



Civic Centre, Riverside, Stafford
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Dear Members

Cabinet

A meeting of the Cabinet will be held on **Thursday 7 October 2021 at 6.30pm** in the **Craddock Room, Civic Centre, Riverside, Stafford** to deal with the business as set out on the agenda.

Please note that this meeting will be recorded

Members are reminded that contact officers are shown at the top of each report and members are welcome to raise questions etc in advance of the meeting with the appropriate officer.

A handwritten signature in black ink, appearing to read "I. Curran".

Head of Law and Administration

CABINET - 7 OCTOBER 2021

Chair - Councillor P M M Farrington

A G E N D A

- 1 Minutes of 2 September 2021 as circulated and published on 3 September 2021
- 2 Apologies
- 3 Councillors' Question Time (if any)
- 4 Proposals of the Cabinet Members (as follows):-

Page Nos

(a) LEISURE PORTFOLIO

- (i) Creating a Destination Park and Visitor Attraction in Stone and updating Stone Leisure Strategy 3 - 21

Membership

Chair - Councillor P M M Farrington

- P M M Farrington - Leader
- R M Smith - Deputy Leader and Resources Portfolio
- J M Pert - Community and Health Portfolio
- J K Price - Environment Portfolio
- F Beatty - Economic Development and Planning Portfolio
- C V Trowbridge - Leisure Portfolio

ITEM NO 4(a)(i)

ITEM NO 4(a)(i)

Contact Officer:	Sally McDonald
Telephone No:	01785 619330
Ward Interest:	St Michaels and Stonefield, Walton
Report Track:	Cabinet 07/10/21 (Only)
Key Decision:	Yes

**SUBMISSION BY COUNCILLOR C V TROWBRIDGE
LEISURE PORTFOLIO**

**CABINET
7 OCTOBER 2021
Creating a Destination Park and Visitor Attraction in Stone and updating
Stone Leisure Strategy**

1 Purpose of Report

- 1.1 To provide an update on progress on delivering the Stone Leisure Strategy including investment of £1.5 million in the development of a destination park and visitor attraction at Westbridge Park.

2 Proposal of Cabinet Member

- 2.1 That Cabinet notes the progress made to date in delivering the Stone Leisure Strategy.
- 2.2 To grant permission to spend the previously allocated sum of £1,212,000 and, subject to Council approval, an additional sum of £536,220 on delivering a Destination Park for Stone, enhanced facilities at Stone Hockey and Rugby Club and Alleyne's School as part of the Stone Leisure Strategy as outlined in 5.18.
- 2.3 That delegated authority is granted to the Head of Development, in consultation with the Stone Leisure Board and the Stone Ward Members to progress the project as follows:
- (a) To approve spend and estimated costs within the approved budget
 - (b) To approve the specification and any final design(s)
 - (c) To apply for any required planning and other regulatory consents

- (e) Run compliant procurement exercises with the assistance of the County Council's procurement team in accordance with the Council's internal procurement regulations
 - (f) To enter the required contract(s) with a chosen provider(s)
 - (g) To manage/oversee the project to completion.
- 2.4 To transfer £80,000 of the existing capital budget allocation to revenue to meet the costs of consultancy, surveys and design fees to progress the project.
- 2.5 To approve the upgrading of car parks as laid out in 5.10 with income generated helping to pay for the maintenance of the park and its new facilities.
- 2.6 To approve the increased Open Space Officers presence at Westbridge Park including the provision of a new building with future income generated being helping to pay for the maintenance of the park and its new facilities as set out in 5.11.

3 Key Issues and Reasons for Recommendation

- 3.1 At its meeting on 14 December 2014 Council considered a report to approve an overall strategy for new leisure provision in Stone. The key elements of this strategy included
- A new leisure centre at Westbridge Park
 - New play facilities at Westbridge Park particularly aimed at older children and teenagers which would become a destination for the wider Stone/Walton Community
 - Upgrade of the existing artificial turf pitch at Alleyne's
 - The decommissioning of the Alleyne's pool and its conversion to a sports hall
 - Improvements to Walton Common
- 3.2 This report provides an update on the delivery of the vision set out in the Stone Leisure strategy to date, changes to identified need for facilities and outlines the proposed next steps and budgetary provision. This comprehensive package of investment will ensure that Stone has high quality leisure and recreation facilities that meet the needs of residents and visitors alike, making a significant contribution to the Council's objective of providing high quality places for residents and maximising our visitor offer for Stone.

