



**AGENDA ITEM NO 9**

**Greater Fishponds Neighbourhood Partnership**

**22<sup>nd</sup> March 2012**

**Title: Parks and Green Space Strategy surplus land decision.**

**Officer Presenting Report:**

**Contact Telephone Number:**

**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)

- Lodge Hill Open Space
- Delabere Avenue
- part of Gill Avenue
- Bracey Drive Open Space
- Part of Duchess Way Open space
- Snowdon Road 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 citywide and locally.

**OR**

The Neighbourhood Committee is asked to:

b) Decide by what date decision a) is to be made.

Please note the following sites

part of Abingdon Road Open Space (Ridgeway playing fields)

Begbrook Drive Open Space

Have been identified as of interest to school provision and will go to provide new school capacity. They are not referred to any further in this report.

**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 there are three separate petitions to consider for this area that are not site-specific: 'Have Your Say' (127 & 267 signatories) and 'Save our Spaces' (172 signatories) all for Henbury sites (a total of 566 signatories.) These are not included in the total.

Standard letters have been included in the petition count category. They are site specific and included in the total.

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

2.

<b>Site</b>	<b>Total emails, surveys or letters.</b>	<b>Petition signatories</b>	<b>Total</b>
Lodge Hill Open Space	51	963	1014
Delabere Avenue	42	48	90
Gill Avenue	43	0	43
Bracey Drive Open Space	95	0	95
Duchess Way Open Space	61	0	61
Snowdon Road Open Space	51	345	396

3. Impact on Standards

Greater Fishponds Neighbourhood Partnership does not currently meet the standards in Children's Play and formal provision, however at present the whole of the Neighbourhood Partnership falls within 400m distance standard for access to all 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. The full notes from officers and the response to these by Cabinet are provided in Appendix E. Set out below under 'notes' is a summary:

Site	Notes	Value Category
Lodge Hill Open Space	December 2010 Cabinet report approved this land for sale for disposal with the special condition that the NP advise on green space and disposal and/or allotment provision	B
Delabere Avenue	December 2010 Cabinet report deferred this decision for consideration alongside Gill Avenue to ensure adequate provision for older people and young people are considered.	C
Gill Avenue	December 2010 Cabinet report deferred this decision for consideration alongside	B

Site	Notes	Value Category
	Delabere Avenue to ensure adequate provision for older people and young people are considered.	
Bracey Drive Open Space	December 2010 cabinet report approved this land for sale for disposal	B
Duchess Way Open Space	December 2010 cabinet report approved this land for sale for disposal with the special condition that noise abatement mitigation measures are undertaken.	B
Snowdon Road Open Space	December 2010 cabinet report approved this land for sale for disposal with the special condition that a locally coordinated plan be in place at the time of disposal.	E

### 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, E and F

## ACCESS TO INFORMATION

### Background Papers:

2010 Cabinet report

[https://www.bristol.gov.uk/committee/2010/ua/agenda/1216\\_1600\\_ua000.html](https://www.bristol.gov.uk/committee/2010/ua/agenda/1216_1600_ua000.html)

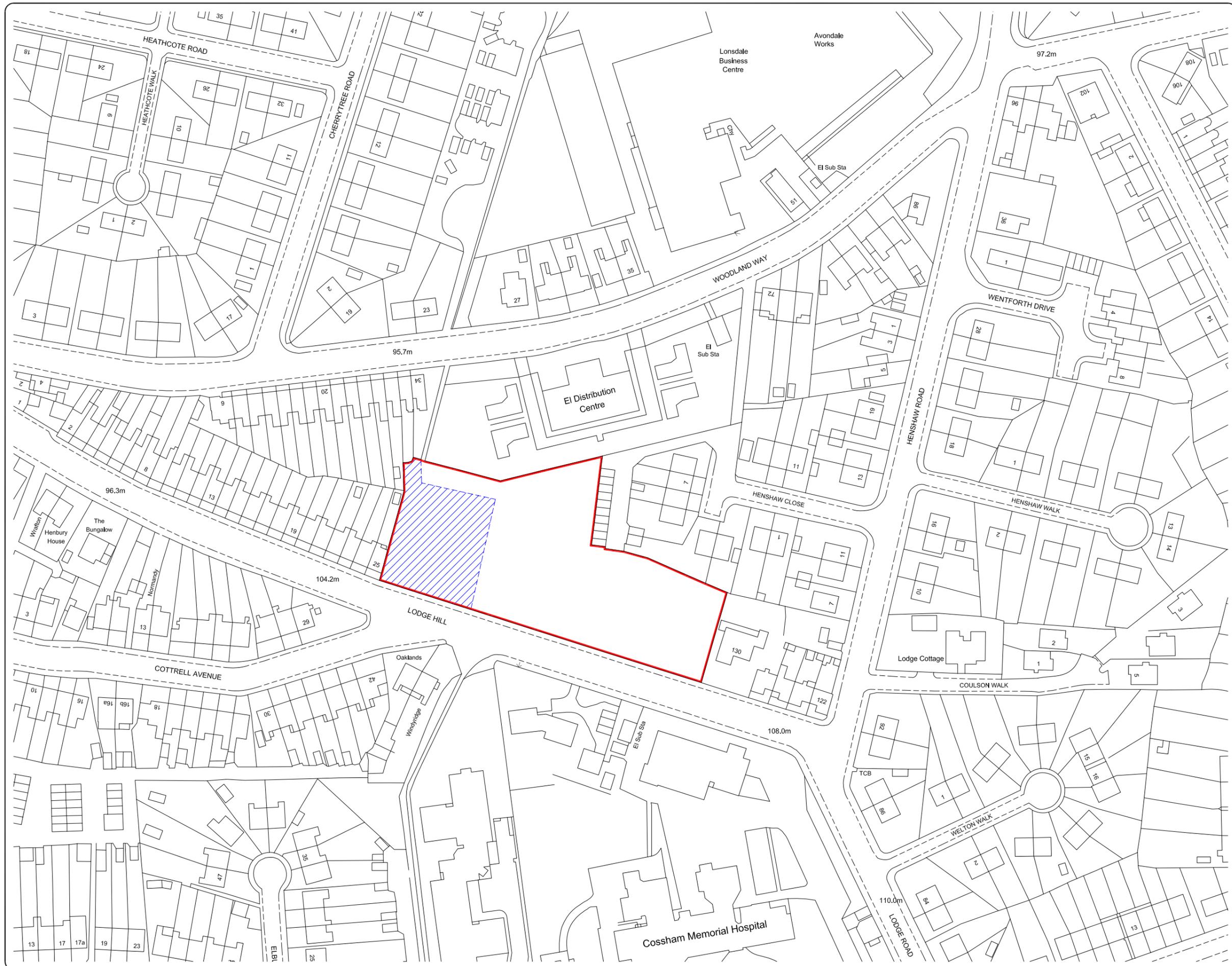
2012 Cabinet report

[https://www.bristol.gov.uk/committee/2012/ua/agenda/0126\\_1800\\_ua000.html](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) Lodge Hill Open Space
- 2) Delabere Avenue
- 3) Gill Avenue
- 4) Bracey Drive Open Space
- 5) Duchess Way Open Space
- 6) Snowdon Road Open Space



