

Introduction and background



Welcome to the digital exhibition for the Tame Valley Park, a new community space that could deliver opportunities for walking, cycling, running, allotments and much more on the site of the former Hartshead Power Station and Millbrook Sidings.

We submitted a planning application to try and resolve the legacy issues in 2011 but this was too complicated, and it didn't provide certainty in terms of long-term ownership and the viable operation of new open spaces.

We re-consulted the community in 2017 with a more focused proposition that deals with the land that Casey owns and controls and more clarity on the operation of the park and the homes that would enable the park to be delivered.

The key messages from the 2017 consultation were:




- 72% of those that took part said that their priority was for a new park with a sustainable management plan.
- 59% said they supported the principle of regenerating the Tame Valley.
- The lowest priorities were the provision of new homes and the retention of former buildings but 41% said they would be more favourable about housing if it was delivered at the same time as the park.
- There was a general distrust that the park would not be delivered as well as the homes.




Through this exhibition, we will demonstrate how we have listened to the community's views from the previous consultation and put forward a comprehensive plan to deliver the Park and a sustainable management plan together with changes to the enabling residential proposals. This would represent a substantial investment in the area and create a unique asset for the community, so we are hugely excited about its potential for Stalybridge and the surrounding area.

Once you have taken the opportunity to review the following exhibition boards, we would appreciate it if you could take the time to complete the feedback forms that are located on the website [here](#). Alternatively, this can be downloaded and emailed back to the consultation team via info@tamevalleypark.co.uk.

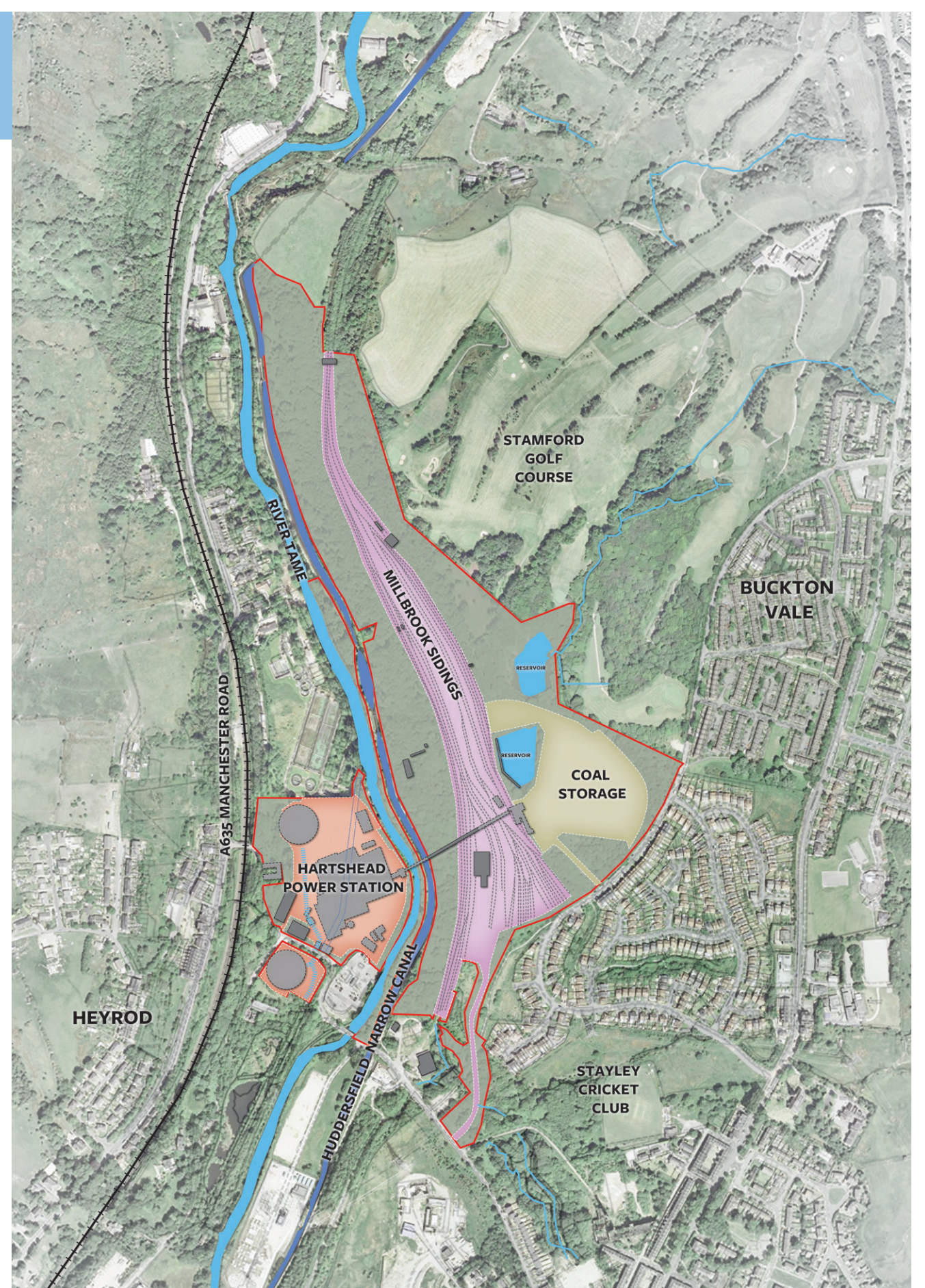
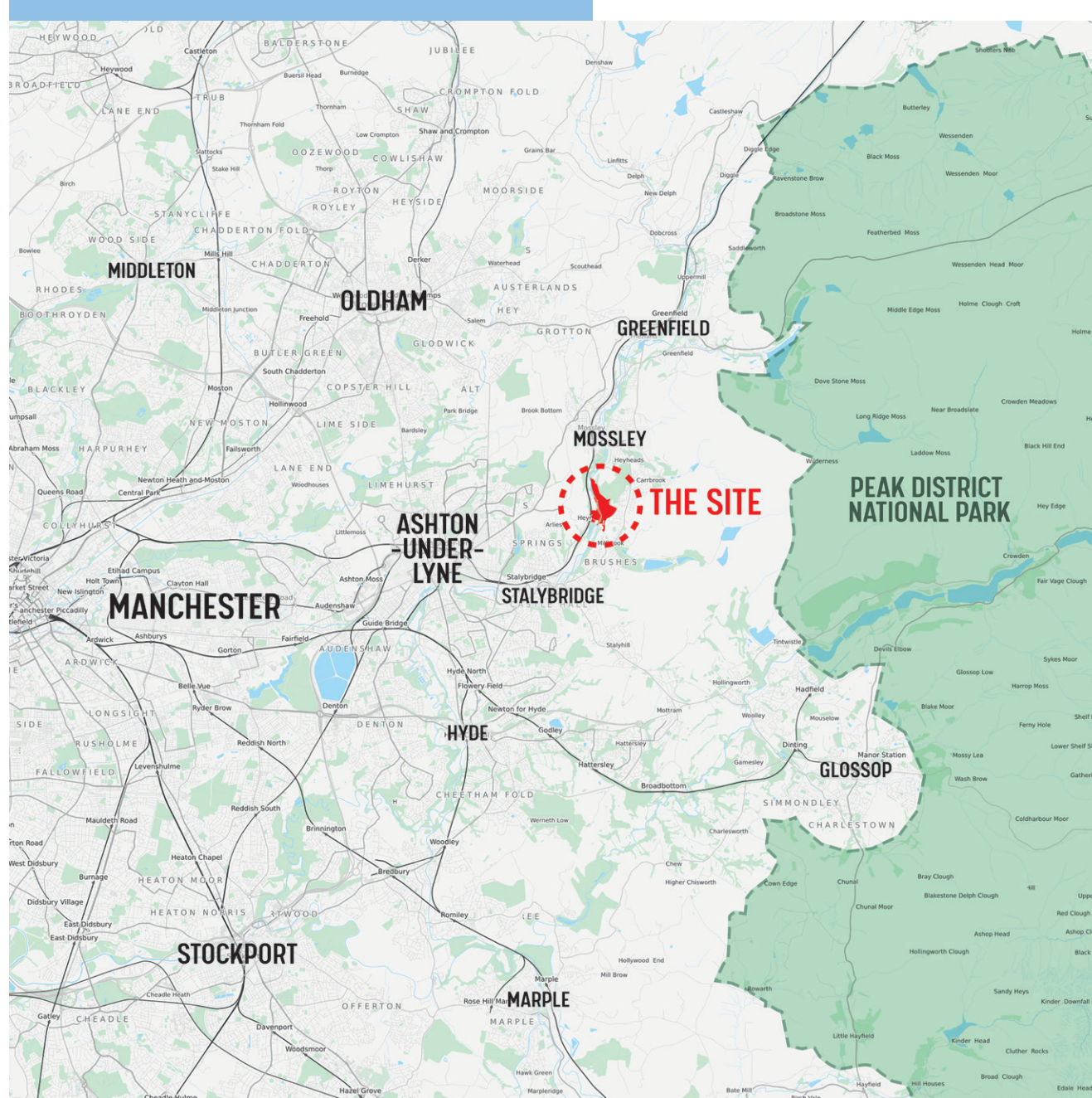
We will be holding three live Q&A's with the project team on;