4 Relationship to Corporate Business Objectives

- 4.1 This project will help to deliver the Council's Corporate Business Plan 2021 – 2024 key objectives set out below:

Corporate Business Objective 1: To deliver sustainable economic and housing growth to provide income and jobs by delivering key projects and infrastructure proposals that will promote economic growth and investment for the Borough

Corporate Business Objective 2: To improve the quality of life of local people by providing a safe, clean, attractive place to live and work and encouraging people to be engaged in developing strong communities that promote health and wellbeing.

Corporate Business Objective 3: To tackle Climate Change by implementing our Climate Change and Green Recovery objectives.

5 Report Detail

Delivery of Stone Leisure Strategy

- 5.1 Westbridge Park is the gateway to Stone Town Centre from the A34 and the Trent and Mersey Canal. Stafford Borough Council has already built a new leisure centre and swimming pool on the site and this report sets out proposals for an exciting destination park and major improvements in the leisure offer for Stone and its surrounding communities.

Stone is famous for being a canal town and the new destination park, framed between the canal and the River Trent will create a gateway to the canalside and the town centre. The park is only a few minutes walk from Stone Town Centre and will be a focal point for local people and visitors to enjoy the town and its surrounding countryside. The park will also encourage the many people who pass through the town on narrowboat holidays to stop and visit Stone.

The Council has set out an ambitious vision and programme of works to transform the leisure offer for Stone, recognising that at the time there were deficiencies in leisure provision in Stone. The report agreed by Cabinet in 2014 proposed a comprehensive leisure strategy for Stone built around a series of key principles:

- Meet as far as possible the key deficiencies in Leisure provision which have been identified, with a view to giving residents of Stone and the surrounding villages facilities;
- Put forward a package of proposals which are affordable, accepting that without some form of enabling development, the full package of proposals including a new leisure centre cannot go ahead;

- Seek to minimise the impact of any new development on the Council's Revenue Budget
 - Meet the concerns of Stone residents arising from the previous consultation concerning the loss of green space at Westbridge Park and the impact of the development on both the environment of the Park and its value as a location for community events
 - Work with Alleyne's Academy to adapt the existing facilities at Alleyne's for school and community use.
- 5.2 The Council has made significant progress to deliver the objectives of this strategy and the Council is working to bring forward the next phase of this work, including the development of destination play and leisure facilities as part of the ongoing transformation of Westbridge Park, as well as progressing other elements of the strategy. As part of the overall vision for leisure provision in Stone, the Stone Leisure Centre was officially opened in 2019 which fulfilled the Council's ambitions to provide a six lane 25 metre swimming pool, gym and fitness studio under one roof in Stone. The redevelopment of the site necessitated in the relocation of the Guide hut. A brand-new facility Girl Guide Headquarters building was provided in 2019.
- 5.3 The next phase in the redevelopment of Westbridge Park to create a new destination park will form a key element of the overall leisure, tourism and visitor offer for Stone, with ready access to the canal and the town Centre, providing accessible walking and cycling routes linking together Stone's key assets and supporting the Council's objective to support and grow the visitor economy as well as supporting local businesses and providing an high-quality outdoor environment designed to enhance the health and wellbeing of residents and visitors alike.
- 5.4 In August 2017 Redkite Network Limited were procured to formulate consultation and development plans for outdoor leisure facilities in Stone. This included an open space assessment of suitable areas in Stone which was carried out in January 2018. It was determined the most appropriate space to develop as a destination park, events space and football facility was Westbridge Park. The consultation plan identified a two phased public consultation and phase 1 was undertaken in February and March of 2018. The Phase 1 consultation sought views from stakeholders and residents on their priorities for the park. The issues, ideas and trends raised in the stakeholder workshops, surveys and other communications alongside the technical site analysis informed the development of the draft concept design. The second phase of the consultation was completed in July/August 2018 and views on the concept design were sought. All background papers available on the webpage www.staffordbc.gov.uk/westbridgeparkconsultation.

5.5 From the consultation the following vision for Westbridge Park was set out:

'Westbridge Park: A contemporary country park for Stone, providing: innovative and daring play; regional outdoor event facilities; rich habitats and wildlife along the River Trent corridor; canal-side public gardens; and a connected community resource for informal recreation.'

