



## AGENDA ITEM 5

### GREATER BRISLINGTON NEIGHBOURHOOD PARTNERSHIP

9 December 2013

**Report of:** Richard Gwyn, Area Environment Officer

**Title:** **Alternative location of Arnos Court Park BMX & mountain bike track.**

**Contact:** 0117 352 1947

**Recommendation:** To agree to the change in location for the siting of the BMX track, in keeping with pre-application advice and guidance.

### Background

The Greater Brislington Neighbourhood Partnership Committee at the Greater Brislington Neighbourhood Partnership meeting held on 16<sup>th</sup> September 2013 agreed to an alternative location and additional funding of £15,537.91 for the BMX & mountain bike track for Arnos Court Park.

This report highlights the need to re-consider the preferred location of the BMX track at Arnos Court Park, following a site meeting at the end of October and based on pre-application advice received.

### Context

The Project Officer carried out a site visit with Architrail, the contractors who have been selected to construct the BMX track, following the decision at the Greater Brislington Neighbourhood Partnership meeting.

The following Planning risks have been identified with the proposed location:

- It brings the track closer to and is therefore more visible from the Grade II listed Arnos Court Mansion, increasing its impact on the mansions historic setting, a concern raised in the planning pre-application advice.

- The proposed location would make the track more visible from Bath Road and Kings Road, increasing its potential visual intrusion into the surrounding environment. This is significant as planning pre-application advice states the existing character of the park is of an attractive open space and that it is fundamental that this character is preserved.
- It creates a potential conflict / increased collision risk between cyclists accessing the track from a point close to the play area and young children accessing the play area.

### **Advantages of revised location**

- It will be tucked away in the corner of the park in a less visually intrusive location using the existing boundary, tree and hedge belt as a backdrop and avoiding the open centre of the park, consequently reducing its overall visual impact on the historic park.
- It is much further from Arnos Manor Hotel and better concealed by the existing tree belt, rising topography and boundary wall, minimising its impact on the historic setting of the mansion.
- It removes the potential conflict of cycling activity with young children using the existing play area by moving it further away.
- It omits the need for an unsightly tarmac path as the designers have proposed re-stoning the path running behind the hedge and trees on down the north boundary of the park. The access path will utilise a Geocell tree root protection mat which will protect tree roots from compaction while enabling air and moisture through to the roots.
- The track would be constructed on top of the existing surface minimising physical intervention in the park and not impacting on existing archaeology as well as allowing removal at any time in the future should it fall into disuse without damaging or changing the original topography
- It also avoids the informal football pitch.
- Although slightly more remote it will as pointed out by the pre-application planning advice be overlooked by future residential development providing passive surveillance.
- It will not unduly impact on the adjacent cemetery which is well screened from it by a 1.8m palisade fence with considerable dense hedgerow vegetation and occasional trees.
- It doesn't require the two existing benches installed by Arnos Park Action Group to be relocated.

## **Recommendation**

- It is recommended that the new location be agreed.
- That the 'descending BMX track' be positioned further into the North West corner of the park. To be accessed from the existing un-surfaced path concealed behind the hedge and trees down the north boundary of the park, which would be resurfaced in crushed stone, as outlined in the alternative location map.

*Please note the yellow line is the proposed temporary construction access route only.*

- This location was put forward by all the residents and stakeholders who attended the consultation event held on 10<sup>th</sup> July 2012 at Arnos Manor Hotel.

## **Equalities Impact Assessment**

Equalities impact assessment carried out as part of the Greater Brislington Parks & Green Space Investment Plan. A specific equalities impact assessment will be carried out in due course by the Project Officer.

## **Legal and Resource Implications**

### **Financial**

Birchwood Road Prefab site Section 106 allocation of £15,537.91 (08/01798) has to be spent or committed by 10<sup>th</sup> September 2015.

### **Legal Implications**

"Any decision by the Greater Brislington Neighbourhood Partnership Committee (GBNPC) on agreeing an alternative location for the BMX and mountain bike track for Arnos Court Park will be subject to obtaining any relevant planning consents".

As stated by Penny Wilford, Team Leader, Legal Services on an email dated 03/09/2013.

## **Personnel N/A**

**Appendices:**            **Appendix 5a:**  
                                 **Arnos Court Park BMX track alternative location map**



NOTES  
 Yellow line indicates access route for material import



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CLIENT  
 Bristol City Council

PROJECT  
 Arnos Court Park


TITLE  
 Material import access plan

DRAWN  
 EW

DATE  
 11/10/13

REVISION  
 6

**Legend**

 Site Bristol Parks