



## AGENDA ITEM NO. 6

### Hengrove and Stockwood Neighbourhood Partnership

20<sup>th</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)

- part of Sturminster Close
- Craydon Rd Triangle
- Burnbush Close Open Space
- Ladman Rd and Bagnell Rd
- Ladman Rd and Bus Terminus
- part of Hazelbury Rd Open Space
- Maple Close
- Gillebank Close

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 Craydon Road Open Space

**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.

Please note that the Committee is not required to make a decision on 'part of Briery Leaze Open Space' and the site is not included in this report. This site is now subject to Town and Village Green legislation and development is not permitted here. The site will continue to act as public open space. As a result Cabinet has not asked the Committee to make a decision.

**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 3 petitions of the same wording to consider for the area that are not site specific. 'We the undersigned strongly oppose the plans to build houses on Stockwoods Open Space' (740, 110 and 435 signatories.) An additional 'Have your say' petition of 5 signatories, and petition from young people in Stockwood stating 'Don't sell any green space to fund this land use – use section 106 money' 28 signatories were received. These figures are not included in the total but noted in brackets.

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. Appendix E also sets out the wording of petitions received.

2.

<b>Site</b>	<b>Total emails, surveys or letters.</b>	<b>Petition signatories</b>	<b>Total</b>
Sturminster Close	46	54 (1318 non specific petition)	100
Craydon Road	83	(1318 non	83

Triangle		specific petition)	
Burnbush Close Open Space	40	188 (1318 non specific petition)	228
Ladman Road and Bagnell Road	57	(1318 non specific petition)	57
Ladman Road and bus terminus	48	(1318 non specific petition)	48
Hazelbury Road Open Space	16	(1318 non specific petition)	16
Maple Close	59	(1318 non specific petition)	59
Gillebank Close	54	(1318non specific petition)	54
Craydon Road Open Space	76	185 (1318 non specific petition)	261

### 3. Impact on Standards

Hengrove and Stockwood does not currently meet the standards in Children's Play and formal provision, however only 1% 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:

<b>Site Category</b>	<b>Value</b>
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:

<b>Site</b>	<b>Notes</b>	<b>Value Category</b>
Sturminster Close	December 2010 cabinet report approved this land for sale for disposal	C
Craydon Road Triangle	December 2010 Cabinet report approved this land for sale for disposal	B
Burnbush Close Open Space	December 2010 cabinet report approved this land for sale for disposal	A
Ladman Road and Bagnell Road	December 2010 cabinet report approved this land for sale for disposal	A
Ladman Road and bus terminus	December 2010 cabinet report approved this land for sale for disposal	B
Hazelbury Road Open Space	December 2010 cabinet report approved this land for sale for disposal	B
Maple Close	December 2010 cabinet report approved this land for sale for disposal*	B
Gillebank Close	December 2010 cabinet report approved this land for sale for disposal	A
Craydon Road Open Space	Dec 2010 Cabinet made the decision to retain this space.	D

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

### **Calculations for the incentive scheme**

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. Please note that, as Briery Leaze Open Space is protected public open space and not part of this report, it is not included in the Incentive Scheme.
12. Incentive Scheme Example 1:  
If the Neighbourhood Committee decides to retain sites that together come to 50% of the total value of all sites, then the maximum income that can be achieved is 50% of the original 70% entitlement.  
Incentive Scheme Example 2:  
If the Neighbourhood Committee decides to retain sites that together come to 20% of the total value of all sites, then the maximum income that can be achieved is 80% of the original 70% entitlement.
13. The impact on potential income of the Neighbourhood Committee's decision is set out for clarity in Appendix D

## **Consultation**

### **Internal**

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

### **External**

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

## **Equalities Impact Assessment**

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

## **Legal and Resource Implications**

## **Legal**

***Legal advice given by:*** N/A

**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](https://www.bristol.gov.uk/committee/2010/ua/agenda/1216_1600_ua000.html)

2012 Cabinet report

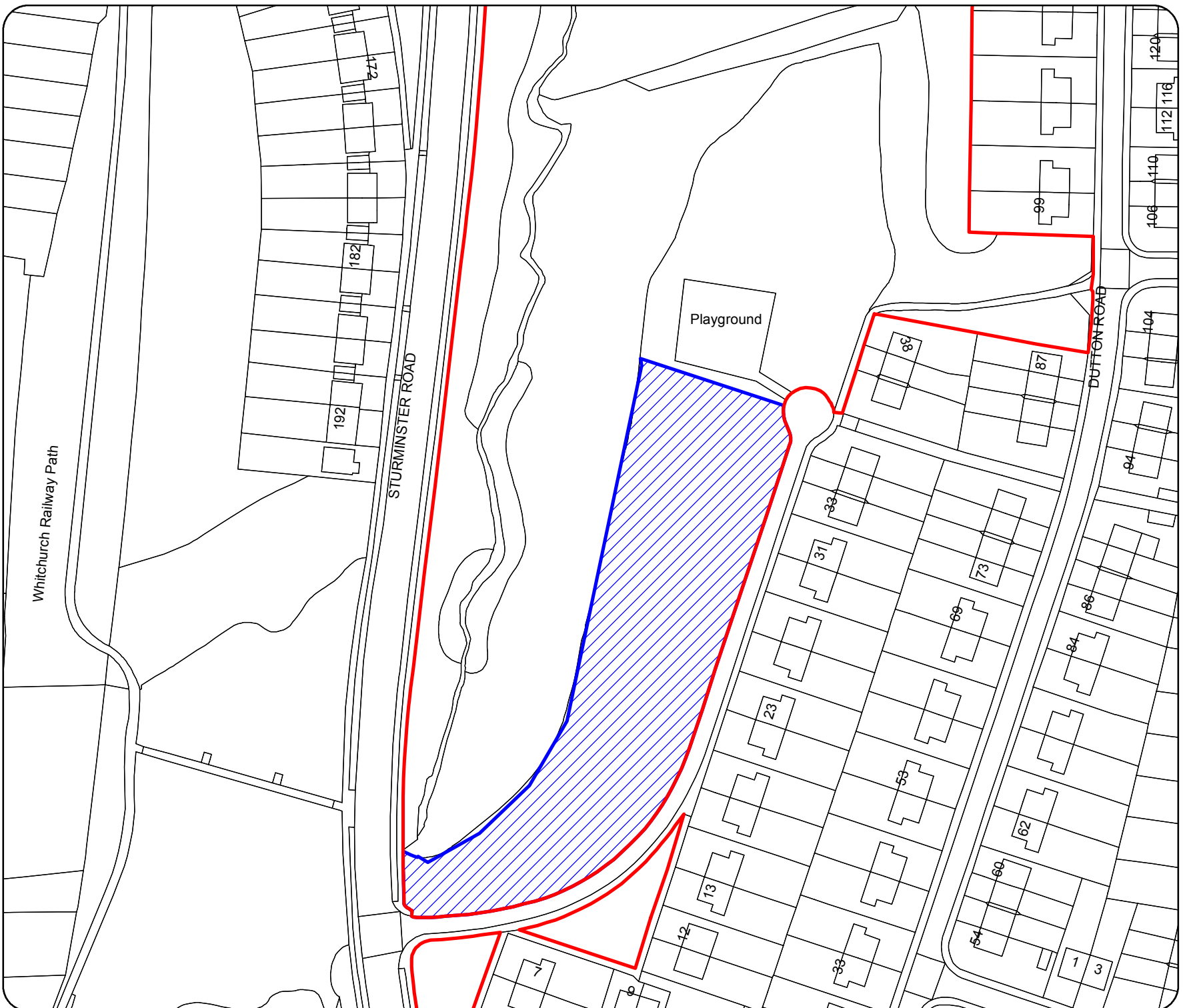
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## **Appendix A - Site Footprints.**