- | | | |
|---|--|--|
|  Tuesday
2nd February 2021
8am till 12noon |  Wednesday
3rd February 2021
11am till 3pm |  Thursday
4th February 2021
4pm till 8pm |
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In the meantime, if you have any questions, please contact the team on tamevalleypark@grayling.com or on **07714 307 976** (available 9am to 6pm Monday-Friday, if you leave a message we will get back to you as soon as possible)

 Understanding the site

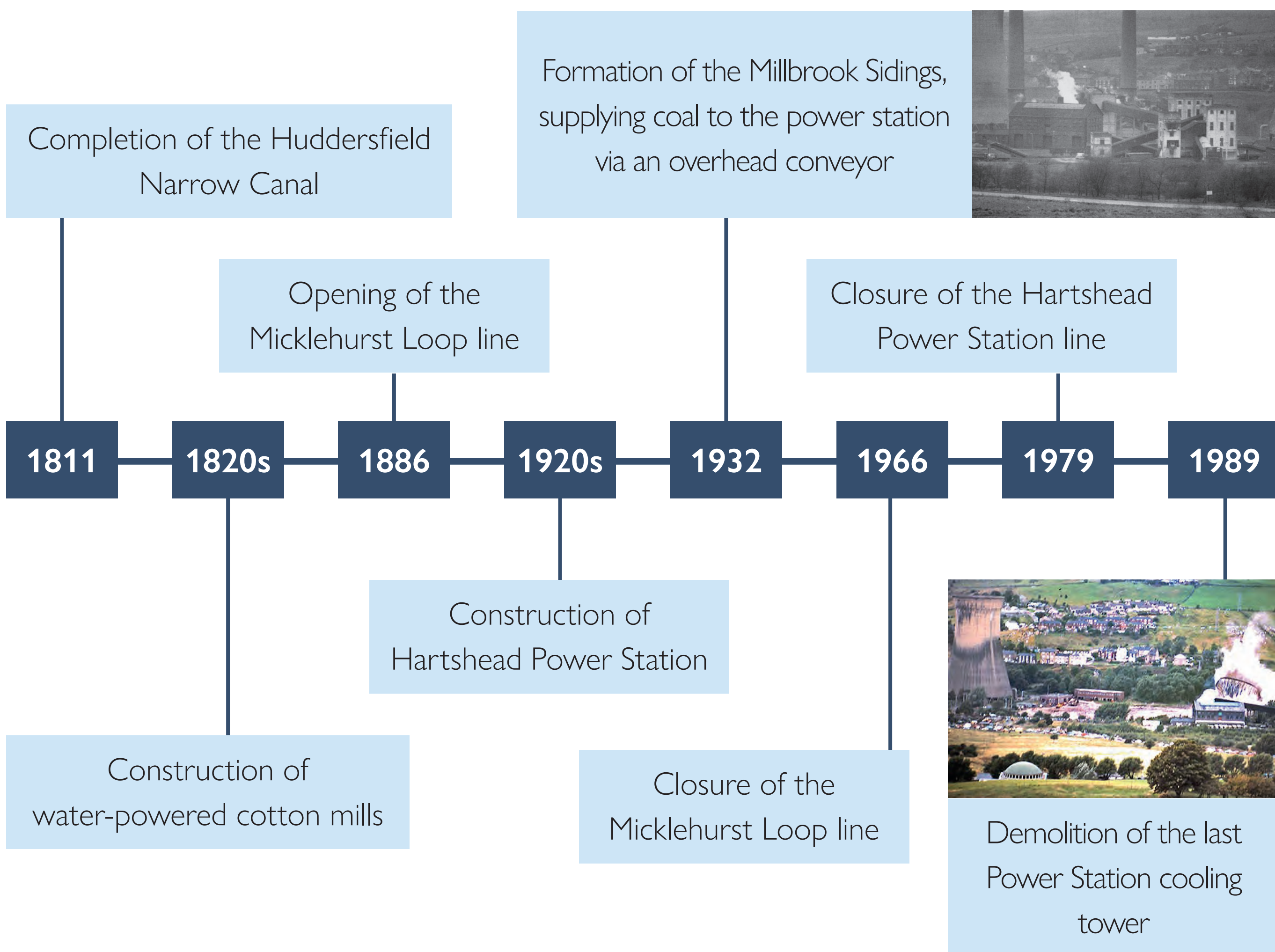
 Site location



History of the site



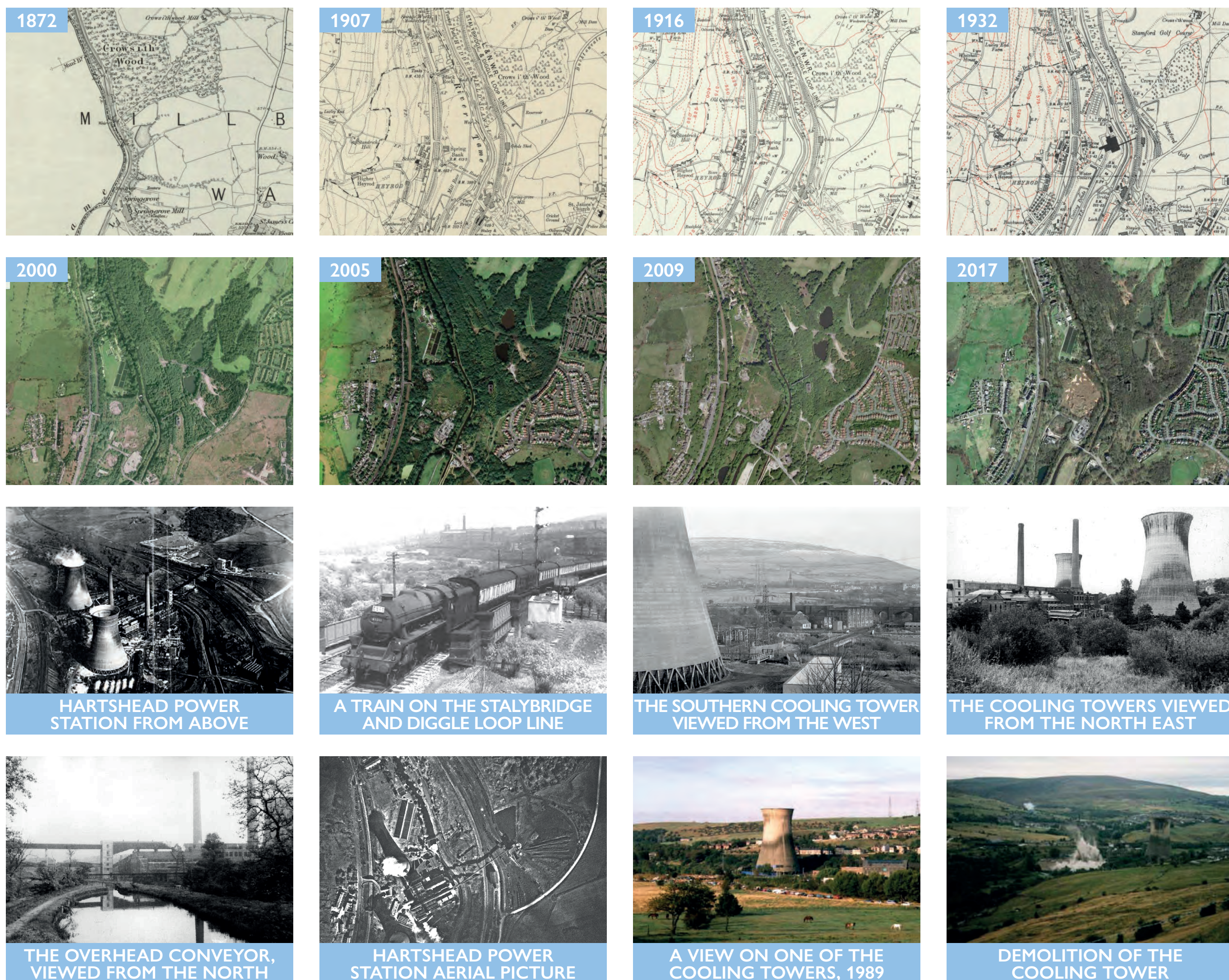
The site has previously been used for intense industrial and power generating purposes, due to its proximity to the River Tame and transport infrastructure. The industrial history dates back to the early 19th Century, with the key events over the past 200 years considered to be the:



There were numerous attempts to secure grants and financial support to make the site safe and productive during the 90's, 00's and into the 2010's. These approaches involved an element of enabling development to match with public resources but the efforts to secure funding did not come to fruition.

To try and break the deadlock, a planning application for 217 new homes and the restoration works was submitted in 2011. However, the scale of development proved controversial and it was too complicated a proposition to deliver given the involvement of multiple sites and landowners. More thought was also needed around the long term management plans. The application was therefore not approved by the Council so, in 2016, Casey decided to look at the issues from a fresh perspective and we consulted residents in 2017 with an outline of what we are now proposing.

