



AGENDA ITEM NO. 7

DUNDRY VIEW NEIGHBOURHOOD PARTNERSHIP

26TH MARCH 2012

Title: Parks and Green Space Strategy surplus land decision.

Officer Presenting Report: Jennifer Mackley

Contact Telephone Number: 0117 3521054

RECOMMENDATION

The Neighbourhood Committee is asked to:

- (1) Note that, if the sites detailed below are considered to be surplus to requirements, then Council policy is for there to be a presumption that sites will be sold to raise money to re-invest in remaining parks and green space both locally within the Partnership's area and citywide.
- (2) Decide whether the following sites are surplus to requirements for use as green space for recreation (site maps in **Appendix A** to this report) :
 - (a) part of Withywood Park (Paybridge Road)
 - (b) Huntingham Road / Keble Avenue
 - (c) Billand close (Sherrin Way)
 - (d) part of Willmott Park (North)
 - (e) part of Willmott Park (South)
 - (f) part of Valley Walk (North – Blackthorn Close)
 - (g) part of Valley Walk (South – rear of Urmstone)
- (3) Decide whether the following site should be retained as green space for recreation in line with the previous decision of the Cabinet :
 - (h) part of Kingshead Park
- (4) Decide by what date its decisions at (2) & (3) should take effect.

The significant issues in the report are:

The land identified above formed part of a public consultation on Area Green Space Plans held in 2010. All public comments made during the June – October 2010 consultation period are available for public inspection at the Council's offices.

The potential financial outcome of the committee's decision is dependent on an incentive scheme recommended by the Council's Parks & Green Spaces (P&GS) Cross Party Councillor Working Group and subsequently adopted by Cabinet. If all sites are declared as surplus a maximum of 70% of the value of the land, if sold, will be available to the Partnership area. The remaining 30% of the land – if sold (minimum) would be held centrally to spend on green space infrastructure city wide.

Due to the commercial sensitivity of land values, the value of each site can only be expressed to the committee within a category, with a minimum and maximum value figure.

If sites are not declared surplus, and still required for recreational purposes, it is expected they will be designated as Important Open Space in the Site Allocations and Development Management DPD

Background

1. The events that have led to the Neighbourhood Committee being asked to take these decisions are contained within the table below:

- Feb 2008.	Council adopts green space strategy with aspirations to raise the quality of Bristol's parks. The strategy adopted the principle of selling some land to fund this.
- June to Oct 2010	Area Green Space Plans identify green space that could be declared as surplus. Public consultation is held on proposals.
16th Dec 2010	Cabinet takes the decision to declare some land as surplus, retain other land as green space and defer on remaining sites until a later date.
- June to Nov 2011	Cross party working group convenes to review green space strategy aspirations, consultation responses and Dec 2010 Cabinet decision.
22nd Nov 2011	Full Council discusses the cross party working group findings and an all party agreement is made that Neighbourhood Committees should make the final decision on land declared as surplus.
26th Jan 2012	Cabinet resolved that Neighbourhood Committees make decisions with regard to land proposed as surplus to parks requirements with a view to potential disposal for development (surplus sites)

Context

2. The sites listed were subject to public consultation as part of the Area Green Space Plan consultation of June to October 2010. A significant response was received and major concerns raised on some sites. The number of responses received during this period is set out in the table below.

3. The Committee is asked to note there was one non site-specific petition submitted opposing development of green spaces in Hartcliffe (1,000 signatories.) These figures are not included in the total but noted in brackets.
4. **Appendix D** to this report contains a summary of consultation comments received and Bristol City Council officer response to these – as provided in the Cabinet papers of December 2010. Appendix D also sets out the wording of petitions received.

Schedule of responses received to the area green space consultation in this neighbourhood partnership area

Site	Total emails, surveys or letters.	Petition signatories	Total
Withywood Park (Paybridge Road)	12	0	12
Huntingham Road / Keble Avenue	9	0	9
Billand Close	8	0	8
Willmott Park (both Sites)	11	(1000 non site specific)	11
Valley Walk (both sites)	13	172 (1000 non site specific)	185
Kingshead Park	67	840	907

Impact on Standards

5. The Dundry View Neighbourhood Partnership area does not currently meet the Council's standards in relation to children's play and formal provision, however all of the NP population is within the 400m distance from a publicly accessible open space. The Committee should bear in mind that if it chooses not to dispose of surplus sites, then this may leave a gap in long term funding for improvements to parks and green spaces in the area.

Proposal if sites are retained as green spaces for recreation

6. If sites are not declared surplus, and still required for recreational purposes, it is expected they will be designated as Important Open Space in the Site Allocations and Development Management, Development Plan Document (DPD) See **Appendix B** for more details about the Site Allocations DPD.

Proposal if sites are declared surplus to requirement

7. If the Neighbourhood Committee declares any of the land as surplus, the Council will endeavour to sell the land in accordance with Council policy and relevant statutory requirements. No timetable has been set for this. Any conditions set in the Cabinet report of 2010 would continue to apply to the land. Declaring the site as surplus will not guarantee that the site will eventually be sold by the Council and income achieved. The process for land sale is described in **Appendix C**.

8. The potential financial outcome of the Neighbourhood Committee's decision is dependent on an incentive scheme recommended by the P&GS Cross-Party Working Group and subsequently adopted by Cabinet. If all sites are declared as surplus a maximum of 70% of the value of the land, if sold, would be ring fenced for investment in local parks. The remaining 30% (minimum) would be held centrally to spend on green space infrastructure across the city.
9. Due to the commercial sensitivity of land values, the value of each site can only be expressed to the committee within a category with a minimum and maximum value figure. The categories are:

Site Category	Value
A	Less than £100K
B	£100 to £250K
C	£250 - £600K
D	£600K - £1 million
E	more than £1 million

10. Please note that each site was last valued by the Council's Property Services Division in November 2010.
11. When the sites listed were first considered by Cabinet in Dec 2010, some had stated conditions to sale. These conditions still apply. Notes on the sites listed, as originally provided to Cabinet in Dec 2010, and their value category are given here:

Site	Notes	Value Category
Kingshead Park	Dec 2010 Cabinet made the decision to retain this space.	B
Withywood Park (Paybridge Road)	December 2010 cabinet report approved this land for sale for disposal A developers brief would apply to control the layout of development.	A
Huntingham Road / Keble Avenue	December 2010 Cabinet report approved this land for sale for disposal	A
Billand Close	December 2010 cabinet report approved this land for sale for disposal	A
Willmott Park (North)	December 2010 cabinet report approved this land for sale for disposal * A developers brief would apply to control the layout of development.	A

Willmott Park (South)	December 2010 cabinet report approved this land for sale for disposal A developers brief would apply to control the layout of development.	B
Valley Walk (North Blackthorn Close)	December 2010 cabinet report approved this land for sale for disposal A developers brief would apply to control the layout of development.	A
Valley Walk (South rear of Urmstone)	December 2010 cabinet report approved this land for sale for disposal A developers brief would apply to control the layout of development.	B

* *This site was approved for disposal with a special condition that further work would be required to ascertain flood risk, and future developability. To date no further definitive advice has been given.*

Calculations for the incentive scheme

12. The maximum that may be devolved to the Neighbourhood Committee is 70% of the overall land value. This is achieved if the Neighbourhood Committee declares as surplus all of the sites listed. The remaining 30% is held centrally and allocated to green space infrastructure across the city. Where this money will be spent has not yet been decided.

Examples :

Example 1:

13. If the Neighbourhood Committee decides to retain sites that together come to 50% of the total value of all sites, then the maximum income that can be achieved is 50% of the original 70% entitlement.