**Parks & Green Space Strategy -  
Lodge Hill, Hillfields.**

-  Area recommended to be sold - 1,265.68 sq.m. (0.31 acre)
-  Area considered by Parks & Green Spaces Strategy

**APPENDIX A(1)**

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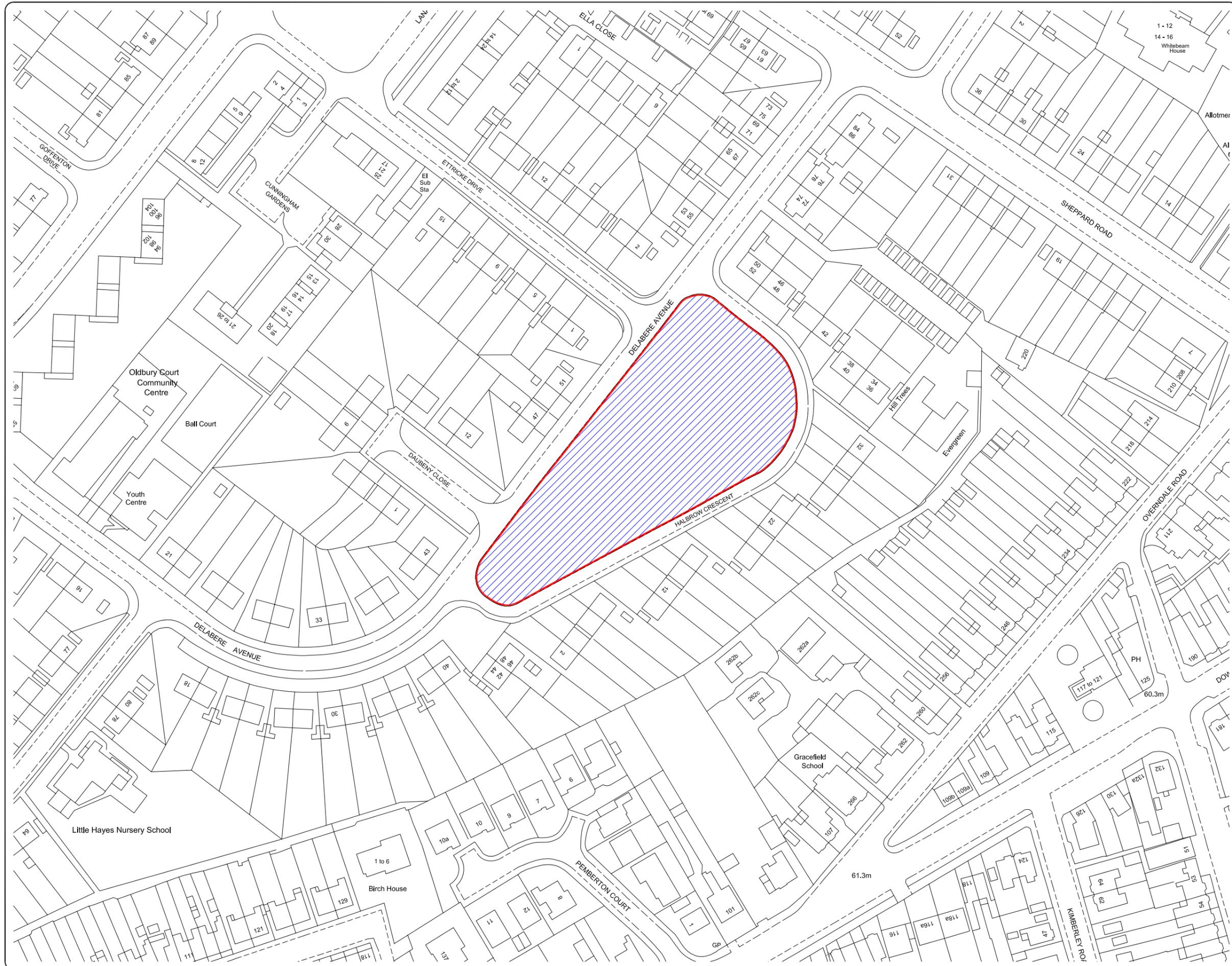
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 Prop ID Ref : 5292  
 Polygon Ref : 27121  
 Scale : 1:1,250 @ A3  
 Date : 03 Dec 2010



**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 -  
Delabere Avenue Open Space,  
Oldbury Court.**

Developable area - 5,500.00  
sq.m. (1.36 acre)

