



AGENDA ITEM NO 7

ASHLEY, EASTON & LAWRENCE HILL NEIGHBOURHOOD PARTNERSHIP Wednesday 25th September 2013

Report of: Ashley, Easton and Lawrence Hill Neighbourhood Partnership
Environment Sub Group,

Author: Tom Penn, Area Environment Officer

Title: **Environment Sub Group Report**

Contact Telephone Number: **0117 9224741**

RECOMMENDATIONS

- 1. Neighbourhood Partnership to consider the recommendations regarding S106 and advise the Councillors.**
- 2. Councillors to consider and approve the allocation of S106 as proposed in paragraphs i-iii taking note of the information provided in appendix 1 Consider and approve allocation of section 106 funding to 3 projects (Councillor decision)**
- 3. Neighbourhood Partnership to consider the recommendations regarding the allocation of Clean and Green funding and advise the Councillors**
- 4. Councillors to consider and approve the allocation of devolved and Clean and Green funding as proposed in appendix 2**
- 5. NP to agree to remove the Bear Pit from the Parks Investment Plan.**
- 6. NP to consider and agree that no NP funding should be allocated to planters within the partnership area unless a maintenance contract is in place.**

1. Background/context

The Environment Sub Group reconvened in April 2013 to look at environmental issues affecting the partnership area as a whole. Its aim is to take a strategic overview of these environmental issues and make recommendations to the partnership for approval.

The environmental sub group will look at the following issues in particular

- a. Implementation of the Parks and Green Spaces Investment Plan as agreed by the NP.

- b. Make recommendations to the NP and Councillors regarding the allocation of section 106 devolved funds for parks and green space which must be used to deliver the parks and green spaces investment plan.
- c. Make recommendations to the partnership and Councillors on the spending of devolved Clean and Green funds
- d. Discuss and advise on important environmental issues in the area including rubbish/waste management and pollution
- e. Look at potential projects including tree and bulb planting and campaigns to improve the environment and the quality of life of residents in the partnership area

2. Parks and Green Space Investment Plan –S106

- a. The Environment Sub Group with advice from the Area Environment Officer have looked at the section 106 money available to parks within the partnership area and propose that the following funds are allocated to improve parks within the area. A full break down of which devolved funds should be used to fund the below projects is outlined in appendix 1.

- i. The first proposal is to help deliver the redevelopment of Albany Green which is a priority site for children’s play in the parks investment plan. The environment sub group proposes the partnership allocate **£28,044.91** to Albany Green redevelopment to top up the current budget of £95K. The money so far has been sourced from two places £50K from Capital Stimulus and £47K from undeveloped S106. A small amount of this has already been spent on surveys and clearing shrubs from the site.

There are currently two options within £95K budget which are shown in appendices 2a and 2b. A third option has been drawn up that will require additional funding this option is shown in appendix 2c. Local residents have been consulted and the preferred option with the school children is the MUGA and the parents would like play equipment for smaller children as well. The first two options only allow for one or the other but the additional funding will allow for both a multi-use games area and a play area to be installed at the park. The redevelopment will also include realigning the paths to create a different feel to the park.

- ii. The second proposal is to help deliver the redevelopment of Proctor House Play area, which is a priority site for children’s play in the parks investment plan. The environment sub group proposes the partnership allocate **£22,735.14** to Proctor House. Proctor House play area is

on Bristol City Council housing land but is open to the public and there is very limited play within the surrounding area. Agreement has been sought to ensure the allocation of this money is permitted on this site.

The allocation of this money will be the first step towards the redevelopment of the site. Once the monies are allocated work can be carried out to improve the space or as a platform to seek additional funding.

- iii. The third proposal is to help deliver the enlargement of the dog free area at Rawnsley Park which is a parks priority in the investment plan. The environment sub group proposes the partnership allocate **£11,482.83** to Rawnsley Park to enlarge the size of the dog free areas available in the park. The area proposed will take in the informal football pitch providing a large area for residents to play and sit without the worry of being approached by dogs. If funding is agreed we will consult with local residents on two options that will increase the dog free area within the park. These are shown in appendices 3a and 3b. The outcome of the consultation will be reported to the NP before any work commences. If the general view of the park users is that this area is not required, then the monies will be available to other projects.