5.6 The new destination park will provide enhanced facilities for children of all ages and reflect their requirements and culture. A dedicated wheeled sports area and ball court will be provided. The community park will offer opportunities for active adults with outdoor gym facilities and walking/ running routes with distance markers. There will be opportunities for families and friends to meet with seating and picnic areas throughout the site.

Westbridge Park provides an important space for visitor and community events, including the annual Food and Drink Festival. The design of the park incorporates this important space and the existing football provision.

5.7 The park is situated alongside the canal and connects Aston Marina with the town. Within the park will be increased opportunities for the promotion of wildlife and enhancements to biodiversity that will connect to the existing offer at Crown Meadow.

5.8 Since the opening of the new facilities at Westbridge Park there has been an opportunity to review the working arrangements of the site and consider the most appropriate location for the outdoor leisure provision. Work has been ongoing in consultation from officers across the Council to provide an updated design which will be subject to a further consultation exercise. The design refresh will address concerns over recent issues of anti-social behaviour on the site to ensure users of the park feel safe and the facilities are overlooked.

5.9 Due to the size and nature of the facility and its proximity to the town's conservation area and river and canal it will be necessary to gain planning permission for the new facilities. Further consultation will be required with the Environment Agency.

5.10 Car Parking – the new facilities that are being provided at Westbridge Park will attract an increasing number of visitors, some of whom will travel to the park by car. The existing surfaces to the car parks adjacent to the Canoe Club and Scout Hut are of a temporary nature and will need to be upgraded to accommodate their increased usage, and to provide improved parking for users of the park. The council will enhance the car parks on site to make them clean, safe and easy to use. We will introduce modest charges for the use of the car parks to help ensure that spaces are available for visitors to the park to use. The charges will be at a level that are affordable to encourage people to stay and enjoy the park. Income from the improved car parks and the kiosk will help to pay for the maintenance of the park and its new facilities. The Leisure Centre Car Park is primarily intended for its members who enjoy free parking there and the charges for non-members using this car park are set by Freedom Leisure. Parking at the Canoe Club will remain free for its members

when they are taking part in club activities. Marks and Spencer manage their car park which is currently free to shoppers (with restrictions).

5.11 Open Space Officer facilities – the increased usage of the new facilities at Westbridge Pak will necessitate the provision of an increased Open Space Officer presence to provide on-site management, supervision, and maintenance. It is therefore recommended that a new building is provided on site to accommodate the existing Open Space Officers who also provide their services at Stonefield Park. The new building on site in addition to providing an office and welfare facilities for the Open Space Officers will house public toilets for the users of the park, and a small retail kiosk serving basic confectionary etc. The kiosk would potentially generate further income that alongside income from future events that are staged in the park could help pay for the future management of the park and the new facilities.

5.12 In addition to the proposed transformation of Westbridge Park, the other elements of the Stone Leisure Strategy have been subject to review and an update on these is provided below.

5.13 **Stone Hockey and Rugby Club**

On disposal of a portion of the Council's land at Tilling Drive, the Council undertook to ensure that the required pitch size, to accommodate the needs of the team currently using the Tilling Drive site, will continue to be available and that the team will not be displaced. In addition it was agreed that as a condition of the Planning Permission for the development at Tilling Drive, compensatory pitch provision will be provided at Stone Hockey and Rugby Club and this provision will be completed and available for use prior to the development being brought into use. This has been provided through a grant agreement through which the Council provide a grant of £200,000 to Stone Hockey and Rugby Club for the relocation of an electricity line and supporting pylon and the laying out of the pitches, with any remaining money being available to the club to put towards the construction of a new clubhouse with changing facilities which they have planning permission for. The works to relocate the electricity pylon have been completed at a cost of £45,180 leaving a balance of £154,820.

5.14 **Alleyes**

The Council has earmarked £430,000 as its contribution to the decommissioning of the pool at the school. The refurbishment of the former pool building will be commissioned by the school and the new facility will be available for community use outside school operating hours. Discussions are currently taking place between the Council and the school on updating the Community Use agreement. A report on the existing Astro Turf pitch has recently been commissioned which found that it was in good condition. Recommended maintenance has been completed (from within existing budgets) which will extend its useful life, and further improvements are planned for the netting and goal posts. The Council has also funded

refurbishment and decoration of the sports hall changing rooms that has recently been carried out.

