs to be considered as an important aspect, but the loss of any public space should be avoided.

It is the Council's responsibility to provide amenities for our Community. Worden Park and Worden Hall are amazing facilities that can and should be run for the benefit of our

As a CIC "Lancashire Makers" would be interested in renting the Derby Room as a Art and Craft Shop / Gallery and Running Art and Craft Courses / Workshops for the Local Community.

Reject options 2 and 3.

Worden Hall

The Farrington family left the Park and facilities to the people of Leyland, NOT the Council.

What will happen to the people who have run businesses in the Arts complex for many years?

Who is going to own and run the so-called wedding venue? And where is the money coming from to develop this ridiculous idea?

And what benefit would that choice be to the people of Leyland for a once a week wedding with all the cars and people disrupting the present facilities of the Park?

If the Council advertised the Café and other businesses in the Park better, this would help the local economy, many people visiting the Park for the first time or even frequently do not even know the Arts Centre and Café exists, the only signs of any significance are the large blue parking restrictions ones!! The staff in the Café work really hard deserve all the help they can get. The people of Leyland have a beautiful Park and brings in many people from other areas to enjoy the facilities and boost the local economy. We know from experience that many people like ourselves, come to this beautiful Park daily for the exercise and for the company in the wonderful friendly Café, please do not let them down.

I do wonder whether there are other ideas such as working with the Community for business development and local or higher education - running courses / conference facilities / art installations and workshops. This would require someone / team to run it but you could negotiate with UCLAN / Runshaw to relocate one of their teams AND pay them!
Just a thought - I used to do ??? - writing for UCLAN and there are many opportunities available.
I could probably facilitate discussions.

Community Use should be priority as this is a Leisure and Council.

As a founder member of the friends of Worden Park and a long association with the park and I look forward to the hall and surrounding areas reaching their potential. The proposed development outlined in Option 1 have the potential to ensure Worden Park continues to be one of the top parks in the UK. I hope interested groups will have the opportunities to be involved in future consultation process. Whichever option is chosen should have minimal impact on the environment.

Please keep us informed as to the Council's progress on this.

In support of option 1, it would be fantastic for Church groups /music concerts/ local orchestra to make use of the facilities as well as an other community gatherings.
The hall would really be used by all the community in such cases.

Supports the community and event use.

I only found out about this consultation by accident (or rather word of mouth). Perhaps future discussions could be better advertised. It is probably my fault as I don't read a local paper.

You need to think outside the box.

Look at other Parks / Estates nationally and see what they have done. Learn from others. These options do not fit Leyland or locals. Use this as a project for Runshaw or ULCAN students and see what they come up with. Think you already have a customer base in the Park every day.

Bring local knowledge into the mix. Use local business federations for help.

Use for NHS Clinics.

Look at independent business consultants - local a one man band type consultant.

How will future development increase handprints to the Park. Handprints are environmental benefits. For example carbon saving, habitat creation and positive impacts on the environment.

How does this fit in to the Councils ESG.

This venue would be ideal for community use many local charities look for meeting places or somewhere to put on events for the community.

Central information centre for all.

I think it is essential that some community use is maintained, therefore option 1 is my preferred option.

I am doubtful that option 3 would be a success as there are many wedding venues in the area such as Farington Lodge (2-3 miles away), Samlesbury Hall (5-6 miles away). Ideally I would like to see the site used as a music, or arts venue as it has been in the past. I used to attend folk nights regularly here when they were put on by Stephen Henderson (Mr. Kite Benefits). Although small it was a good venue especially when the tiered seating was usable Without tiered seating a stage would be required to ensure good viewing.

It is good to have consultation as long as wishes are listened to. Worden Hall is part of the Heritage of Leyland no where in the consultation is there mention of the historic importance / significance of the building (or the park land) Why not.

Yes bring the hall back to life and encourage local people to use it. Disabled access is a major problem for options 2 and 3.

Why have you not applied for lottery funding - major funding to make the building appropriately useful again.

SECURITY? will the park still be locked at night?

A brainstorming session/sessions to come up with realistic users/activities in the hall

It would be nice if the craft shops could be relocated to an area within the Park.

Option 3 would ignore all community needs and restrict the use of most of the park to the general public.

This is a very well used park. Any options which mean the use of this is limited should be condemned.

This facilities in Leyland is a wonderful opportunity to start to use these buildings again for ART, MUSIC, SPECIAL OCCASIONS hope we make the right decision's.

Worden Hall is a huge asset to Leyland, it has been poorly run for years allowing units to be left empty when revenue could have been collected from renting them out.

The Folly Café appears to be booming and if possible it should be allowed to extend.