- b. As the Bear Pit is not within the partnership area and the sum of £20,500 of devolved section 106 funding has already been allocated to the project the environment sub group would like to the NP to agree to the removal of the site from the Ashley, Easton and Lawrence Hill Parks Investment Plan.

Recommendation:

Neighbourhood Partnership to consider the recommendations and advise the Councillors.

Councillors to consider and approve the allocation of s106 as proposed in paragraphs i-iii taking note of the information provided in appendix 1.

3. Allocation of Clean and Green Devolved Budget

The Environment Sub Group has looked at ways to improve areas of the partnership using the available devolved clean and green budget. The sub group would like to propose the spending of £1850 of devolved clean and green funds on the projects outlined in appendix 4. NP

members and forums are welcome to put forward sites. The Environment Sub Group will determine which sites should be prioritised making sure there is benefit across the three wards.

To assist in progressing Clean and Green projects as quickly as possible Councillors will be asked to agree funding for specific projects by email. The NP will be notified of specific projects.

Recommendation:

Neighbourhood Partnership to consider the recommendations and advise the Councillors

Councillors to consider and approve the allocation of devolved and Clean and Green funding as proposed in appendix 4.

4. Policy on planters

The Environment Sub Group would like to recommend that devolved funds are only allocated to planters within the partnership area where there is a maintenance contract in place. This could be with the Bristol City Council or another supplier.

Planters are often viewed as an easy and practical solution to several problems from traffic calming to anti-social behaviour and 'greening up' an area. In the short term with active and committed residents they can be fantastic. However, across the NP area there are planters (and flower beds) that are in a poor state because they have not been maintained. They then become part of the problem rather than a solution. The proposed policy is not about deterring positive action but about ensuring it is sustainable.

The Environmental Sub Group will research alternatives and make the information available, For example cycle racks, Street art e.g. sculptors, gabions, interesting bollards are all credible attractive alternatives, which do not require the same level of maintenance as planters.

Recommendation

The NP agrees that planters will only be supported by and where appropriate funded by the NP on the condition they have a maintenance agreement.

5. Equality Implications

The equality implications will need to be considered for the Rawnsley Park dog free area and the Proctor House improvements to ensure that

no equality group is excluded from the consultation process or the use of these facilities. A full equalities impact assessment will be carried out if funding is agreed. As well as the equality impacts the developments should have a minimal impact on current users. These will be carried out fully once the funding has been allocated to the project.

6. Consultation

Consultation has already occurred for the Albany Green site and has involved two sessions at Albany Green, a visit to the local primary school St Barnabus, the showing of the plans at the Ashley Forum in July 2013 and consultation through social media which has made it apparent that to maximise the use of the park both the MUGA and the children's play area are required.

If Section 106 money is allocated then consultation would need to occur at Proctor House and Rawnsley Park before any works could be carried out. Even though the sites have been identified as park priorities in the parks investment plan no formal consultation has occurred with local residents and park users to establish their preference. This means that the delivery of the projects may not be immediate, but this will mean we can start to progress on delivering the projects set out in the parks investment plan

7. Legal and Resource Implications

8. Financial

The projects outlined above get their funding from a combination of existing budget and s106 allocations. It is important that these projects fall within the range of resources identified in Appendix 1 and Section 2 and that the cost of the projects is constrained to these available resources to avoid pressure on capital budgets.

Advice given by Mike Allen
Date 6 September 2013

9. Legal Implications:

“Any decision of the Councillors on approving allocation of s106 funding should fall within any restrictions for use of such funding. The implementation of the projects referred to as identified in point 2 of the report will be subject to obtaining any relevant planning consents.

Any decision of the Councillors on approving the allocation of devolved Clean and Green funding should fall within any restrictions imposed on

using such funding and should be in accordance with any relevant investment priorities or plans.”