The following site footprints are provided separately in pdf format

- 1) Briery Leaze Open Space
- 2) Sturminster Close
- 3) Craydon Road Triangle
- 4) Burnbush close Open Space
- 5) Ladman Road and Bagnell Road
- 6) Ladman Road and bus terminus
- 7) Hazelbury Road Open Space
- 8) Maple Close
- 9) Gillebank Close
- 10) Craydon Road Open Space




# Parks & Green Space Strategy - Sturminster Close

- Legend**
-  Disposal area originally proposed for consultation
  -  Sturminster Close

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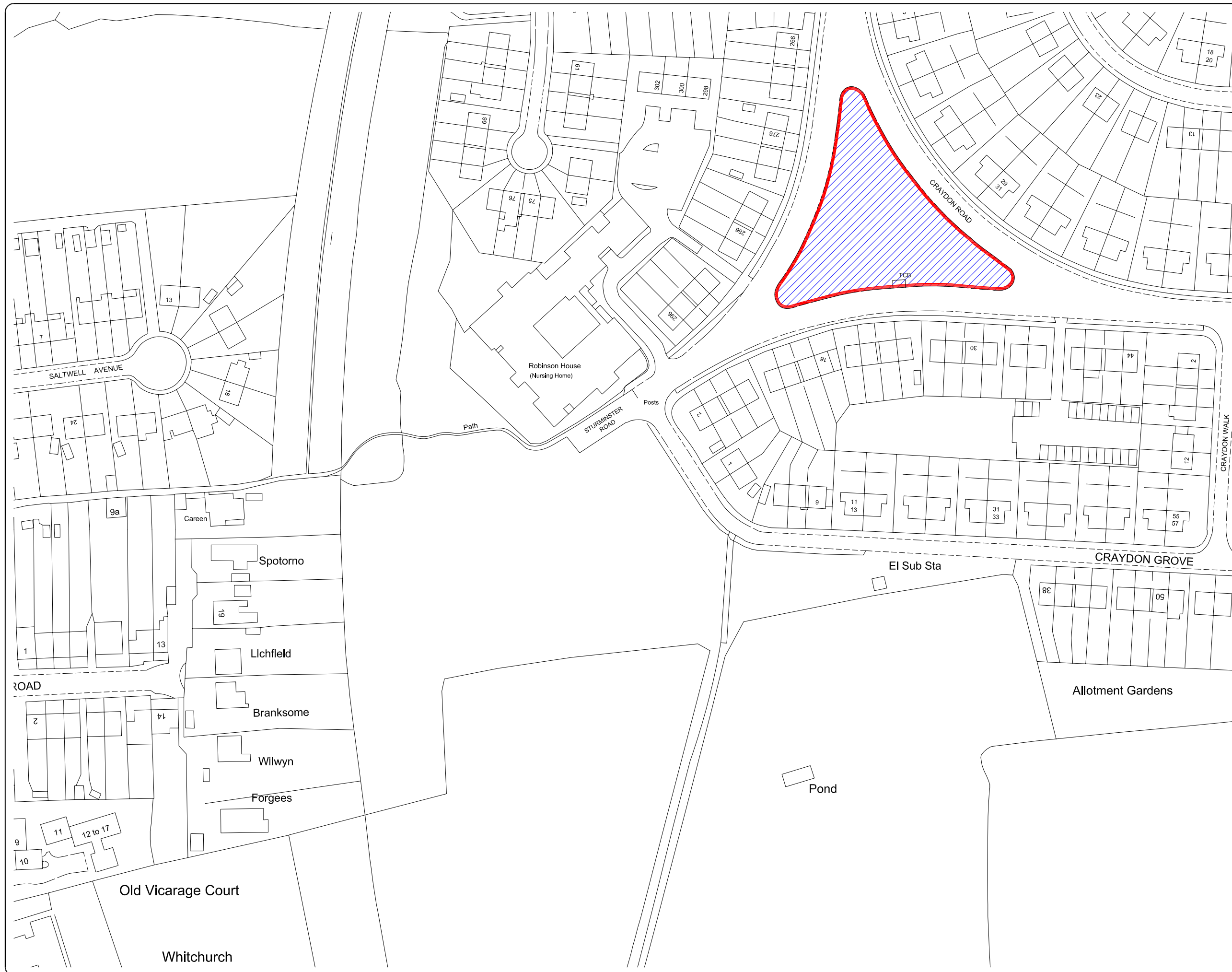
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## ENVIRONMENT & LEISURE

Site Code : STURCL  
 Scale : @A4 1:1,250  
 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 - Craydon Road Triangle, Stockwood.**

-  Area recommended to be sold - 2,767.98 sq.m. (0.68 acre)
-  Area considered by Parks & Green Spaces Strategy

