

Greater Brislington Neighbourhood Partnership

19th 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 Newbridge Road Open Space
- Allison Avenue Open Space
- Broomhill Road Park
- Belroyal Avenue Open Space
- Bonville Road Open Space
- Broomhill Road (Emery Road) R/O bank

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 St. Anne's Park

OR

The Neighbourhood Committee is asked to:

c) Decide by what date decisions a) & b) will be made.

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 citywide and locally.

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.

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 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.

Please note petitions were received as part of the Site Allocations and Development Management options consultation relating to the wider Brislington Meadows, rather than Bonville Road Open Space as an individual site

A petition was also received with an accompanying submission letter stating objections to proposed housing development to build 28 houses on part of St. Anne's Park and Newbridge Open Space. However the petition statement did not refer to Newbridge Rd Open Space and so no signatories can be assumed to have been received for this site.

Please refer to Appendix E for summary of consultation comments received and Bristol City Council officer response to these – as provided in the Cabinet papers of December 2010.

2.

Site	Total emails, surveys or letters.	Petition signatories	Total
St Anne's Park	142	2424	2566
Newbridge Road O/S	88	See notes above	88
Allison Avenue	33	63	96
Broomhill Road	73	0	73
Belroyal Avenue Open Space	21	0	21
Bonville Road	89	See notes above	89
Broomhill Road (Emery Road) R/O bank	13	0	13

3. Impact on Standards

Brislington Community Neighbourhood Partnership does not currently meet the standards in Children's Play and formal provision; there is a small gap in informal provision. However, only 7% of the NP population is more than 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

4. 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

5. 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.
6. 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.
7. 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

8. Note: Each site was last valued by the Council's Property Services in November 2010.
9. 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 St Anne's Park	Dec 2010 Cabinet made the decision to retain this space.	D
Newbridge Road O/S	December 2010 cabinet report approved this site be sold for development	B
Allison Avenue	December 2010 cabinet report approved this site be sold for development	B
Broomhill Road Park	December 2010 cabinet report approved this site be sold for development	A
Belroyal Avenue Open Space	December 2010 cabinet report approved this site be sold for development	B

Bonville Road	December 2010 cabinet report approved this site be sold for development	C
Broomhill Road (Emery Road) R/O bank	December 2010 cabinet report approved this site be sold for development	A

Calculations for the incentive scheme

10. 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.

11. 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.

12. 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: (Stephen McNamara)

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

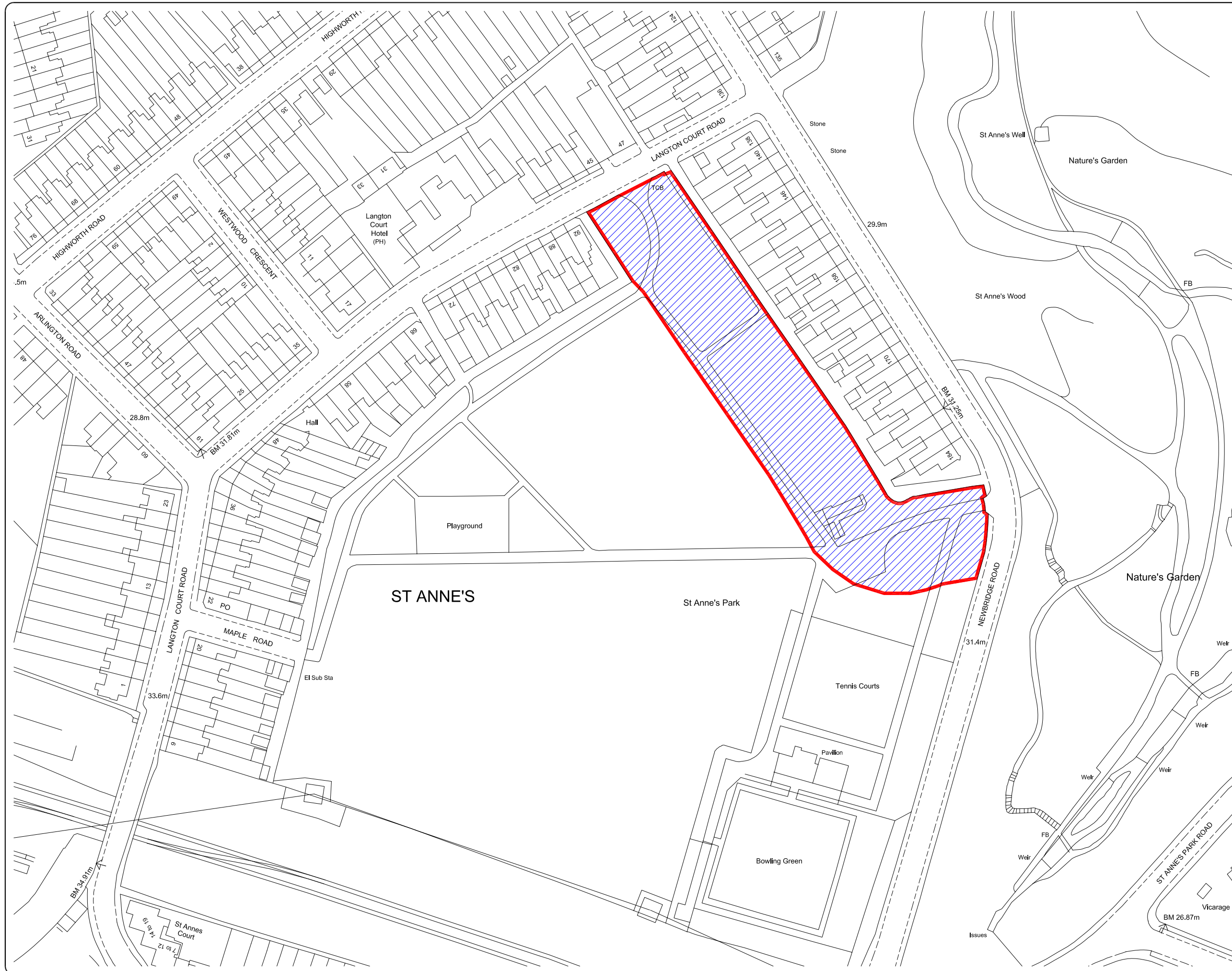
2012 Cabinet report

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

Appendix A - Site Footprints.

The following site footprints are provided separately in pdf format

- 1) St. Anne's Park
- 2) Newbridge Road Open Space
- 3) Allison Avenue Open Space
- 4) Broomhill Road Park
- 5) Belroyal Avenue Open Space
- 6) Bonville Road Open Space
- 7) Broomhill Road (Emery Road) R/O bank



Parks & Green Space Strategy - St Anne's Park.