**APPENDIX A(2)**

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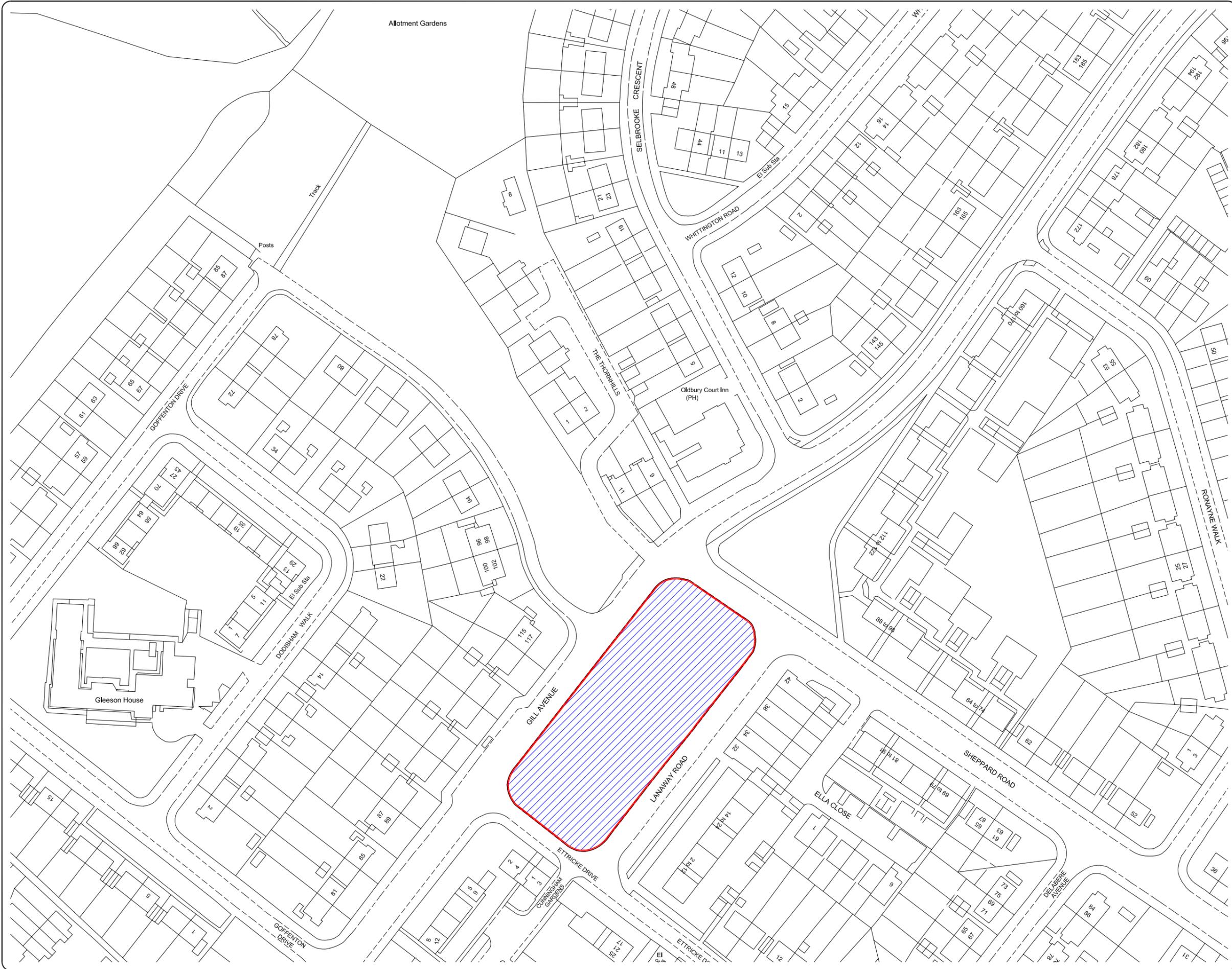
**CORPORATE PROPERTY TEAM**

Plan No. : N5417a  
 Prop ID Ref : 80739 (pt)  
 Polygon Ref : 26561 (pt)  
 Scale : 1:1,250 @ A3  
 Date : 05 March 2009



**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 -  
Gill Avenue (A), Oldbury  
Court.**

Developable area - 3,955.43  
sq.m. (0.98 acre)

**APPENDIX A(3)**

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 M C Reynell, Director of Central Support Services



**Parks & Green Space Strategy -  
Bracey Drive, Oldbury Court.**

Developable area - 1,972.16  
sq.m. (0.49 acre)

**APPENDIX A(4)**

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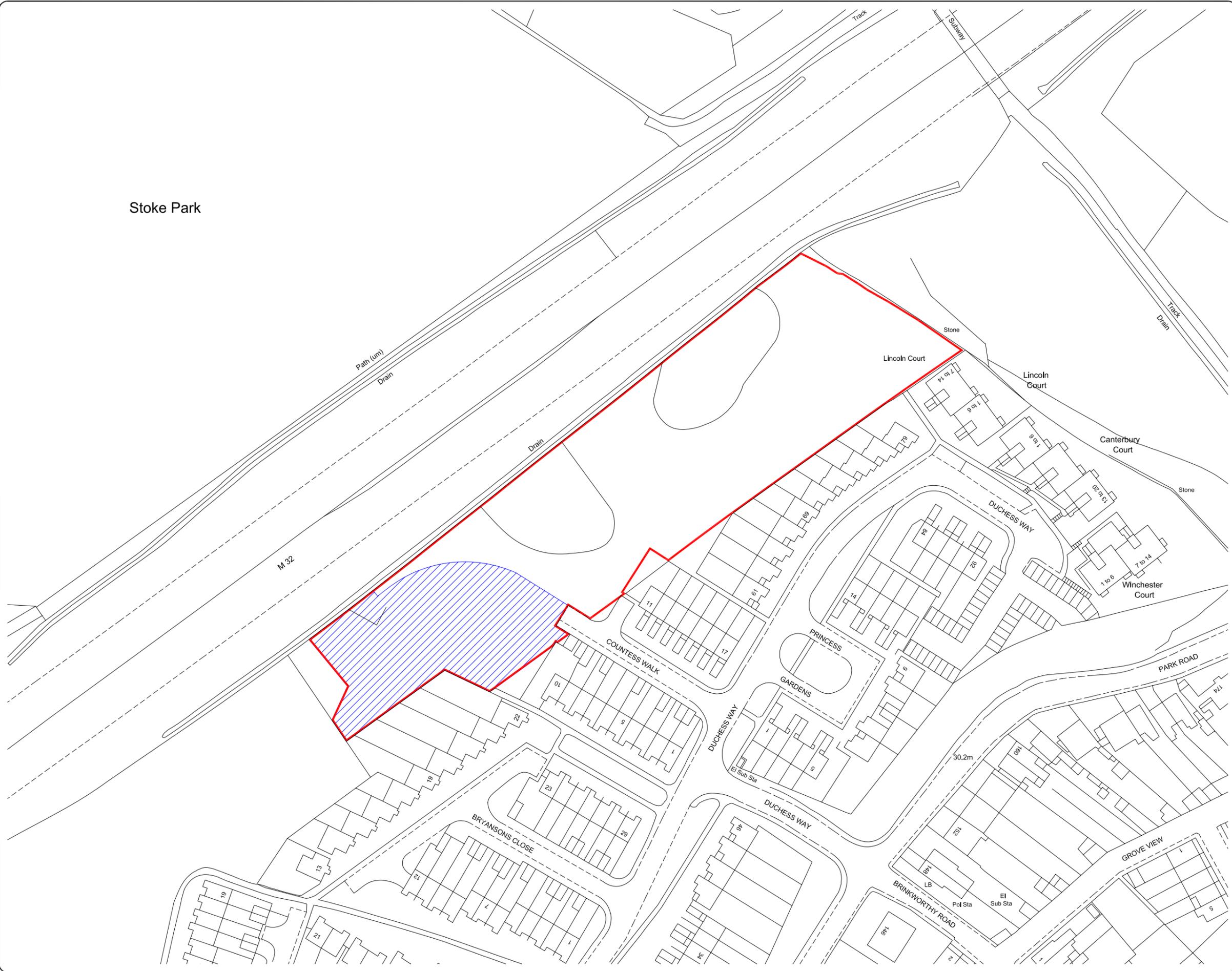
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 Date : 05 March 2009



**CENTRAL SUPPORT SERVICES  
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 M C Reynell, Director of Central Support Services

Stoke Park



Parks & Green Space Strategy -  
Duchess Way Open Space,  
Stapleton.