Example 2:

14. If the Neighbourhood Committee decides to retain sites that together come to 20% of the total value of all sites, then the maximum income that can be achieved is 80% of the original 70% entitlement.
15. The impact of the incentive scheme on any specific package of land disposals proposed by the Committee will be demonstrated by officers present at the meeting.

Consultation

Internal

The cross party working group looked at the consultation that had been carried out prior to the Strategy being agreed in February 2008 - through to the AGSP and site allocations document consultations in 2010.

External

Extensive public consultation was undertaken by the AGSP team from June - October 2010

Equalities Impact Assessment

A full equality impact assessment was completed with the original report that went to Cabinet in 16 December 2010.

Legal and Resource Implications

Legal

Following a request from Cabinet on 26th January 2012, the Leader agreed to delegate to neighbourhood committees such powers as are necessary for them to operate within the protocol for surplus sites and in line with the details set out in the report to Cabinet dated the same day.

Any decision to declare a site as surplus to requirements for use as green space for recreation must take into account the Parks and Green Space Strategy, the Area Green Space Plans and the contents of both Cabinet reports 16th December 2010 and 26th January 2012.

Legal advice given by: *Shahzia Daya, Senior Solicitor (Corporate)*

Revenue None

Capital

Any sites, which are declared as surplus a maximum of 70% of the value of the land, if sold, will be available to the Partnership area. The remaining 30% of the land - if sold (minimum) would be held centrally to spend on green space infrastructure

Financial advice given by: *Mike Harding, Finance Business Partner, Neighbourhoods and City Development.*

Land

Bristol City Council owns all sites

Personnel N/A

Appendices:

Appendix A – Site footprints (maps) showing location of each site referred to in the report.

Appendix B - Site Allocations and Development Management Preferred Approach process

Appendix C - Corporate Property process for the sale of Parks and Green Spaces declared as surplus.

Appendix D – Summary of consultation feedback from the public and officer analysis of key themes arising from that consultation and comments thereon.

ACCESS TO INFORMATION

Background Papers:

None

NB : Relevant reports to Cabinet may be viewed on the Council's web site as follows:

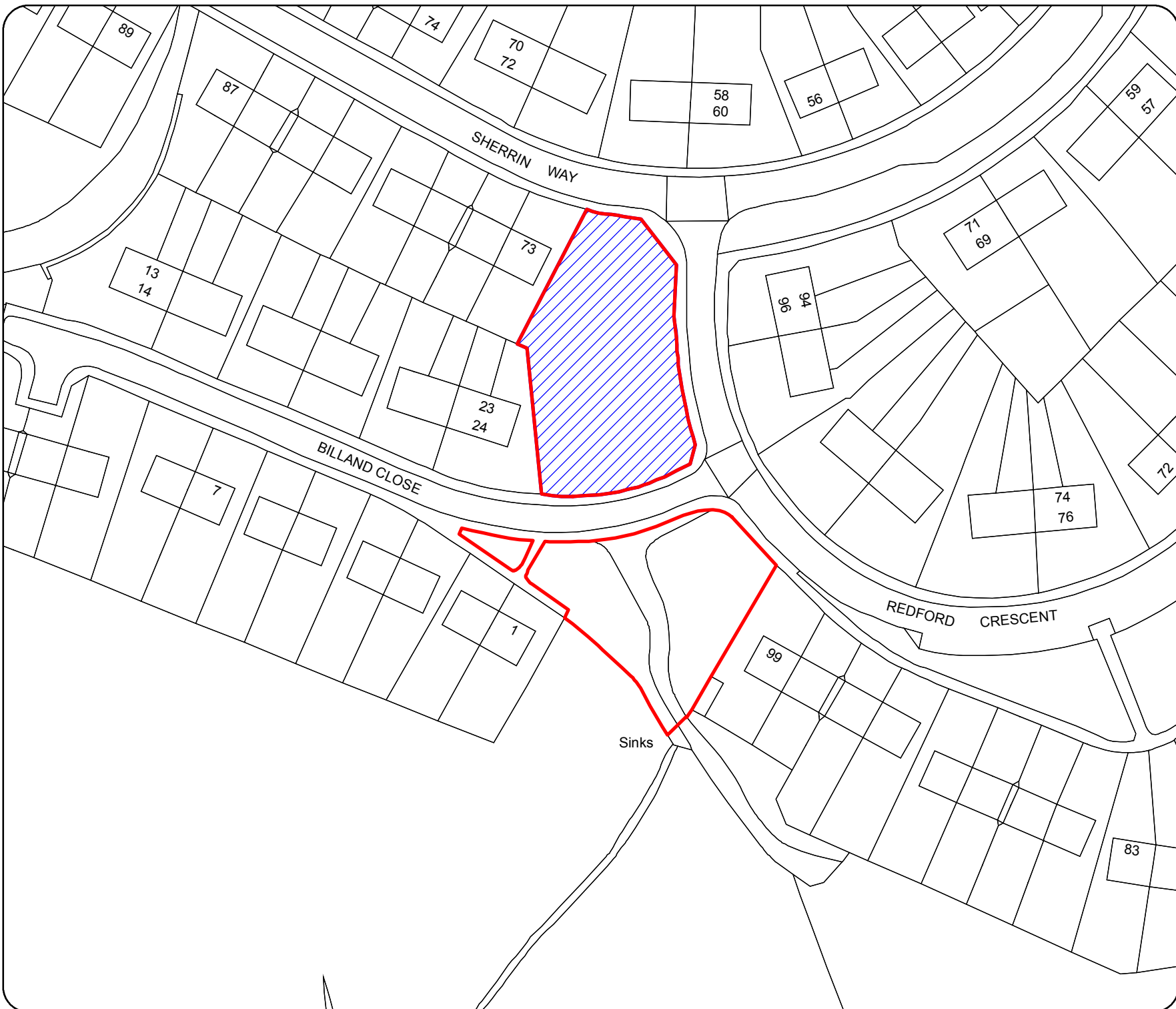
2010 Cabinet report

https://www.bristol.gov.uk/committee/2010/ua/agenda/1216_1600_ua000.html



2012 Cabinet report

https://www.bristol.gov.uk/committee/2012/ua/agenda/0126_1800_ua000.html

APPENDIX A1




Legend

-  Disposal area originally proposed for consultation
-  Billand Close

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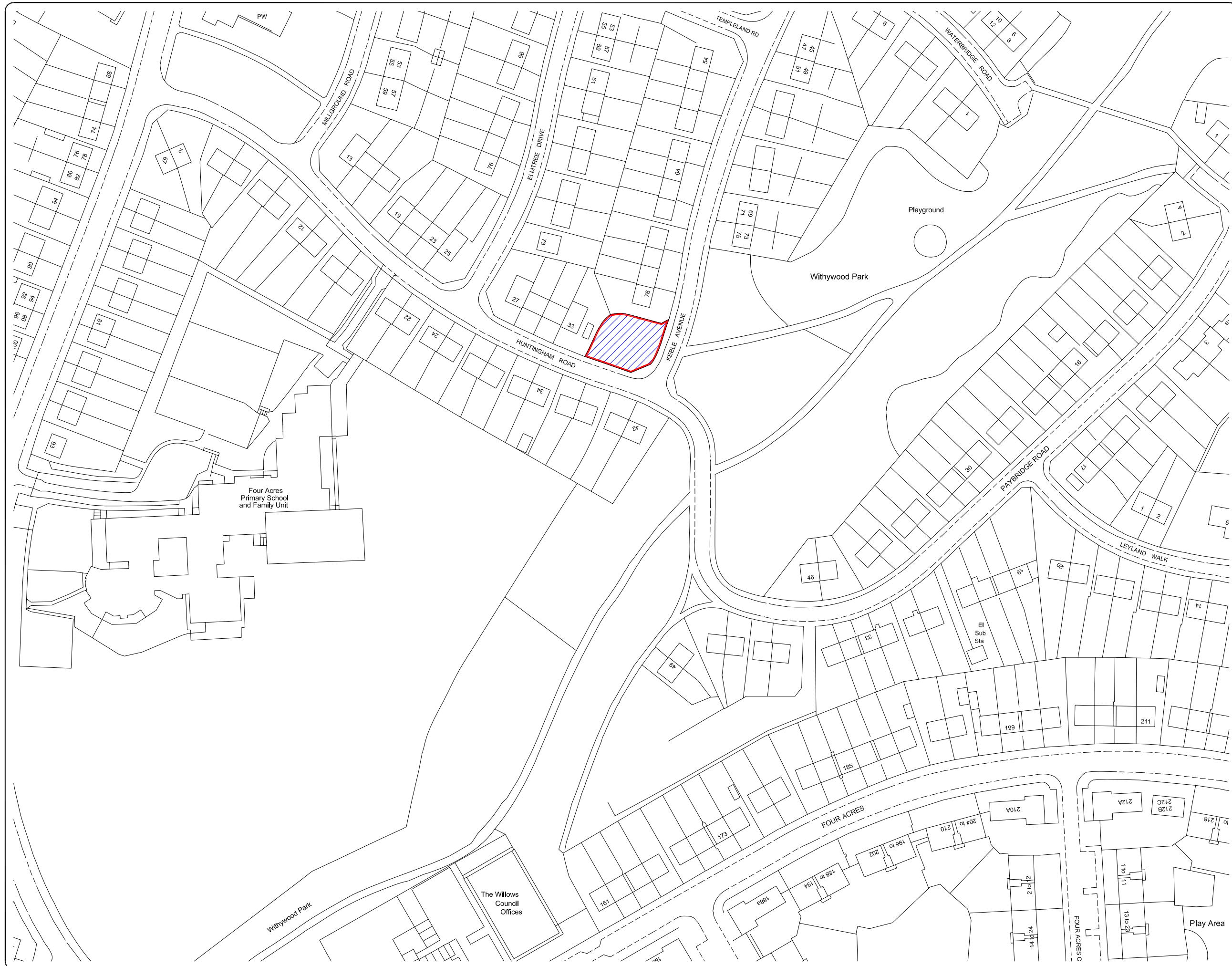
ENVIRONMENT & LEISURE

Site Code : BILLCL
Scale : @A4 1:826
Date : 06.12.2010



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Parks & Green Space Strategy -
Huntingham Road,
Bishopsworth.

Developable area - 395.54
sq.m. (0.10 acre)

APPENDIX A2

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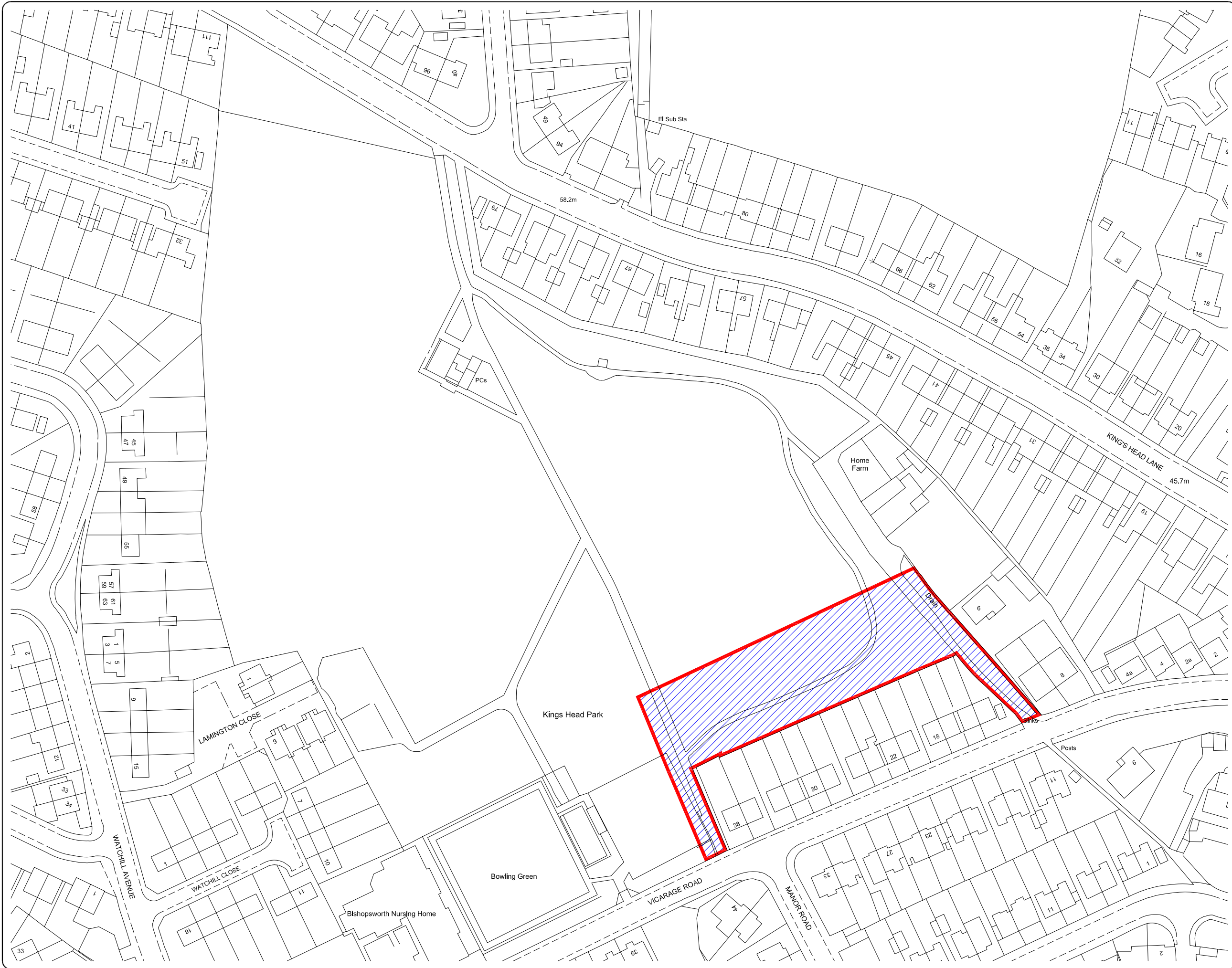
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Prop ID Ref : 9993
Polygon Ref : 20917
Scale : 1:1,250 @ A3
Date : 14 July 2009



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Will Godfrey, Strategic Director of Resources



Parks & Green Space Strategy - King's Head Park, Highridge.