- Area recommended to be sold - 6,037.29 sq.m. (1.49 acres)
- Area considered by Parks & Green Spaces Strategy

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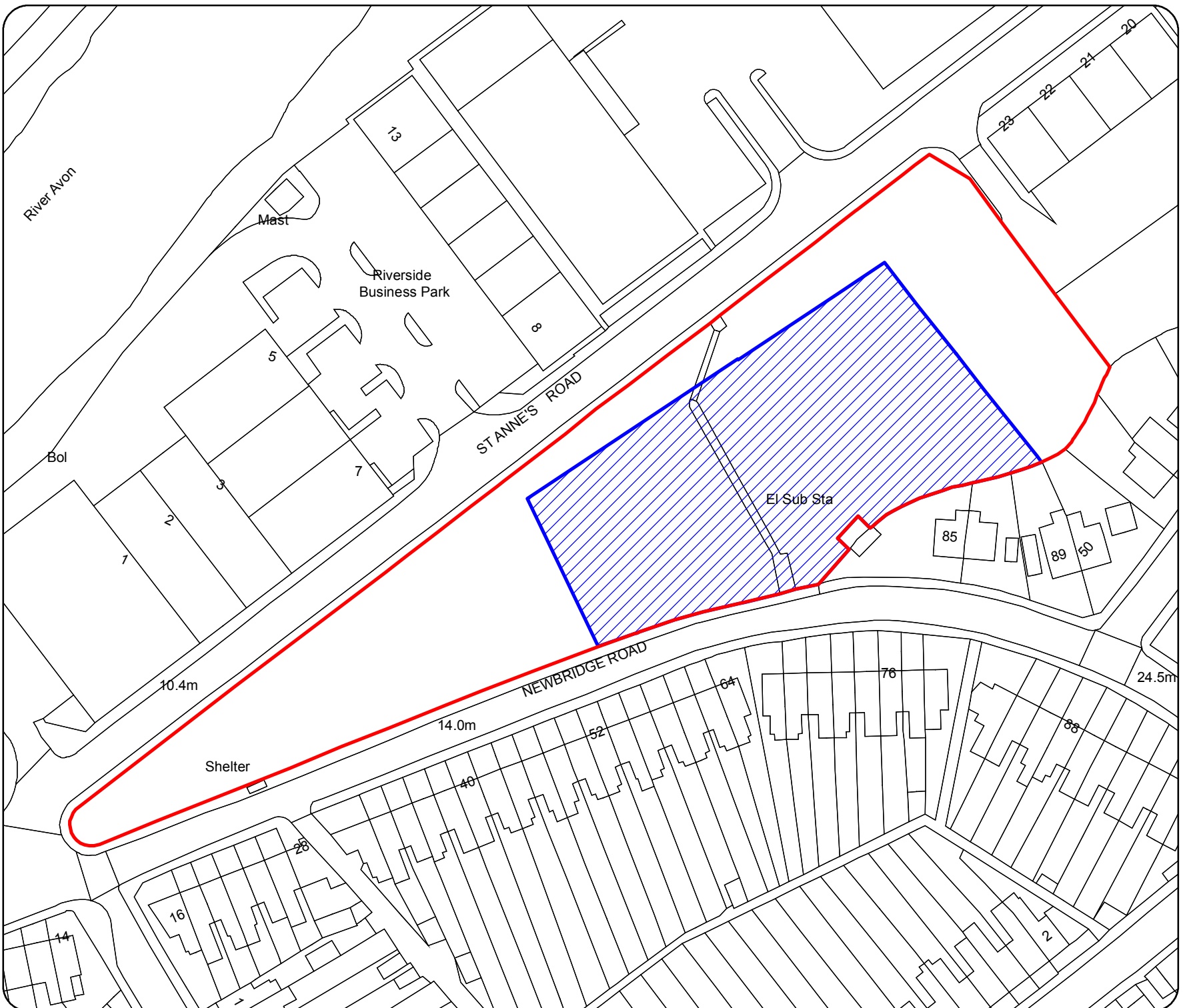
CORPORATE PROPERTY

Plan No. : N5274c
 Prop ID Ref : 6668
 Polygon Ref : 29990
 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 & Green Space Strategy - Newbridge Road Open Space

- Legend**
-  Disposal area originally proposed for consultation
 -  Newbridge Road Open Space

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ENVIRONMENT & LEISURE



Site Code : NEWBROOS
 Scale : @A4 1:1,000
 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

Parks & Green Space Strategy - Allison Avenue, Broom Hill.

-  Area recommended to be sold - 1,953.80 sq.m. (0.48 acre)
-  Area considered by Parks & Green Spaces Strategy

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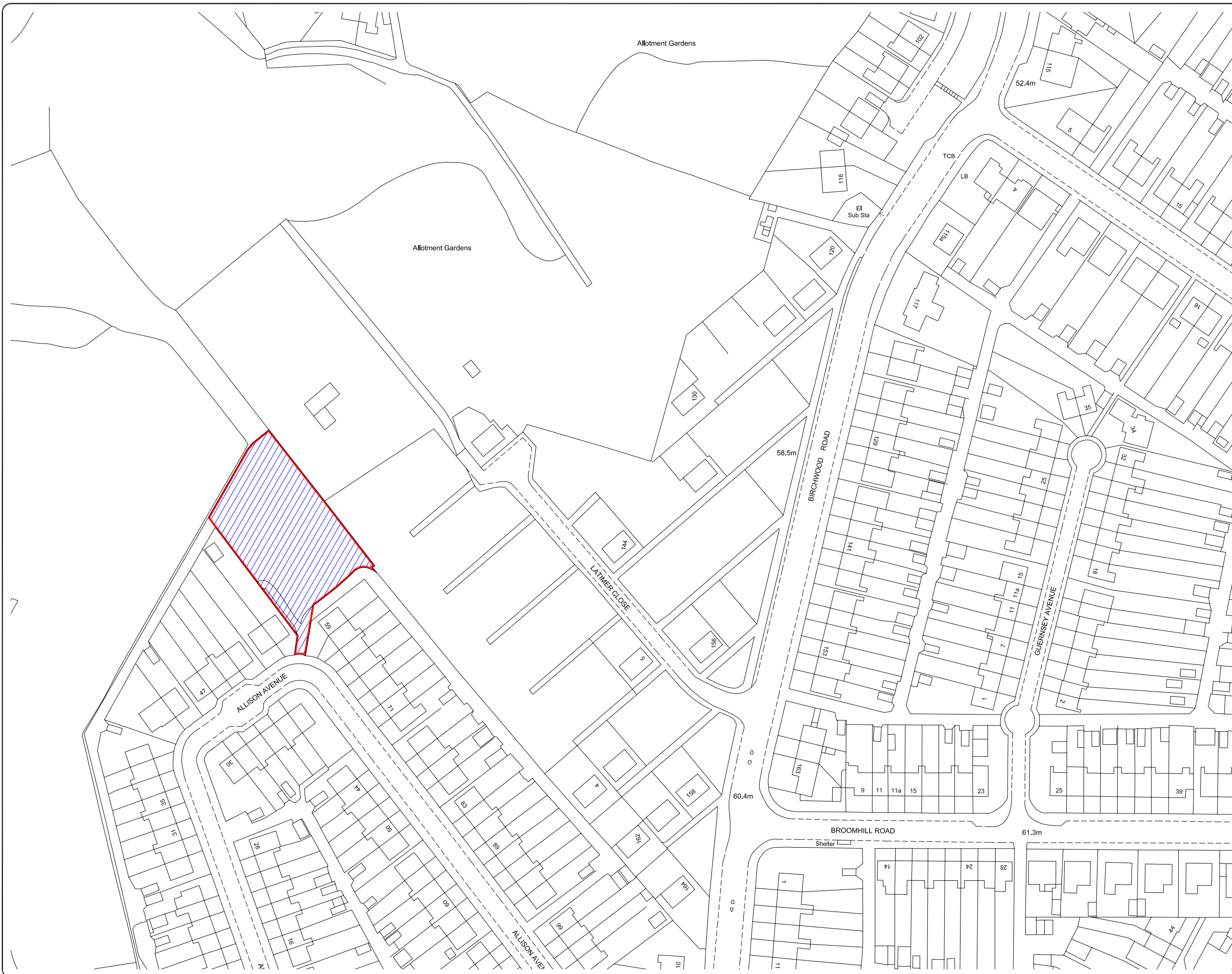
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 Date : 03 Dec 2010