5.15 **Walton Common**

The enhancements originally identified in the Stone Leisure Strategy in 2014 have been reviewed and it has been concluded that they are not currently required due to lack of demand in the Stone area. There is only one pitch at Walton Common which is limited in size by existing roadways. The existing provision is adequate to meet the current need.

Governance

- 5.16 In order for the outdoor leisure elements of the project to be progressed in a timely fashion it is proposed that the Stone Leisure Board is re-established to oversee progress.

Funding Strategy and Budgetary Provision

- 5.17 Part of the overall funding strategy to deliver the Stone Leisure Strategy included the disposal of a parcel of land at Tilling Drive with the proceeds ring-fenced to deliver the strategy. It was agreed a number of enhancements would be carried out at Tilling Drive and these are set out in TABLE 1 below:

TABLE 1 Tilling Drive Improvements

Item	Detail	Progress	Cost to Project
Tilling Drive Play Area	Refurbishment	Refresh of play area	£15,000
Tilling Drive Car Park	Refurbishment	Full construction tarmac finish funded by LNT	Nil
Fence	Fence Works	Remove much of existing fence and realign	£20,000
Changing Rooms	Refurbishment	Repair facilities	£10,000
Playing Fields	Make Good	Following removal of access route make good playing field – funded by LNT	Nil

- 5.18 The budget available for the Stone Leisure Strategy is £1,905,600. Of this £693,600 already has a permission to spend with the balance of £1,212,000 requiring a permission to spend approval. In addition, Cabinet are asked to allocate a further £536,220 from the sale of Tilling Drive and S106 monies from development in Stone to the project to deliver the full range of items included in this report. This would then give a total budget of £2,441,820. The funding sources for the additional allocation is set out in table 2 below:

TABLE 2 Unallocated Items and require Permission to Spend

Item	£	S106 Purpose
Capital Receipt	138,460	The balance of the capital receipt from sale of Tilling Drive. Not yet received
S106 09/12911/OUT	157,620	The provision off-site of new or improved open space
Unreceived S106's in Stone		
13/19002/OUT 19/30440/REM	212,080	Sports Court Contribution for court or hall provision within the catchment.
13/19002/OUT 19/30440/REM	28,060	ATP within the catchment area
TOTAL	536,220	

TABLE 3 Total Proposed Budget

Item	£
Current funding Stream	693,600
Allocated – permission to spend required	1,212,000
Unallocated Table 2	536,220
PROPOSED TOTAL BUDGET	2,441,820

- 5.19 The unreceived S106 contribution relating to planning application 13/19002/OUT and 19/30440/REM as identified in Table 2 in 5.18 relates to a residential development of 302 houses at Walton Hill Residential West of Longhope Drive in Stone. The trigger point for receiving the S106 contribution is on completion of 50% of the dwellings. At 1 April 2021 78 homes had been completed on the site. Further investigations have shown that a further 22 homes are now completed and it is expected that the 50% trigger point (151 houses) will be met by June 2022. The delivery of the Stone Leisure Strategy projects is estimated to be 2022/3 and therefore the contribution should be received before the Council is required to release any funds which substantially reduces the financial risk to the Council.
- 5.20 The total proposed budget available toward this scheme as identified in Table 3 in 5.18 is £2,441,820. The following commitments are identified to be funded as part of this project:

TABLE 4 Stone Leisure Strategy Spending Commitments

Details	Amount
Tilling Drive Improvements (Table 1)	£45,000
Tilling Drive Allotments (works to be agreed with allotment holders)	£10,840
Off-Site works at Stone Hockey and Rugby Club	£154,820
Alleynes Former pool contribution	£430,000
Alleynes ATP improvements	£20,000
Westbridge Destination Park	£1,515,180
Contingency	£265,980
BALANCE	£2,441,820

5.21 The table below identifies the breakdown of costs within the Destination Park project at Westbridge Park.

TABLE 5 Destination Park Breakdown of Costs

Details	Amount
Play Facilities and Park Infrastructure	£1,196,180
Improvements to Visitor Car Park	£124,000
New toilets, kiosk and Open Space Officer facility building on site	£115,000
Design/Planning Revenue Costs up to	£80,000
TOTAL AVAILABLE FOR DESTINATION PARK	£1,515,180

5.22 The project will be procured as a design and build contract on a fixed price basis and will be undertaken through Staffordshire County Council's procurement section. The contract will be let on a two staged basis. The successful supplier will prepare and submit the planning application and the contract will only proceed subject to permission being granted.