Developable area - 3,023.45  
sq.m. (0.75 acres)

### APPENDIX A(5)

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#### CORPORATE PROPERTY

Plan No. : N5423b  
 Prop ID Ref : 1868, 22614  
 Polygon Ref : 40861, 40866  
 Scale : 1:1,250 @ A3  
 Date : 08 June 2010



#### RESOURCES DIRECTORATE

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 Will Godfrey, Corporate Director of Resources

## **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.

## **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)

**Appendix E – Extract from officer report to Cabinet 16<sup>th</sup> December 2010 and Cabinet response to officer report. Greater Fishponds sites only.**

Name of site	Content of Officer report to Cabinet			Cabinet response
	Officer recommendation	Conditions to disposal	General notes and known constraints that may prevent development	
Gill Avenue	Not to sell for development	N/A	The council has brought the AGSP in to line with with proposals in the Site Allocations document and to allow for the location of a children's playground on a more suitable open space. The space was reconsidered along with Delabere Ave with regard to provision for children's play and access for disabled users.	The decision is deferred on these sites (Gill Avenue and Delabere Avenue) to agree a split between recognising the need for space for older people and young people.
Bracey Drive Open Space	To sell for development as proposed in AGSP	To be established by Planning	A preliminary tree assessment has identified that there are trees in the disposal area that may need protecting through planning.	Cabinet agree the following site is sold for development.
Delabere Avenue	To sell for development as proposed in AGSP	To be established by Planning	No comments.	The decision is deferred on these sites (Gill Avenue and Delabere Avenue) to agree a split between recognising the need for space for older people and young people.
Duchess Way O/S	To sell for development as proposed in AGSP	To be established by Planning	Remaining space would be adequate to accommodate recreational use of the park. Provide noise abatement screening.	Note: disposal subject to mitigation measures.
Lodge Hill O/S	To sell for development as	To be established by	There is a need to retain some accessible open space here in order to meet the minimum	Neighbourhood Partnership to advise Cabinet of choice for land

	proposed in AGSP	Planning	distance provision standards. There was a high level of objection to the proposal to sell some land for development. Through petition the response to an allotment proposal was also negative. However this had support through written responses. Officers feel that the site cannot accommodate open space, allotment and a partial sale for development. Allotments will not be provided.	use, either disposal and green space or allotments and green space.
Small Lane, Snowdon Road O/S	To sell for development as proposed in AGSP	Retain a green route through from Snowdon Rd to Meadowsweet OS. If not established by Planning, prior to marketing the council will issue a developers brief on which relevant stakeholders will be consulted.	It is important to note that a site immediately opposite to Snowdon, owned by UWE is proposed to be protected as important open space in the Site Allocations. If public access to the UWE site can be secured, any functional loss from this site would be ameliorated. The land is filled quarry and further investigation may be needed to determine any restriction on development.	Note: note local co-ordinated plan to be in place at the time of any disposal).

**Neighbourhood Partnership Area: Eastville, Frome Vale and Hillfields****Site Name: Snowdon Road Open Space**

Emails	Surveys	Letters	Petition Signatories
4	40	7	1 petition 345 signatories

**Themes arising from public consultation**

A petition was received opposing the proposed disposal of the site, stating:

“We the undersigned wished to express our opposition to the proposed 'disposal' of Snowdon Road open space on the grounds that, use the space for ball games and other recreational activities; gives breathing space from the traffic and congestion on Small Lane; wildlife and protected trees would be endangered; property development would impact negatively on traffic congestion; this filled quarry offers a safe area in which to enjoy open space in an urban environment”.

1) The number of different issues raised from consultation are relatively few and there are no themes arising. As with other sites there is an overriding negative response to development proposals - primarily in the form of straightforward objection. A small but notable minority are either not against disposal or support it.

2) A small number of comments allude to the space being accessible and the need to retain links through to adjacent space should development take place.

3) Whether development can be delivered is raised a few times with residents highlighting that some of the site is a filled quarry.

**Comments on public consultation**

1) Officers recognise the opposition to disposal on this site, but do not feel there is strong evidence through consultation that this site offers something unique to the area that isn't catered for on adjacent green space.

Officers note that the inclusion of both the nearby UWE Campus and the Blackberry Hill Hospital site in the Site Allocations document may result in new open space being provided locally in the long-term. Part of the UWE site is proposed to be protected as important open space.

2) This can be incorporated into a final scheme should one be proposed.

3) Initial discussion with Council experts have not raised any serious concerns and that development is achievable. It may be, however, that more information is required through site investigations.

**Neighbourhood Partnership Area: Eastville, Frome Vale and Hillfields**  
**Site Name: Delabere Avenue Open Space**

Emails	Surveys	Letters	Petition Signatories
0	41	1	48

**Themes arising from public consultation**

Residents of Halbrow Crescent and Delebard Avenue petition stating:

“The undersigned are completely against against the selling off and development of the Green Area between Halbrow Crescent and Delabere Avenue.”

- 1) The majority of responses oppose disposal of any green space. For this site in particular, residents feel it is important as a green space in an urban environment, given a lack of space in the wider area.
- 2) It is also stated that the space is flat and accessible and provides a safe recreational space for children's play.
- 3) It has also been raised that the site is well used by elderly and disabled residents as it is the only flat and accessible space in the area and it is felt that Oldbury Court is too far away to use.

**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. In terms of the wider area, the council's minimum standards for the provision of accessible green space are exceeded here and the Board feel that there alternative sites in the vicinity that offer open space for residents to use.
- 2) Officers feel that other spaces in the area will provide an alternative safe location for children's play.
- 3) A site visit was conducted with a disability advisory group who felt that the space did offer a good accessible space and that the location of the space in relation to Oldbury Court and the PGSS minimum provision standards should be considered. However, on balance it was considered that Oldbury Court was close enough to not disadvantage local residents should this space be disposed of. Officer have reviewed this and Oldbury Court is less than 400m from this space. This site has also been re-considered together with other local spaces.