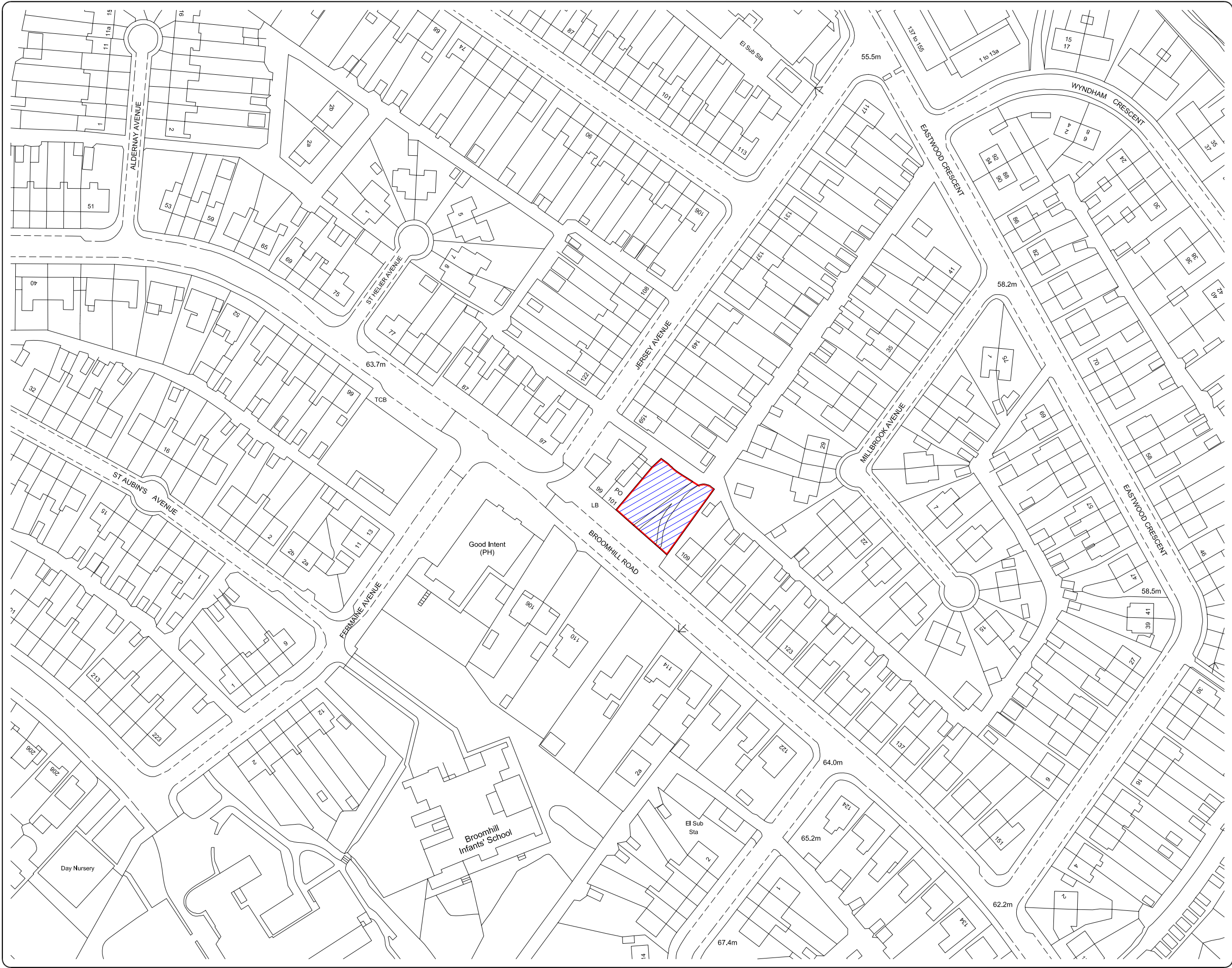


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Will Godfrey, Strategic Director - Corporate Services





**Parks & Green Space Strategy -
Broomhill Road Park,
Brislington.**

-  Area recommended to be sold - 573.94 sq.m. (0.14 acre)
-  Area considered by Parks & Green Spaces Strategy

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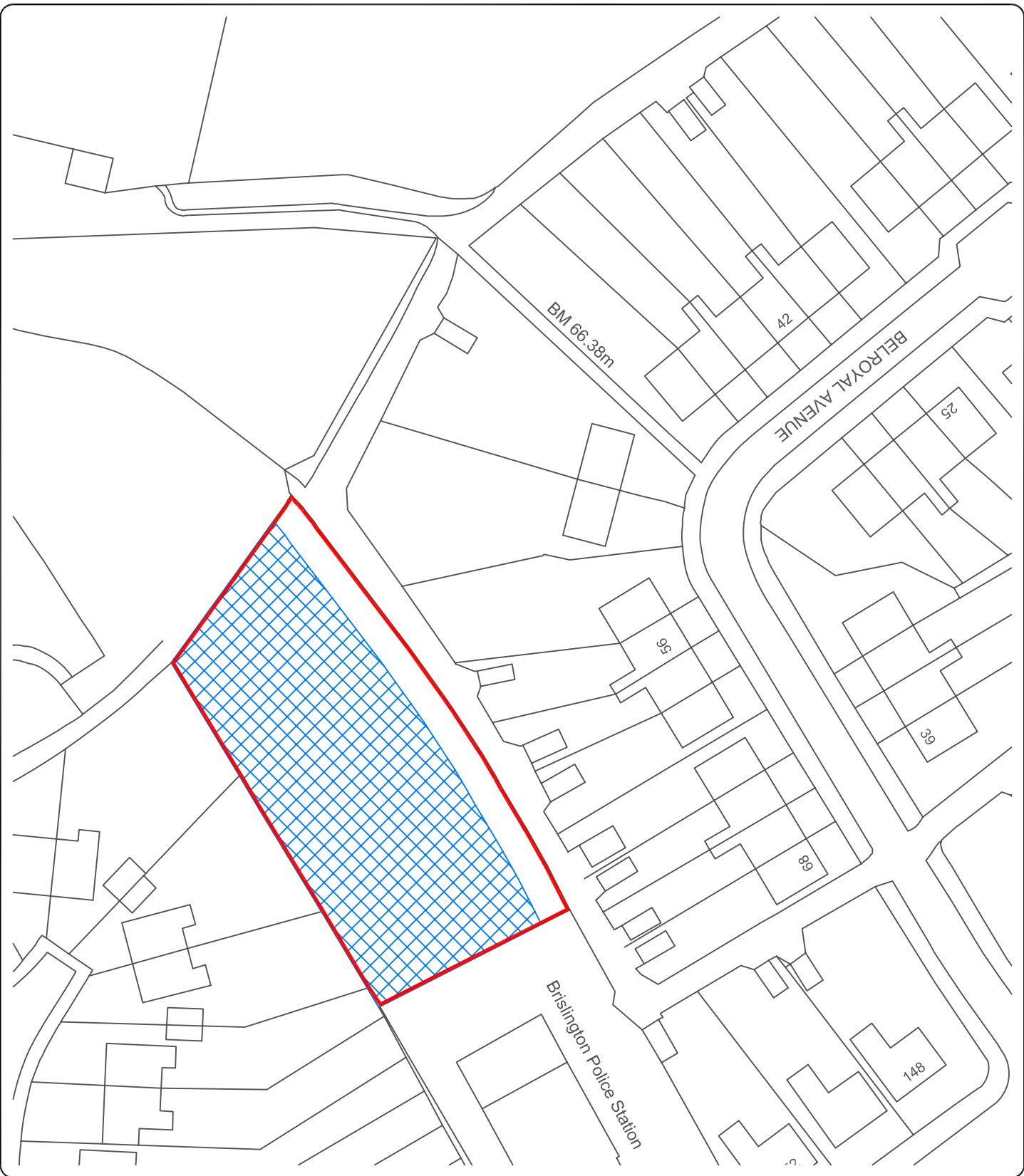
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Plan No. : N5802a
 Prop ID Ref : 6919
 Polygon Ref : 30406
 Scale : 1:1,250 @ A3
 Date : 03 Dec 2010


