

# Clay Fields

Parish Council Meeting

**7 May 2026**

# Hello

**Chris Rowe**

**Director of Estates & Facilities,  
Lancashire and South Cumbria NHS Foundation Trust**

**TIMELINE.**  
**Where we are**  
**today**

# ....from acquiring the site in 2024

**START**

**TODAY**

Phase One  
site  
surveys



**April  
'24**

**April  
'24 –  
Nov '24**

**Jan '25**

**April  
'25**

**Jun '25**



**Jan '26**

**LSCFT  
acquired the  
site**

**Health  
system and  
wider public  
sector  
engagement**

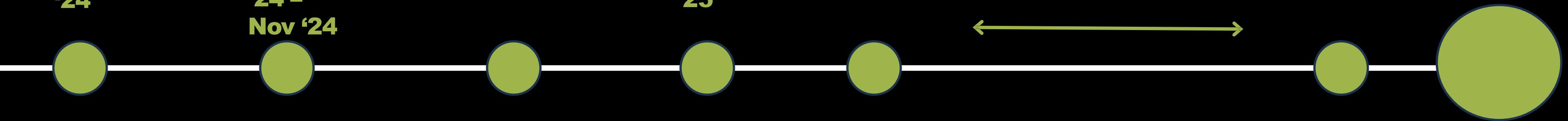
**Public and  
stakeholder  
engagement**

**Pre-app  
meeting  
with  
Ribble  
Valley  
Borough  
Council  
planning**

**Identify/consider  
post-pre app  
recommendations**

**LSCFT  
review &  
Business  
Case  
scoping**

**Early  
2026 re-  
group**



# TODAY



**BACKGROUND.**

**What we've been  
doing**



- **Working with local agencies to continue to deliver the Whalley Remembrance Service**
- **Re-purposing an existing building (Maplewood) on site to enable investment in LSCFT's wider estate**
- **Improving Clay Fields' grounds and local environment for patients – including the additional planting of flora and fauna, tree preservation and management , and wider landscaping**
- **Investment in St Lukes, including floor restoration, improved heating and lighting, refurbishment of toilets, additional kitchen facility**
- **Engaging with the National Heritage Lottery Fund, the Wildlife Trust and River Ribbles Trust around potential joint projects**
- **Collaborating with the Lister Alliance on a digital first approach for Clay Fields**
- **Scoping of a heritage bid to build a digital library to retain the much-loved important history of the site (will need public contributions, memories and engagement)**

# **OTHER CONSIDERATIONS**

- **Local Government re-organisation and potential boundary changes**
- **Development and timing of Ribble Valley Borough Council's Local Plan and "Call for Sites" – IMPORTANT - Clay Fields is included in the new plan**
- **National policy changes around development priorities and local targets for Government, such as housing**
- **NHS priorities linked to the launch of the new NHS Plan, prioritising digital, community and prevention**
- **Opportunities and considerations linked to the establishment and roll out of Neighbourhood Health**
- **Re-organisation of Lancashire and South Cumbria ICS and NHS England**
- **LSCFT's well documented and successful savings requirement for 2025/26 of £39m leading to service prioritisation**



**WHAT NEXT?**

**What the  
immediate future  
looks like**

**Our plans haven't  
changed**

# To create a community for restorative and regenerative health, wellbeing and recovery.

## Zone 1

**Service  
delivery**  
for inpatient  
mental health

## Zone 2

**Living**  
(including  
independent  
and specialist)

## Zone 3

**Community**  
wellbeing and  
connection

## Zone 4

**Nature**  
environment  
and healthy  
lives

# Zone 1

- **Current location of LSCFT's inpatient facility, Woodview**
- **LSCFT's will continue to focus their future provision of mental health care requirements within Zone 1**
- **Preparing initial business case for submission to NHS England for additional facilities**
- **Scoping clinical and support requirements**
- **Development will be subject to NHS funding being made available to the Trust**





## Zone 2

- **Split of specialist and independent living – including affordable**
- **Will be designed to meet the needs of the community**
- **Maplewood currently operating as a ‘decant’ facility providing:**
  - **Improved patient outcomes and experience**
  - **Ability to invest in other site estates work whilst maintaining safety for our patients**

# Zone 3

- **St Lukes Church to be used by the community – delivery model to be agreed**
- **Community focused, including access to green space**
- **Heritage bid – focused on “community connection”**
- **Future capacity for Primary and Neighbourhood Health**