**Neighbourhood Partnership Area: Eastville, Frome Vale and Hillfields**  
**Site Name: Gill Avenue Open Space**

Emails	Surveys	Letters	Petition Signatories
0	42	1	0

**Themes arising from public consultation**

Key stakeholders that have made representations for this site include:

- Frome Vale Ward Councillors

- 1) The majority of responses oppose disposal of the site, due to its importance as a space within an urban environment.
- 2) Several comments support the need for play on the site, if some is disposed of.

**Comments on public consultation**

1 & 2) Officers are re-considering this space alongside other suggested disposal in this area in response to consultation.

**Neighbourhood Partnership Area: Eastville, Frome Vale and Hillfields**  
**Site Name: Duchess Way Open Space**

Emails	Surveys	Letters	Petition Signatories
0	53	8	0

**Themes arising from public consultation**

Key stakeholders that have made representations for this site include:

- Avon Wildlife Trust
- Highways Agency

- 1) The majority of responses relate to the potential impact of development such as; increased traffic congestion and parking levels and the proximity to the M32, including noise levels.
- 2) A great deal of opposition focussed upon the rejection of green space being sold to raise money. Respondents felt that the site is well used for recreational activities, children's play and dog walking, which will be compromised by development at the site.
- 3) Concern was also raised relating to the impact upon the wildlife at the site.

**Comments on public consultation**

- 1) Initial planning discussions indicate that development is achievable. It is not anticipated that there will be significant impact to the wider area through development and the planning process would seek to minimise such impact.
- 2) The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008. Officers feel that adequate space will remain at the site that will be available for recreational use by the whole community.
- 3) Nature Conservation advice was sought prior to proposing this space for disposal. The Development Considerations should reference the need to maintain and enhance the functioning of a wildlife corridor. Development may need to be informed by an ecological survey of the site and make provision for mitigation measures, and enhancement where appropriate.
- 4) Noise mitigation needs to be explored further for this site to reduce the noise levels from the motorway

## Neighbourhood Partnership Area: Eastville, Frome Vale and Hillfields

### Site Name: Lodge Hill Open Space

Emails	Surveys	Letters	Petition
2	43	6	963 over 2 petitions

### Themes arising from public consultation

Petition from residents of Kingswood, Fishponds, Hillfields, Bristol and others, stating  
“This petition is in opposition to sale of Lodge Hill open space for potential development and allotments”

Object to the proposal of BCC to sell green space site for the development of houses and allotments, stating:

“We say 'NO' to any scheme to build or change this site. Please leave it as it is”

1) The site generated a relatively high response from residents including a petition including 894 signatures that asserted that the site is heavily used by all members of the community on a daily basis for a number of activities.

2) The main theme raised by respondents was the concern that views from the space would be lost if the space is disposed of. There is also some support for providing allotments here - from written responses.

### Comments on public consultation

1) Officers have reviewed the site and noted that the loss of the entire space would mean that some houses would fall outside the minimum distance standards. Some support for allotment space was received and so this element should continue within the Area Green Space Plan.

2) Because of the above, it is expected that views can be retained. There are conflicting views from the petition and survey regarding provision of allotments.

**Neighbourhood Partnership Area: Eastville, Frome Vale and Hillfields**  
**Site Name: Bracey Drive Open Space**

Emails	Surveys	Letters	Petition
3	88	4	0

**Themes arising from public consultation**

Key stakeholders that have made representations for this site include:

- Frome Vale Ward Councillors

1) The site is valued by the community as an important green within an urban environment.

2) It is also valued as a flat and accessible space that is used by elderly residents and those with disabilities. Local residents also assert that the space provides a safe and overlooked area for children to play that isn't found elsewhere in the vicinity.

**Comments on public consultation**

1) Officers note objection to the disposal. Officers feel that there are other green sites in the immediate vicinity that will offer this provision. In terms of the importance of the space on the urban landscape, initial discussions with planning have indicated that development is achievable.

2) Officers feel that the close proximity of other green spaces in the area offers a safe alternative for the community to use for recreational activities.

The potential impact on tree on this site is recognised and this would be a consideration at planning should the council pursue development here. If trees need to be protected at this stage then this will be considered by planning.

## Neighbourhood Partnership Area: Eastville, Frome Vale and Hillfields

## Site Name: Bracey Drive 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	Special consideration	Response to comment
1	Yes		Precious green space in urban environment	24		We feel that there are other green sites in the immediate vicinity that will offer this provision. In terms of the importance of the space on the urban landscape, initial discussions with planning have indicated that development is achievable.
2	Yes		Used for dog walking	15		We feel that the close proximity of other green spaces in the area offer an alternative for dog walking
3			Impact on traffic and parking	14		Impact will be minimised through the planning process
4			Against any sale of green space	14		The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
5	Yes		Used for children's play	13		We feel that the close proximity of other green spaces in the area offer an alternative for children's play
6	Yes		Safe place for children to play, alternative sites are not	13		See line 5 above
7	Yes		Open, safe and overlooked space	12		We feel that the close proximity of other green spaces in the area offer an alternative safe environment
8	Yes		Wheelchair users and people with disabilities can enjoy this open space as it is within easy access	12		We feel that the close proximity of other green spaces in the area offer an alternative for disabled people

9	Yes		Used by whole community	11		We feel that the close proximity of other green spaces in the area offer an alternative for the community's use
10			No need for new housing	9		Initial planning discussions indicate that development is achievable.
11	Yes		Consideration also needs to be shown towards the older people of this area which this area currently serves	7		We feel that the close proximity of other green spaces in the area offer an alternative for older people
12		Yes	Previously part of a quarry and landfill site	7		Initial investigations suggest that this is not accurate
13	Yes		Important for wildlife - badgers, bats, foxes, squirrels and birds	6		Nature Conservation Officer has not raised any ecological concerns for this proposal.
14	Yes		Used for informal sports	5		We feel that the close proximity of other green spaces in the area offer an alternative for informal sport
15	Yes		Used for exercise	5		We feel that the close proximity of other green spaces in the area offer an alternative for exercise
16		Yes	Impact on trees	5		An arboricultural assessment suggests the trees on this site are prominent and worthy of TPO status. They are located on the boundary of the site and so it would only be possible to build in a small area in the centre of the site. Therefore the presence of trees on this site significantly limits development opportunities.
17	Yes		There is great emphasis placed upon the important need to provide play equipment for the children within the area and estate	4		This is line with proposals in the AGSP for adjacent sites
18		Yes	The green was specifically left fallow as the land was unstable and uneconomic to erect properties	3		See line 10 above
19			I do not know the area so have no comment	3		Noted