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Parks & Green Spaces

**Belroyal Avenue,
Broomhill,
Bristol.**

-  Site
-  Developable Area

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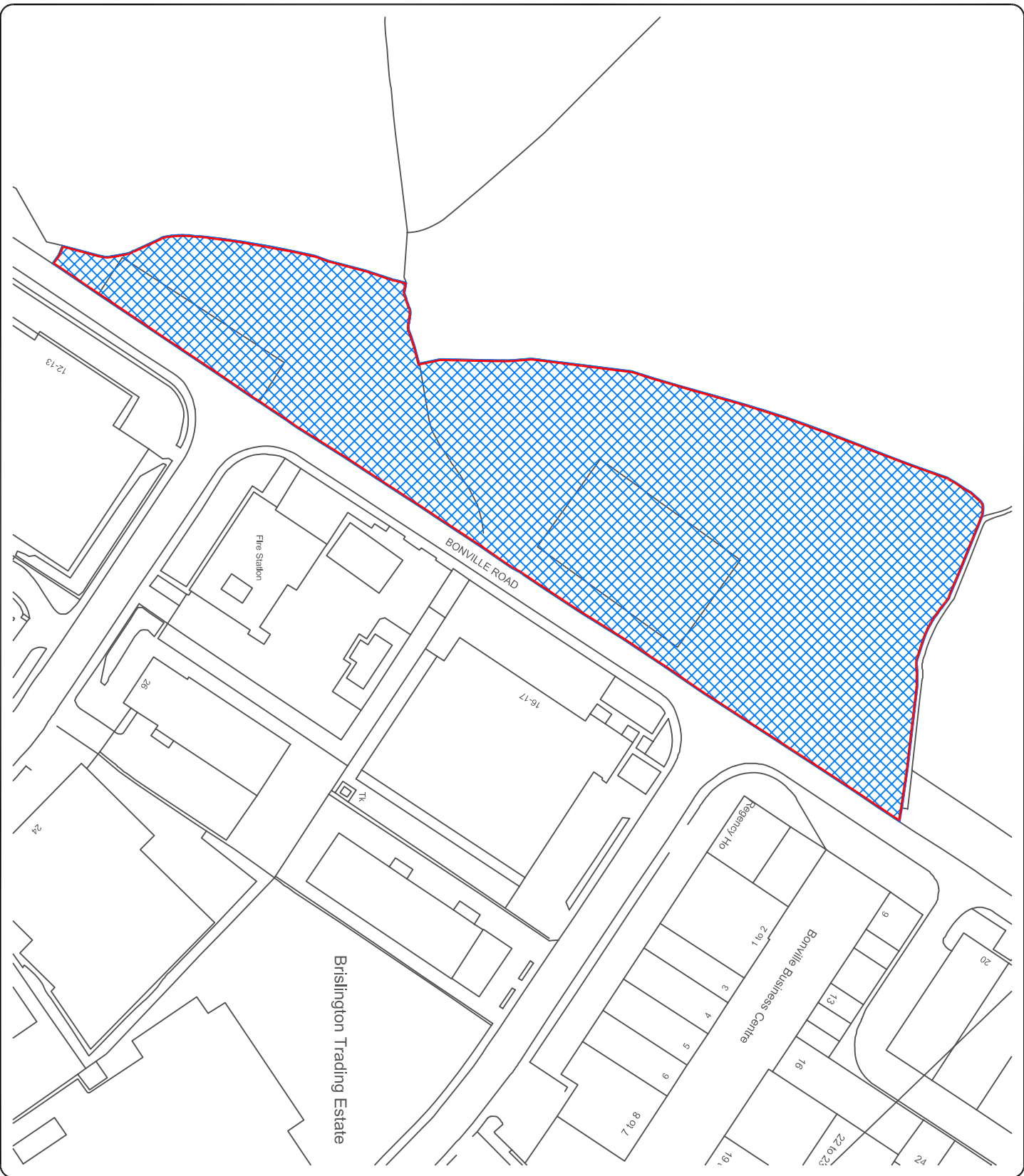
CORPORATE PROPERTY TEAM

Plan No.	: N5089c
Prop ID Ref	: 85985 (part)
Polygon Ref	: 77975 (part)
Scale	: 1:1250 @A4
Date	: 15/07/2008



**CENTRAL SUPPORT SERVICES
PROPERTY & LOCAL TAXATION**

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M C Reynell, Director of Central Support Services



Parks & Open Spaces

Bonville Road Open Space
Brislington
Bristol



Site



Developable Area

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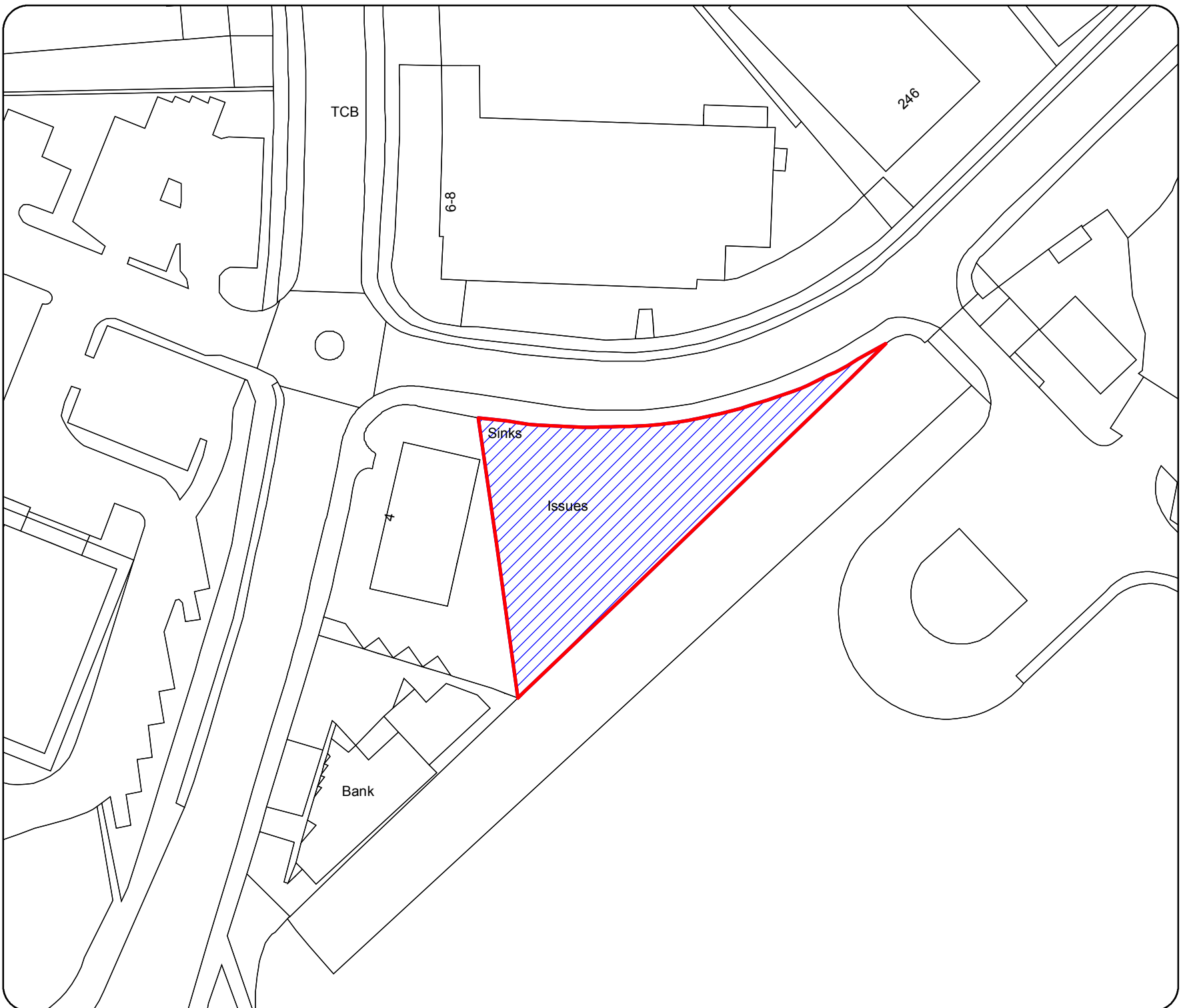
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CORPORATE PROPERTY TEAM

Plan No. : N5091c
Prop ID Ref : 6349 (part)
Polygon Ref : 74750 (part)
Scale : 1:1250 @A4
Date : 15/07/2008





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 M C Reynell, Director of Central Support Services



Parks & Green Space Strategy - Broomhill Road (Emery Road)

Legend

-  Disposal area originally proposed for consultation
-  Broomhill Road (Emery Road)

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ENVIRONMENT & LEISURE

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



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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.