If option 3 was to be the chosen option, I believe that the relocation of the businesses should be in a similar setting, access to parking, with amenities and still be a large part of local events. However, that all moving, building, everything with the relocation element be entirely free (costs to the businesses being relocated) and potentially with reduced costs for the first year to re-establish their businesses and keep them at Worden Park.

Should option 3 be successful. I would like a small public consultation on what finer details we'd like.

Lets not have another Brexit. Lets keep the decisions in public interest.

I note that improvements to the car park is mentioned. I would suggest that a car park is located off Shawbrook Road. Those wanting to use the hall will not necessary be wanting to visit the park. An additional car park off Shawbrook Road would mean cars would not need to travel through the park. It would make the hall more attractive to groups or businesses wanting to book the hall. It would also mean that spaces are not taken up on the main car park and would reduce traffic through the park.

A good example of a hall used for the community is Lytham Hall used every weekend for weddings, events and as a open park for the public. This is run by a trust and is run similar to the proposals in option 2.

3 is not an option

Option 3 - should not be considered at all - rips the heart out of the park Option 2 is a single point of failure and not diverse enough

Option 1 probably needs to be a bit more flexible but this should be developed with partners once agreed.

Worden Hall should be accessible to the people of Leyland on it belongs to them.

This would bring revenue and work to the local area.

<p>Worried about</p> <ul style="list-style-type: none"> - the park being gated off for private use -destroying existing businesses - cars on the park at night - gates being left open for access
<p>Option 1 - needs more flexibility</p> <p>Option 2 - would be better</p>
<p>Thank you for the opportunity to comment on the future of Worden Hall and Worden Park. The future of the park means a great deal to me.</p>
<p>The park was left to the people of Leyland for their use, not private companies to make their profits.</p>
<p>Drive access will interfere too much with the public right of access and safety</p>
<p>To my mind option 3 is unacceptable. It goes against the ethos of this being a wonderful asset for the benefit of the LOCAL community</p>
<p>Option 2 but option 1 is a close 2nd as I would like to see the hall used for arts and crafts and performances more as in previous years.</p> <p>However I chose option 2 as I do not want it wasted as storage or an office. It would be much more appropriate to have it used for functions or accommodation for functions.</p> <p>Concerns about disabled parking as this is the only way I can access the part of the park I bring my child to.</p>
<p>Option 2 also priority 1</p>
<p>The possibility of merging option 1 (community use) and option 2 (small weddings/events venue)</p> <ul style="list-style-type: none"> - catering for both these options: why not look at using Runshaw College's catering students (on apprenticeship[s] or just for experience). This would prevent the catering from being run by a larger company which could be costly to the person/party who would hire the venue. Using Runshaw College catering students would also keep with the local community aspect and provide them with experience/ a wage. <p>Income - by merging option 1 and option 2 there would be a more secure income for everyone involved due to the function space being used more wisely.</p> <p>Merging 1 and 2 would obviously mean moving the plan around however the success of this is most certainly a possibility.</p> <p>The planners would have to work together to develop a plan of space that takes into account option 1 and option 2</p>
<p>Will there be public access to the Council meeting on 16th October 2019 or is this a closed Cabinet meeting?</p>
<p>If it were possible a consolidation of all 3 options would be my preference. The use of rooms for use with the arts/performing arts - a real shortage of GOOD venues in the area.</p>
<p>Option 2 but more ambitious and making best use of the parks features such as gardens, drives, entrances, conservatory, Folly etc.</p>
<p>People use the businesses around the park. Such a shame if they were to go. Been coming to this park for another 50 years, child/adult</p>
<p>N/A</p> <p>As previously mentioned, consideration of the loss already established businesses.</p>
<p>Option 2 also priority 1</p> <p>No to the Wedding venue local place for local people</p>
<p>Option 2 - preference 1 as well</p>

Option 3 - NO

Option one is the only way forward. Why should the businesses have to relocate or close, including the Folly Coffee shop. Work with what you already have and develop the unused units to encourage new artisan business. New customers are here as the coffee shop has grown over the 3 years they have been open. I know this for a fact as XXXXXXXX run the Folly. You could be about to change 3 years of very hard work, that the folly is today. An overflow into the hall is what is needed so the Folly keeps its charm and quirkiness to create new snug areas and also have use of the unused toilet facilities they desperately need. Winter and rainy days mean turning away customers. Please consider this realistically.

- One of your staff suggested that capacity of the new hall would be more like 120
- Weddings at 60/yr seems a high forecast as this is a seasonal business
- I can imagine the "exclusivity" aspect of this option causing concern for casual users of the park.