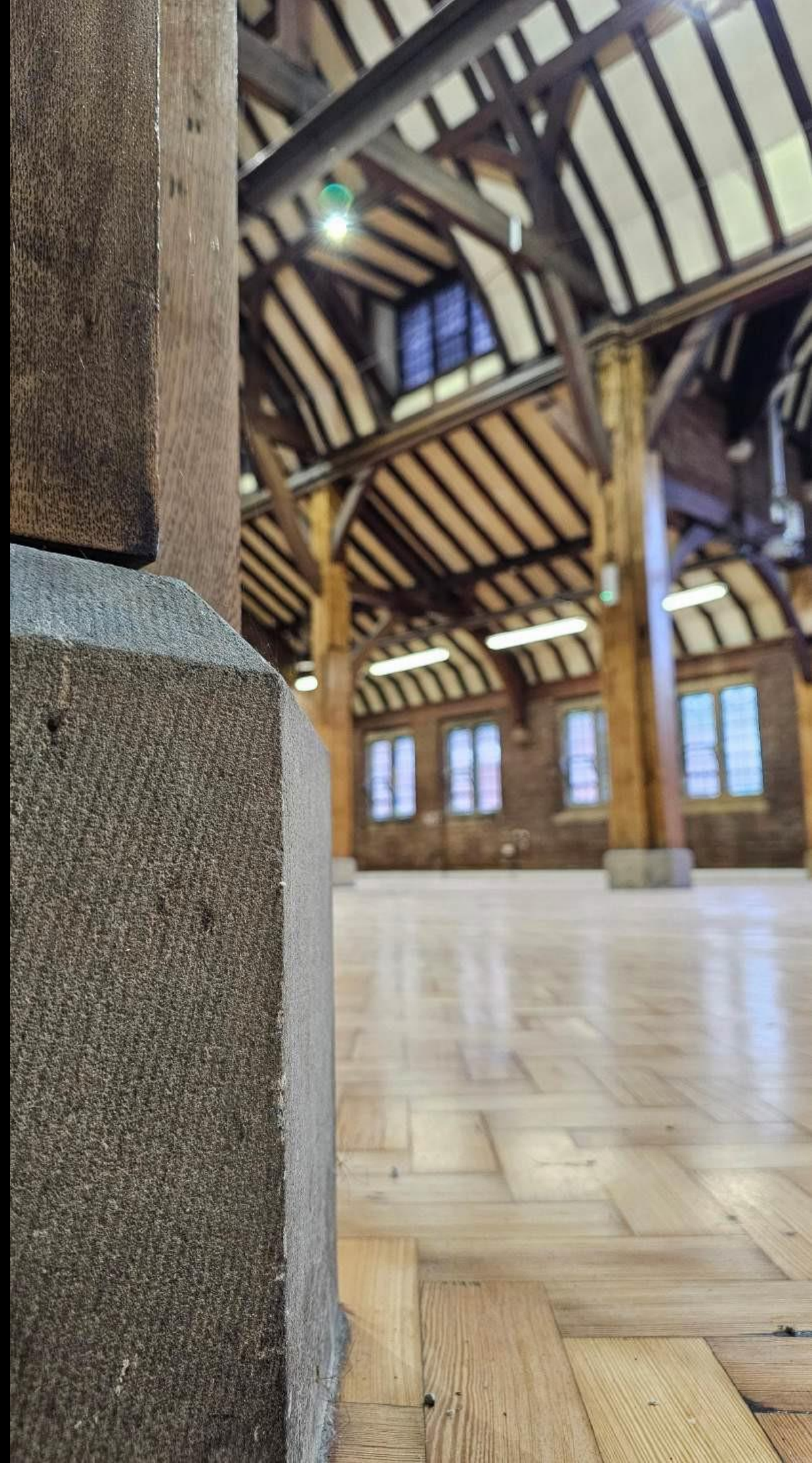
## **Zone 4**

- **Grazing licenses issued to local farmer(s) and landowners**
- **Discussions with The Wildlife Trust and Ribble Rivers Trust around partnership working**
- **Opportunity to develop additional Biodiversity to support NHS development**
- **Barn to be retained (model for future use to be agreed)**
- **Zone 4 will sit outside of the outline planning permission and will be unaffected by the masterplan**

# **KEY MESSAGES**

# Highlights

- Zones on site remain unchanged
- LSCFT's priority is the development of a new inpatient facility in Zone 1 improving mental health provision for our patients
- Housing on site will meet the needs of the local community
- LSCFT is working with partners to maximise the site's benefit for the community
- LSCFT is committed to obtaining outline planning for the master planning of the site
- NHS funding and investment is not clear and will influence any future development



**THANK YOU.**

*Any questions should be sent to:*

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