Advice given by Penny Wilford
Date 6 September 2013

10. Personnel

N/A

ACCESS TO INFORMATION

Background Papers:

Ashley Easton and Lawrence Hill Park Investment Plan

Appendices:

Appendix 1: Section 106 funding sheet

Appendix 2a: Albany Green redevelopment option 1

Appendix 2b: Albany Green redevelopment option 2

Appendix 2c: Albany Green redevelopment option 3

Appendix 3a: Rawnsley Park dog free option 1

Appendix 3b: Rawnsley Park dog free option 2

Appendix 4: Devolved Clean and Green proposed projects

Site reference	Allocated/ Unallocated	proposed purpose	project allocated to	Amount	Time limit	Constraints
06/01236 / 63 Ashley Hill, St. Andrews / ZCD...607	proposed	Look to allocate to Albany Rd		£16,002.55	13-Nov- 12	The provision of improvements to Parks and Open Spaces within one mile of 63 Ashley Hill - Funding Form produced to apply contribution to Childrens Play Equipment in St. Andrews Park that was delivered in 2010/11 - awaiting draw down of funding
05/04551 / 37 to 39 Sussex Place, St. Pauls / ZCD...961	proposed	Look to allocate to Albany Rd		£12,042.36	14-Jan- 16	The provision of improvements to Parks and Open Spaces within one mile of Sussex Place
08/00733 / 4 Station Road, Montpelier / ZCD...946	unallocated			£13,346.57	No Limit	The provision of improvements to Parks and Open Spaces within one mile of Station Road
08/00733 / 4 Station Road, Montpelier / ZCD...946	allocated		Allocated to the bear pit	£1,477.58	No Limit	The provision of improvements to Parks and Open Spaces within one mile of Station Road
06/00460 / Old Bread Street,	unallocated			£15,078.13	No Limit	The provision of improvements to Parks and Open Spaces within

City Centre / ZCD...569						one mile of Old Bread Street
06/04403 / St. Leonards Road, Easton / ZCD...555	unallocated			£5,495.35	No Limit	The provision of improvements to Children's Play Equipment at Rosemary Green, Easton
09/03004 / Winstanley House, Holmes Street, Barton Hill / ZCD...998	unallocated			£380.48	21-Sep-16	The provision of improvements to Parks and Open Spaces within one mile of Winstanley House
05/02166 / 13 Redcross Street, Old Market / ZCD...930	proposed	Look to allocate to Proctor House		£2,442.56	No Limit	The provision of improvements to Parks and Open Spaces within one mile of Redcross Street
09/02498 / Pit Pony PH, Easton Road, Easton / ZCD...A18	unallocated			£13,218.76	No Limit	The provision of improvements to Parks and Open Spaces within one mile of the Former Pit Pony PH
09/01558 / 32 Old Market Street, Old Market / ZCD...A05	proposed	Look to allocate to Proctor House		£13,780.09	30-Sep-16	The provision of improvements to Parks and Open Spaces within one mile of 32 Old Market Street

09/01321 / Waggon and Horses PH, 83 Stapleton Road, Easton / ZCD...A21	proposed	Rawnsley Park dog free area		£11,482.83	No Limit	The provision of improvements to Parks and Open Spaces within one mile of 83 Stapleton Road
09/00913 / 51 Barton Road, The Dings / ZCD...A61	proposed	Look to allocate to Proctor House		£6,512.49	No Limit	The provision of improvements to Parks and Open Spaces within one mile of 51 Barton Road
07/05704 / 9 to 19 Argyle Road, St. Pauls / ZCD...857	allocated		Allocated to the bear pit	£1,844.19	No Limit	The provision of improvements to Parks and Open Spaces within one mile of Argyle Road
08/01460 / 1 Pritchard Street, St. Pauls / ZCD...858	allocated		Allocated to the bear pit	£9,251.12	No Limit	The provision of improvements to Parks and Open Spaces within one mile of Pritchard Street
10/03623 / 1 and 2 Wilson Street, St. Pauls / ZCD...954	allocated		Allocated to the bear pit	£7,927.11	No Limit	The provision of improvements to Parks and Open Spaces within one mile of Wilson Street

Albany Green

Option 1



Key

- Refurbish play with the existing
- Refurbish trees
- Refurbish existing play area
- New play
- New pathway surfacing & layout
- New play equipment
- Refurbish play area
- Refurbish play area

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1 New Multi-use Games Area

Refurbish the existing play area, enlarge it, replace fencing (making it higher to keep the ball in!), install new goal ends & basketball hoops. Put new self closing gates in to keep dogs out.




2 New Older Children's Play Equipment

Install a climbing net that spins! This will appeal to children of all ages and abilities.




3 Community Garden & Albany Green Dragon

Residents have requested a community garden so one has been provided in a sheltered corner of the square, to be guarded over by the relocated Albany Green Dragon.