20		Will devalue surrounding properties	3		It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
21	Yes	Removal of this green space would affect the pleasure and enjoyment currently afforded to the broader range of residents within the community	3		The council's minimum standards for the provision of accessible green space are exceeded here.
22	Yes	Important for a sense of wellbeing	2		See line 21 above.
23		Yes Underground cesspool, though exact location is unknown	2		See line 12 above
24		Please sell this land	2		This is line with proposals
25	Yes	Used by families	2		We feel that the close proximity of other green spaces in the area offer an alternative for families to use
26		Use brownfield sites for development	2		The Parks and Green Space Strategy considers only parks and green space.
27		Will ruin view from existing houses	2		It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
28	Yes	Can't see benefits to community to build on site	2		Money raised through disposal will be invested back into parks for the community to use
29	Yes	Loss of a focal point for all residents	2		We feel that the close proximity of other green spaces in the area offer an alternative for this function
30	Yes	Unable to walk to Vassells park	2		We feel that, though the space does offer a flat and accessible space close to residential properties, other spaces in the local area will provide an alternative green space for residents.
31	Yes	Older people feel uneasy about using alternative spaces	2		We feel that the close proximity of other green spaces in the area offer an alternative safe environment for older residents.

32	Yes		Used for cycle proficiency test	2		We feel that the close proximity of other green spaces in the area offer an alternative for this function
33			Local area is already too densely populated	1		Initial planning discussions indicate that development is achievable.
34		Yes	Resident assured when property purchased, area would be kept a green open space	1		Checks on the council's title to the land do not support this.
35	Yes		Never had ASB	1		Noted
36			Resident expected to be informed directly about proposal not read/hear about in EP	1		We feel that consultation was adequate. Consultation ran for 14 weeks and was widely advertised.
37			Mixed development and allotments as an alternative	1		The investment proposals will be considered by the Neighbourhood Partnership.
38	Yes	Yes	Disposing of it for housing development is anti-social and directly contravenes the Council's responsibility to provide amenities for local residents.	1		Disposal sites have been identified through a rigorous process and application of the PGSS standards. The council's minimum standards for the provision of accessible green space are exceeded here.
39			Put play here rather than Sidelands Road Park	1		The AGSP has identified Sidelands Road as a suitable location for play. These site was suggested with support of the BCC play officer.
40			Whilst this is a densely populated area this space appears to be suitable for development with not too much impact on the immediate area.	1		It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
41		Yes	Provides defence against flooding	1		Initial comments from planning and flood risk officers raise no issues relating to this
42	Yes		Used by workers in lunch breaks	1		We feel that the close proximity of other green spaces in the area offer an alternative for this function
43	Yes		Vassell Park is not a safe place for women	1		We feel that the close proximity of other green spaces in the area offer an alternative safe environment

		<p><b>Frome Vale Councillors</b></p> <p>We are concerned that the original strategy was to dispose of small unwanted parcels of low value land, but the spaces that have been brought forward for sale are well used, much loved spaces that are very important to local residents. Consultation was not adequate, lack of advertising and consultation materials. We do not support the provision of housing on this lovely green which is well used by residents especially the elderly, children and disabled residents. Safe environment. Oldbury Court Primary School for cycling proficiency.</p>			
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**Site Name: Delabere 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	Special consideration	Response to comment
1	Yes		Precious green space in urban environment	15		The council's minimum standards for the provision of accessible green space are exceeded here.
2	Yes		Against any sale of green space	14		The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
3	Yes		Safe place for children to play	7		We feel that other spaces in the area will provide an alternative safe location for children's play

4	Yes		Used by children	5		See line 3 above
5			Impact on traffic and parking	5		Impact will be minimised through the planning process
6			I do not know the area so have no comment	4		Noted
7			Use brownfield sites for development	2		The Parks and Green Space Strategy considers only parks and green space.
8	Yes		Elderly people use the area as Oldbury Court is too far	2		We recognise that the site provides a flat accessible space. On going work with BPAC will assess issues relating to equality groups
9	Yes		Disabled people could not use the area anymore	1		See line 8 above
10	Yes		Lots of residents use it for walking	1		We feel that other spaces in the area will provide an alternative location for walking
11			More benches/bins are needed	1		The investment proposals will be considered by the Neighbourhood Partnership.
12	Yes		Nearby Oldbury Court is not safe to use	1		See line 3 above
13	Yes		Would increase vandalism and anti-social behaviour	1		It is not anticipated that there will be any impact of this kind.
14	Yes		Used by families	1		We feel that other spaces in the area will provide an alternative location for families to use
15			Will see no return of money	1		Money raised through the disposal of land will be reinvested into parks and open spaces for the benefit of the community
16			Council is discriminating against less wealthy areas	1		Disposal areas were identified on the application of PGSS standards and policy
17	Yes		Haven for wildlife	1		Nature Conservation Officer has not raised any ecological concerns for this proposal.
18		Yes	Impact on view from development	1		It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
19	Yes	Yes	Preserve pedestrian routes	1		This can be incorporated into a final scheme should one be proposed.
20			Please sell this land	1		This is in line with proposals

**Site Name: Duchess Way 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	Special consideration	Response to comment
1			Impact on traffic and parking	16		Impact will be minimised through the planning process
2	Yes		Against any sale of green space	14		The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
3		Yes	Quality of life for new houses would be poor close to the M32	11		It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed. Initial planning discussions indicate that development is achievable.
4	Yes		Used for children's play	10		We feel that the site will continue to be used for children's play.
5	Yes		Used for dog walking	10		We feel that the site will continue to be used for dog walking.
6	Yes		Important for wildlife (sparrowhawks, pipestrelle bats)	9		Nature Conservation Officer has not raised any ecological concerns for this proposal.
7	Yes		Suitable site for play area	6		This is in line with proposals set out for the site.
8	Yes		Doesn't need any investment	4		The investment ideas will be considered by the Neighbourhood Partnership
9	Yes		Play is not suitable and would attract ASB	3		See line 8 above
10	Yes		Used for informal sports	3		We feel that the site will continue to be used for informal sports
11	Yes		Used for exercise	3		We feel that the site will continue to be used for exercise.

