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## **NORTHERN TRUST**

INVESTMENT | DEVELOPMENT | REGENERATION

### **PRESS RELEASE**

**FOR IMMEDIATE RELEASE**

Date: 18<sup>th</sup> November 2010

# **INGOL PLANS PROVIDE NEW PUBLIC PARK FOR PEOPLE OF PRESTON AT NO COST TO TAXPAYER!**

As part of the outline planning application put forward by Northern Trust for the redevelopment of the former Ingol Golf Course, over 128 acres of private land will be opened up for public use. The area of land which is bigger than Moor Park will be properly managed and financially sustainable without costing the existing ratepayers of Preston. It represents the largest gift of private land for access by the local community.

Further benefits include:

- Existing woodland areas will be retained and improved
- Enhancement of wildlife habitats through new ponds, tree and hedge planting and creation of a wildlife conservation area securing the future for protected species
- A circular footpath/cycleway around the site, including a fitness trail, way markers, picnic areas and seating
- Provision for part of the Guild Wheel cycleway route and a traffic free extension towards the city centre
- New community facility/building
- New roundabout at the Lightfoot Lane/Wychnor junction

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### **OPEN SPACE MANAGEMENT PLAN**

Northern Trust has commissioned a detailed landscape and wildlife management plan by experts for submission to the Council for consideration as part of the planning application.

A Northern Trust spokesperson said **“We take very seriously the issue of the open space and recognise the concerns from residents about its future. The Management Plan is being drawn up at this stage rather than leaving it to later in the planning process as a demonstration of our commitment to ensure the open space will be managed responsibly both financially and technically to secure its long term use by the public.”**

To achieve a robust and enduring Management Plan Northern Trust will be liaising with a variety of local and national landscape and wildlife organisations including:

- The Lancashire Wildlife Trust
- Woodland Trust
- British Trust for Conservation Volunteers
- Lancashire County and Preston City councils

### **LOCAL SCHOOLS BENEFIT**

The proposal from Northern Trust is that all new residents will pay a service charge to cover the annual maintenance costs. This means no existing households will be expected to pay for upkeep of the park although they will be free to use it. It is hoped that local people will become involved in the actual running and maintenance through community groups and Northern Trust will welcome any approaches from such groups. The park and wildlife habitats will also provide schools with the opportunity to use the facilities for projects and educational purposes.

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### **ONGOING CONSULTATION WITH LOCAL & WIDER COMMUNITY**

Northern Trust officially launched a new DVD flythrough and displayed a model of the redevelopment of the site at an exhibition held on Preston Market last week. The display was a further commitment by Northern Trust to involve all sectors of the population in the ongoing consultation and was held to gauge the views of the wider communities of Preston on current housing and planning issues affecting the City and how these might be affected by the Ingol proposals.

The spokesperson commented **“Hundreds of people saw the exhibition and were given the opportunity to submit written comments. Over two thirds confirmed there was a need for more market and affordable homes in the area. The majority also believed there was not enough public parkland in Preston. There was an overwhelming view that the vision for Ingol affected these issues positively and 75% of the respondents supported the plans. As a local company that invests in the local area we are sensitive to the aims of local people. We note that through the Council’s Local Development Framework some people wish to see an area of open space retained between the Ingol/Tanterton and Greyfriars areas. As part of the continued consultation process we felt it was important for people to see with their own eyes how our proposal will ensure this can be achieved and, through the finances secured through the new housing, be secured for the future. We are pleased the application is gaining support with positive feedback received showing an understanding of the wider benefits the proposals represent for Preston.”**

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The proposal has evolved through Northern Trust continuing to work closely with the local authorities, wider communities and key stakeholders which has resulted in the number of proposed houses being reduced by almost 15%. Under the outline plans less than a quarter of the site will be developed with housing and part of the site has been identified for a new community facility. Out of the 550 new homes, approximately 20% will be affordable with the aim of helping first time buyers onto the property ladder.

The spokesperson continued **“The DVD fly through can be seen on the Ingol Vision website ([www.ingolvision.co.uk](http://www.ingolvision.co.uk)). It shows how the proposals would bring back into use a redundant and currently private site to provide new homes and 128 acres of public open space.”**

Northern Trust is still keen to hear views and welcome suggestions on what the community facility could provide.

For more information and to view the fly through video please visit the dedicated website [www.ingolvision.co.uk](http://www.ingolvision.co.uk).

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