



AGENDA ITEM NO. 10

Filwood, Knowle and Windmill Hill Neighbourhood Partnership

13th March 2012

Title: Parks and Green Space Strategy surplus land decision.

Officer Presenting Report: Richard Fletcher, Neighbourhood Engagement Manager

Contact Telephone Number: 0117 922 3896

RECOMMENDATION

There are no recommendations in this report.

The Neighbourhood Committee is asked to:

a) Decide in each case whether or not the following sites are surplus to requirements for use as green space for recreation (Refer to site footprints in Appendix A)

- part of Salcombe Road Open Space
- part of Bath Road (3 lamps) Open Space

If the Neighbourhood Committee decides that a site is surplus to requirements, the presumption is that the site is subsequently sold to raise money to re-invest in remaining parks and green space locally and citywide.

b) Confirm the original Cabinet decision of Dec 2010 to declare the following site as not surplus and therefore to retain it as green space for recreation:

- part of Bushey Park YMCA

c) Confirm the original officer recommendation, endorsed by Cabinet, to declare the following site as not surplus and therefore to retain it as green space for recreation:

- part of Higham Street Open Space

The significant issues in the report are:

The land identified 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.

The potential financial outcome of the committee's decision is dependent on an incentive scheme recommended by the 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, 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.

The value of Higham Street Open Space is not factored in to the incentive scheme as officers recommended its removal from consideration.

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.

The Cabinet report of December 2010 set out that the Knowle West Regeneration Framework (KWRF) applies its own financial arrangements for green space disposals and investments. Decisions on ring fencing and the incentive scheme do not therefore apply here. Income derived from land sales outside the KWRF area remains outside the area and income derived inside the KWRF area remains inside the area.

Background

1. The events that have led to the Neighbourhood Committee being asked to take this decision 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

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 below.

Site	Total emails, surveys or letters.	Petition signatories	Total
Salcombe Road Open Space	31	434	465
Bath Road Open Space	63	0	63
Bushey Park	103	0	103
Higham Street	81	0	81

Note: The Working Group of representatives from all political parties considered that Salcombe Rd Open Space and Bath Rd Open Space were 'less contentious' land sales during public consultation on Area Green Space Plan Ideas and Options papers.

2. Impact on Standards

Filwood, Knowle and Windmill Hill does not currently meet the standards in children's play and formal provision, however the entire population of the NP population (outside of the regeneration framework) is within the 400m distance from a publicly accessible open space. Neighbourhood Committees may wish to consider that by choosing not to dispose of surplus sites, this may potentially leave a gap in long term funding for improvements to Parks and Green Spaces.

Proposal if sites are retained as green spaces for recreation

3. 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

4. If the Neighbourhood Committee declares the land as surplus, the Council will endeavour to sell the land in accordance with policy and the Local Government Act. 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 laid out in Appendix C.
5. The potential financial outcome of the Neighbourhood Committee's decision is dependent on an Incentive Scheme recommended by the 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.

6. The Cabinet report of December 2010 set out that the Knowle West Regeneration Framework (KWRF) applies its own financial arrangements for green space disposals and investments. Decisions on ring fencing and the incentive scheme do not therefore apply here. Income derived from land sales outside the KWRF area remains outside the area and income derived inside the KWRF area remains inside the area.
7. Income raised for local parks can be used to deliver any of the improvements to local green spaces put forward in the Partnerships 'Parks Investment Plan' adopted by the Committee in 2011 and also new proposals given over time. An example of the improvements proposed for Salcombe Rd Open Space are given in Appendix E.
8. 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

9. Note: Each site was last valued by the Council's Property Services in November 2010.
10. 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
Part of Salcombe Road Open space	December 2010 cabinet report approved this site be sold for development	C
Part of Bath Road Open Space (3 lamps)	December 2010 cabinet report approved this site be sold for development	D
Bushey Park	Dec 2010 Cabinet made the decision to retain this space.	A
Higham Street	Dec 2010 Cabinet made the decision to retain this space.	B

Calculations for the incentive scheme

11. 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.

12. Incentive Scheme Example 1:

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.