6 Implications	
<p>6.1 Financial</p>	<p>The remaining budget for the Stone Leisure project in the capital programme is £1,905,600. Of this, £693,600 already has a permission to spend. This report seeks permission to spend the remaining £1,212,000 of the original Stone Leisure budget allocation of this budget, the report asks for £80k to be set aside for revenue expenditure. Given the resources within the existing budget, this is feasible.</p> <p>Following the finalisation of the sale of Tilling Drive there has been an additional receipt above that envisaged of £138,460 which as set out in paragraph 5.18 it is intended to be spent in this area. Of the Tilling Drive receipt, the Council has yet to receive the final £257,000 subject to resolution of a planning condition.</p> <p>The report also asks that Cabinet allocate and give permission to spend £157,620 from S106 receipt 09/12911/OUT to the project. It also seeks permission to allocate and spend £240,140 of S106 monies which the authority has not yet received. As set out in paragraph 5.19 although these have not been received it is envisaged that the trigger point for home building will be met during 2022/2023 financial year.</p>
Legal	Legal services will be required to draw up and complete the works contract with the chosen contractor
Human Resources	Nil
Human Rights Act	Nil
Data Protection	All consultation responses will adhere to General Data Protection Regulations.
Risk Management	Future risks will be formally assessed as a part of the overall Project Management
<p>6.2 Community Impact Assessment Recommendations</p>	<p>Impact on Public Sector Equality Duty: In relation to the development of destination play and leisure facilities as part of the transformation of Westbridge Park, the following impacts on PSED were identified with mitigations/recommendations:</p> <p>Age Play facilities will be designed for distinct age groups appropriate to physical and</p>

	<p>developmental needs and capabilities, including parental/carer interaction and supervision. Provision for active adults including independent, group and facilitated exercise, activities and events space has considered the needs of people across the age spectrum and allows for intergenerational use of the space.</p> <p>Disability Infrastructure providing access and movement around the facility is designed in such a way to be inclusive of people with a range of needs and abilities. The space will be designed with the principles of Dementia Friendly Communities incorporated. Sensory needs will be met with the use of colour, textured surfaces, accessible and easy read signage. Parking provision and charging strategies will take account of the needs of people with disabilities, including blue badge holders.</p> <p>Gender reassignment The needs of people who are transitioning will be considered in respect of the development of a kiosk including public welfare facilities.</p> <p>Pregnancy/maternity Access and movement infrastructure, welfare facilities and car parking provision will take account of the needs of pregnant mothers and people visiting the site with very young children.</p> <p>Wider Community Impact: A full CIA (attached as an APPENDIX) has been carried out and deals with the impacts, both positive and negative on a wide range of community members. There are significant benefits to local residents, visitors and park users in the transformation of Westbridge Park, whilst mitigations/recommendations have been made to reduce potential risks.</p>
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Previous Consideration - Cabinet - 14 December 2014 - Minute No CAB 46 and 47/14

Background Papers - File available in Development



Landscape Architecture
Ecology | Greenspace



WESTBRIDGE PARK 2021

Revised Concept Masterplan - Community Impact Assessment: Executive Summary

STAFFORD BOROUGH COUNCIL | September 2021







1.0 Introduction:

- 1.1** This document presents the Executive Summary concluding the Community Impact Assessment (CIA) representing the potential **impacts, risks and benefits** of the development proposals for play, fitness and recreational facilities at Westbridge Park, located at the gateway of Stone, Staffordshire (the Project) on resident's health and wellbeing. Please refer to the CIA report (date of issue v2 2021.09.27) for detail. This identifies actions that will either **lessen the risk** of the project or **maximise the benefits** and will also help formulate mitigating factors whereby risks may be balanced out to an extent by the benefits.
- 1.2** Incorporating a health and wellbeing assessment as one of the outputs for shaping the project supports the Council's key objective identified in the 'Corporate Business Plan 2021- 2024': "To improve the quality of life of local people by providing a safe, clean, attractive place to live and work and encouraging people to be engaged in developing resilient communities that promote health and well-being".
- 1.3** This Executive Summary is written by Red Kite Network Ltd, a Shropshire based landscape architecture, ecology and greenspace consultancy.