- Area recommended to be sold - 4,123.04 sq.m. (1.02 acres)
- Area considered by Parks & Green Spaces Strategy

APPENDIX A3

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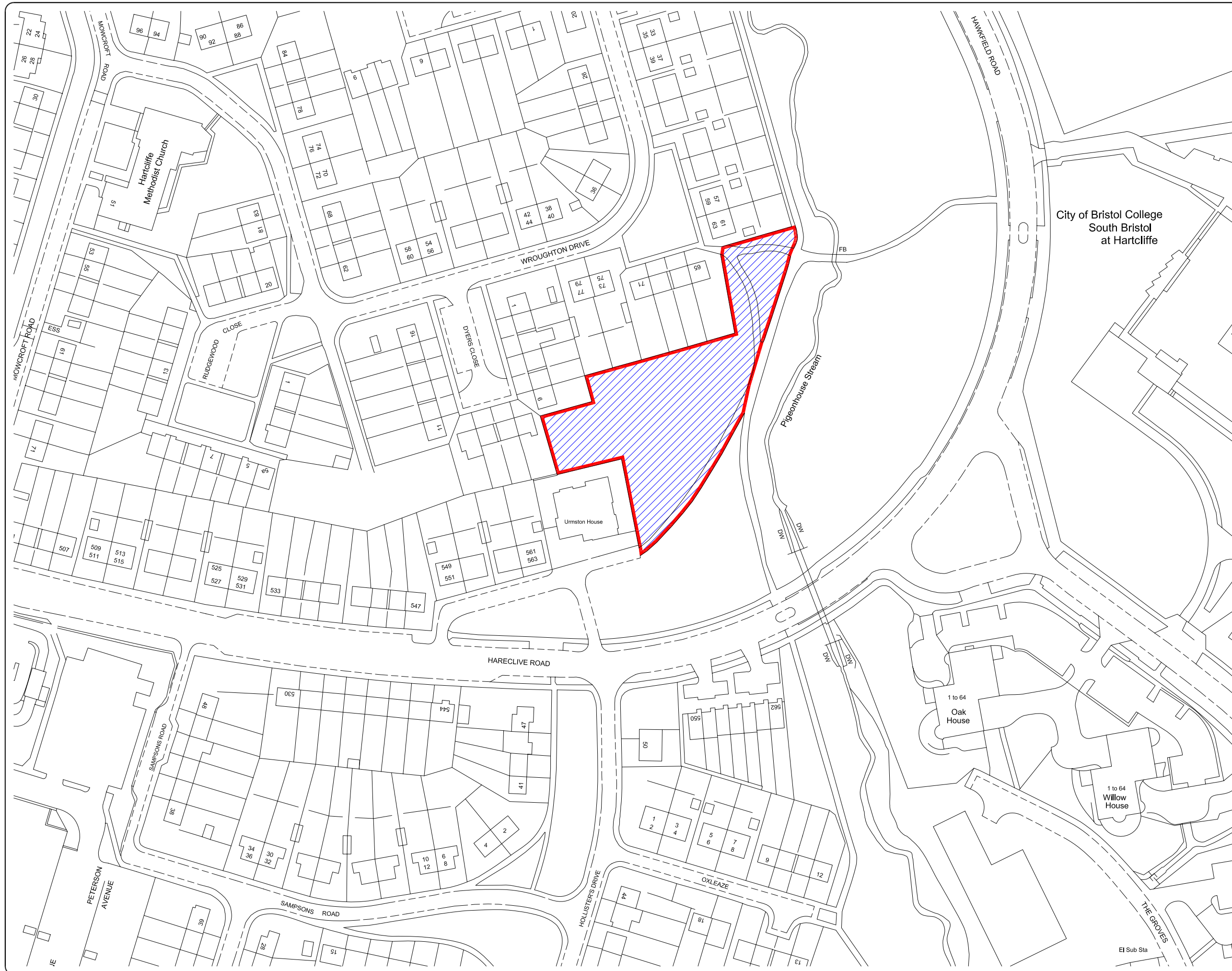
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

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Plan No. : N5345e
 Prop ID Ref : 3872, 3876
 Polygon Ref : 20607, 21256
 Scale : 1:1,250 @ A3
 Date : 03 Dec 2010

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Parks & Green Space Strategy - Valley Walk, Hartcliffe.

-  Area recommended to be sold - 3,587.94 sq.m. (0.89 acre)
-  Area considered by Parks & Green Spaces Strategy

APPENDIX A4(1)

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 Polygon Ref : 14717
 Scale : 1:1,250 @ A3
 Date : 03 Dec 2010





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Will Godfrey, Strategic Director - Corporate Services




**Parks & Green Space Strategy -
Blackthorn Close Open Space,
Hartcliffe.**

-  Area recommended to be sold - 2,241.88 sq.m. (0.55 acre)
-  Area considered by Parks & Green Spaces Strategy

APPENDIX A4(2)

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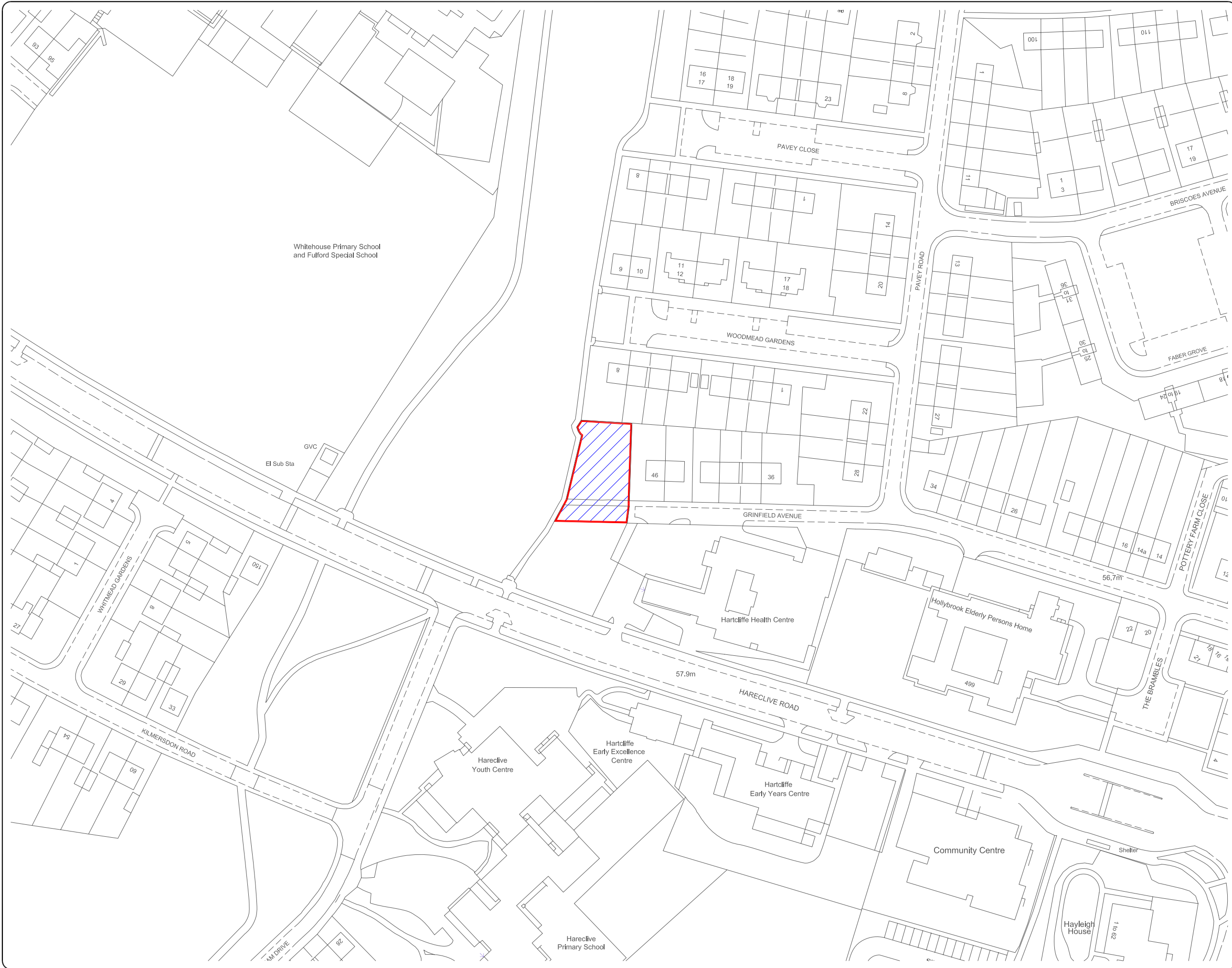
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 Prop ID Ref : 7148
 Polygon Ref : 14717
 Scale : 1:1,250 @ A3
 Date : 03 Dec 2010