Following your feedback, we believe we have a plan that is not dependent on grant or ongoing public money, that would deliver a community park with a management plan operating for the benefit of local residents on a not-for-profit basis, with proposals for allotments, community gardens and outdoor play areas and activities. This would be enabled by a residential development that is substantially reduced from what was proposed previously and is the minimum that is necessary to cross-fund the creation and sustaining of the Tame Valley Park.



The need for change

The site has lain derelict since the last structures were demolished in 1989. Remnants of the area's industrial past litter the site and these pose a threat to health and safety and hold it back from achieving its full potential to act as an amenity for residents. Public access to some areas is precluded and where people can roam, many potential dangers remain hidden within the vegetation. We therefore need to act to complete the restoration that should have taken place 40 years ago.

These dangers include:



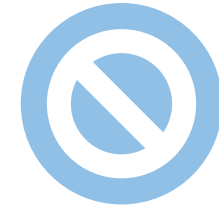
**Exposed culverts
drains and
manholes.**



**Disused buildings
and structures.**



**Piles of rubble
and areas of thick
concrete slab.**



**Isolated
contamination
due to its heavy
industrial uses.**

As can be seen from the images below, these are a very real risk and must be addressed if it is to become an attractive and safe amenity.



In addition to these dangers, there is also a need to improve the land to create a viable and sustainable amenity. In particular:

- There are numerous informal tracks throughout the site with uncontrolled access from various points. The enjoyment of the open space has been affected by illegal access from motor vehicles and antisocial behaviour so the existing footpath network within the area needs to be improved, regulated and connected to the wider footpath network.
- The existing woodland is predominantly in poor condition and to improve its structure and enhance the biodiversity on site, the woodland should be subject to a long-term management plan.
- The site has great potential for ecological and environmental enhancements through the provision of new planting, particularly within the Hartshead Power Station site.
- Whilst the area should principally be an amenity for informal access and use, there are opportunities for some structured / organised activity and uses that align with the sensitive location and community needs.

Our new proposals look to address all these issues. We have an exciting vision for a community owned space with the resources to sustain it, but this needs to be funded through a high-quality enabling development.

The site has an industrial legacy and contains extensive areas of brownfield land, but it is located within the Green Belt. Whilst there is a Local Plan policy that supports the restoration proposals, we therefore need to present a special and robust case before any development could take place. This is why we have looked carefully at the proposals to ensure that we are creating a net increase in accessible public open space, protecting the better-quality woodland along Crowswood Drive and the River Tame and Huddersfield Narrow Canal banks, and minimising the impact on the Green Belt by siting the enabling development on previously developed land where it would have the least visual effect on the landscape and harm to ecology.

It is also important to stress that the Tame Valley Park is not just a response to the need to make safe and transform a former industrial and polluting use within the Green Belt to create an attractive and more ecologically diverse environment. Tameside has physical activity rates that are lower than the Greater Manchester and national averages and the proposals represent a massive opportunity to encourage greater participation, whether this is intensive and organised or more informal. It also provides a unique platform to target hard to reach groups where the need to increase activity is even greater.

The vision

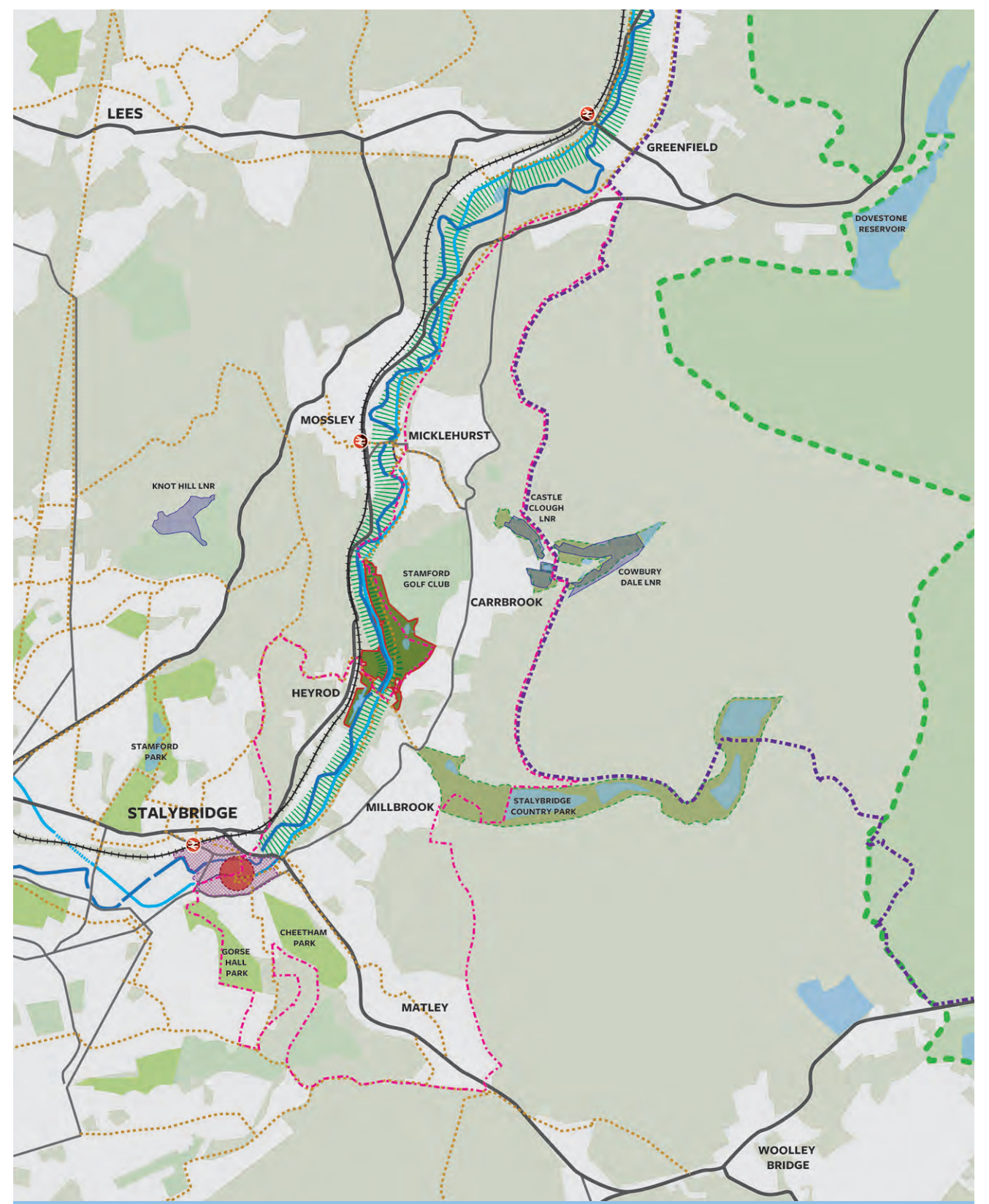



We have taken the views of the local community seriously and we have drawn a lot from past public consultations. This has fundamentally shaped the current proposals.

Our vision is to remediate and make safe the site to improve the environment and facilities for the wider public benefit. An integral part of our vision is to put in place a permanent and sustainable plan to manage the area and enhance the woodland, as well as formalised access, footpaths, and associated infrastructure.

The proposals draw on the site's key assets, such as the River and Canal and its strong sense of place. We also believe the new amenity would support the ambitious plans to transform the wider Stalybridge area and improve the wellbeing and health of residents.

The scheme would essentially have two components: the Tame Valley Park and the Enabling Residential Development.