Incentive Scheme Example 2:

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.

13. The impact on potential income of the Neighbourhood Committee's decision is set out for clarity in Appendix D

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

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

Legal and Resource Implications

Legal

Legal advice given by:

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: A, B, C, D and E.

ACCESS TO INFORMATION

Background Papers:

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 (10) A - Site Footprints.

The following site footprints are provided separately in pdf format

- 1) Salcombe Road Open Space
- 2) Bath Road Open Space
- 3) Bushey Park
- 4) Higham Street

Appendix (10) 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 (10) 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.

Appendix (10) D

Worked examples and scenarios to demonstrate impact of incentive scheme on potential income.

(This can be completed on a NP by NP basis in conjunction with each Neighbourhood Committee's requests and requirements)

NOTE: Officers can demonstrate any scenario to the Committee on request during the meeting.

Example A:

The Committee chooses to declare part of Bath Road (3 lamps) Open Space as surplus and it is subsequently sold for development and income for parks investment raised:

Percentage of value ring fenced for spending within the Partnership area (excluding the Knowle West Regeneration Framework area):

= 43.4%

This amounts to between £260K and £434K*

*IMPORTANT – this is only calculated from the value bracket the site is placed in NOT a judgement of the site's actual upper and lower value.

Example B:

The Committee chooses to declare part of Bath Road (3 lamps) Open Space and part of Salcombe Rd Open Space as surplus and they are subsequently sold for development and income for parks investment raised:

Percentage of value ring fenced for spending within the Partnership area (excluding the Knowle West Regeneration Framework area):

= 65.8%

This amounts to between £560K and £1052K*

*IMPORTANT – this is only calculated from the value brackets the sites are placed in NOT a judgement of the sites' actual upper and lower value.

Appendix (10) E

The Neighbourhood Partnership Environment Sub-Group and local councillors have worked with Knowle Park Primary School to develop a full investment proposal for Salcombe Rd Open Space. Investing to improve this space is a priority set in the Partnership's Parks investment Plan.

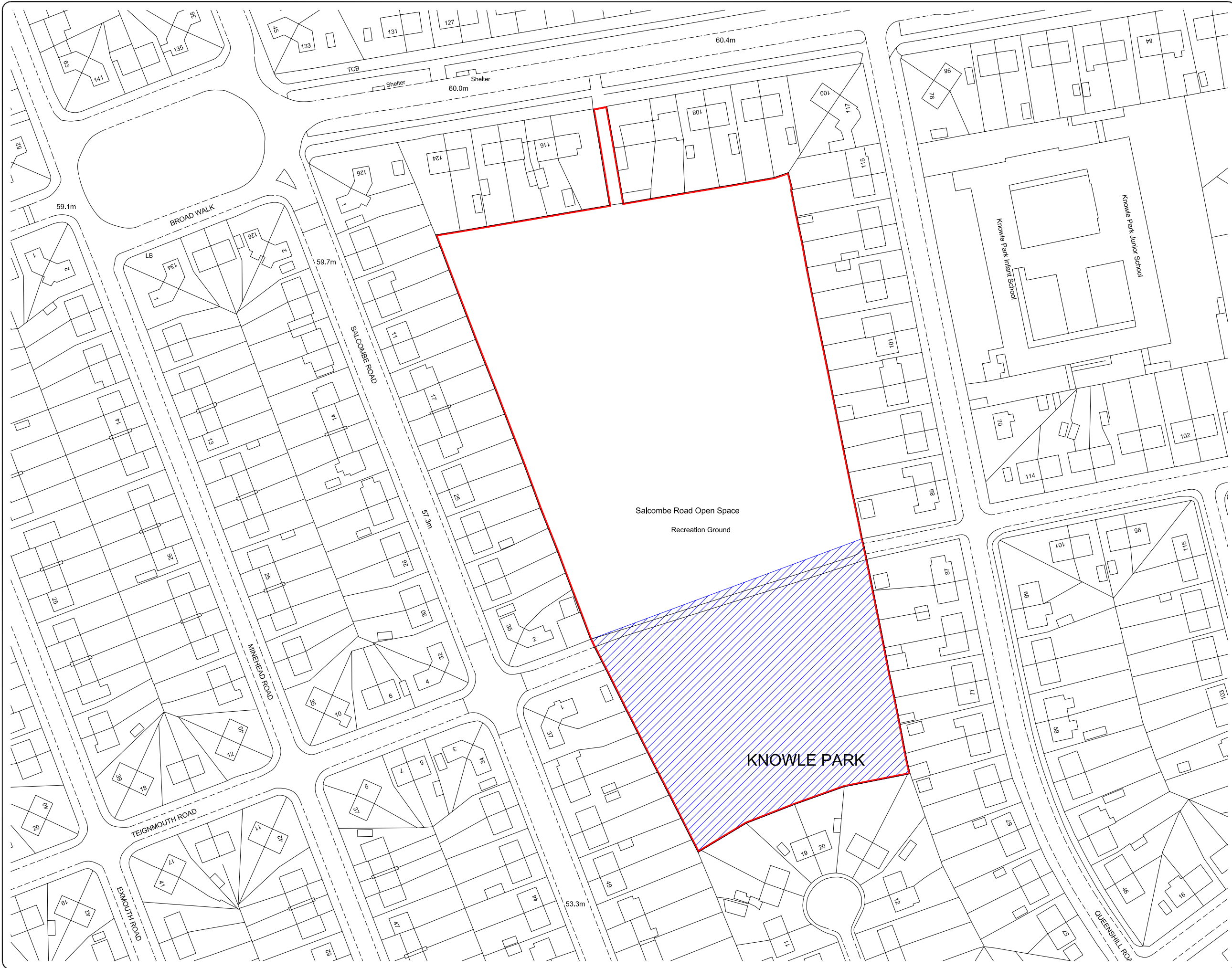
Investment will be delivered in two stages:

Phase 1



- Working with Knowle Park Primary School a dog-free section will be established that allows access for the school in the top fenced off section. This area will be used for a junior football pitch and school playing field area (see map).
- Public access would be blocked off from Broadwalk and a bin relocated.
- New pathways and benches will be provided on the publicly accessible mid section of the site to benefit all users.

Phase 2

- Part of the site to the south would be sold for housing development. A development brief would be created by the Council to ensure the housing development meets certain minimum criteria. For example this would include ensuring that the fronts of houses face out on to the park and make it feel a more welcoming and safer place to use.
- A new children's play area would then be added in front of new housing.




**Parks & Green Space Strategy -
Salcombe Road Recreation
Ground.**

-  Area recommended to be sold - 7,133.69 sq.m. (1.76 acres)
-  Area considered by Parks & Green Spaces Strategy

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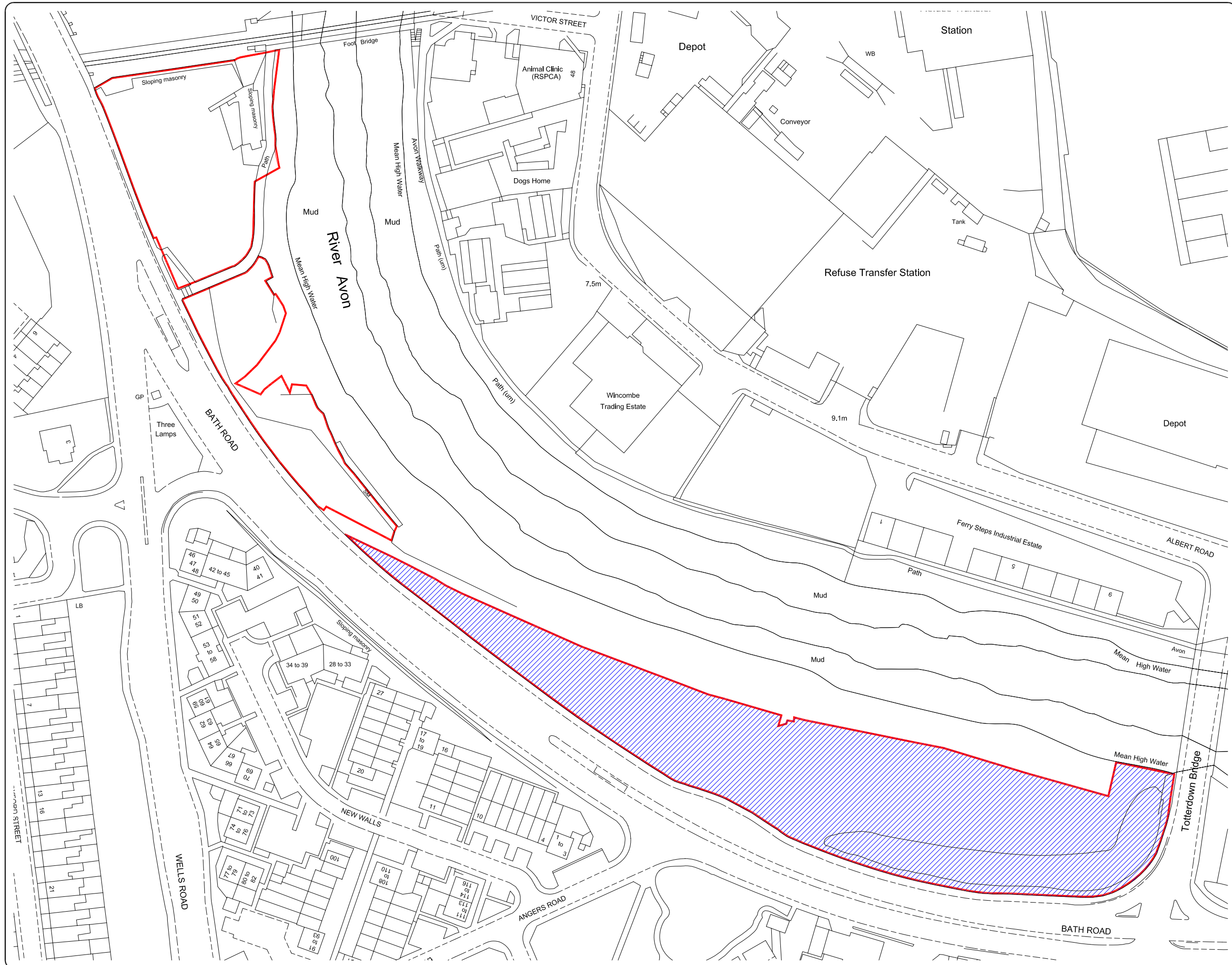
SITE PLAN : To ensure boundary accuracy, please refer to deeds.

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CORPORATE PROPERTY


Plan No. : N5249c
 Prop ID Ref : 8199
 Polygon Ref : 4906
 Scale : 1:1,250 @ A3
 Date : 03 Dec 2010


CORPORATE SERVICES
 Floor 7, B Bond, Smeaton Road, Bristol BS1 6EE
 Tel (0117) 903 7620
 www.bristol.gov.uk
 Will Godfrey, Strategic Director - Corporate Services



Parks and Green Space Strategy
- Bath Road (Three Lamps).
Developable area of site