How

ever, 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.

is 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.

Appendix 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: No examples are shown. Officers will demonstrate scenarios to the Committee on request during the meeting.

Neighbourhood Partnership Area: Brislington East And West
Site Name: Allison Avenue Amenity Area

Emails	Surveys	Letters	Petition Signatories
0	32		1 petition 63 signatories

Themes arising from public consultation

A petition was received for this site by the residents & families of Allison Avenue re. Rock Allotments and the Allison Avenue Open Space (BSA 1206 Site Allocation reference) stating:

“We as residents of Allison Avenue object to the area of green space (1206) on the Site Allocations Document) being classed as no longer required and being re-designated as development land for housing. The area has and still is regularly used by people for walking dogs and more specifically by younger children, who cannot walk to the nearest park without parental supervision due to busy roads”

- 1) Response to the consultation focussed on the importance of the site for children's play as one of the only flat and accessible sites in the area.
- 2) Other comments relate to objection to development at the site due to concerns it will create anti-social behaviour and problems with access to the site.

Comments on public consultation

- 1) Officers feel that the close proximity of other green spaces in the area offer an alternative site for children's play.
- 2) Initial planning discussions indicate that development is achievable. However, further work would be required should a final scheme be proposed to ensure adequate access for new and existing residents.

Allison Avenue Amenity Area

Neighbourhood Partnership Area: Brislington East and West
Site Name: Allison Avenue Amenity Area

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 for children's play	3	We feel that the close proximity of other green spaces in the area offer an alternative site for children's play
2			Further consultation needed	2	We feel that consultation has been adequate Consultation ran for 14 weeks and was widely advertised.
3	Yes		I walk there every day, against housing development	2	We feel that the close proximity of other green spaces in the area offer an alternative site for walking
4	Yes		Increased anti-social behaviour from housing next to public right of way	2	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
5			Allotments would be a better alternative	2	The investment proposals will be considered by the Neighbourhood Partnership.
6			Opportunity to provide sustainable self build plots	2	See line 5 above
7	Yes		Important recreational area	2	We feel that the close proximity of other green spaces in the area offer an alternative site for recreation
8	Yes		Nowhere else where children can play	1	See line 1 above
9	Yes		Loss of wildlife	1	Nature Conservation Officer has not raised any ecological concerns for this proposal.
10			Should be returned to allotments	1	See line 5 above

Allison Avenue Amenity Area

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
11		Yes	Access issues already exist	1	Initial planning discussions indicate that development is achievable. However, further work with Highways would be required should a final scheme be proposed to ensure adequate access.
12	Yes	Yes	I am against any type of development	1	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
13		Yes	No access road up to Northern boundary should be provided	1	See line 11 above.
14	Yes		Disposal should be decided by democratic process of nearby residents	1	Final say has to remain with elected members.
15	Yes		Used by dog walkers	1	We feel that the close proximity of other green spaces in the area offer an alternative site for dog walking
16	Yes		Link with St Annes Wood would be lost	1	Access to St Annes Wood would likely still be possible through any development
17			Impact on congestion and parking	1	Impact will be minimised through the planning process
18			Increased pressure on schools and services	1	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. Initial planning discussions indicate that development is achievable.
19			Should develop brownfield sites instead	1	The Parks and Green Space Strategy considers only parks and green space.
20	Yes		Development will hide the entrance/exit to the valley	1	See line 4 above
21	Yes		Used for sports	1	We feel that the close proximity of other green spaces in the area offer an alternative site for sports
22	Yes		Important area for biodiversity	1	Nature Conservation Officer has not raised any ecological concerns for this proposal.

Allison Avenue Amenity Area

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
23 Yes		Development would improve the area	1	This is in line with proposals

Neighbourhood Partnership Area: Brislington East And West
Site Name: Belroyal Avenue Open Space

Emails	Surveys	Letters	Petition Signatories
0	21	0	0

Themes arising from public consultation

- 1) The majority of responses focussed on the importance of the site for children's play.
- 2) Concern was raised relating to the impact on wildlife.
- 3) Other comments were linked to the potential impact on the Police station and other surrounding properties development may bring.

Comments on public consultation

- 1) Officers feel that the council's minimum standards for the provision of accessible green space are exceeded here.

Other spaces in the area provide an alternative location for children's play.

- 2) Nature Conservation advice has not identified any known constraints that would prevent development.
- 3) Initial planning discussions indicate that development is achievable without a significant impact on surrounding buildings. Any impact would be minimised through the planing process.

Belroyal Avenue Open Space

Neighbourhood Partnership Area: Brislington East and West
Site Name: Belroyal Avenue Open Space

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 for children's play	7	We feel that other spaces in the area provide an alternative location for children's play
2	Yes		Important area for wildlife	3	Nature Conservation Officer has not raised any ecological concerns for this proposal.
3			Loss of Police station from development	2	It is not anticipated that disposal of this space would have a negative impact upon the function of the Police Station.
4			Further consultation needed	2	We feel that consultation has been adequate. Consultation ran for 14 weeks and was widely advertised.
5	Yes		Used by families	2	We feel that other spaces in the area provide an alternative location to be used by families
6			Pedestrian link would be useful	2	This could be incorporated in to a final scheme should one be proposed.
7			Disposal should be decided by democratic process of nearby residents	1	Final say has to remain with elected members.
8			Consider allotments as an alternative	1	The investment proposals will be considered by the Neighbourhood Partnership.
9	Yes	Yes	Acts as a buffer between industrial and residential use	1	Initial planning discussions indicate that development is achievable.
10	Yes		Used for dog walking	1	We feel that other spaces in the area provide an alternative location for dog walking
11			Plant flowers as an alternative	1	The investment proposals will be considered by the Neighbourhood Partnership.

Belroyal Avenue Open Space

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
12		Development will devalue nearby properties	1	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
13	Yes	Used for cycling	1	We feel that other spaces in the area provide an alternative location for cycling

Neighbourhood Partnership Area: Brislington East And West
Site Name: Bonville Road Open Space

Emails	Surveys	Letters	Petition Signatories
16	28	45	1040 signatories over 4 petitions

Themes arising from public consultation

Petitions were received relating to the wider Brislington Meadows site as part of the Site Allocations and Development Management options consultation:

- The residents of Brislington together with concerned horse owners petition BCC to abandon all development of the adjoining fields to Victory Park.
- Object to the proposal of BCC to sell fields to the back of Victory Park (Brislington Meadows) and the adjoining allotments off School road
- Preservation of green space in Brislington (Victory Park)
- Save Victory Park's beautiful green space

1) Response to the consultation focussed on this site as part of the wider Brislington Meadows area that is part of the Site Allocations consultation. This included petitions received. The majority of comments here object to development and the potential land use allocation for housing in the Site Allocations document. These comments have been separated for the purposes of clarity.