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**Parks & Green Space Strategy -
Land at Willmott Park South,
Hartcliffe.**

Developable area - 713.56
sq.m. (0.18 acre)

APPENDIX A5(1)

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 Polygon Ref : 14632, 19385
 Scale : 1:1,250 @ A3
 Date : 27 Oct 2009



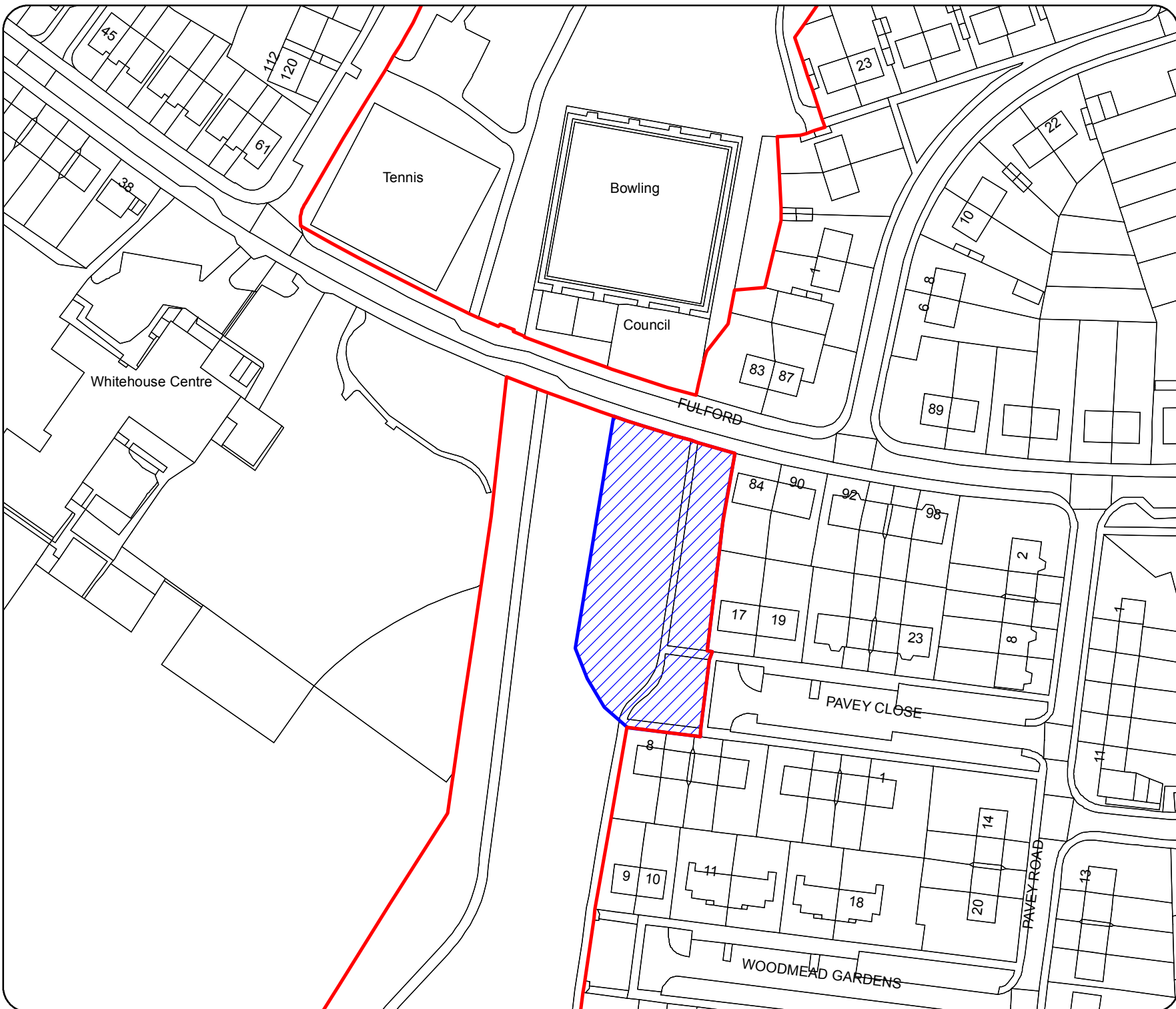
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Will Godfrey, Strategic Director of Resources

**Parks & Green Space
Strategy -
Wilmott Park North**

APPENDIX A5(2)




Legend

-  Disposal area originally proposed for consultation
-  Wilmott Park Site Boundary

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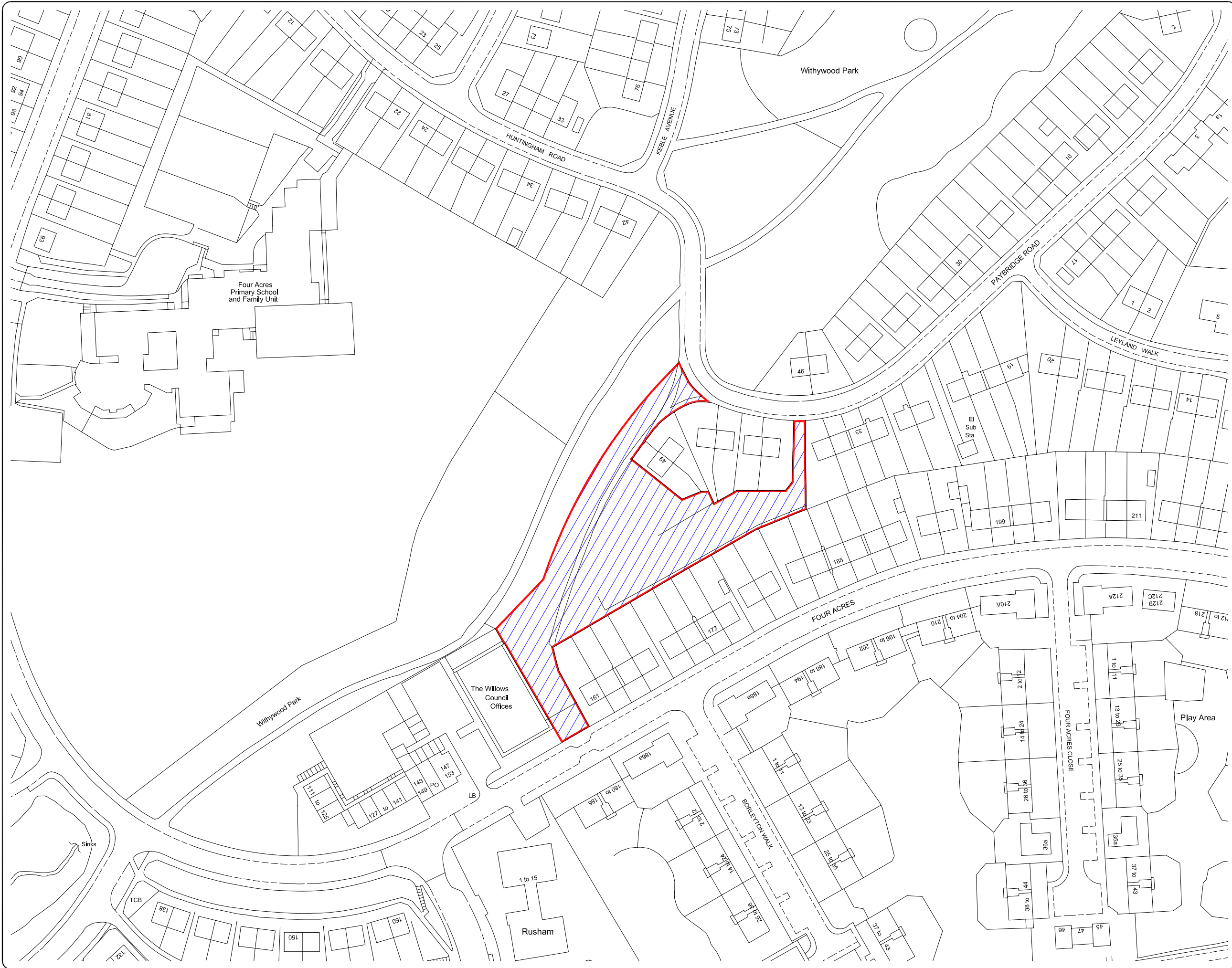
ENVIRONMENT & LEISURE