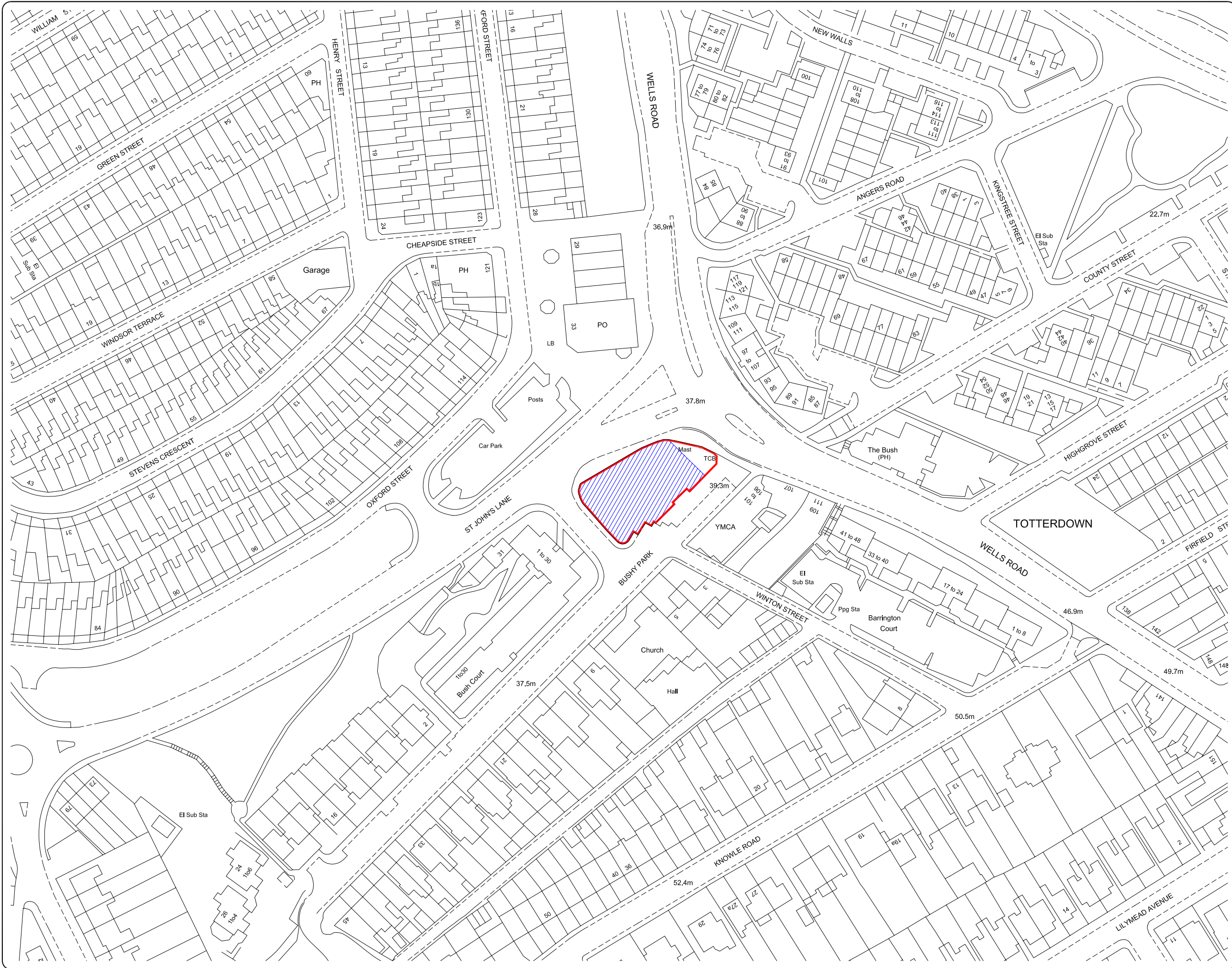
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CORPORATE PROPERTY TEAM

Plan No. : N5240b
Prop ID Ref : 2358, etc
Polygon Ref : 35466, etc
Scale : 1:1,250 @ A3
Date : 07 Nov 2008


**CENTRAL SUPPORT SERVICES
PROPERTY & LOCAL TAXATION**
Floor 6, B Bond, Smeaton Road, Bristol BS1 6EE
Tel (0117) 903 7620 Fax (0117) 903 7617
M C Reynell, Director of Central Support Services




Parks & Green Space Strategy - Bushy Park YMCA, Totterdown.

-  Area recommended to be sold - 870.17 sq.m. (0.21 acre)
-  Area considered by Parks & Green Spaces Strategy