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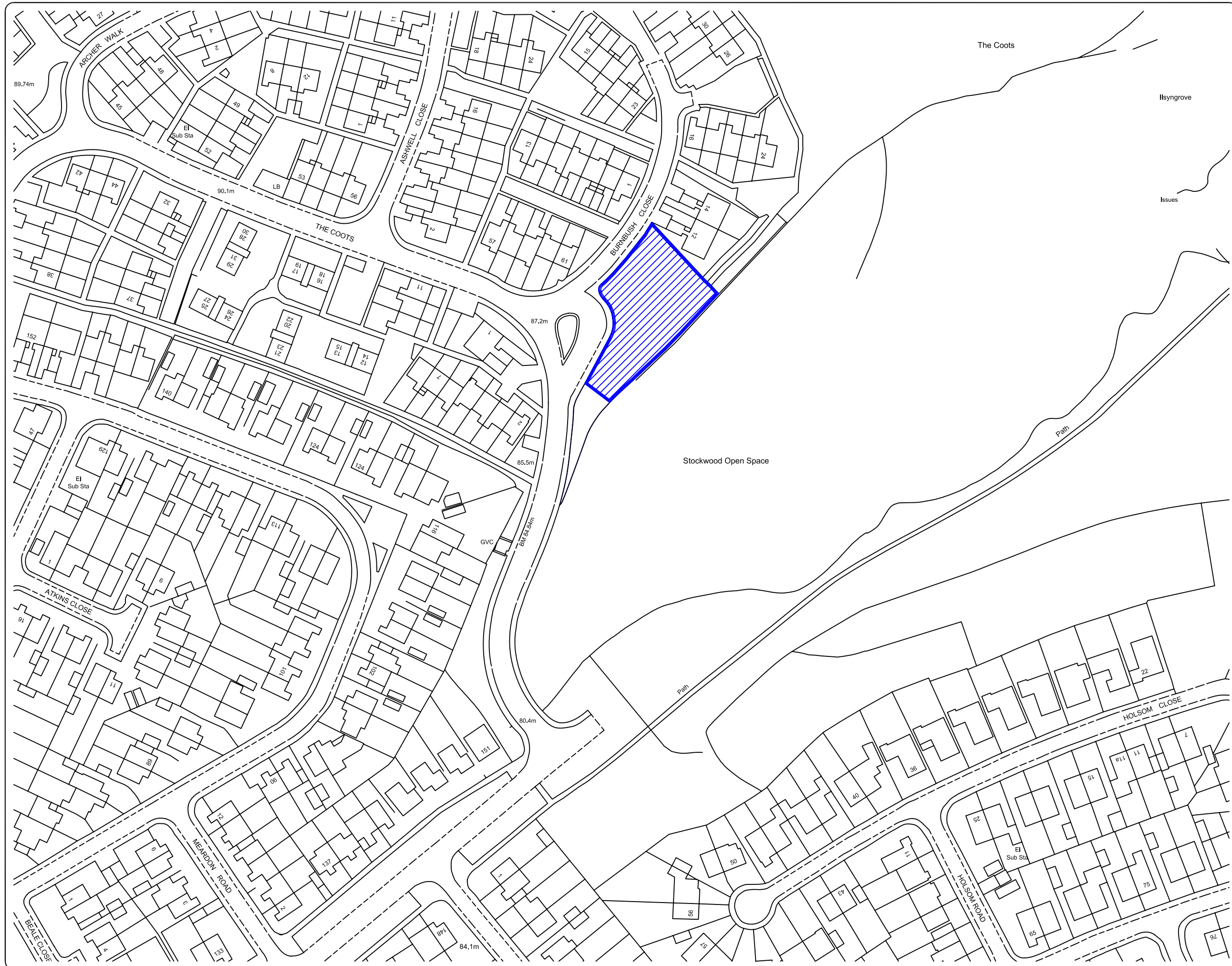
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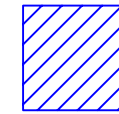
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Will Godfrey, Strategic Director - Corporate Services



**Parks and Green Space  
Strategy - Burnbush Close  
Open Space.**

**Developable Area**  
1351.7594 m<sup>2</sup>  
0.3340257 Acres



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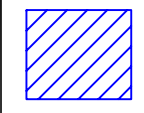
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 M C Reynell, Director of Central Support Services



**Parks and Green Space Strategy - Ladman Road & Bagnell Road.**

**Developable Area**  
 539 m<sup>2</sup>  
 0.13Acres



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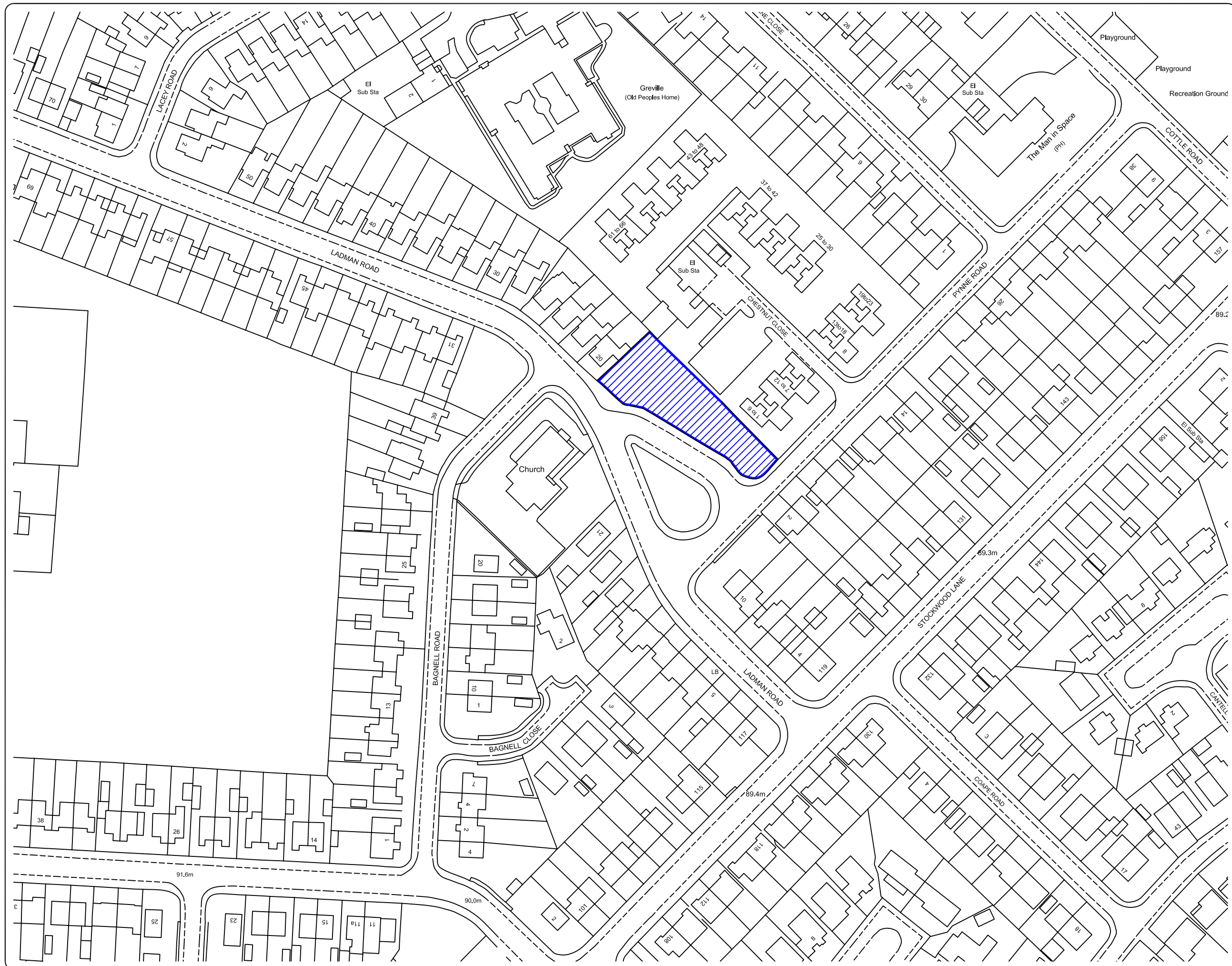
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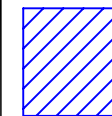
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**Parks and Green Space  
Strategy - Ladman Road & Bus  
Terminus.**