Site Code : WILLPA
Scale : @A4 1:1,250
Date : 02.12.2010



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Parks & Green Space Strategy - Land at the rear of Paybridge Road, Withywood.

- Area recommended to be sold - 3,921.17 sq.m. (0.97 acre)
- Area considered by Parks & Green Spaces Strategy

APPENDIX A6

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 Date : 03 Dec 2010



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Appendix B

Site Allocations and Development Management Preferred Approach process

The Site Allocations and Development Management Preferred Approach will be consulted on between 23rd March to 18th May 2012. This consultation document will explain that all proposed allocation sites which arose from the AGSP process will be subject to a consultative and decision making process involving the Neighbourhood Partnerships and Committees. The sites will be clearly identified. However, no comments on these sites will be sought as part of the Preferred Approach consultation.

This approach provides time for the Neighbourhoods to consider the approach to AGSP sites, which can eventually be reflected with a suitable designation or allocation in the formal Publication Version of the Site Allocations and Development Management DPD.

If it is resolved through the consultative and decision making process that AGSP sites should not be disposed, and are still required for local recreation purposes, it is expected that these would be shown as Important Open Spaces in the Site Allocations and Development Management DPD (Publication Version). The content of the DPD will be agreed by full Council before it is submitted to the Secretary of State for independent examination.

Appendix C

Corporate Property process for the sale of Parks and Green Spaces declared as surplus.

Once sites have been identified for disposal and formally declared surplus to the requirements of the Parks Service, they will pass to Corporate Property for disposal.

The process will then comprise a number of steps including: -

- Sites will need to go through the internal circulation procedure to ensure there is no other requirement for them before being disposed of.
- The Council will need to advertise its intention to dispose of the sites in the local paper under sec 123 of The Local Government Act 1972.
- Decisions will be made on which sites require a development brief to be prepared and / or planning consent for development to be obtained prior to sale.
- The timing of disposals will be phased and influenced by market conditions and decisions made regarding the approach taken to planning/ development briefs.
- Sites will be sold on the open market either individually or in groups if appropriate.

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park
Site Name: Billand Close

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes		Against any sale of green space	2	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
2			Use brownfield sites for development	2	The Parks and Green Space Strategy considers only parks and green space.
3			Has been a lack of consultation and awareness of consultation	1	We feel that consultation has been adequate. The consultation ran for 14 weeks and was widely advertised.
4	Yes		Park isn't used because it is in such a bad condition	1	The council's minimum standards for the provision of accessible green space are exceeded here. The AGSP aims to invest money back into open spaces in the area and raise the overall quality for the benefit of local residents.
5	Yes		Safe place for children to play	1	We feel that there are other sites in the vicinity that can be used as an alternative for children's play.
6	Yes		Just needs a fenced off dog-free play area	1	The investment proposals will be considered by the Neighbourhood Partnership.
7			Area does not need housing	1	Initial planning discussions indicate that development is achievable.
8			Where can we see your written evidence from local people whom have declared this site as NO USE?	1	Records of the evidence will be made available on request.
9		Yes	Must provide parking	1	The needs of parking will be assessed through the final scheme should one be proposed and determined by the planning process.

Billand Close

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
10	Yes		No, particularly if it raises money for the council to improve surrounding areas.	1	This is in line with AGSP proposals for the wider area.
11			Impact on traffic and parking	1	Impact will be minimised through the planning process
12			Adversely impact on house prices	1	It is not anticipated that there will be any impact. This would be determined through the planning process.
13			No - providing the height of new houses due not exceed that of current.	1	This will be determined by the planning process, which will seek to minimise the impact of any development.
14			Area already too densely populated, more housing will put a strain on local amenities and infrastructure	1	See line 7 above.

**Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park
Site Name: Billand Close**

Emails	Surveys	Letters	Petition Signatories
0	8	0	0

Themes arising from public consultation

- 1) Responses focus upon objection to development at the site as it is a safe place for children to play.
- 2) Other comments disagree with any green space being disposed in the area.

Comments on public consultation

- 1) Officers feel that there are other sites in the vicinity that can be used as an alternative for children's play.
- 2) The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.

Kings Head Lane Park

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park

Site Name: Kings Head Lane Park

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes	Yes	Houses will be too close to playground and put children at risk, road safety and potential occupants	32	Initial planning discussions indicate that development is achievable without compromising other uses within the park.
2	Yes		Is no ASB in the park now	18	The principle of introducing development to overlook 'backland' sites was adopted in the PGSS in 2008. This is considered to be good design practice by creating an active edge to the space allowing opportunities for natural surveillance between the development & open space, which will enhance feelings of safety and security and create a more welcoming environment.
3	Yes		Used by families and children	18	We feel that the site will still be able to be used by families and children
4	Yes		Should be kept for community use	15	We feel that the site will still be able to be used by the community
5			Impact of traffic and parking	15	Impact will be minimised through the planning process
6	Yes		New facilities will bring more ASB	8	The investment proposals will be considered by the Neighbourhood Partnership.
7	Yes		Park is already too small to lose anymore space	7	We feel that a substantial amount of open space will remain at the site to provide a recreational experience.
8	Yes		Nearby old people's home, after development cannot enjoy the park anymore	6	We feel that the site will still be able to be used by elderly residents

Kings Head Lane Park

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
9	Yes		Disposal area has had no ASB	6	There is mixed response from the consultation regarding ASB. Initial research indicated that the park has suffered from issues in the past and the Police have endorsed the AGSP plans.
10	Yes		There is little evidence that shows natural surveillance will work.	4	See line 2 above
11			New housing will devalue surrounding properties	4	It is not anticipated that there will be any impact. This would be determined through the planning process.
12			Refuse collection from new houses would be a problem	4	See line 11 above
13	Yes		Impact on trees	4	Aboriginal comments indicate that the trees on the site earmarked for sale are not locally prominent but they do contribute to the character of the park and therefore have some landscape value. There is enough space in the remainder of the park to allow for adequate compensatory planting if the trees were lost. This could take the form of establishing an avenue of trees along the main path through the park.
14	Yes		Youth centre would attract trouble	4	See line 6 above
15			Cafe is not needed	3	See line 6 above
16	Yes		Would decrease green space in the area	3	The PGSS standards ensure enough green space is accessible to residents. See line 16 above.
17	Yes		Important for wildlife	3	Nature Conservation Officer has not raised any ecological concerns for this proposal.
18	Yes		Against any sale of green space	3	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.