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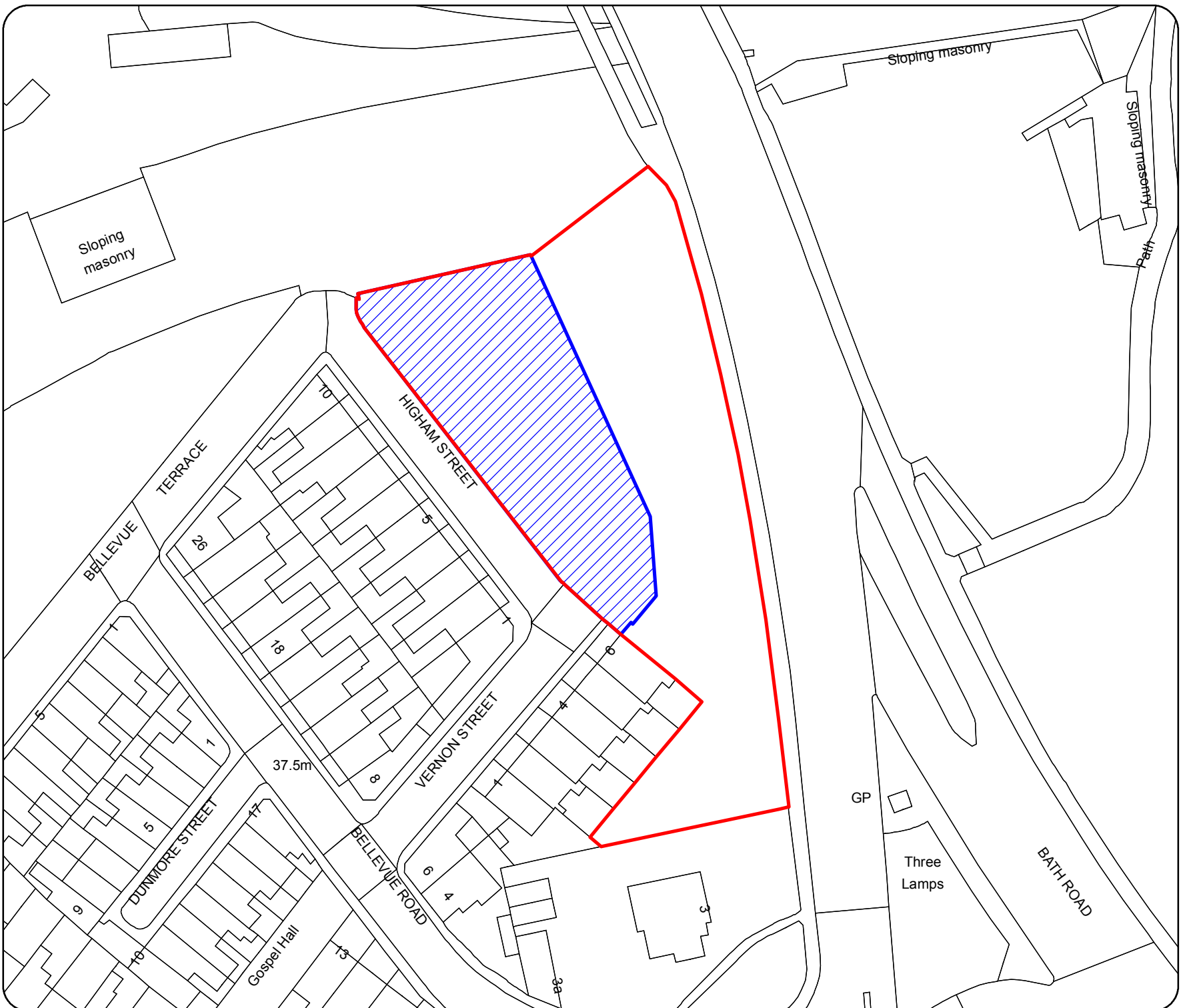
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 Prop ID Ref : 1845
 Polygon Ref : 36901
 Scale : 1:1,250 @ A3
 Date : 03 Dec 2010





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**Parks & Green Space
Strategy -
Higham Street
Open Space**

APPENDIX NO. (10) A.4

- Legend**
-  Disposal area originally proposed for consultation
 -  Higham Street Open Space