 **Connectivity and Amenities Plan**

The Tame Valley Park

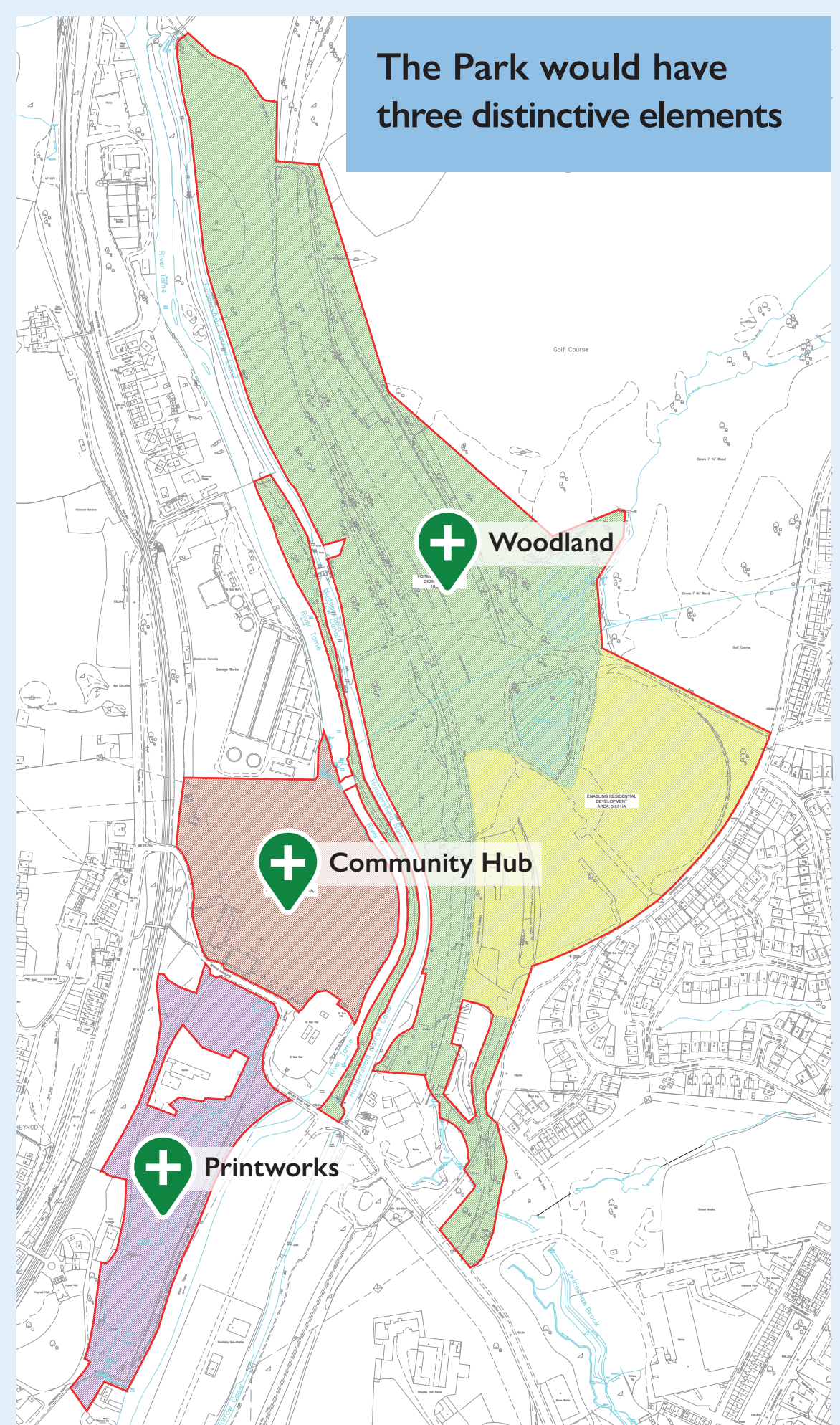
The plan is to form a new Community Park across 25 hectares (62 acres) of land within the Valley. The proposals would deliver significant environmental enhancements through the management of existing high-quality habitats and the provision of substantial new areas of planting following the removal of remnant industrial structures and hardstandings. We believe the overall scheme would deliver a Biodiversity Net Gain, an overall increase in natural habitat and ecological features.

The Tame Valley Park would primarily serve the immediate area and the 35,000 residents of Stalybridge and Mossley. The proposed design and type of amenities have been shaped around perceived local needs but there could be scope over time for the Park to have a more strategic role in providing access to leisure and recreational opportunities for the Borough.

Our mission is to:

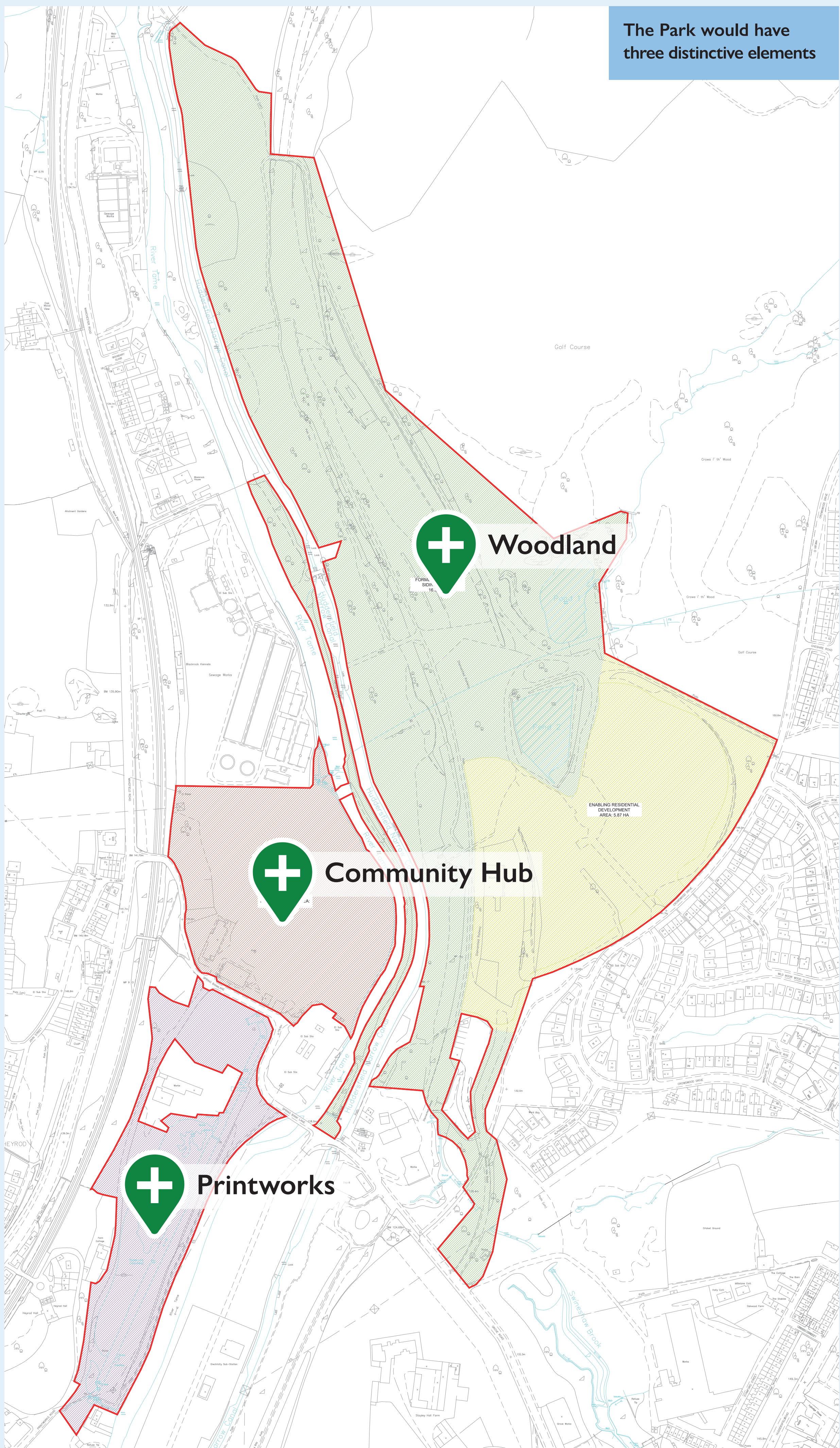
- Establish spaces that deliver opportunities for walking, cycling and running and more structured recreational pursuits.
- Create new opportunities for volunteers and local organised groups to collaborate, build local cohesion and deliver opportunities to improve health and wellbeing.
- Ensure that the Park is welcoming and safe physically and in relation to its use and enjoyment.
- Create a community asset that is owned and operated on a not-for-profit basis with free or (where organised activity takes place) affordable access to spaces.
- Lock-in sufficient funding to ensure that high standards of stewardship are maintained in perpetuity without recourse to a statutory body or authority.
- Form a management structure that is accountable, transparent, and inclusive with meaningful local representation and participation, including community and special interest groups.

As the owner of the land, Casey Group is totally committed to the project and has a long-term vision for the site. We are passionate about enhancing the local environment and establishing a positive legacy. When complete, Casey would therefore transfer the Park to a separate not-for-profit and independently regulated entity for the sole benefit of local people.



The Tame Valley Park

- The **'Community Hub'** area (4.45 hectares / 11 acres) - The former Power Station site has been fenced off from the public since the operation closed in 1979. It lies to the north of Spring Bank Lane where the main plant and one of the cooling towers were located. The restoration here comprises major reclamation works (including the removal of above and below ground concrete obstructions) to form a landscaped amenity with open access to the riverside. There would be a car park for visitors with toilets and the aim is to make it a 'hub' for outdoor activities compatible within the Green Belt.
- The **Printworks** (3.6 hectares / 8.85 acres) – This area is located to the south of Spring Bank Lane between Printworks Road and the river Tame. It mostly comprises ponds and open space and represents an informal space (including statutory footpaths) that is not currently maintained but is nevertheless attractive and well used.
- The **Woodland** (17 hectares / 42 acres) - Land to the east of the canal comprises the remnants of the former Micklehurst railway line and ponds. The landscape is already attractive and mature but there are dangerous remnants of the former uses (including tunnels, the remaining section of the conveyer belt and other above ground structures) that would be removed. The plans here are to protect important trees and habitats and create a safe and attractive space to encourage greater use for walking, running and cycling.



How your feedback has shaped the proposals



When we carried out our last consultation in 2017, residents provided us with important feedback on priorities and concerns for the site and park. We have spent the time between then and now to look at how we can accommodate the community's views into the proposals and now are able to share how we've listened and acted.