Option 3 is very dependant in the consultants accuracy. In my experience this is always too high ie. it is unlikely the estimate will be achieved.

Option 3 - preference 3

I would only vote for option 2

In the interest of the public it seems clear to myself and all those I have discussed the matter with that option 1 will be the most beneficial to Leyland, it's residents and anyone else who enjoys Worden Park. The folly and other surrounding businesses contribute greatly to the welcoming atmosphere of the park and I understand that Peter Doyle has been a resident for over 30 years what is the proposal for these businesses if option 3 goes ahead? As the council ?I believe you owe the people who have helped develop the community of Leyland a duty and should utilise the money to allow them expand resultantly making Leyland a better place for all.

Option 2 - preference 1 as well

Regarding Worden Hall,

We consider a combination of options 1 and 2 would be the best scheme

- and why not include birthday celebrations a film club, amateur dramatic etc.? A joint project between a private partner and he council would be fine for this combined option provided it is not "exclusive". However it is a big building and if for example an organisation such as the Masons wished to keep part for their exclusive use this could be the basis of a reasonable arrangement with the Council.

We think that Option 3 is NOT good as it will mean a lot less general access for Leyland citizens/taxpayers. It is not practicable to have an "exclusive venue" without including all the current outbuildings and a chunk of the garden into a restricted access area. Leyland people see Worden as @their@ park and would resent extensive restriction.

Furthermore, there are more than enough "exclusive wedding venues" in Lancashire already.

The cafe , workshops and craft shops should not be used for accommodation but kept up and running for all to visit: both weekdays and particularly weekends. The council surely does not want to get rid of existing tenants? Also, the place would seem very very "dead" between weddings with nothing happening at the heart of the park!

It is sad that the delightfully stylish bar/conservatory area seems to be condemned in all options as it's the most attractive feature for the main building. It definitely had the "wow" factor for people looking around whilst we were there on Thursday 29th August.

<p>It's good that this consultation has taken place and it has been well put together: the attendant staff were very helpful. However my inner cynic wonders whether this consultation exercise will actually have an effect on the outcomes of the project.</p>
<p>It would be a great shame to dislodge the small businesses which are here currently. Also people enjoy having access to the courtyard to the cafe.</p>
<p>The increase in traffic on the park, which at the moment seems unregulated or policed would be a major concern. Also the loss of the Folly cafe would not be appreciated.</p>
<p>Option 3 preference 3</p>
<p>It is important to ensure community access to this building in South Ribble which is madly lacking at the moment</p>
<p>Thank you for consulting with your community</p>
<p>Option 3 -Preference 3</p>
<p>Community use, would mean that more space is created for the Folly meaning more customers can be seated during rush hours.</p>
<p>I feel the folly cafe would benefit from additional space as with growing numbers of customers we often struggle to find seats for everyone</p>
<p>I do think that the hall and the grounds have been used to the full potential of what it has to offer. I do believe that it was WELL PANNED (not made exclusive) it should and</p>
<p>Option 3 - preference 3</p>
<p>I do not think the Council should work with private providers on wedding venues/options 2 and 3 Wellington Park failed to attract.</p>
<p>Why were Purcell and Amion selected? How can the council be sure this is the best feasibility study/?</p>
<p>The first option - looses the least money. Proper management could turn this around for the council.</p>
<p>There is no guarantee that as a wedding venue(3) it would be viable. It would cost a lot of tax payers moneys to develop the site.</p>
<p>The park should be kept as it is.</p>
<p>Improvement to the hall area for the community and small businesses</p>
<p>I am concerned to hear that the previous administration had selected a preferred bidder to invest in and occupy the hall and I did not know anything about this.</p>
<p>Completely disagree</p>
<p>Option 1 gives me the idea that the folly cafe would benefit from the chance to possibly extend the cafe giving it more space. This benefits the public too.</p>
<p>Option 1 I feel the Folly would benefit from more space</p>
<p>I think option 1 is the best as it would provide extra space for the folly and benefit the whole community as it is a major part of the public</p>

Option 3 - preference 3

Q: Why is the beautiful conservatory being demolished?

1) My only choice is to retain the buildings for community use - Option 1

2) There seems to be a focus on creating a wedding venue and not enough attention has been paid to using the buildings imaginatively for the public. Do the consultants have a wedding business as well?

3) Do a further consultation and ask the public the ideas they have for community use.

4) Why has relocating the museum been excluded from the options? It would seem an ideal place for it in the park.

5) Worden Park is a fabulous asset to the South Ribble community. No part of it should be removed from the public domain

6) What will happen to the miniature railway of the hall area is reconfigured.?

7) Why weren't the consultants available to answer questions?