2) Where comments have been through the AGSP online survey and relate directly to Bonville Road Open Space the main concern linked to the loss of wildlife and a lack of green space in the area.

3) Though the majority of responses opposed disposal, some comments were in support of proposals.

In terms of the PGSS site, comments appear to be split between support and opposition to disposal. The main concern being the impact on wildlife.

Comments on public consultation

1) The potential land use of the wider area will be determined by planning.

2) Nature Conservation advice has not highlighted that this site is a SNCI and that a detailed ecological survey may be required at the time of planning.

3) This is in line with proposals

Bonville Road Open Space

Neighbourhood Partnership Area: Brislington East and West
Site Name: Bonville Road Open Space

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		Important area for wildlife	6	Nature Conservation Officer has not raised any ecological concerns for this proposal.
2			Impact on congestion and parking	5	Impact will be minimised through the planning process
3	Yes		Used for recreational purposes	3	We feel that the nearby Victory Park can be used as an alternative location for recreational purposes
4			Infrastructure already in place for additional houses	2	This is in line with proposals
5			Brislington Meadows Development management plan needs to be made public	2	Noted
6	Yes	Yes	Acts as a buffer between industrial and residential use	2	Initial planning discussions indicate that development is achievable.
7			Should develop brownfield sites instead	2	The Parks and Green Space Strategy considers only parks and green space.
8	Yes		Used for children's play	1	We feel that the nearby Victory Park can be used as an alternative location for children's play
9			Access by footpath rather than road	1	Noted
10			Overgrown site has resulted in under use	1	This is in line with proposals
11			Further consultation needed	1	We feel that consultation was adequate. Consultation ran for 14 weeks and was widely advertised.
12	Yes		Used by families	1	We feel that the nearby Victory Park can be used as an alternative location for families

Bonville Road Open Space

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
13	Yes		Lack of green space in local area	1	The council's minimum standards for the provision of accessible green space are exceeded here.
14			Increased pressure on schools and services	1	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. Also determined by the planning process.
15			Planting as an alternative	1	The investment proposals will be considered by the Neighbourhood Partnership.
16			Disposal should be decided by democratic process of nearby residents	1	Final say has to remain with elected members.
17	Yes		Used for dog walking	1	We feel that the nearby Victory Park can be used as an alternative location for dog walking
18			Development would have views over Victory Park	1	See line 4 above
19			Development would attract business to the area	1	See line 4 above
20			Development would improve security of the industrial area	1	See line 4 above
21					
22			Bonville and wider Brislington Meadows Area		These issues relate to the wider site included in the Site Allocation consultation which Bonville Road is a part of.
23			Object against housing development	218	
24			Heavily congested area	108	
25			Loss of wildlife	88	
26			Infrastructure cannot cope with more houses	84	
27			No enough school places for additional children	82	
28			No capacity at the local Health Centre	75	
29			Increased pollution	65	
30			Loss of an area where children can play	57	
31			I am against the scale of development	55	

Bonville Road Open Space

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
32			Important leisure facility	49	
33			Historically important area	48	
34			There is a historic risk of flooding in the area	34	
35			Great place for walking and enjoying the wildlife	30	
36			Loss of allotments	16	
37			I walk my dog there every day	14	
38			School Road cannot cope with any more traffic	4	
39			Protect meadows	3	
40			Object against site used for warehouses/industrial buildings	3	
41			Loss of mature trees	3	
42			Increased noise levels	2	
43			Removal of police station unacceptable	1	
44			No need for new housing	1	
45			Retain a wildlife corridor	1	
46			New playground equipment will cause ASB like at Victory Park	1	
47			Car parking is already a major issue	1	
48			What about elderly people?	1	
49			Disabled residents wouldn't have access to green space anymore easily	1	
50			Next accessible area after the development would be HTV studios, too dangerous with a child as you have to cross busy A4 Bath Rd.	1	
51			Already a problem with teenagers, after housing development there will be more problems	1	
52			Local school uses this area for sports days	1	

Bonville Road Open Space

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
53			Support changes but I am against loss of land/allotments	1	
54			Industrial development would increase HGV	1	
55			Keep green space	1	
56			Broomhill Rd as access road is unsuitable, there is already heavy traffic	1	
57			Object against the option that it remains a green space	1	
58			Our delivery vans would face serious access issues	1	
59			Important area for staff lunch breaks	1	
60			Support housing development on site	1	
			<p>Highways Agency We seek confirmation that the site will be integrated with existing employment opportunities, if it is to be bought forward by as a residential scheme, in order to achieve more self sufficiency and self containment in Bristol. The development would need to be supported by sustainable transport links to the rest of south Bristol, the city centre and north Bristol.</p>		
			<p>Brislington Conservation and History Society - Any housing or industrial development would greatly detract from the unique, rural atmosphere. - Whilst endorsing possible proposals for the enhancement of Victory Park itself, it seems ludicrous to put these along side housing or industrial development.</p>		

Bonville Road Open Space

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>Avon Wildlife Trust Part of Brislington Meadows SNCI. If all the site was developed, mitigation for the loss of the valuable wildlife habitat would be impossible.</p>		

Neighbourhood Partnership Area: Brislington East And West
Site Name: Broomhill Road (Emery Road)

Emails	Surveys	Letters	Petition Signatories
0	13	0	0

Themes arising from public consultation

- 1) Comments received oppose disposal due to site's importance for wildlife.
- 2) Some support for disposal was shown as long as trees are retained on the site.
- 3) Comments raised suggest that the land not owned by the council that prevents development of the site.

Comments on public consultation

- 1) Nature Conservation advice has not identified any known constraints that would prevent development.
- 2) At the time of planning, an assessment will be carried out to determine whether trees need protecting
- 3) Investigation into records suggests that this statement is not accurate

Neighbourhood Partnership Area: Brislington East and West
Site Name: Broomhill Road (Emery 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			Impact on congestion and parking	3	Impact will be minimised through the planning process
2	Yes	Yes	Development as long as trees are retained	2	At the time of planning, an assessment will be carried out to determine whether trees need protecting
3			Impact on property prices of nearby houses	2	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
4	Yes		Important site for wildlife (birds, insects & mammals)	2	Nature Conservation Officer has not raised any ecological concerns for this proposal.
5			Provision of green space and facilities nearby make this suitable for development	1	This is in line with proposals.
6		Yes	Council does not own the land	1	Checks on the the council's title to the land do not support this
7			Disposal should be decided by democratic process of nearby residents	1	Final say has to remain with elected members.

Neighbourhood Partnership Area: Brislington East And West
Site Name: Broomhill Road Park

Emails	Surveys	Letters	Petition Signatories
0	28	45	0

Themes arising from public consultation

- 1) The majority of comments received related to the introduction of a new playground. No playground is proposed at this site and it appears respondents were referring to the investment options at Broomhill Open Space further along Broomhill Road in Nursery Gardens Estate.
- 2) In regard to this site the majority of comments received oppose disposal due to the lack of other green spaces in the area and the sites importance for children's play.
- 3) Some support for disposal was shown as it was felt the benefit the wider area was demonstrated.
- 4) Comments raised suggest that the land is protected by covenant that prevents development of the site.

Comments on public consultation

- 1) It appears these comments relate to the investment options of another site in the vicinity. The investment options will be considered by the Neighbourhood Partnership.
- 2) The council's minimum standards for the provision of accessible green space are exceeded here and Officers feel that other spaces in the area provide an alternative location for children's play.
- 3) This is in line with proposals set out for the site
- 4) Investigation this issue no records were found that showed a covenant in place.