<p>We are concerned the park won't be delivered and we will only see the new homes built</p>	<p>We are committed to constructing the Park and the enabling homes at the same time. Furthermore, we expect the Park to be completed and transferred into the long-term stewardship arrangements within two years and well ahead of the completion of the homes (which should take around three years).</p>
<p>We want to know how the park will be managed and operated. Will it be sustainable?</p>	<p>We have taken time to understand the ongoing maintenance liabilities, look at best practice, consider the options that might be available and present a credible proposal that keeps it close to the community and ensures that it operates sustainably and for the benefit of Millbrook, Buckton Vale, Carrbrook and Heyrod residents.</p>
<p>New homes are our lowest priority.</p>	<p>We have reduced the number of homes from 217 in the 2011 application to 162 in our current proposal, which is the minimum that is necessary to facilitate the restoration works across the rest of the area.</p>
<p>New homes should be affordable and accessible.</p>	<p>The proposed mix and type of houses responds to this.</p>
<p>We are concerned that the new homes will impact on the existing homes on Crowswood Drive.</p>	<p>To minimise the impact on nearby residents there has been careful attention to the design of the scheme. We are now proposing a single vehicular access into the site to maintain the existing green edge to Crowswood Drive and we have set the development back to protect as many trees as possible.</p>
<p>The historical buildings are not a high priority and the number of new homes should be kept to a minimum.</p>	<p>We would unfortunately need to redevelop the former Goods Shed that is located within the Sidings area. Restoring and converting the building would not be viable and so would require even more enabling homes. Given the strong feelings around keeping the residential development to a minimum and the need to reduce the negative impact on Green Belt and important landscape, we don't believe this would be supported. We have however come up with proposals that reflect and celebrate the site's industrial heritage, including specific proposals for the site of the Goods Shed.</p>
<p>We are concerned about traffic generated by the new homes and the impact on adjoining residents and nearby roads.</p>	<p>We have kept the scale of the enabling development to the absolute minimum and this has helped to reduce the potential traffic generated by the new homes. The proposals for the former Power Station Site also avoid uses that would attract high visitor numbers in order to minimise the impact along Spring Bank Lane. A detailed Transport Assessment has been prepared and this confirms that the scale of development and uses could be accommodated within the local highway network.</p>



The green avenue linking the Park and Crowswood Drive



The Park edge and Beeway from the south

Tame Valley Park West of the River Tame



The Community Hub

The former Hartshead Power Station site would be transformed through major reclamation and restoration works to form a new green space.



Aerial view of the power station site

The Hub would be landscaped with tree planting and meadow areas and access to the river edge. There is also the potential to create a new footbridge across the river Tame to link with the canal towpath for those heading northwards or towards the woodland on the opposite side of the Valley. In addition to the creation of an attractive landscape setting, this part of the Park provides an opportunity to create a base for more formal outdoor pursuits.

The Hub would include areas of open and controlled access. The car park and toilets would be situated on the western side of the space behind a sensitively designed boundary that can be secured in the evenings and outside of normal operating hours. The eastern section towards the river would have a network of footpaths and have the 'feel' of a new park. The proposed allotments and play area would also be managed and secured when not in use.