**Developable Area**  
1136.79m<sup>2</sup>  
0.28 Acres



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



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 M C Reynell, Director of Central Support Services



**Parks & Green Space Strategy - Hazelbury Road, Hengrove.**

-  Area recommended to be sold - 1,618.79 sq.m. (0.409 acre)
-  Area considered by Parks & Green Spaces Strategy

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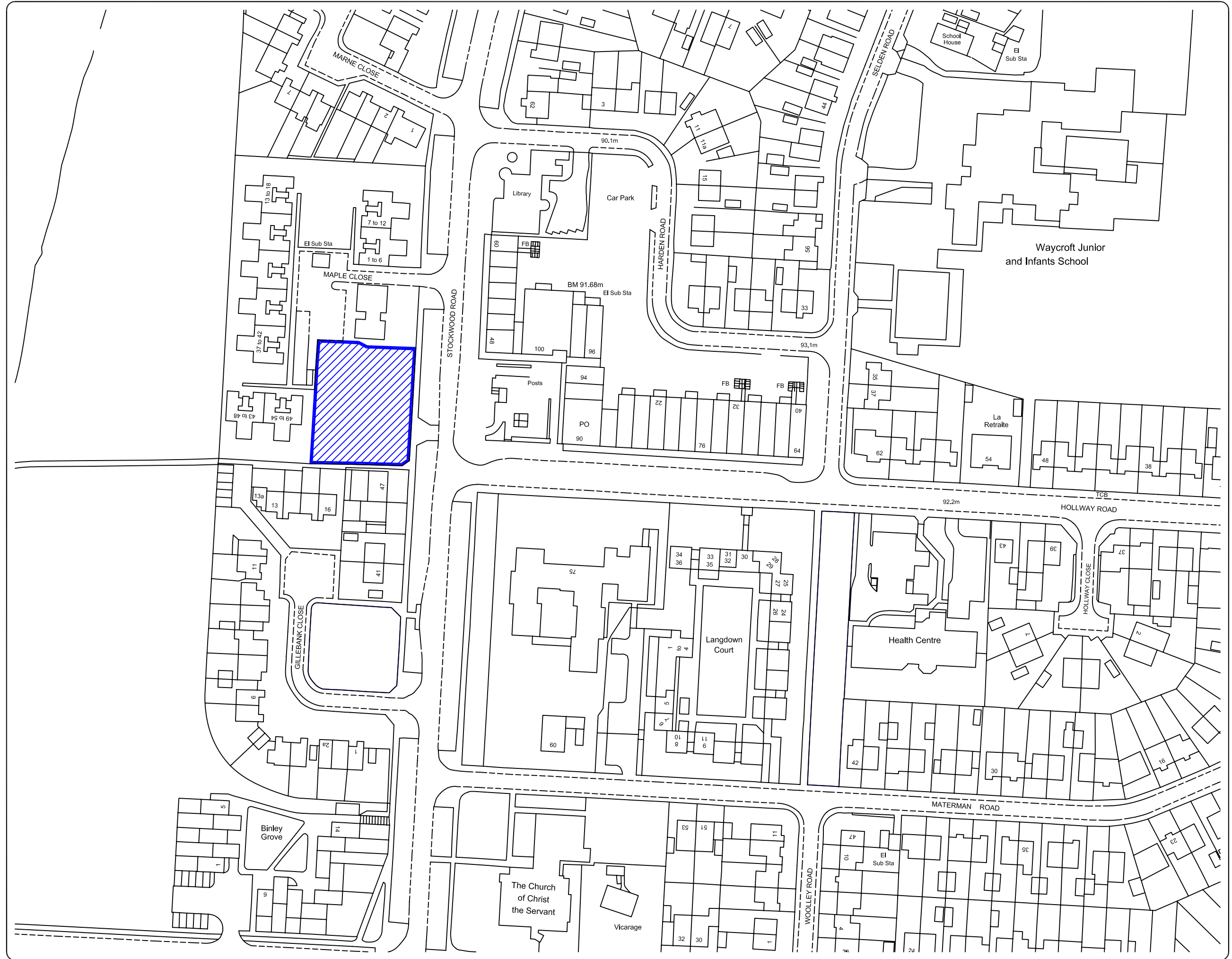
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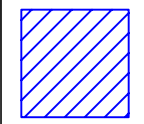
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Will Godfrey, Strategic Director - Corporate Services




**Parks and Green Space  
Strategy - Maple Close  
Amenity Area.**

**Developable area  
1462.2829 m<sup>2</sup>  
0.3613358 Acres**



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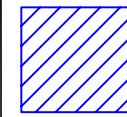
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Parks and Green Space Strategy - Gillebank Close.