Broomhill Road Park

Neighbourhood Partnership Area: Brislington East and West
Site Name: Broomhill Road 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		New playground would cause anti-social behaviour	13	No play ground is proposed for this site within the AGSP
2	Yes		Against new playground, no demand for it	13	See line 1 above
3	Yes		Lack of green space in local area	6	The council's minimum standards for the provision of accessible green space are exceeded here.
4	Yes		Used for children's play	4	We feel that other spaces in the area provide an alternative location for children's play.
5	Yes		Formal playground will create anti social behaviour	2	No play ground is proposed for this site within the AGSP
6			Impact on congestion and parking	2	Impact will be minimised through the planning process
7			Development would be positive as it is just waste land at present	2	This is in line with proposals
8			Used for recreational purposes	1	We feel that other spaces in the area provide an alternative location for recreation.
9			Disposal should be decided by democratic process of nearby residents	1	Final say has to remain with elected members.
10		Yes	Land protected by covenant	1	Checks on the the council's title to the land do not support this
11	Yes		You deprive local children of their playground	1	No play ground currently exists at the site and is not proposed.
12	Yes		Loss of wildlife	1	Nature Conservation Officer has not raised any ecological concerns for this proposal.

Broomhill Road 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
13			Not enough capacity at local schools	1	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services.
14		Yes	When I bought my property 50 years ago, I was guaranteed by the solicitor that I will always have access to the land in the rear	1	See line 10 above
15			It will affect nearby property prices	1	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
16	Yes		Formal playground not needed	1	See line 1 above
17	Yes		Used for sports	1	We feel that other spaces in the area provide an alternative location for sports use.
18	Yes		Used by families	1	We feel that other spaces in the area provide an alternative location for the use of families.
19		Yes	Broomhill Road Park is community owned	1	See line 10 above
20			Further consultation needed	1	We feel that consultation was adequate. Consultation ran for 14 weeks and was widely advertised.
21			Self build development would be preferred	1	Noted
22			Access to back lane should be removed to prevent crime	1	This is in line with proposals

Neighbourhood Partnership Area: Brislington East And West
Site Name: Newbridge Road Open Space

Emails	Surveys	Letters	Petition Signatures
6	55	27	2424 (Submitted combined with St Annes Park Petition)

Themes arising from public consultation

Petition - signatories object to proposed housing development to build 28 houses on part of St Anne's Park and Newbridge Open Space. A letter was sent with a petition of signatories for St Anne's Park - there isn't a petition signed specifically for Newbridge Road.

Key stakeholders that have made representations for this site include
- Avon Wildlife Trust

- 1) The majority of responses relate to the impact of housing development would bring, in particular the potential increase in traffic congestion and parking pressures. The petition opposes social housing on St. Anne's park and it isn't clear that it applies to Newbridge Road.
- 2) Other comments oppose disposal of the site, due to its importance as a place for children's play and other recreational activities.
- 3) There was also concern raised over the loss of the site in relation to wildlife and trees.

Comments on public consultation

- 1) Initial planning discussions indicate that development is achievable and it is anticipated that there will be not be a significant impact. Any impact will be minimised by the planning process.
- 2) The Board feel that other spaces in the area will provide an alternative location for children's play and other recreational opportunities.
- 3) Nature Conservation advice has not identified any known constraints that would prevent development. A green link is being retained into St Anne's Wood along with a buffer between the proposed disposal site and the SNCI.

At the time of planning, an assessment will be carried out to determine whether trees need protecting. It may be that the development footprint is reduced or loss of trees will be mitigated against.

Newbridge Road Open Space

Neighbourhood Partnership Area: Brislington East and West
Site Name: Newbridge Road Open Space

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			Impact on congestion and parking	42	Impact will be minimised through the planning process
2	Yes		Used for recreational purposes	24	We feel that the space will still be able used to be used for recreational purposes
3	Yes		Used for children's play	16	We feel that the space, along with the nearby St Annes Park will still be able used to be used for children's play
4	Yes		Used by dog walkers	11	We feel that the space will still be able used to be used for dog walking
5	Yes		Retain trees	9	A full tree assessment would take place at the planning stage
6	Yes		Important area for wildlife (bats)	7	Nature Conservation Officer has not raised any ecological concerns for this proposal.
7		Yes	Important buffer between industrial and residential dwellings	6	Initial planning discussions indicate that development is achievable.
8	Yes		Against disposal in principle	5	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
9			Increased pressure on schools and services	5	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. This will also be determined by the planning process
10	Yes		Used by families	5	We feel that the space will still be able used to be used by families

Newbridge Road Open Space

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
11			Should develop brownfield sites instead	4	The Parks and Green Space Strategy considers only parks and green space.
12	Yes		Lack of green space in the local area	3	The council's minimum standards for the provision of accessible green space are exceeded here.
13	Yes		Used for sports	3	We feel that the nearby St Annes Park offers an alternative location for sports use
14			Increased pollution	3	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
15			Development will devalue nearby properties	3	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
16		Yes	Land is made up of quarry waste which may limit development	2	We are aware that this may be an issue, but initial comments from pollution control have raised no serious concerns
17			Existing pathway between Newbridge Road and St Annes Road should be retained	2	This is in line with proposals
18	Yes		True link with St Annes Wood would be lost	2	A green link is being retained into St Annes Wood along with a buffer between the proposed disposal site and the SNCI.
19	Yes		Increased anti-social behaviour from social housing	2	It is not anticipated that there will be any impact of this kind
20		Yes	Land is on a hill, not suitable for housing	1	Initial planning discussions indicate that development is achievable.
21			Increased noise levels	1	Initial planning discussions indicate that development is achievable.
22	Yes		Disabled residents wouldn't have access anymore	1	We feel that the nearby St Annes Park offers an alternative location disabled users.
23	Yes		Under used site would benefit from development	1	This is in line with proposals
24	Yes		Not safe to play ball games	1	noted

Newbridge Road Open Space

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
25	Yes		Should be left alone	1	See line 8 above.
26		Yes	The Sinnot family gifted the land to BCC 40 years under the condition it will not be sold for development	1	Checks on the the council's title to the land do not support this
27	Yes		Woodland area is a designated area of special scientific interest	1	We are aware that the wood land area is designated as SNCI and will not be negatively affected by disposal due to the buffer zone, see line 18 above.
28		Yes	Former chemical factory site could have contamination implications	1	See line 16 above
29	Yes		Site of the first recorded pottery in England	1	Initial archaeological comments have raised no concerns
30			Disposal should be decided by democratic process of nearby residents	1	Final say has to remain with elected members.
31			Plant more trees as an alternative	1	The investment proposals will be considered by the Neighbourhood Partnership.
32			CCTV is needed to reduce anti-social behaviour	1	noted
33			100% of revenue from land sales should be put towards improvements	1	It is adopted policy that 70% of revenue made from disposal of green space will be used for investment into parks
34			Orchard would be better alternative	1	See line 31 above
35			Opportunity for high quality contemporary housing on an under used site	1	noted
			Avon Wildlife Trust Designated WNS and adjacent to St Annes Wood SNCI. A buffer to the SNCI will therefore be required.		

Neighbourhood Partnership Area: Brislington East and West
Site Name: St Anne's Park

Emails	Surveys	Letters	Petition
17	66	59	2424

Themes arising from public consultation

1) Petition cover letter submitted also mentions Newbridge Road Open Space. The petition itself reads:

“Proposed Social Housing Development - St Annes Park

We the undersigned would like to petition against the above proposed development”

2) The majority of comments stated that the park does not suffer the level of anti-social behaviour that would justify disposal and that the park is already adequately overlooked. The responses also indicate that the park is well used, especially for children's play, and the loss of part of the park would be detrimental to this.