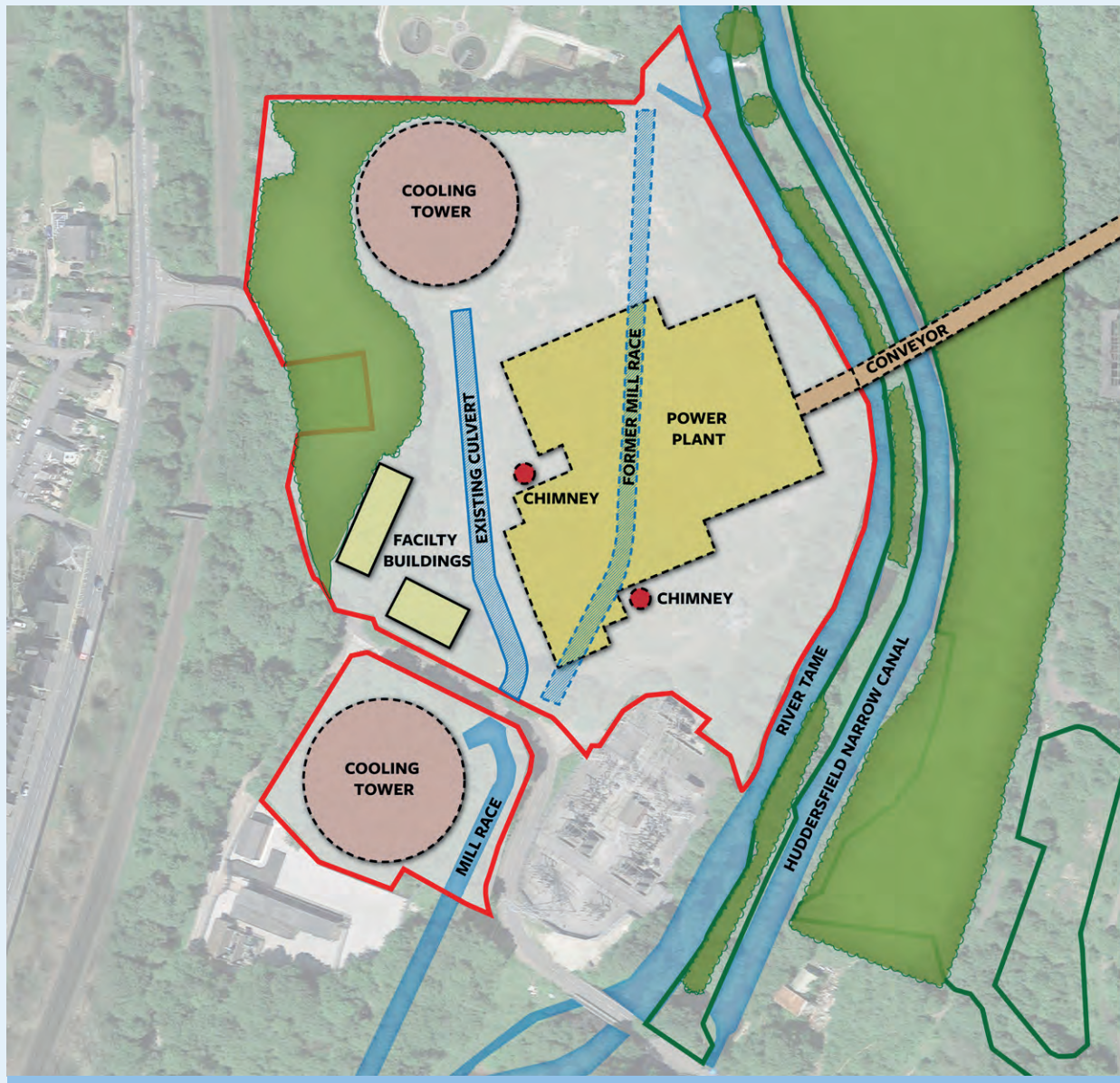


Diagram of historical uses

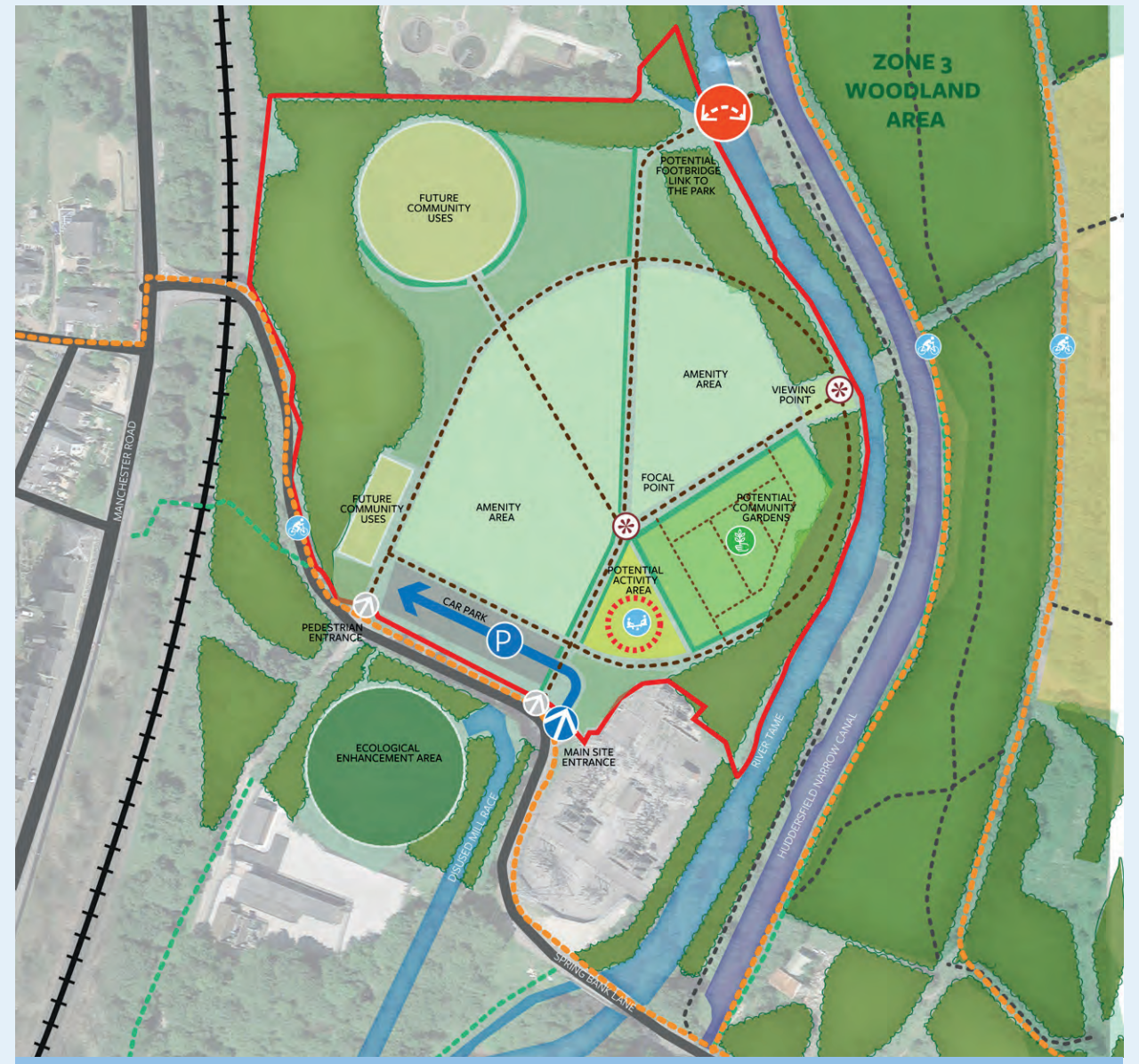


Diagram of activity zone parameters

The facilities could include the following:

-  Car parking and toilets
-  Allotments & apiary
-  Community garden & orchard
-  Outdoor Play / Exercise area
-  Multi-purpose space



View across the Community Hub from the south

The Printworks

The vision for the western side of the river Tame also includes the Printworks Road area. The area on the south side of Spring Bank Lane, where there once was a cooling tower and the remnant drainage channels, would be reclaimed and enhanced but other already attractive spaces will remain as they are. The future ownership and management of this area – including the ponds and existing footpaths – would then come under the wing of the entity that would manage the Tame Valley Park. This would preserve the function of the land as attractive informal space for future generations.



Tame Valley Park West of the River Tame



Car parking and toilets

A 38 space car park with disabled spaces would be created close to the entrance off Spring Bank Lane on the site of remnant buildings that would be demolished. This would have lighting and it would be closed outside of normal operating hours for security reasons. A toilet block would be constructed close to the car park and a short walk from the allotments, activity / play area and the multi-purpose spaces. This would contain a small office / storage space for the onsite supervisor. This building could be designed so that it could be extended in the future if, for example, changing facilities and / or a community café were to be provided.

Allotments & apiary



The proposals would involve around 70 allotments that would be available to local people on similar terms to those leased from the Local Authority. Demand for plots in Tameside is very strong and it outstrips supply. The shortage in Stalybridge and Mossley is even more acute with 195 people on the list from these areas so we believe demand would be significant. In addition to satisfying a need, the allotments would be a great way of ensuring a constant stream of people accessing the Hub area throughout the day and most of the year, which would be good for supporting a staff presence to oversee the area, including opening and closing the facilities. The vision would also include setting aside space within this secure area for Apiaries. Beekeeping, especially within built-up areas, has boomed in popularity over the last decade this would be a use that would complement the allotments and community garden / orchard ideas.

Community garden & orchard



Community gardens come in a variety of sizes and forms but are all run by a management committee formed by local people, usually working on a voluntary co-operative basis. They often bring different cultures and generations together to share tasks and knowledge and improving individual and community confidence. The opportunity to provide this within a secure space with on-site facilities (parking and toilets) therefore has a strong fit with the objectives for the Park.

Outdoor Play / Exercise area



A formal play area, possibly in conjunction with an outdoor exercise area / gym, is proposed on the space adjacent to the allotments. The proximity of parking and facilities and presence of an on-site caretaker would make this an ideal location for a facility that can be available for local residents.

Multi-purpose space



The western side of the Hub would be closed in the evenings and outside of normal operating hours and, in addition to the car parking and toilets, this would accommodate a grassed and levelled area of circa 10,000 m². This would be available as a multi-purpose space that can be used by the community and voluntary groups including local schools and sports / social groups. This space could be used for a range of other activities including camping and hosting events and local festivals for the benefit of the community. It could also provide an important means of generating additional income towards the costs of operating the Park where appropriate. An events and user group strategy would be drawn-up to ensure that this resource is used to the maximum for the benefit of residents.

Woodland Area

The landscape alongside the former railway line is already attractive and mature but there are remnants of the former uses (including tunnels and above ground structures) that would be addressed by the enabling investment.

The plans here are to protect important trees and habitats and encourage more opportunities for exercise and wellbeing through the creation of new and improved footpaths, cycleways and bridleways.

The improvements can be summarised as follows:

- The woodland area would be subject to management and enhancement works with derelict structures being restored or demolished and remediated.
- The dismantled railway track running on the south-north axis would be converted into a 5m wide shared footpath and cycleway to create a 1.3km section of the proposed Beeway cycling network. This is a major Greater Manchester wide initiative to encourage more sustainable forms of travel and it will act as an attractive traffic free route through the Park.
- In addition to the Beeway, a network of footpaths and segregated cycle routes – including ones suitable for mountain bikes – would be created within the woodland with new benches, picnic areas and signage.
- The Bridleways would be enhanced and secured with new barriers to stop motor vehicles entering the park.
- The pond in the central section of the site would be enhanced with a new drainage system and new planting to create a central feature both for new residents and users of the Park.