Option 3 - preference 3

- Keeping making the hall at least partially open to the community is very important.

- If current tenants need to move out to make the project financially sustainable. This should happen in a fair way with adequate notice and offer opportunity in the redeveloped venue or other locations locally also owned by the council.

The reason for my vote is that option 3 would remove existing businesses that I use on a regular basis, whilst the other 2 options are more community based.

Why on earth would you not keep the beautiful covered conservatory for use as a cafe - the girls at the Folly would have loved this space to run as a cafe and run it well - their cafe is dark and dingy but the food is excellent. This hall should be run for the community sole use - lovely rooms for people to use as workshops - soft play area for children and shelter in cafe in the rain.

Thursday 28 August - No consultants to answer questions. Did they chicken out? The demolition of the beautiful conservatory/work of art is shameful. Only a philistine would allow this. Why the obsession with weddings? A bit more imagination please. I have been sat with 3 strangers doing this and already between us we have come up with much

This is good news to reuse the building at Worden Park which belongs to the community of South Ribble.

Option 3 - is not viable in my opinion.

Question: Have all the security costs of running a commercial events space within the park been included in the estimates?

The information on the page regarding the previous market disposal initiative is complete news to me. I accept that this may be my own fault but I expect that there are a large number of people in South Ribble who knew nothing about it.

Option 3 assumes too much. South Ribble Council could well be placing a mill stone around it's neck with option 3 and have there any estimates been provided for building work?

I don't think you have given enough thought into other ideas or even asked for other thoughts

For option 2/3 to work you will need a very experience operator who has an incentive to make it work.

It will never become a national wedding venue as much as you want it to.

As an experience hospitality provider people will not travel the length of the country for venue as similar venues well established will be nearer to their home.

More wedding venues needed locally

If £3.7M available to invest I would choose option 1 and invest £2.1M in the worlds best companies generating a compounding 20% a year over the long term. E.g. in 10 years the£2.4M could grow to £14M This would lower a risk strategy.

Option 2 - also Priority 3

Option 3 is the only option that would not be to the detriment of the local taxpayers. The future of the hall should be run as a profit making business to secure the halls future.

Option 3 also priority 3

This is absolutely not for WOrden Park. This option will generate noise, drunkenness - Leyland already has curfew around Tesco and MacDonalds. Please consider the wildlife and children of Leyland. They do not need to witness/live with more alcohol selling venues

Option 3 also priority 3

Glad to see the options are open to discussion and transparency of process is helpful to allay any concerns of pre-judgment

I think the hall needs bringing back into use but prefer the option 1 as I am concerned that if it is run by a private company access to the park will be limited when events are being held. We walk in the park everyday and enjoy walking through the grounds.

As my husbands family were tenant farmers on land belonging to WOrden Estate. I strongly feel that option 1 and failing that possibility of combination of option 1 and 2 would be in the best interests of the people of Leyland. As that was the intention originally as was the Mayfield given to the people of Leyland and we all know what happened to that

Option 3 is the only viable one Worden Hall should fund Worden Park

Concerned re lack of plans to make all areas accessible . Please reinstate Marsden Theatre - a great loss

Do not pull down the conservatory

Best option was the one offer from the masons with community use.

Option 3 is also priority 3

Apart from hating option 3 my major concerns involve cars driving through the park. I find them dangerous and this will be more of a problem as electric cars are virtually silent. Also I am very worried about the increase in traffic on Shawbrook Road. Increasingly more and more cars, vans and big lorries are following their sat navs along Shawbrook Road thinking a) that they can get to the park and b) that they can drive through the park to Runshaw College etc. SOme of these cars drive far too fast. Families walk to the park this way and little children, some on bikes are very vulnerable. Vehicles are frequently stuck trying to turn around and churn up the green. Several times large vehicles get so bogged down they've had to call equally large vans to pull them out

I am please that Worden Hall will be brought back into use and whilst I have expressed my views on the favoured option my overriding concern is that whatever option is chosen is thoroughly investigated before implementation to ensure that it is not spent only for it to in a couple of years close due to it not being sustainable given the cuts to local authority funding and constant savings that they are under pressure to deliver.

With respect to all the options I have serious concerns about allowing more cars into the centre of the park than are allowed at the present time.

As far as I can see under present circumstances the following vehicles , craft shop owner vehicles, coffee shop owner vehicles, walled garden vehicles, model railway vehicles, disabled vehicles.

If even more traffic is allowed apart from the inconvenience to pedestrians on the park there are insufficient parking spaces to support increased activity.

To me it would be totally unacceptable to lose trees or current grassed areas to create additional parking spaces.