Developable area  
704,4476 m<sup>2</sup>  
0.1740721 Acres



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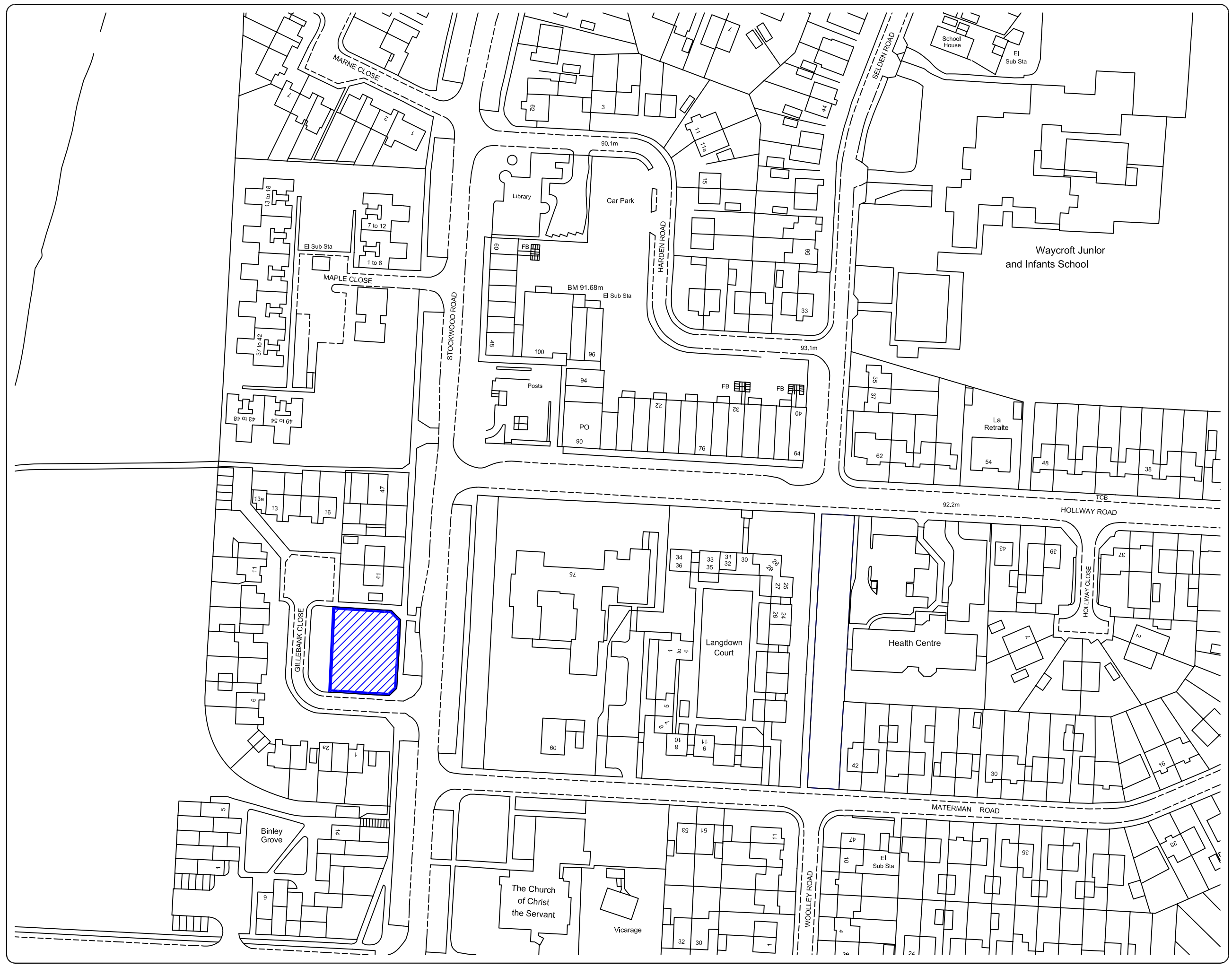
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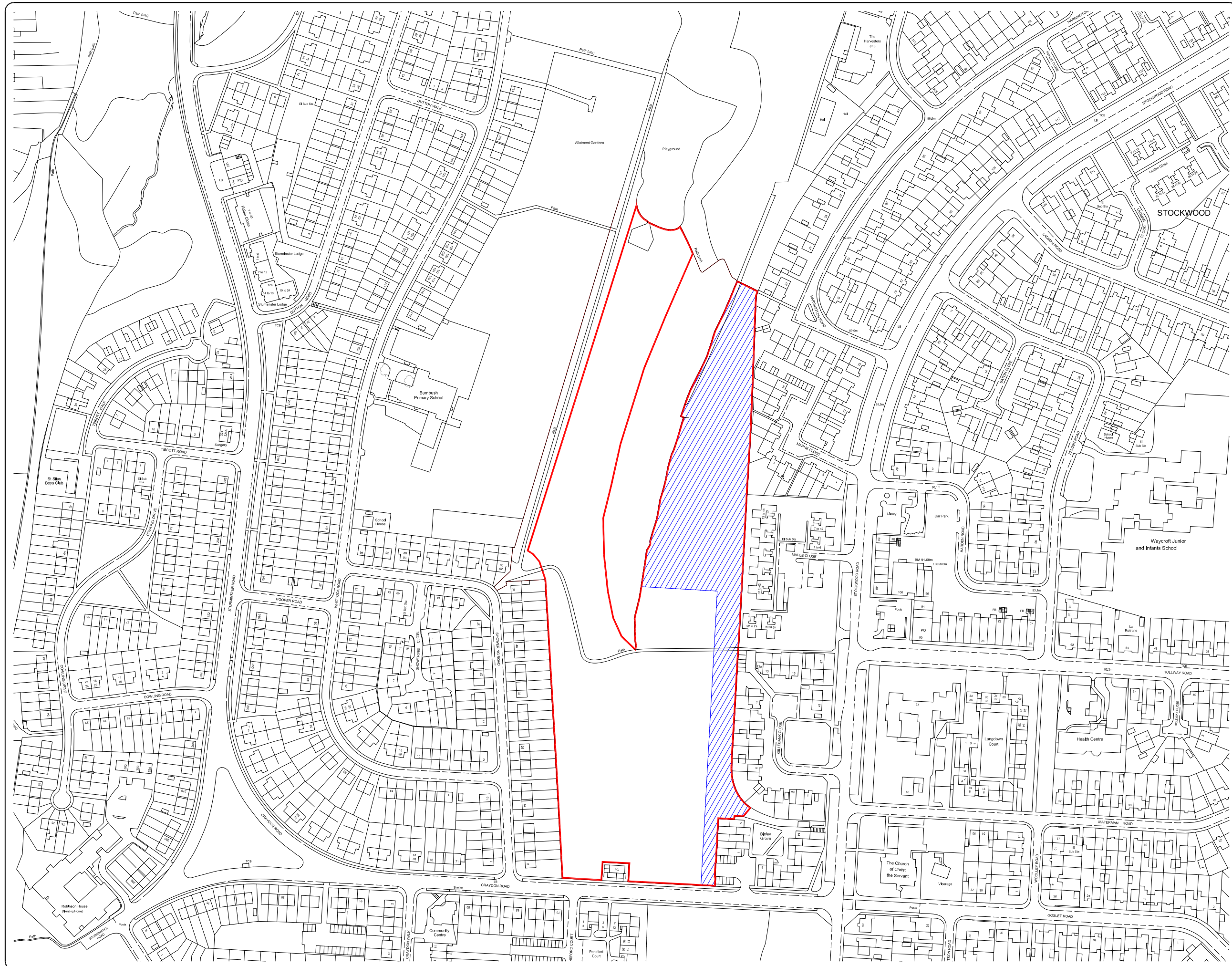
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**Parks and Green Space  
Strategy - Craydon Road Open  
Space (north).**

**Developable area - 13,565.30  
sq.m. (3.35 acres)**

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**RESOURCES  
DIRECTORATE**

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 Will Godfrey, Strategic 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)

NOTE: Officers can demonstrate any scenario to the Committee on request during the meeting. The example set out below does not indicate in anyway the Committee's thoughts or a decision. It is intended only for illustrative purposes:

#### **Example A:**

The Committee chooses to declare part of Sturminster Close open space as surplus and it is subsequently sold for development and income for parks investment raised:

Percentage of value ring fenced for spending within the Partnership area:

**= 14.76%**

This amounts to between £37K and £88.5K\*

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

Briery Leaze Open Space

**Neighbourhood Partnership Area: Hengrove and Stockwood**  
**Site Name: Briery Leaze 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	In support of Town and Village Green status	5	Noted
2	Yes		Against any sale of green space	5	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
3			Area is already overpopulated	3	Initial planning discussions indicate that development is achievable.
4	Yes		Important leisure area	3	We feel that the site will still be able to be used for leisure activities
5			Impact on traffic and parking	2	Impact will be minimised through the planning process
6	Yes		Disposal area is used for recreation	2	We feel that the site will still be able to be used for recreation
7			Against development	2	See line 2 above
8			Should not be sold, no reason other than it's nice as it is	2	Noted
9	Yes		Well used by whole community	2	We feel that the site will still be able to be used by the whole community
10	Yes		Used for dog walking	1	We feel that the site will still be able to be used for dog walking
11			Money should be spent on schools, roads and local amenities rather than open space	1	The Parks and Green Space Strategy can only consider investment into parks and open spaces.
12			Impact on the environment from additional housing	1	See line 3 above
13	Yes		Used by disabled people	1	We feel that the site will still be able to be used by disabled people.

