

## **Council Position Statement – Walton Park and Green Park**

The area of land classified as Walton Park and Green Park by the Home and Communities Agency (HCA) within their statement (CD4.19) is a site that was put forward at the earliest stage of the Site Allocations process and considered by the Council.

The Council does understand the reasons for the Home and Communities Agency (HCA) putting forward this site for residential development and have noted the Development Statement (March 2012). The Council have taken this into consideration. However as a result of assessing the site, it is the Council's view that this area of land is needed to provide a natural break/buffer between the existing built up area within Lostock Hall and surrounding areas rather than for development.

The site is an existing allocation in the current Local Plan and was identified in the 2010 Strategic Housing Land Availability Assessment as suitable for housing development and on this basis the Council understands that the site could potentially deliver a number of dwellings. However on balance, its need and inclusion within the Central Park allocation (Policy G6) is considered more appropriate, necessary and more importantly of benefit to the surrounding residential areas.

It is also important to note that the Central Lancashire Core Strategy identifies three Areas of Separation within South Ribble (Policy 19), to protect the built-up areas from merging. It also protects the land within its boundary from inappropriate development. Two of these areas are identified as Bamber Bridge and Lostock Hall / Walton Le Dale and Penwortham. The proposed Central Park is made up of these two particular areas, as defined on the Proposals Map.

There are a number of large housing allocations that are proposed in the Site Allocations DPD that are in very close proximity to the site in question and the Central Park allocation. There has also been a recent appeal decision on an adjacent site (Wateringpool Lane, site GG) which was allowed for approx. 79 dwellings; this was a site that the Council did not wish to allocate for development and for these reasons the council would not wish to see further housing allocations in this area.

The allocation of the Central Park is also considered important to ensure there is an appropriate balance between housing development (requirements will be met through the delivery of housing allocations on the appropriate sites) and the protection of the Borough's green infrastructure and open spaces.

The Council believe it is important to retain green infrastructure as important natural buffers between settlements and give opportunities for leisure and recreation within the built up area and on this basis the Council is committed to the creation of the park. The Park is to be a linear style park and the site in question is a key part of this linear designation which is situated at the most easterly point of the proposed central park allocation.

For all the above reasons the Council's view is that the site is inappropriate for a housing allocation within the Site Allocations DPD.