12	Yes	Yes	Impact on trees	3		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.
13		Yes	Noise level are already too high	2		See line 3 above
14	Yes	Yes	Natural sound barrier	2		See line 3 above
15		Yes	Important access for emergency vehicles onto M32	2		Investigation into records suggests that this is not accurate.
16	Yes		Sounds sensible a play area and improving pathways	2		See line 8 above
17	Yes		No ASB	2		The site has not been identified for disposal due to ASB. The council's minimum standards for the provision of accessible green space are exceeded here.
18	Yes		Support investment	2		See line 8 above
19	Yes		This area could be used for more housing with a small play area for children	2		This is in line with proposals set out for the site.
20		Yes	Impact on existing properties	2		See line 3 above
21		Yes	Local area is already over developed	1		Initial planning discussions indicate that development is achievable.
22		Yes	Narrow road will cause access issues	1		See line 21 above.
23	Yes		I think the Duchess site will still be of considerable size and retain it's purpose, so I do not oppose this development plan.	1		This is in line with proposals set out for the site.
24			Increased pollution from more cars	1		It is not anticipated that there will be any impact
25	Yes		Valuable resource for the local community	1		We feel that the site will continue to be a space available to the whole community and investment will increase the quality of the site for the benefit of the community.

26		Good need for play area here & with links to Stoke Park area. The ideal spot as it would attract lots of local families.	1		This is in line with proposals set out for the site.
27		Used by elderly people	1		We feel that the site will still be able to be used by elderly people.
28		More housing increases anti-social behaviour	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.
29		Residents wanted to establish a memorial garden for the Queen's 60 <sup>th</sup> jubilee	1		The investment ideas will be considered by the Neighbourhood Partnership
30		This sound like a very good idea	1		This is in line with proposals set out for the site.
	Yes	Part of Green Gateway to Bristol that should not be eroded	1		We do not feel that development would not detract from the visual appearance of the area. This would be determined by a final scheme should one be proposed.
31	Yes	Would not like to let children play in a space overlooked by houses	1		It is considered to be good practice to have natural surveillance of play areas.
32	Yes	Flat accessible land	1		Wee feel that adequate flat land will remain at the site and will still be able to be used as such.
33		New houses would increase crime	1		See line 28 above
34	Yes	Is green belt land	1		The site is not designated as Green Belt
35		Would spoil views	1		It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
36	Yes	Please sell this land	1		Noted
37	Yes	Designated WNS	1		See line 6 above
38	Yes	Should not be accessible to motorbikes	1		See line 8 above

39	Yes	Current dogs mess issue needs to be addressed	1		See line 8 above
		<b>Highways Agency</b> Site is immediately adjacent to the M32, and therefore we would be keen to have early discussions regarding the potential implications for the safety and amenity of future residents if development comes forward for the site, to ensure suitable mitigation measures are identified.			
		<b>Avon Wildlife Trust</b> An ecological survey should be carried out before any decision is made on the allocation and design of housing. Provision should be made for mitigation measures and enhancement where appropriate.			

**Site Name: Gill 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	Special consideration	Response to comment
1	Yes		Against any sale of green space	7		The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
2	Yes		Precious green space in urban environment	6		The council's minimum standards for the provision of accessible green space are exceeded here.

3		Impact on traffic and parking	3		Impact will be minimised through the planning process
4	Yes	Yes	Would like the play area without having to sacrifice open space	3	The investment proposals will be considered by the Neighbourhood Partnership.
5	Yes		Keep half for children's play is a better option	3	We feel that to develop the full site would be detrimental to the local shops, in line with Site Allocation proposals. This would therefore retain open space at the site for community use.
6	Yes		A play area in front of the shops will encourage not restrain anti-social behaviour.	2	It is not anticipated that there will be any impact of this kind.
7			I do not know the area so have no comment	2	Noted
8	Yes		Used by elderly residents to walk the dog	1	See line 5 above
9	Yes		Well used by children who play games	1	See line 5 above
10		Yes	Access of shops from Gill Avenue is important	1	See line 5 above
11			Bus lay-by should be considered as part of development	1	The Parks and Green Space Strategy considers only parks and green space.
12	Yes		Used for recreational purposes	1	See line 5 above
13	Yes		Allotments would be a better alternative	1	See line 4 above
14	Yes		Used by disabled people	1	See line 5 above
15			Use brownfield sites for development	1	See line 11 above
16			Council is discriminating against less wealthy areas	1	Disposal areas were identified on the application of PGSS standards and policy
17		Yes	Development will turn the estate into a featureless waste	1	See line 5 above
18	Yes		Housing would be too close to play area	1	Initial planning discussions indicate that development is achievable. We feel that development would not impair the function of of a play area.
19		Yes	Not a good idea. New housing would make the area very busy	1	Initial planning discussions indicate that development is achievable.

20	Yes	Yes	I have had a lot of dealings with Lanaway Road as Chair of the Fishponds Area Housing Committee and I know from reports this area is needed by the young, to build more houses or flats would only escalate the problems they already have.	1		See line 6 above
21	Yes		I think the idea would be very good for this area	1		This is in line with proposals
			<p><b>Frome Vale Councillors</b></p> <p>We are concerned that the original strategy was to dispose of small unwanted parcels of low value land, but the spaces that have been brought forward for sale are well used, much loved spaces that are very important to local residents. Consultation was not adequate, lack of advertising and consultation materials. Support Children's play in this area.</p>			

**Site Name: Lodge Hill 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	Special consideration	Response to comment
1			PETITION - The basis of the petition reflects that the space is used by the whole community on a regular basis.	894		Officers acknowledge the high level of concern expressed about the development proposal.

2	Yes		Would ruin views to and from site	11		It is possible that views from the site could be disrupted by development of the site, however, as the majority of the space would remain as allotments, we feel that views would be retained.
3			Should all be used for allotments	6		Officers have reviewed the site and noted that the loss of the entire space would mean that some houses would fall outside the minimum distance standards. Some support for allotment space was received and so this element should continue within the Area Green Space Plan.
4			Impact on traffic and parking	4		Impact will be minimised through the planning process
5	Yes		Not suitable for allotments (northern facing slopes)	4		Allotment Officers highlight a shortage of allotment space in the this area and feel that this site is suitable for this use.
6	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.
7	Yes		Used for recreational purposes	4		See line 3 above.
8			Completely against housing development	3		See line 3 above.
9	Yes		Used for dog walking	3		See line 3 above.
10			Agree with proposals	3		Noted
11			Agree with proposal as long as allotments are provided	3		Noted
12	Yes		Used for children's play	2		See line 3 above.
13	Yes		Public Right of Way across the site	2		We note a Public Right of Way application has been made to legitimise a route through the proposed disposal area. We feel that is is important to retain a walking route, but this would not prevent development on the site as a Public Right of Way can be included at the design stage.