Briery Leaze 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
14			I think this space that has been used by the public since the 60's should remain as it is, having said that I can see that being part of Whitchurch District Centre would work.	1	This is in line with proposals for the site.
15			If by selling the land the money can be used to improve say Hengrove Park, which I live right by, then I think that is fine.	1	This is in line with the investment principles of the Parks and Green Space Strategy.
16			Increased pressure on schools and local services	1	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. This would also be determined through the planning process
17		Yes	The west side should be kept	1	The council's minimum standards for the provision of accessible green space are exceeded here.
18			Too many developments, nobody will buy/rent property opposite to Asda	1	See line 3 above
19	Yes		The proposal would enhance the area	1	This is in line with proposals for the site.
20			Will devalue 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.
21	Yes		Used for informal sports	1	We feel that the site will still be able to be used for sports
22			Do not want more social housing in the area	1	For developments of 10 dwellings or more planning guidance suggests that 30% should be social housing.
23			Money should be raised in alternative ways	1	See line 2 above
24	Yes		More facilities for young people are needed	1	The investment proposals will be considered by the Neighbourhood Partnership.
25	Yes		Should be left as a kick-about area	1	See line 24 above
26	Yes		Impact on wildlife	1	Nature Conservation Officer has not raised any ecological concerns for this proposal.

Briery Leaze 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><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.</p>		



Burnbush Close Amenity Area

**Neighbourhood Partnership Area: Hengrove and Stockwood**  
**Site Name: Burnbush Drive 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	Yes	Is part of Local Nature Reserve	11	This has been considered in the AGSP previously. It is felt that this area does not significantly contribute to the LNR. Nature Conservation Officer has not raised any ecological concerns for this proposal.
2	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.
3			More housing would put pressure on local schools	5	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services.
4	Yes		Impact on wildlife (deer)	4	Nature Conservation Officer has not raised any ecological concerns for this proposal.
5			Area is already overpopulated	2	Initial planning discussions indicate that development is achievable.
6			Should not be sold if effects quality of life	2	The council's minimum standards for access to open space is met in this area
7	Yes		Safe place for children to play	2	We feel that there are other sites in the area that provide an alternative safe location for children's play.
8			Site is not appropriate for development - fault with the land	2	See line 5 above
9			Impact on traffic and parking	2	Impact will be minimised through the planning process

Burnbush Close 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
10			Information centre for educational purposes would be better	2	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
11			Heavily treed space would be good for mountain bikes	2	See line 5 above
12			Regularly used by bus drivers as a toilet - build housing on it	1	This is in line with proposals for the site
13			Should be play area	1	The investment proposals will be considered by the Neighbourhood Partnership
14	Yes		Used as short cut	1	Noted.
15	Yes		The elderly do not want it	1	Noted.
16			Increased bus traffic as a result of development	1	See line 9 above
17			Increased pollution from additional housing	1	It is not anticipated that there will be any impact of this kind. See line 9 above
18	Yes	Yes	Space is used to absorb rainwater and run off	1	See line 9 above
19			Any development should be in the wooded area	1	Only the disposal footprint put forward in the Area Green Space Plan is under consideration.

Burnbush Close 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
		<p><b>Stockwood Councillors</b>                      This is a valuable piece of amenity space for and used by the local community.                      The site is included in the Local Nature Reserve.                      The proposed development will harm the wild-life in the area, loss of trees and would dramatically change the semi-rural characteristic of Stockwood, and hence will not be in keeping with the area.                      We believe that the loss of community green space will have a negative impact on the community, it's facilities and it's cohesion.                      Like many roads in Stockwood, the surrounding roads are very narrow and parking is difficult.                      The site also has a bus terminus and we therefore feel that access would be difficult and would need major road improvements to mitigate the traffic issues.                      The proposed development would have a significant impact on the environment with increase in both noise and air pollution.                      Development on this site is not a requirement for the Council to meet it's own housing targets.</p>		

Craydon Road Open Space North

**Neighbourhood Partnership Area: Hengrove and Stockwood**  
**Site Name: Craydon Road Open Space (North)**

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 leisure activities	24	We feel that the site will still be able to be used for leisure activities
2	Yes		Used for sports	13	We feel that the site will still be able to be used for sports
3	Yes		Used for dog walking	11	We feel that the site will still be able to be used for dog walking
4	Yes		Used for children's play	10	We feel that the site will still be able to be used for children's play
5			Impact on traffic and parking	9	Impact will be minimised through the planning process
6			Impact on views from development	8	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
7			Increased pressure on schools and local services	7	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. This would also be determined through the planning process
8			Local area is over populated	6	Initial planning discussions indicate that development is achievable.
9	Yes		Important area for wildlife (foxes, hedgehogs, birds and squirrels)	5	Nature Conservation Officer has not raised any ecological concerns for this proposal.
10	Yes		Used by families	5	We feel that the site will still be able to be used by families
11	Yes		Impact on senior citizens who live close by	5	We feel that the site will still be able to be used by senior citizens

Craydon Road Open Space North

	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	Yes	Yes	Housing will not enhance safety or security	4	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.
13	Yes		Used for youth activities (Scouting organisations)	4	We feel that the site will still be able to be used and will be enhanced for youth activities
14		Yes	Ground conditions make development unlikely	3	Initial investigations have raised no such issues
15			Cafe is not really needed	3	The investment proposals will be considered by the Neighbourhood Partnership.
16	Yes		Used by disabled people	3	We feel that the site will still be able to be used by disabled people
17	Yes		Retain natural open green space	3	We feel that a substantial green space will remain at the site
18	Yes		No evidence of ASB	3	See line 12 above
19			Build along edges instead - would be far less disruptive	2	This is in line with proposals
20	Yes		Impact on environment	2	It is not anticipated that there will be any impact.
21	Yes		Important pedestrian route between shops and Burnbush school	2	A pedestrian route can be maintained
22	Yes	Yes	Impact on trees from development	2	Officers recognise that there may be important trees on the site. The trees in the park will be a significant constraint but it may be possible to mitigate impacts on the trees through tree protection measures and new planting.