2.0 Final Checklist

2.1 Prior to submitting the CIA, the following actions on the checklist below have been completed to ensure the Client team/ SBC Cabinet that the CIA process has been undertaken appropriately.

Checklist	Action Completed	Comments/Actions
The project supports the Council’s Business Plan and priorities.	✓	Capital improvement schemes are prioritised objectively in line with the Outcomes of the Strategic Plan.
It is clear what the decision is or what decision is being requested.	✓	Approval by Cabinet is required.
For decisions going to Cabinet, the CIA findings are reflected in the Cabinet Report and potential impacts are clearly identified and mitigated for (where possible).	✓	A full CIA has been completed and the Executive Summary will be included in the Cabinet Report.
The aims, objectives and outcomes of the policy, service or project have been clearly identified.	✓	The aim of the project is to help deliver the outcomes of the Corporate Business Plan 2021- 2024
The groups who will be affected by the project have been clearly identified.	✓	The groups affected are summarised in the CIA.
The communities that are likely to be more adversely impacted than others have been clearly identified.	✓	The communities affected are summarised in the CIA
Engagement / consultation has been undertaken and is representative of the residents most likely to be affected.	✓	Data and assessment from consultation undertaken by the Client team and Red Kite Network Ltd in the summer months of 2018. This was presented in more detail in the Consultation and Concept Masterplan reports issued prepared by Red Kite Network Ltd and issued to the Council in August and October respectively.

<p>A range of people with the appropriate knowledge and expertise have contributed to the CIA.</p>		<p>A broad range of stakeholders were involved in face-to-face consultation and active workshops were undertaken during consultation phases 1 and 2. This included schools, youth club, residents, park users, relevant SBC officers, ward Councillors, and Head of Services all with specific interest in Westbridge, and their comments were captured, contributing to the CIA.</p>
<p>Appropriate evidence has been provided and used to inform the development and design of the project. This includes data, research, engagement/ consultation, case studies and local knowledge.</p>		<p>All of which has been undertaken</p>
<p>The CIA evidences how the Council has considered its statutory duties under the Equality Act 2010 and how it has considered the impacts of any change on people with protected characteristics.</p>		<p>The Equality Act 2010 has been considered when producing the CIA.</p>
<p>The next steps to deliver the project have been identified.</p>		<p>As indicated in the Consultation Plan. SBC are to determine the relevant procurement strategy to undertake the work.</p>

3.0 The Executive Summary

3.1 The Executive Summary is intended to be a collation of the **key issues and findings** from the CIA and other research undertaken. This should be completed **after** the CIA and research has been completed. The summary is structured using the headings on the left that relate to the sections in the **CIA template**. Where no major impacts have been identified, N/A is stated.

	Which groups will be affected?	Benefits	Risks	Mitigations / Recommendations
PSED – What are the impacts on residents with a protected characteristic under the Equality Act 2010 ? <i>Highlight any concerns that have emerged as a result of the equality analysis on any of the protected groups and how these will be mitigated. It is important that Elected Members are fully aware of the equality duties so that they can make an informed decision and this can be supported with robust evidence.</i>	There are identified benefits from the proposed project that can be associated to 11 different groups indicated in the CIA within the Westbridge Park community. All ages with or without a Disability whether independent or cared for.	Improvements to play and fitness facilities, access and community amenity all of which will be compliant with Equality Act 2010.	Ultimately risks will be assessed at the RIBA 4 design and delivery stage; but a failure to provide all mobility and ability appropriate activities and furniture; and a failure to select age-appropriate activities and furniture in comfortable, secure and supportive settings could alienate residents with a protected characteristic.	P1 and P2 consultation has directed the selection of equipment and furniture and placement. Further Consultation with the Leisure Centre will ensure complementation of the facilities with the outdoor gym and MUGA.
Health and Care – How will the project impact on residents’ health? How will the proposal impact on demand for or access to social care or health services?	Positive impact for all user groups on mental health, wellbeing, healthy lifestyles, and fitness; reduction in isolation, obesity and distraction from risky behaviours; supporting sufferers of dementia; users with sensory impairment, issues	Improvements in play, fitness facilities and access routes and path infrastructure connecting to Stone and wider green space network, will increase physical activity and support mental health; reduction in obesity levels and isolation; exercise to	Risks will be assessed at the RIBA 4 design and delivery stage. Successful improvements could result in increased traffic, resultant pollution and incident of pedestrian safety. The project could attract more visitors alienating certain users.	Benefits could be maximised by linking with various stakeholders to utilise the site. Road Safety Audits will be completed as appropriate, with new crossing point opposite M&S. Dog fouling signs, restrictions and adequate bins installed. Mix facilities to minimise dominance of certain age groups and enhance