14	Yes	Yes	Historical value (King John, Magna Charta) and lots of local miners-refer to Kingswood Heritage Museum	2		Archaeology Officers have raised no issues with development at this site.
15	Yes		Should be retained as it is	2		See line 3 above.
16	Yes		Is the highest point in Bristol and should be maintained for public enjoyment	2		The investment proposals will be considered by the Neighbourhood Partnership.
17			Brownfield sites should be used for development	2		The Parks and Green Space Strategy considers only parks and green space.
18			Do not know the area, so no comment	1		Noted
19		Yes	Proximity of electrical sub-station would not be suitable for new housing	1		Initial planning discussions indicate that development is achievable.
20			There is not enough allotments in Bristol, so no developments on these sites.	1		Noted
21			Site not appropriate for development	1		See line 19 above.
22			BCC wrote they will retain 'some view'. What does BCC have in mind? Any plan?	1		See line 16 above.
23	Yes		Little other green space in the area	1		See line 3 above.
24	Yes		Used for tobogganing	1		See line 3 above.
25		Yes	Part of Handel Cossham original site & possibly not to be disposed of	1		Investigation of records suggests this statement is not accurate.
26	Yes		Important for patients from Cossham Hospital	1		See line 3 above.
27	Yes		No objection as long as views are maintained	1		Noted
28	Yes		Local school uses the area for their sports days	1	Education I significanc e	See line 3 above.
29		Yes	Trees should be protected	1		Noted
30			Area is already over populated	1		Initial planning discussions indicate that development is achievable.

31		There should be an improved playground	1		See line 16 above.
32		Would negatively impact surrounding properties	1		It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
33		Do not want flats or social housing in the area	1		The design and type of housing would be determined by the final scheme if one is proposed.
34		New housing would increase crime	1		It is not anticipated that there will be an increase in crime from development.
35	Yes	Used for hundreds of people daily	1		Officers have reviewed the site and noted that the loss of the entire space would mean that some houses would fall outside the minimum distance standards. Some support for allotment space was received and so this element should continue within the Area Green Space Plan.
36		Should be enhanced with seating instead	1		The investment proposals will be considered by the Neighbourhood Partnership.
37	Yes	Used for community events	1		See line 3 above.
38	Yes	Yes	Important wildlife space	1	Nature Conservation Officer has not raised any ecological concerns for this proposal.
39		Would a 'viewing area', perhaps a small platform be a possibility?	1		See line 16 above.
40		Yes	There are already problems with local flooding, this risk would be greater after the development	1	Initial planning discussions indicate that development is achievable.
41		Should be a historic park	1		See line 16 above.

**Site Name: Snowdon 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	Special consideration	Response to comment
1	Yes		Against any sale of green space	17		The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
2			Impact on traffic and parking	14		Impact will be minimised through the planning process
3	Yes		Abundant wildlife	6		Nature Conservation Officer has not raised any ecological concerns for this proposal.
4	Yes		Used for children's play	6		We feel that the close proximity of other green spaces in the area offer an alternative for children's play
5			Potential housing at Blackberry Hospital Site, so no housing needed here	6		Initial planning discussions indicate that development is achievable.
6			Should use for allotments	6		Investment options will be considered by the Neighbourhood Partnership.
7		Yes	Is an infilled quarry	4		We are aware of this and initial planning discussions indicate that development is achievable.
8	Yes		Provides a safe environment for the community	4		We feel that the close proximity of other green spaces in the area offer an alternative safe environment for the community.
9	Yes		Too few green spaces in the area	4		The council's minimum standards for the provision of accessible green space are exceeded here.
10	Yes		Important green space in an urban environment	3		The council's minimum standards for the provision of accessible green space are exceeded here.

11		Area is already over populated	3		See line 5 above
12	Yes	Well used by whole community	3		We feel that the close proximity of other green spaces in the area offer an alternative for the use of the community
13	Yes	Survey was carried out 33 years ago, area cannot be built on due to old quarry underneath, subsidence issue	3		Checks on the council's title to the land do not support this.
14	Yes	Used for dog walking	3		We feel that the close proximity of other green spaces in the area offer an alternative for dog walking
15	Yes	Valuable linking space	2		This is line with proposals. A route can be incorporated in the final scheme if one is proposed
16	Yes	Accessible for senior citizens	2		We recognise that the space provides a flat and accessible space. On going work with BPAC will assess the site for issues relating to equality groups.
17		Development must take adjacent allotments into consideration	2		This is line with proposals
18	Yes	Is a flat recreational area	2		See line 16 above
19		Use brownfield sites for development	1		The Parks and Green Space Strategy considers only parks and green space.
20		Already too congested because of students at Glenside Campus	1		Initial planning discussions indicate that development is achievable.
21	Yes	Used for recreational purposes	1		We feel that the close proximity of other green spaces in the area offer an alternative for recreational purposes.
22	Yes	Nature Conservation Area	1		Nature Conservation Officer has not raised any ecological concerns for this proposal.
23		Suggestion to utilise old railway links to the city centre to help ease traffic congestion am/pm	1		Noted
24	Yes	Sounds a good plan	1		This is line with proposals

25	Yes	If new houses go ahead, which compensation will be paid if it causes subsidence to existing properties (underlying quarry)	1		See line 13 above
26	Yes	Increased flood risk	1		Comment from planning and flood risk officers raise no concerns on this issue
27		This would be an acceptable proposal provided the cycle/footpath is a certainty.	1		See line 15 above
28	Yes	Please sell this land	1		This is line with proposals
29	Yes	I have slight reservation about this area as again it is a welcome break in the building around that area. However as long as there is access to Meadowsweet and the land is tastefully used (not 20 houses squashed together) then I have no major objections.	1		This is line with proposals
30	Yes	As long as the allotments remain intact and good pathways are created it sounds a sensible idea	1		This is line with proposals
31	Yes	Used for informal sports	1		We feel that the close proximity of other green spaces in the area offer an alternative for informal sports
32	Yes	Housing will lead to development on Eastville Park	1		The AGSP aims to protect open spaces that are not put forward for disposal. There is no proposal for any disposal within Eastville Park.
33		Transport review of local area is needed	1		See line 2 above
34		I would rather it all remained, but if this is chosen for development, then something should be done to reduce the impact, maybe not selling it all, or increasing the allotments.	1		Noted.

35	Yes		Accessible for disabled people	1		See line 16 above
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