Kings Head Lane Park

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
19		Yes	My house will be overlooked by new housing	3	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
20			Would increase pollution	2	As line 11 above
21	Yes		Used for dog walking	2	We feel that the site will still be able to be used for dog walking
22	Yes		Would lead to further development	2	The aim of the AGSP would be to protect and invest in the remainder of the park.
23			Do not want social housing to be built	2	For developments of 10 dwellings or more planning guidance suggests that 30% should be social housing.
24			Use brownfield sites for development	2	The Parks and Green Space Strategy considers only parks and green space.
25	Yes		I support the development, improves ASB problem	1	This is in line with proposals.
26		Yes	Increased flood risk from limestone soil type	1	Initial comments from flood risk officers raise no such issues.
27			Improve changing rooms as part of development	1	See line 6 above
28	Yes		Bowling club has lots of new members, we need the existing car park for all the cars	1	See line 6 above
29		Yes	No housing development	1	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
30			Changing rooms are disgusting	1	See line 6 above
31	Yes		Playground is well used	1	We feel the function of the playground will not be effected.
32		Yes	Proposed area is over an old mineworks (safety issue)	1	Initial checks suggest that this is not accurate
33		Yes	Should only be family homes	1	See line 23 above

Kings Head Lane Park

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
34		Yes	21 dwellings are too many, maximum 14	1	This would be determined by a final scheme, should one be proposed, and by the planning process.
35	Yes	Yes	Space not big enough for development	1	See line 1 above. Initial planning discussions indicate that development is achievable.
36		Yes	Public Right of Way on Home Farm Lane, Council has no access	1	Initial checks suggest that this is not accurate
37		Yes	Bishopsworth is a conservation area	1	It is not anticipated that there will be any impact. This would be determined by the planning process
38	Yes		The football field in this area is hardly ever used it is the one designated for school couldn't this be utilised better	1	See line 6 above
39			Park should be locked out of hours	1	See line 6 above
40	Yes		Used for informal sports	1	We feel that the site will still be able to be used for informal sports
41			New housing will spoil views	1	See line 11 above
42			Park has already lost a lot of space with the new play area	1	We feel that a substantial amount of open space will remain at the site to provide a recreational experience.
43			Community would not see any benefits of land sale	1	As line 18 above
44	Yes		Does not agree park is not overlooked	1	The area being considered does comply with the definition of a backland site given in the PGSS and is therefore not considered to be overlooked.
45			It is not an area I use	1	Noted
46			Are other sites that can be developed	1	The Parks and Green Space Strategy considers only parks and green space.

Kings Head Lane Park

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
47			You don't say how many houses you propose to build or what type it might be, so you are obviously planning to mislead us. If it is definitely a few houses and not your obsession with flats, then tentatively, although I am not happy about it, perhaps it would make sense	1	The number of houses would be determined by a final scheme if one is proposed. This has not been accounted for at this stage.
48	Yes		Vegetation blocking the view into the park from Kings Head Lane it has become more of a "no go" area.	1	Noted
49	Yes		Used by whole community	1	We feel that the site will still be able to be used by the whole community.
50			Police should take responsibility of ASB, not new houses	1	Noted
51	Yes		Park is already overlooked	1	See line 2 above
52			We were advised that we pay more council tax for these privileges (overlooking park) will you be reducing our council tax accordingly?	1	It is not anticipated that there will be any impact.
53	Yes		Houses along Vicarage Road have had to put up large fences to protect their properties from ASB	1	See line 2 above.
54			Do not want bright lighting into the evening	1	See line 6 above

Kings Head Lane Park

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
		<p>Dawn Primarolo MP I am also aware that residents living in and around Kings Head Lane Park in Bishopsworth ward are very concerned about the proposals to build houses in the south east corner of the park. In response to local residents' concerns I delivered a survey to houses adjacent to Kings Head Lane Park, seeking residents' views on the plans. I have sent copies of the replies I received, which I hope you will read. As you can see, everyone who replied to me is opposed to the sale of the land because the park is well used and they feel it is not a large enough space to accommodate housing.</p>		

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park
Site Name: Kingshead Lane Park

Emails	Surveys	Letters	Petition signatories
13	26	28	840

Themes arising from public consultation

A petition was received that opposes development of Kingshead Lane Park, stating “We the undersigned, call upon Bristol City Council and the Executive Cabinet Member for Strategic Housing and Regeneration, to reverse its proposals within the *Options for Site Allocations and Proposed Designations* document and not to build houses or allocate for development, any land in Kingshead Lane Park, Bishopsworth.”

Key stakeholders that have made representations for this site include

- Dawn Primarolo MP

- 1) There was a significant response to consultation on this park and two meetings held locally organised by councillors which officers attended. There is a significant negative response to development proposals with only one or two positive.
- 2) The key themes were that the proposed footprint for disposal was too close to the play area; the site is well used by families, children and the wider community; new housing will bring traffic and parking; and either opposition to the council position that development will help reduce ASB, or that there is any to reduce.
- 3) A number of comments say there is no ASB in park now and new facilities will bring more ASB.
- 4) There are some comments about the ability of the council to deliver development and the impact on existing housing. There are also comments about development affecting the ability of elderly residents to use the park.

Comments on public consultation

- 1) Officers recognise the significant opposition to disposal on this site.
- 2) Comments and observations from the police and parks officers are that there has been ASB issues on this space. These are some comments made through consultation that also suggest this. Officers feel that the recreational function of the park is not impeded by the development proposal and that the consultation results indirectly support this.
- 4) This would be determined by a final scheme should one be proposed and the planning process would seek to minimise any potential impact. A further site visit from parks officers and members of a disability advisor group suggests there are no access issues to consider.

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park

Site Name: Land at Huntingham Road and Keble Avenue

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes		Against any sale of green space	3	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
2	Yes		Plant trees and shrubs there	1	The investment proposals will be considered by the Neighbourhood Partnership.
3			I don't know it so not really fair to comment. However, if it isn't used then put some more proper houses there, not eyesore flats. I'm sick of seeing half built flats or finishes flats that are permanently up for sale because real people want houses!	1	This will be determined by the planning process, which will seek to minimise the impact of any development.
4	Yes		No, seems like a very good idea.	1	This is in line with proposals for the site.
5	Yes		If sold all monies should be transparent and accounted for publicly. Withywood park committee should be consulted separately and at each stage.	1	See line 2 above
6			No - providing the height of new houses due not exceed that of current - it makes sense.	1	See line 3 above

Land at Huntingham Road and Keble Avenue

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
7		There is little evidence that shows natural surveillance will work.	1	The principle of introducing development to overlook 'backland' sites was adopted in the PGSS in 2008. This is considered to be good design practice by creating an active edge to the space allowing opportunities for natural surveillance between the development & open space, which will enhance feelings of safety and security and create a more welcoming environment.

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park
Site Name: Land at Huntingham Road and Keble Avenue

Emails	Surveys	Letters	Petition Signatories
0	9	0	0

Themes arising from public consultation

- 1) Responses focus upon objection to development at the site. Objection is focussed on the principle of selling any green space in the area.
- 2) Some support of disposal is shown. Support centres around the perception that development would bring wider benefits to the area.

Comments on public consultation

- 1) The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
- 2) This is line in with proposals set out for the site.