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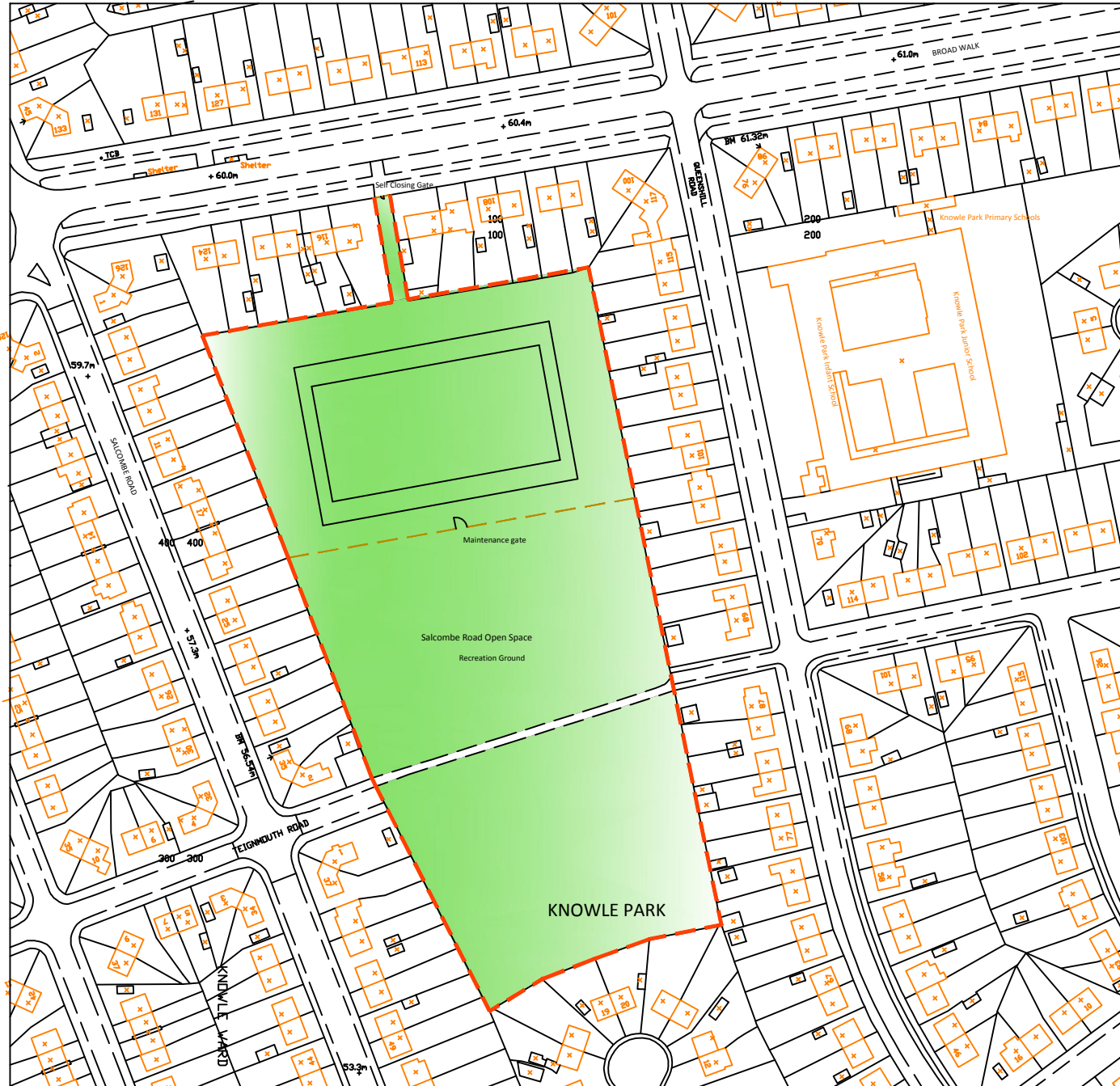
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ENVIRONMENT & LEISURE

Site Code : HIGHSTOS
Scale : @A4 1:750
Date : 06.12.2010


**NEIGHBOURHOODS
DIRECTORATE**
Environmental and Leisure Services
Colston 33 Phone: 0117 922 3719
Colston Avenue bristolparks@bristol.gov.uk
Bristol BS1 4UA www.bristol.gov.uk/parks



Option 1: Capital: £11k Revenue: £37.7k (2,518p.a. payable annually over 15yrs)