3) The responses also indicate that the park is well used, especially for children's play, and the loss of part of the park would be detrimental to this. Concern was raised that flat and accessible land would be lost were disposal to go ahead, which would disadvantage disabled and elderly users of the park.

4) Issues over the loss of trees within the potential disposal area were also raised a number of times.

Comments on public consultation

1) The principle of disposal of land in order to invest into parks and open spaces was adopted in the PGSS in 2008.

2) Anti-social behaviour is one element of information considered when developing ideas and options for the Area Green Space Plans. The council receives STORM data annually from the police which tells us simply the number of times the green space has been the subject of a call from the public. There are 41 records for 2007/8 of which at least 30 could be interpreted as relating to crime and ASB. There are 28 records for 2008/9 of which at least 18 could be interpreted as relating to crime and ASB.

3) Officers feel that all recreational activities would be able to take place at the remaining space without disadvantaging the community.

4) Officers are aware that there are some trees that are likely to be important on this site. If trees need to be protected then this will be determined at the time of planning. It is worth noting that development of the site may require two road access points, but it is believed that this would still be achievable even if the northern section of the disposal area is not deliverable.

Neighbourhood Partnership Area: Brislington East and West
Site Name: St Annes 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			PETITION	2424	
2	Yes		Are no ASB Issues	34	Anti-social behaviour is one element of information considered when developing ideas and options for the Area Green Space Plans. The council receives STORM data annually from the police which tells us simply the number of times the green space has been the subject of a call from the public. The council considered STORM data for the years 2007/8 and 2008/9. There are 41 records for 2007/8 of which at least 30 could be interpreted as relating to crime and ASB. There are 28 records for 2008/9 of which at least 18 could be interpreted as relating to crime and ASB. We are aware that the bowling club has suffered periodic break-ins and that the nearby site of St Anne's Woods has suffered from anti-social behaviour and arson. Designing out crime and anti-social behaviour is one part of ensuring that parks are sustainable. It is worth adding that we do understand that in some areas, anti-social behaviour and crime are simply not reported and therefore will not appear on records.
3	Yes		Important leisure facility	32	We feel the site will still be an important leisure facility.
4			Impact on traffic and parking	29	Impact will be minimised through the planning process

St Annes 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
5	Yes		Used for children's play	22	We feel the site will still be able to be used for children's play.
6			Leave the park as it is	19	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008. The investment proposals will be considered by the Neighbourhood Partnership.
7			Do not use for development	18	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
8	Yes	Yes	Impact on trees	15	We are aware that there may be important trees on this site. At the time of planning, an assessment will be carried out to determine whether trees need protecting. It may be that the development footprint is reduced or loss of trees will be mitigated against.
9	Yes		Well used park enjoyed by the whole community	11	We feel the site will continue to be a well-used park enjoyed by the whole community.
10			Park is already overlooked	10	The orientation of new housing would increase the benefits of overlooking and promote feelings of safety and security in the park.
11			Will negatively impact existing properties	10	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
12			Re-siting the play area next to the main road is dangerous	9	The investment proposals will be considered by the Neighbourhood Partnership.
13	Yes		Used by local school	9	We are aware that St Anne's Juniors and St Anne's Infants use the park. Their stated needs have been considered in the investment proposals. This proposal will be considered by the Neighbourhood Partnership before adopting a final Plan.

St Annes 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
14	Yes		Used for dog walking	7	We feel the site will still be able to be used for dog walking.
15		Yes	Park is too small to lose any space	6	The park is 3.98 hectares and the area of the site being proposed to be sold is 0.66 hectares - 17%. We feel that all of the current functions of the park would be retained.
16			Park doesn't need investment	6	The investment proposals will be considered by the Neighbourhood Partnership.
17	Yes	Yes	The antisocial behaviour that does take place, occurs at night when people are not using the park in the same numbers that they do during the day. Natural surveillance is a ridiculous concept. Having houses face the park will make no difference whatsoever. Anti social behaviour takes place in front of houses across the country every day of the week.	5	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.
18	Yes	Yes	Against any sale of green space	4	See line 7 above.
19			Local school is already over-subscribed	4	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services.
20	Yes		Important for wildlife (Bats)	4	Nature Conservation Officer has not raised any ecological concerns for this proposal.
21			Community should have the final say	4	Final say has to remain with elected members.
22	Yes		Flat area, easily accessible for elderly and disabled people	4	The site will continue to remain accessible for elderly and disabled people.
23	Yes		Open space is important for neurological, mental and physical health, removal of green space will be detrimental to this	4	The adoption of minimum standards for the provision of green space was widely consulted upon and conforms to national planning guidance and good practice.
24	Yes		Used for informal sports	3	We feel the site will still be able to be used for informal sports.

St Annes 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
25			Disagree with principle to sell parkland to improve the rest of the park	3	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
26	Yes		Only been 4 instances of ASB	3	See above explanation of STORM data.
27	Yes		Park provides a safe environment	2	We feel that the proposals will provide a safer environment.
28			Area is already over developed	2	Initial planning discussions indicate that development is achievable.
29			No need for a cafe	2	See line 16 above.
30	Yes		Against any development	2	See line 7 above.
31	Yes		Used by families	2	We feel the site will remain a good site to be used by families.
32	Yes		Too little green space in the area	2	The council's minimum standards for the provision of accessible green space are exceeded here.
33			I love the park how it is	2	Noted
34	Yes		Used for BBQs	2	We feel the site will still be able to be used for BBQs.
35	Yes		Would support disposal to provide improved surveillance and funds to assist deliver the vision for St.Annes Park and improved access to St.Annes Wood.	1	The delivery of investment options is dependent in part on raising income through the sale of land, S106 and grant funding. Also see line 16 above.
36			Only needs more seats and lighting	1	The investment proposals will be considered by the Neighbourhood Partnership.

St Annes 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
37			The value of our house is expected to drop by approximately 20,000GBP if this development goes ahead. Multiply by the 24 house on the terrace that's 480,000GBP. In our view, the proposal to sell the land behind our house to a developer, is the same as making us pay 20,000GBP or almost half a million pounds collectively for the terrace, for a project that we don't even want	1	See line 11 above.
38			Amphitheatre is a crazy idea, area is a favourite spot for vandalism	1	See line 16 above.
39	Yes		St. Annes Wood would not be accessible for wheelchair users	1	The proposals in the Area Green Space should act to improve access to St Anne's Wood. See line 16 above.
40		Yes	Disposal area is too small to adequately accommodate development	1	We have consulted with urban design and highways officers to ensure it is an adequate development site.
41	Yes		I think that myself and my neighbours are prepared to sacrifice a small area of our local park to provide housing but this should be no more than one row of terraced houses along the road side, in keeping with current housing i.e. no blocks of flats, it is very well used park ad a cafe and toilet would be well appreciated/	1	This is in line with the proposals set out for the park.
42			Use brownfield sites for development	1	The Parks and Green Space Strategy considers only parks and green space.
43			Do not want social housing in the area	1	For developments of 10 dwellings or more planning guidance suggests that 30% should be social housing.
44			I support these proposals	1	Noted
45			More lighting is needed in the park	1	See line 16 above.

St Annes 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
46	Yes		Current park is unsafe and has no disabled access	1	See lines 2 and 16 above.
47		Yes	Air raid shelter under disposal area	1	Checks on the the council's title to the land do not support this
48			Would harm the quality of life of local residents	1	
49			In principle you will need to have house facing into a park area to increase natural security of a site. There are always concerns as how this is done. Upper Horfield has this set up and residents complain of asb the majority of times when its just children playing.	1	See line 17 above.
50			St Annes Park does not fit the criteria of a 'backland site' defined in the PGSS	1	The area being considered does comply with the definition of a backland site given in the PGSS.
51			Agree with investment ideas, but not at the expense of selling green space	1	See line 7 above.