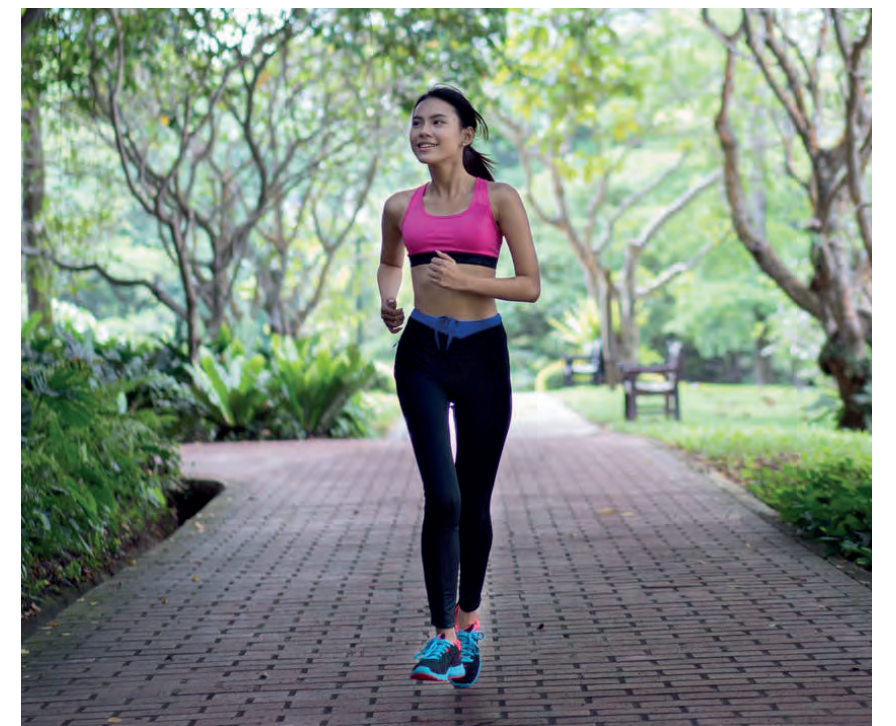
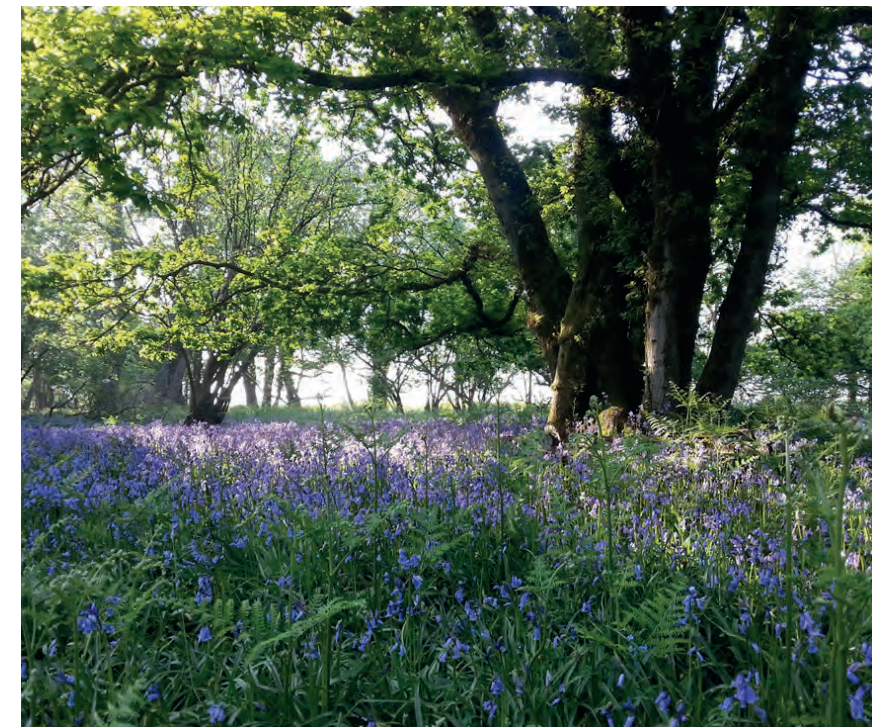
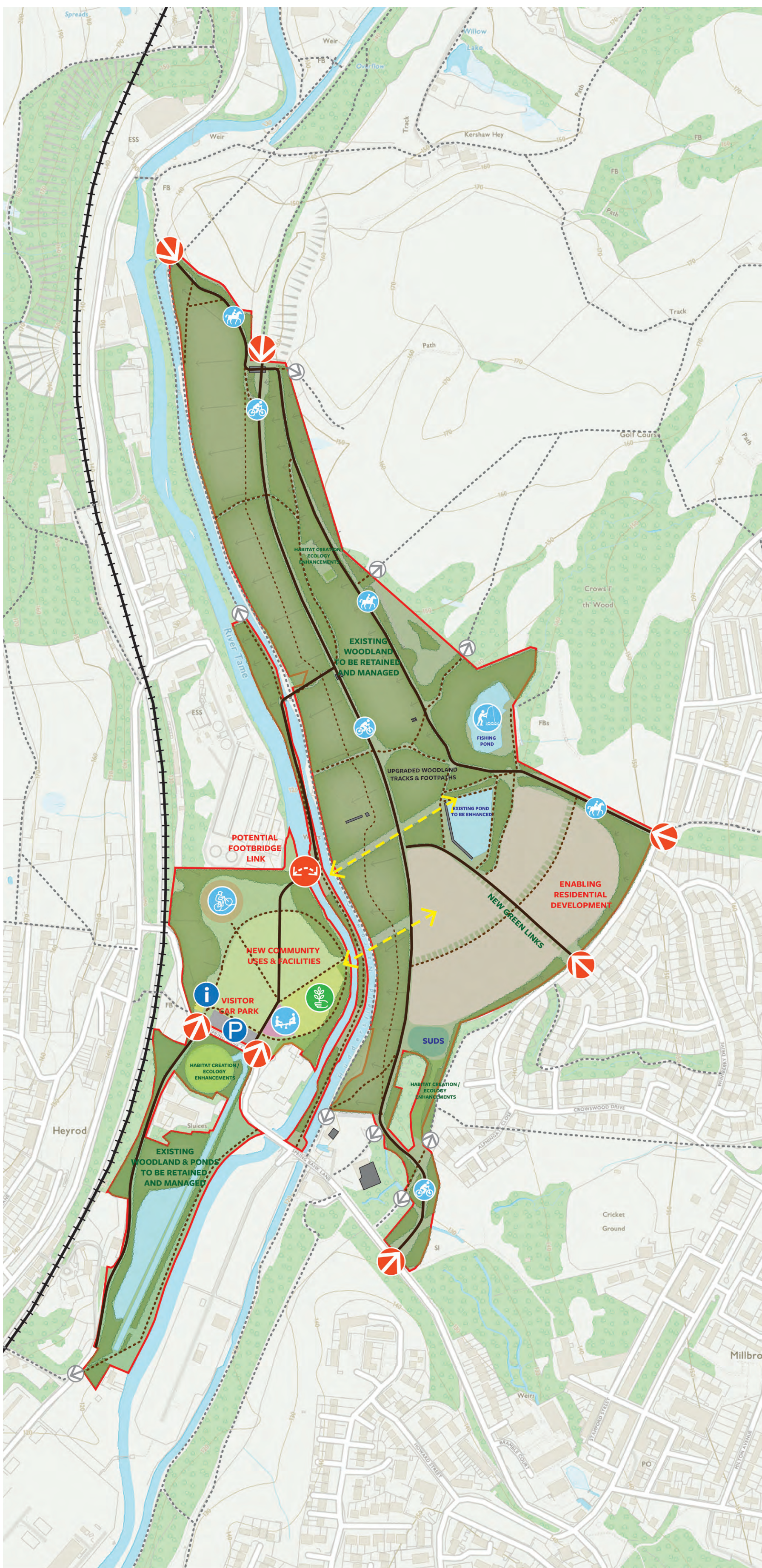


 Diagram showing the woodland park details

The Enabling Homes



Enabling Residential Development

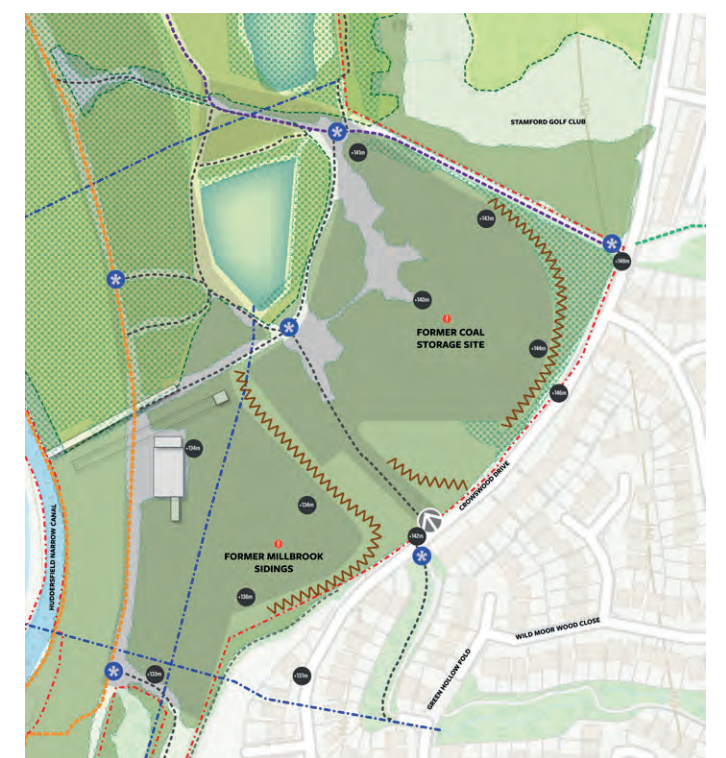
We know from our previous consultation that homes on the site was the least important to residents and that this is a sensitive local issue. That is why we have spent a considerable amount of time to consider how best to deliver the Tame Valley Park with the lowest level of impact from development that is necessary to deliver the benefits and the policy objectives for the area. We have therefore prepared a robust viability appraisal that demonstrates we are delivering the minimum to match the cross-funding requirements.

The former Millbrook Sidings and coal storage area have been put forward as the location for the proposed Enabling Residential Development due to the following factors:

- The site was previously developed (for railway sidings and coal storage) and would therefore represent the most appropriate location for sensitively designed redevelopment.
- Being relatively flat and on higher ground next to Crowwood Drive, we believe the visual impact – when viewed from within and across the Valley – on the Green Belt would be minimised.
- Much of the vegetation within the Sidings area is of poor quality and trees that are protected under Tree Preservation Orders (TPOs) along the bridleway, off Crowwood Drive and adjacent to the pond would be retained and managed. The loss of vegetation will therefore have less of an impact, especially when the new landscaping and planting proposed through the wider scheme is taken into account.
- The area is well connected to the existing highway and utility network via Crowwood Drive and is outside of any flood risk zone.