Craydon Road Open Space North

	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		Provides link to Stockwood Local Nature Reserve	2	We feel that the remaining space would be able to adequately function as a link to the nature reserve.
24	Yes		Development will increase ASB	2	See line 12 above
25	Yes		Local landmark	1	We feel that the proposals set out the ASGP would not impact on the parks function and aims to enhance the space as a local landmark
26	Yes		The site should be left as it is, as a green breathing space	1	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
27			Impact on value of 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.
28		Yes	Access to the site will be an issue	1	Highways Team have not raised any such issues
29			New houses would not be affordable for local people as it is a prime location overlooking Bristol	1	For developments of 10 dwellings or more planning guidance suggests that 30% should be social housing.
30	Yes	Yes	Proposed new road too close to children's playground	1	Landscape design input indicates no such issues. The function playground will not be compromised
31			Use brownfield sites for development instead	1	The Parks and Green Space Strategy considers only parks and green space.
32			Old toilet block should be demolished	1	See line 15 above
33	Yes		Impact on football pitch from development	1	See line 15 above
34			BMX track should be improved	1	See line 15 above
35			Cafe should be maintained	1	See line 15 above
36			Impact on Whitchurch cycle track	1	It is intended to retain the cycle track
37		Yes	Impact on Maple Close 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.
38	Yes		Used for horse riding	1	We feel that the site will still be able to be used for horse riding

Craydon Road Open Space North

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
39		More Police on the beat to solve ASB instead	1	Noted

Craydon Road Open Space North

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><b>Stockwood Councillors</b></p> <p>This green space is highly used by local people for dog walking, cycling, playing football, picnic, this year a local festival was held on the front of this land, by the local scouts group, view watching like the balloon fiesta, red arrows etc.</p> <p>We believe that the loss of community green space will have a negative impact on the community, it's facilities and it's cohesion. This site would be poorly accessed from Craydon Rd which is already busy. The proposed access road from Craydon Rd leading upto the site is not only dangerous but will also cut-off the public foot-path that is regularly used by people living at the bottom of the hill and connects to the top of Stockwood. This path is regularly used by parents and children using either of the schools. We believe should this path be blocked then this would be contrary to the " walk to school " policy.</p> <p>The wonderful views enjoyed by many residents up and across the open space and by the residents of near by elderly people's home Maple close, will adversely be effected by the development on this site. They will be " boxed in " as there is another site next to them which is proposed for development.</p> <p>The proposed development will harm the wild-life in the area, loss of trees and would dramatically change the semi-rural characteristic of Stockwood, and hence will not be in keeping with the area.</p> <p>Issues regarding drainage and flooding</p>		



Craydon Road Open Space North

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><b>Avon Wildlife Trust</b>                      The site is part of Stockwood Open Space SNCI and therefore the Trust supports Option B (do no allocate for housing)</p>		

Craydon Road Triangle

**Neighbourhood Partnership Area: Hengrove and Stockwood**

**Site Name: Craydon Road Triangle**

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	Site not appropriate for development	15	Initial planning discussions indicate that development is achievable.
2			Impact on traffic and parking	15	Impact will be minimised through the planning process
3	Yes	Yes	Is important for visual amenity	11	See line 1 above
4	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.
5	Yes		Used for children's play	7	We feel that other spaces in the vicinity exist that can be used as an alternative location for children's play.
6			Area is already overpopulated	5	See line 1 above
7			Existing houses would be overlooked	5	See line 2 above
8	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.
9	Yes		New housing will bring ASB	3	The final scheme if one is proposed will seek to ensure that a safe and secure environment is created.
10	Yes		Used for dog walking	3	We feel that other spaces in the vicinity exist that can be used as an alternative location for dog walking.
11	Yes		Is only flat and accessible space in the area	2	We feel that other spaces in the vicinity exist that can offer a flat and accessible space

Craydon Road Triangle

	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			This island serves no purpose and could have houses built.	2	This is in line with proposals
13	Yes		The site should be left as it is, as a green breathing space.	2	See lines 4 and 1 above.
14	Yes		Used for informal sports	2	We feel that other spaces in the vicinity exist that can be used as an alternative location for informal sports.
15	Yes		Used by whole community	2	We feel that other spaces in the vicinity exist that can be used as an alternative location by the whole community.
16			Access to the site will be an issue	2	See line 1 above
17	Yes		Impact on wildlife	2	Nature Conservation Officer has not raised any ecological concerns for this proposal.
18		Yes	Town Green status application has been made	2	Noted
19			Needs seating	2	The investment proposals will be considered by the Neighbourhood Partnership
20	Yes		Too little green space in the area to lose any	2	The council's minimum standards for the provision of accessible green space are exceeded here.
21			Will devalue surrounding properties	2	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
22			Nowhere for children to go to school	2	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services.
23	Yes		Area would be spoilt	1	See line 1 above. The aim of the AGSP is to invest money back into open spaces for the benefit of the whole community and raise the quality of the surrounding environment.
24			Pathways must be retained	1	This can be incorporated into a the final scheme should one be proposed.

Craydon Road Triangle

	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			Do not want more social housing in the area	1	For developments of 10 dwellings or more planning guidance suggests that 30% should be social housing.
26	Yes		Should have a play area rather than development	1	The council's minimum standards for the provision of play space are exceeded here.
27			Use brownfield sites for development	1	The Parks and Green Space Strategy considers only parks and green space.
28			No objection	1	Noted
29			Money will not be spent in Stockwood	1	See line 23 above
30			Could be used for planting trees	1	See line 20 above
31			I am not sure who would want to buy it, but if a purchaser can be found, then this is a good idea.	1	This is in line with proposals for the site
32	Yes		Many events have been held here	1	We feel that other spaces in the vicinity exist that can be used as an alternative location for events.
33			Increased pressure on schools and local services	1	See line 22 above

Craydon Road Triangle

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><b>Stockwood Councillors</b></p> <p>We find it absolutely ridiculous that this triangle was even proposed, when it's just that a triangle.</p> <p>This site has been used by local residents for dog walking, picnic, etc.</p> <p>There is a Town &amp; Village Green application submitted for this site.</p> <p>This site is on a steep bend and has major traffic problems. Access to this site would be difficult as the two surrounding roads are narrow and congested.</p> <p>This site has been used by local residents for dog walking, picnic, etc.</p> <p>This site is directly near an ongoing Garage Strategy site, Craydon Rd Garage site, which is a large site and is going through a feasibility study.</p> <p>This site has provide a wonderful views for many of the local residents.</p> <p>The proposed development will harm the wild-life in the area, loss of trees and would dramatically change the semi-rural characteristic of Stockwood, and hence will not be in keeping with the area.</p> <p>We believe that the loss of community green space will have a negative impact on the community, it's facilities and it's cohesion.</p> <p>The proposed development would have a significant impact on the environment with increase in both noise and air pollution.</p> <p>Development on this site is not a requirement for the Council to meet it's own housing targets.</p>		

**Neighbourhood Partnership Area: Hengrove and Stockwood**  
**Site Name: Gillebank Close 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 as it is safe	29	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for children's play.
2	Yes		Retain natural open green space	9	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008. The council's minimum standards for the provision of accessible green space are exceeded here.
3	Yes		Trees should be protected	6	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.
4			Increased pressure on schools and local services	4	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. This would also be determined through the planning process
5			Impact on traffic and parking	3	Impact will be minimised through the planning process
6	Yes		Used for recreational purposes	2	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for recreation.
7			Area is already overpopulated	2	Initial planning discussions indicate that development is achievable.