	<p>with mobility and the senior community in reducing potential incident for accidents and falls; and benefits through encouraging social cohesion.</p>	<p>reduce incidence of accidents and falls. Potentially supporting green prescribing. Planting to contribute to cooling effect in urban environment; tackle atmospheric pollution; and enhance wellness through contact with nature.</p>	<p>The numbers of dog walkers could increase the incidence of dog fouling.</p>	<p>surveillance with presence of a new Park Ranger building and additional CCTV cameras. Appropriate facilities for all. Dementia friendly landscape principles adopted.</p>
<p>Economy – How will the project impact on the economy of Stone or impact on the income of Stone residents?</p>	<p>Positive impact on economic growth of tourism, fitness, event creation, local businesses and outlets close to Westbridge Park or on employers of residents. Westbridge Park will potentially become a more desirable place to live, house prices may improve and potentially impact on income through improvements in health of employees and Stone being a better place to live in, and from better health and wellbeing of residents.</p>	<p>Supports LEP and Local Plan objectives by delivering workforce health through encouraging fitness, sport and walking. A more pleasing environment to sell to visitors/ customers to local shop/businesses. Potential entrepreneurial businesses could off spin from tourism, Personal Training and enhanced attraction of Westbridge Park.</p>	<p>Risks will be assessed at the RIBA 4 design and delivery stage; but successful improvements could result in more noise generation, anti-social behaviour and alienation, meaning Westbridge Park is not such an attractive place to be.</p>	<p>Benefits could be maximised by promoting the Site to surrounding stakeholders.</p>

<p>Environment – How will the project impact on the physical environment of Westbridge Park?</p>	<p>Positive impact for all with improvements in visual amenity, biodiversity, air quality, and mitigating climate change. Ensure Biodiversity Net Gain is achieved through the vision for Westbridge Park.</p>	<p>The project through installation of footpaths connecting to Stone and wider green space network could encourage more people to walk reducing local traffic. Development proposal will hopefully result in the local community not requiring travelling to an alternative better equipped site. Improvements to public realm, aesthetics, biodiversity, habitat creation & meadow management.</p>	<p>Ensure increased visitor footfall does not erode existing biodiversity and increase traffic resulting in emissions. Risks will be assessed at the RIBA 4 design and delivery stage.</p>	<p>Maximise tree, hibernacula, scrub, and wildflower planting. Reassess benefits upon maturity.</p>
<p>Localities / Communities – How will the project impact on Stone as a community?</p>	<p>Positive impact for all by strengthening the community, health and fitness levels and supporting the user groups identified presenting a vibrant, dynamic and safe gateway into Stone. Improving social cohesion, multi-generational activity and space to gather for events.</p>	<p>Improving community safety and perceived fear through enhanced surveillance with better access and improved facilities attracting more people to site. Reduction in anti-social behaviour. Encouraging walking and more sustainable transport means to get to the shops and facilities or work/school.</p>	<p>Risks will be assessed at the RIBA 4 design and delivery stage; but successful improvements could result in more noise generation, anti-social behaviour.</p>	<p>Benefits can be maximised by promoting the use of the space for events and walking routes to Stone and the wider green space network. Mix facilities to minimise dominance of certain age groups and enhance surveillance. Ensure design supports Covid friendly best practice and provides opportunities is lockdown prevails.</p>

Document Control

Item	Date	Name	Position	Approved
Status: RIBA 3	19/09/2021	A. Millen	Senior Landscape Architect	[REDACTED]
Review		N. Healy	Director	[REDACTED]
Client issue	20/09/2021	A. Millen	Senior Landscape Architect	[REDACTED]
V2	27/09/2021	A. Millen	Senior Landscape Architect	[REDACTED]