Valley Walk

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park

Site Name: Valley Walk

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes		Used by dog walkers	3	We feel that the site will still be able to be used for dog walking
2	Yes	Yes	Development will not deter ASB	2	The principle of introducing development to overlook 'backland' sites was adopted in the PGSS in 2008. This is considered to be good design practice by creating an active edge to the space allowing opportunities for natural surveillance between the development & open space, which will enhance feelings of safety and security and create a more welcoming environment.
3			Police presence should deter ASB	1	The Parks and Green Space Strategy considers only parks and green space.
4	Yes		Good idea	1	This is in line with proposals for the site.
5	Yes		Should be kept for the local community as it is a well used park	1	See line 4 above. The investment proposals will be considered by the Neighbourhood Partnership.
6	Yes		The sections of the corridor that have low level of use probably do so because of antisocial behaviour because people don't want to be threatened when they are out, therefore they avoid areas where troublemakers gather.	1	See line 2 above.
7	Yes		Against any sale of green space	1	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.

Valley Walk

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
8	Yes		Reinstate the children's play area. Open up the stream	1	The investment proposals will be considered by the Neighbourhood Partnership.
9			Efforts should first be made to deter fly tipping by using covert cameras	1	See line 3 above
10	Yes		Used by families and children	1	We feel that the site will still be able to be used by families and children.
11	Yes	Yes	Decision should be made in light of what development goes ahead at Hengrove Park	1	The AGSP has taken into consideration the potential future of Hengrove Park. The council's minimum standards for the provision of accessible green space are exceeded here.
12	Yes		Used for children's play	1	We feel that the site will still be able to be used for children's play.
13	Yes		Important area for wildlife	1	Nature Conservation Officer has not raised any ecological concerns for this proposal.
			Avon Wildlife Trust The high nature conservation and aesthetic value of this section of Pigeonhouse Stream should be acknowledged to ensure damaging works do not take place. The trust therefore supports Option B (do not allocate for development)		

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park

Site Name: Valley Walk (documents in AGSP combine 2 spaces)

Emails	Surveys	Letters	Petition Signatories
0	13	0	172; 1000 non specific petition

Themes arising from public consultation

Petition received objected to the proposal of Bristol City Council to sell green space site for the development of houses, stating:

“We the undersigned are strongly opposed to the proposals in the Area Green Space Plan and Site Allocations documents to sell off land in Pigeonhouse Stream (Valley Walk)... and petition Bristol City Council to abandon these plans”

Non -specific petition signatures relate to a petition which oppose development of open spaces in Hartcliffe, rather than specifically to this site.

Key stakeholders that have made representations for this site include

- Avon Wildlife Trust

- 1) Consultation has raised some support for disposal of the site.
- 2) Opposition to disposal focuses upon the use of the space for dog walking and other recreational activities
- 3) Residents are concerned that a lot of open space is already being lost at Hengrove Park.

Comments on public consultation

- 1) This is in line with proposals set out for the site.
- 2) Officers feel that there are other sites in the vicinity that can be used as an alternative for recreational purposes.
- 3) The AGSP has taken into consideration the potential future of Hengrove Park. The council's minimum standards for the provision of accessible green space are exceeded here.

Willmott Park

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park

Site Name: Willmott Park

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes		Good idea	3	This is in line with proposals for this site.
2			There is little evidence that shows natural surveillance will work.	2	The principle of introducing development to overlook 'backland' sites was adopted in the PGSS in 2008. This is considered to be good design practice by creating an active edge to the space allowing opportunities for natural surveillance between the development & open space, which will enhance feelings of safety and security and create a more welcoming environment.
3	Yes		Against any sale of green space	1	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
4			What are the plans for the Whitehouse School site?	1	The Parks and Green Space Strategy considers only parks and green space.
5	Yes		Current houses overlooking park do not help with youth behaviour, new houses will not help	1	See line 2 above
6	Yes		The space should be used to provide facilities for different age groups	1	The investment proposals will be considered by the Neighbourhood Partnership.
7	Yes		Lines of sight from the road down and up the parks will be reduced counteracting the dubious argument that new houses will help this.	1	We feel that visibility through the park will be adequate and the disposal areas will not have a detrimental impact upon this.

Willmott Park

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
8		No - providing the height of new houses do not exceed that of current.	1	This will be determined by the planning process, which will seek to minimise the impact of any development.
9		Doctors surgery looking to increase size of car park	1	See line 4 above.

**Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park
Site Name: Willmott Park (documents in AGSP combine 2 spaces)**

Emails	Surveys	Letters	Petition Signatories
0	11	0	1000 non specific petition

Themes arising from public consultation

Non -specific petition signatures relate to a petition which oppose development of open spaces in Hartcliffe, rather than specifically to this site.

- 1) Some responses support disposal of the site.
- 2) Opposition to disposal centres on the dispute that houses overlooking the park would deter anti-social behaviour.

Comments on public consultation

- 1) This is in line with proposals set out for the site.
- 2) The principle of introducing development to overlook 'backland' sites was adopted in the PGSS in 2008. This is considered to be good design practice by creating an active edge to the space allowing opportunities for natural surveillance between the development & open space, which will enhance feelings of safety and security and create a more welcoming environment.

New information has recently come forward relating to flood risk and which may result in the site having restricted development potential. This could affect the north site.

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park
Site Name: Withywood Park (land to the rear of Paybridge Road)

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes		Against any sale of green space	4	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
2			Keep the pathway between Paybridge & Four acres, is necessary for elderly people	2	This can be incorporated into a final scheme should one be proposed.
3			Providing the height of new houses due not exceed that of current.	2	This will be determined by the planning process, which will seek to minimise the impact of any development.
4			New housing will overlook my property	1	Impact will be minimised through the planning process
5			Risk of anti-social tenants	1	It is not anticipated that there will be any impact of this kind.
6	Yes		Good idea, its been an eyesore for years, just retain the access past the Williams onto Four Acres, it is also the access to bus, shops and post office, its used daily by many.	1	This in in line with proposals fro the site.
7	Yes	Yes	There is little evidence that shows natural surveillance will work.	1	The principle of introducing development to overlook 'backland' sites was adopted in the PGSS in 2008. This is considered to be good design practice by creating an active edge to the space allowing opportunities for natural surveillance between the development & open space, which will enhance feelings of safety and security and create a more welcoming environment.

Withywood Park land to the rear of Paybridge Road

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
8 Yes		Reduction of one of the best kept parks in the area.	1	The council's minimum standards for the provision of accessible green space are exceeded here. The AGSP aims to invest money back into the park and raise the overall quality for the benefit of local residents.
9		If the bmx track is to be reinstated the width can be used to continue a decent park width and public route	1	This in in line with proposals fro the site.
10		I don't know the area so it's not fair to comment. However, if it is for houses, not flats, and built as homes for average families, not rabbit hutches, then maybe it could improve the area.	1	Noted. See line 3 above.
		Avon Wildlife Trust Recommend that ecological survey is carried out before any development is undertaken. Provision should be made for mitigation measures and enhancement where appropriate.		

Neighbourhood Partnership Area: Bishopsworth, Hartcliffe and Whitchurch Park
Site Name: Witherwood Park

Emails	Surveys	Letters	Petition Signatories
0	12	0	0

Themes arising from public consultation

Key stakeholders that have made representations for this site include

- Avon Wildlife Trust

1) Responses focus upon objection to development at the site, but some support of disposal is shown. Support centres around the perception that development would bring wider benefits to the area.

2) Objection is focussed on the principle of selling any green space in the area.

Comments on public consultation

1) Objection is noted, comments of support are in line with proposals set out for the site.

2) The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.