4 New Pathway Layout

Reconfigure the pathways through the square, so pathways connect to existing pavements outside the square and re-surface the tarmac using a Mastertint colour to lighten and warm.





BRISTOL CITY COUNCIL
Landscapes Team
Neighbourhoods & City Development
House, Station Road, Bristol, Gloucestershire, BS1 3BB, 0800 017 111

Albany Green
New Layout Proposal - Option 1

03.06.13	LC	AS	1:250
Consultation 2 of 4			1002A

Albany Green
Option 2

Key

- Working Map with the material
- Working Area
- Working Image material
- Material
- New pathway or other & largest material
- Area to be removed
- Area of this phase

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- 1** **New Toddler Play Area**
Establish a new fenced play area including a swing set and a Pick Up Sticks climbing unit with slide and natural play elements.
- 2** **New Multi-use Games Area - Phase 1**
Remove the existing fencing & enlarge the hardstanding area & resurface. (photograph is indicative only & not the proposed colour)
- 3** **Community Garden & Albany Green Dragon**
Residents have requested a community garden so one has been provided in a sheltered corner of the square, to be guarded over by the relocated Albany Green Dragon.
- 4** **New Pathway Layout**
Reconfigure the pathways through the square, so pathways connect to existing pavements outside the square and re-surface the tarmac using a Mastertint colour to lighten and warm.
- 5** **New Seating**
Install 3 new seats. Robust to withstand vandalism.

BRISTOL CITY COUNCIL
Landscapes Team
Neighbourhoods & City Development
Brick, Stone, Wood, Grass, Large Bark, River, Water, 10 West, 100 017

Albany Green
New Layout Proposal - Option 2

03.06.13	LC	AS	1:250
Consultation 3 of 4			1002A

Albany Green

Option 3



PH

LB

Old Bakery Court

Key

- Relating Ring with its planting
- Relating trees
- Relating images relocated
- M.U.S.H.A.
- New pathway surfacing & lighting - residential street
- Access infrastructure
- Bound of this phase

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New Multi-use Games Area
 Refurbish the existing play area, enlarge it, replace fencing (making it higher to keep the ball in!), install new goal ends & basketball hoops. Put new self closing gates in to keep dogs out.



New Toddler Play Area
 Establish a new, fenced play area including a swing set and a Pick up Sticks climbing unit with slide and natural play elements.



Community Garden & Albany Green Dragon
 Residents have requested a community garden, so one is proposed in a sheltered corner of the square, to be guarded over by the relocated Albany Green Dragon.



New Pathway Layout
 Reconfigure part of the pathway network, and re-surface using a Marse tinted colour to lighten and warm.



BRISTOL CITY COUNCIL
 Landscapes Team
 Neighbourhoods & City Development
From: Garden Street, Central Lodge Road, Bristol, Bristol, Avon, BS2 2JT

Albany Green	
New Layout Proposal - Option 3	
03.06.13	LC
1:250	1002A
Consultation 4 of 4	





Allocation of Clean and Green funding

Currently there is £2880.01 of clean and green money left unallocated some of which has been carried over from previous years a breakdown of this is shown below

The Environmental Sub Group with advice from the Area Environment Officer proposes the following uses for the money:

Project	Ward	Proposed work	benefit	Amount required	Councillor agreement
Meadow planting across the partnership area	All	Meadow Bristol to increase the amount of annual floral meadows by 600sqm across the partnership area	The benefit will mean an increase in colour to locations across the city this will also provide vital pollen bases for bees across the city. Two sites have already been identified Hassell Drive and Lawrence Hill Roundabout	£1000	
Bulb planting	All	Community payback to plant bulbs across the partnership area to bring colour during the spring months 6000 bulbs and two days of planting	The benefit will mean an increase in colour to locations across the city this will also provide vital pollen bases for bees across the city	£500 approx due to bulb choice	
Front gardens competition	Easton	Introduce a scheme to recognise residents	The project will recognise residents in the area of Easton	£250	

		<p>who have made an effort to improve the local environment by introducing planting into their front garden. The money would be spent on the printing of posters</p>	<p>if they have made an effort to improve the local environment by taking care of the front garden by introducing plants. The proposed area of Easton would look to be expanded the following year if the scheme was deemed a success.</p>		
			Amount left after above	£1030.01	