Residential site layout



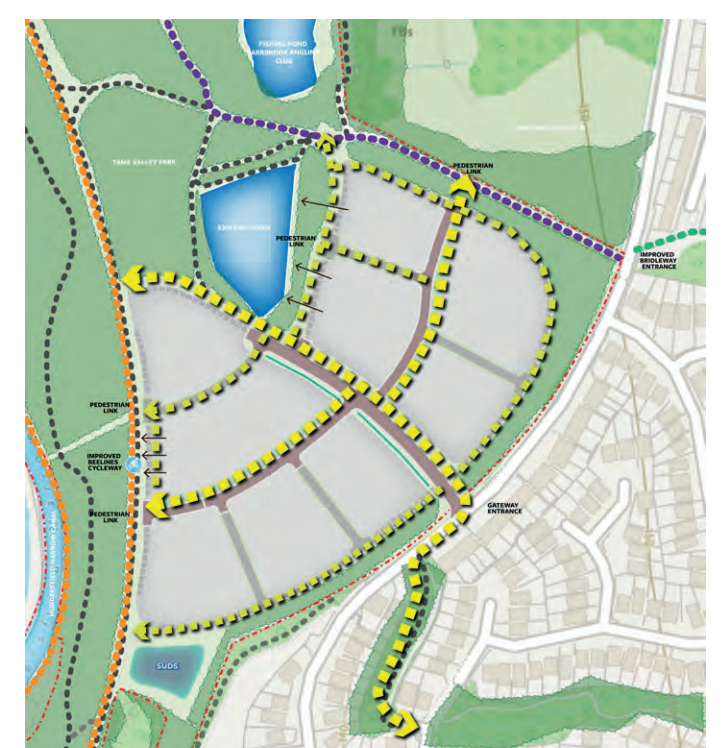
Residential site constraints plan



Residential site parameters plan



Residential character areas



Residential pedestrian links

The scheme aims to produce a development that befits the setting and complements the context and character of the area. Casey will be building the homes in partnership with Trafford Housing Trust and there will be a total of 162 homes with a mix of property types, each with a secure private rear garden, in-curtilage parking and landscaped front gardens. The breakdown of properties will be:

- **20%** 2-beds
- **46%** 3-beds
- **34%** 4/5-beds

These will be a mix of tenures to satisfy a range of incomes and circumstances with around 60% for open market sale and the rest in the form of shared ownership / rent to buy.

Hartshead - Park Edge Character

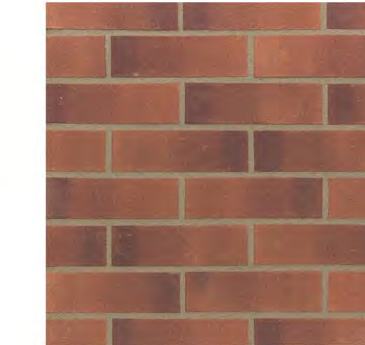
Illustrative Street Scene



Proposed Materials



- Concrete roof tile- Thin leading edge- Grey
- Anthracite UPVC windows
- Brick detail surrounding windows
- Light red facing brick above canopy
- Grey canopy
- GRP door
- Light multi facing brick



Proposed Site Layout



Park Edge Character Area Design Rationale.

This character area has been designed to reflect the existing rural setting, utilising natural materials which form a soft urban edge.

Materials include, grey roof tiles, brick detail surrounding windows, light red facing brickwork above canopy, light multi facing brick below canopy, simple anthracite window frames.

Recessed porch areas and deep window reveals form natural shadowing, creating character and visual interest across the street scene.

Careful consideration has been given to boundary treatments throughout each character area, forming defined boundaries which complement the street they serve.

A timber knee rail offers demarcation between private space and the cycle path. Beech hedge planting is sited behind, to form a green edge.



PARK EDGE CHARACTER LOCATION

Local Residential Character Area Study



Hartshead - Green Edge Character

Illustrative Street Scene



Proposed Site Layout



Green Edge Character Area

Design Rationale.

This character area has been designed to reflect the adjacent rural setting, utilising a mix of materials to form a soft urban edge.

Materials include, red roof tiles, red brick facings, brick detailing, simple anthracite window frames. Recessed porch areas and deep window reveals form natural shadowing, creating character and visual interest across streetscapes.

Careful consideration has been given to boundary treatments throughout each character area, forming defined boundaries which complement the street they serve.

Black 'Park Style' railings demarcate between public and private space. Laurel hedge planting is sited behind, to form a green edge.

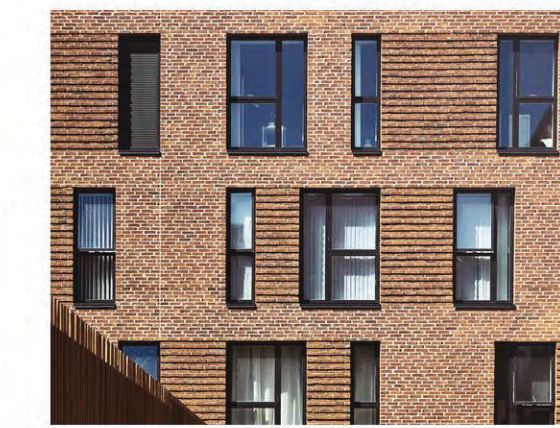


GREEN EDGE CHARACTER LOCATION

Proposed Materials



- Concrete roof tile- Thin leading edge- Cottage Red
- Anthracite UPVC windows
- Brick detail
- Grey canopy
- GRP door
- Light multi facing brick



Local Residential Character Area Study



Hartshead - Green Avenue Character

Illustrative Street Scene



Proposed Site Layout



Green Avenue Character Area Design Rationale.

This character area forms the primary vehicle, pedestrian and cycle access route to Tame Valley Park. A collaboration of building massing, landscaping, and surface materials creates a sense of arrival and structure route.

Materials include, grey roof tiles, red multi facing bricks and brick details, simple anthracite window frames and press metal bay window features. Recessed porch areas and deep window reveals form natural shadowing, creating character and visual interest across the street scene.

Careful consideration has been given to boundary treatments throughout each character area, forming defined boundaries which complement the street they serve. Low brick walls and railings set behind a grass verge and tree lined boulevard defines this character area and route through to Tame Valley Country Park.



GREEN AVENUE CHARACTER LOCATION

Proposed Materials



- Concrete roof tile- Thin leading edge- Grey
- Brick detail
- Anthracite UPVC windows
- Grey canopy
- GRP door
- Dark multi facing brick



Local Residential Character Area Study



Hartshead - The Shed

Illustrative Street Scene



Proposed Site Layout



The Shed
Design Rationale.

The shed is designed to reflect the industrial heritage of the site. Taking design references from the existing coal storage shed, the block will create 8no. bespoke townhouses using materials that separate this part of the development from the other character areas. The scale of this block will also be significantly different to the other areas & houses.

Ample parking will be located within a specifically designed up front hardstanding, again a nod to the industrial heritage.

The block itself will create a reference point along the beeline & will truly be a unique place to live.



Proposed Materials



- Concrete roof tile- Thin leading edge- Grey
- Brick detailing to reflect shed design
- Brick heads to match facing brick
- Artstone cills
- GRP door
- Dark facing brick to reflect the existing shed



Local Residential Character Area Study



The Stewardship Proposals

In terms of the future, we have given considerable thought to what should happen to the Parkland once we have invested in the restoration and improvement works as it must remain safe and attractive for users.

In addition to ensuring that the Park is sustainable and viable, we want to make sure it remains a genuine community asset that, in time, would be run by and for the people and groups that it serves. We are therefore proposing a new not-for-profit Community Enterprise that is established by Casey as part of the obligations linked to a planning permission. This could be a Community Interest Company (CIC), which would be registered as a business but overseen by an independent national Regulator to initially pass a 'community interest test' and then ensure it maintains its objectives.

The Objectives for the Community Enterprise could be to:

- Take possession of the Tame Valley Park land to protect and enhance the urban green space, habitats and accessible open space for community use.
- Advance the education of the public in conservation, protection, and improvement of the physical and natural environment.
- Provide and assist in the provision of recreational facilities and activities for the public including target groups with challenges that have need of such facilities.
- Organise and assist in organising community events and activities associated with the work of the enterprise and to promote community development and social cohesion.
- Oversee, improve and maintain footpaths, grassland and cycle routes for travel to work, leisure and exercise.
- Contribute to the advancement of education, training, work experience and volunteering.
- Involve the community in the development of the enterprise and its work and in planning new projects and initiatives.

Casey and THT would support the new enterprise when it is established and going forward, local groups and individuals will have opportunities to become Members of the Community Enterprise. This would be drawn from the local area (i.e. Stalybridge and Mossley) plus others from further afield who might support the aims of the Park (i.e. sports groups and wildlife specialists). The intention would be to form advisory groups and sub-committees to bring ideas and assist in the day to day operation of the Park. The community would be kept informed through public meetings / events and newsletters, information sheets, social media, and a web site. The Community Enterprise would also work closely with local and town wide organisations and sustain good working relations with local groups, organisations and forums.

Volunteering and Community Involvement



Engaging with volunteers would be important for the ethos of the Park and help sustain it into the future. The Community Enterprise would position itself to establish links with local clubs and organisations, especially over the use of the Hub area and the multi-purpose space. This could open-up access to further capital and revenue grants to enhance the future offer and fund activities. There would also be opportunities to foster links with local schools, residents' groups and those that would get involved in forming a Community Garden Associated at the Hub.

Funding

Ensuring that the Park is financially viable and secure is important to Casey. As the (current) landowner and the organisation that is prepared to invest substantial funding from the proceeds of the Enabling Development, we need to be confident that the entity that takes forward the Park can deliver the highest possible standards of maintenance and protection and that it is sustainable in perpetuity.

We therefore propose to lock-in substantial funding to ensure it can fulfil its obligations. The approach that best suits the circumstances would be the transfer of a substantial 'dowry' (a capital sum) to the Community Enterprise and to link this to our planning obligations. The Community Enterprise would then invest this to achieve a return that can be used to fund the activities of the operation without diluting the original sum.

This would be a baseline income that ensures the operation would not depend on revenue from activities that could be unreliable or impact on the 'free to access' ethos of the initiative.