Gillebank Close 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
8	Yes		Formal Park and gardens with children's play area as an alternative	2	The investment proposals will be considered by the Neighbourhood Partnership
9	Yes		Football fields should be retained with goal posts	2	It is assumed that the responses relate to Craydon Road open Space and this is in line with proposals for that site.
10		Yes	Too small for development	1	See line 7 above
11	Yes		Site prevents ASB as it is	1	Noted. The site has not been identified for disposal due to ASB. See line 2 above.
12	Yes		Impact on wildlife	1	Nature Conservation Officer has not raised any ecological concerns for this proposal.
13	Yes		Site suitable for development as alternative play areas located close by	1	This is in line with proposals for the site.
14		Yes	Fault on the land, what happens to existing properties if new houses are being built?	1	Initial checks do not support this.
15	Yes		Used for dog walking	1	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for dog walking.
16	Yes		Used by families	1	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for families to use.
17			Impact on views from development	1	See line 5 above
18			Impact on nearby properties and residents	1	See line 5 above
19			Access issues to main road	1	See line 7 above

Gillebank Close 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
		<p><b>Stockwood Councillors</b>                      Local residents value this piece of land and is used by the local children. Local residents feel their children can play there safely without any supervision. Just because there is open spaces near by doesn't mean that this space is low value.                      This cull-de-sac area has very narrow road and parking problems, which we believe would create problems in terms of access to the proposed site                      We believe that the loss of community green space will have a negative impact on the community, it's facilities and it's cohesion.                      The proposed development will harm the wild-life in the area, loss of trees and would dramatically change the semi-rural characteristic of Stockwood, and hence will not be in keeping with the area.                      Issues regarding drainage and flooding.                      The proposed development would have a significant impact on the environment with increase in both noise and air pollution.                      Development on this site is not a requirement for the Council to meet it's own housing targets.</p>		



Hazelbury Road Open Space

**Neighbourhood Partnership Area: Hengrove and Stockwood**  
**Site Name: Hazelbury 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 traffic and parking	5	Impact will be minimised through the planning process
2			More information on type of development is required	2	The type of development would be determined by a final scheme should one be proposed.
3	Yes		Used for children's play	2	We feel that the site will still be able to be used for children's play
4	Yes		Green space should be retained	1	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008. The council's minimum standards for the provision of accessible green space are exceeded here.
5	Yes		Cycle link to West Town Lane/Hither Bath Bridge should be provided	1	This is in line with proposals for the site.
6	Yes		Used for dog walking	1	We feel that the site will still be able to be used for dog walking
7	Yes		Access path used by dog walkers, bicycles and walkers	1	The path is to be retained to allow access through the site for all users
8		Yes	Site is not appropriate for development	1	Initial planning discussions indicate that development is achievable.
9			Increased pressure on schools and local services	1	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. This would also be determined through the planning process
10	Yes		As long as investment takes place in the local area	1	This is in line with the aims of the Area Green Space Plan.

Hazelbury 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><b>Stockwood Councillors</b>                      We realise that this site is brown-field, ex garage site, nevertheless it's surrounded by open spaces. The access road leading to the site narrows as you go down the slope. The slope in our opinion could prove difficult in terms of safety. Although we do not yet know how many homes are proposed we would like it to be noted that the proposed development would have a significant impact on the environment with increase in both noise and air pollution. Development on this site is not a requirement for the Council to meet it's own housing targets.</p>		

**Neighbourhood Partnership Area: Hengrove and Stockwood**  
**Site Name: Ladman Road and Bagnell Road**

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes		Green space should not be sold off in Stockwood	11	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008. The council's minimum standards for the provision of accessible green space are exceeded here.
2	Yes		Mature trees should be protected	10	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.
3	Yes		Important area for wildlife (birds, foxes, hedgehogs & squirrels)	8	Nature Conservation Officer has not raised any ecological concerns for this proposal.
4			Impact on traffic and parking	7	Impact will be minimised through the planning process
5	Yes		Used by young people as it feels safe	6	We feel that other spaces in the vicinity exist that can be used as an alternative safe location for young people.
6		Yes	Too small for development	6	Initial planning discussions indicate that development is achievable.
7	Yes		Used for children's play	5	We feel that other spaces in the vicinity exist that can be used as an alternative location for children's play.
8			Provides view for busy road junction with buses	4	See line 6 above
9	Yes	Yes	Acts as a green lung in housing development	4	The council's minimum standards for the provision of play space are exceeded here.

Ladman and Bagnell Road

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
10			Both sites require minimal maintenance and should be left alone	2	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
11			Increased pressure on schools and local services	2	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. This would also be determined through the planning process
12	Yes		No evidence of ASB	1	Noted. The site has not been identified for disposal due to ASB. See line 9 above.
13	Yes		Used for dog walking	2	We feel that other spaces in the vicinity exist that can be used as an alternative location for dog walking.
14			Existing houses would be overlooked	1	See line 4 above
15			Plant more trees instead	1	The investment proposals will be considered by the Neighbourhood Partnership
16		Yes	Bedrock would make it unsuitable for development	1	Initial checks have indicated no record of this.
17	Yes		Rural environment should stay the same way	1	See line 9 above
18		Yes	Development needs to be in keeping with the surrounding housing and Church	1	This is in line with proposals for the site. See line 4 above
19		Yes	Appropriate for development, especially if spur road is closed off	1	Noted
20	Yes		Important areas for the environment	1	See line 1 above

Ladman and Bagnell Road

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
		<p><b>Stockwood Councillors</b></p> <p>We find it absolutely ridiculous that this corner small ( smallest in the entire strategy ) piece of amenity space has been identified for development. Local residents value this piece of land and is used by the local children. Local residents feel their children can play there safely without any supervision. We believe that the loss of community green space will have a negative impact on the community, it's facilities and it's cohesion. Speeding traffic and parking problems are currently an issue which we feel has the potential to increase.</p> <p>The proposed development will harm the wild-life in the area, loss of trees and would dramatically change the semi-rural characteristic of Stockwood, and hence will not be in keeping with the area.</p> <p>This area would be left with no local amenity space if this site together with the proposed Ladman Rd Bus terminus were to be build on. We believe that the loss of community green space will have a negative impact on the community, it's facilities and it's cohesion. The proposed development would have a significant impact on the environment with increase in both noise and air pollution. Development on this site is not a requirement for the Council to meet it's own housing targets.</p>		

Ladman Road Bus Terminus

**Neighbourhood Partnership Area: Hengrove and Stockwood**  
**Site Name: Landman Road Bus Terminus**

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		Green spaces should be retained	8	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008. The council's minimum standards for the provision of accessible green space are exceeded here.
2	Yes		Impact on wildlife	6	Nature Conservation Officer has not raised any ecological concerns for this proposal.
3			Impact on traffic and parking	6	Impact will be minimised through the planning process
4		Yes	Too small for development	5	Initial planning discussions indicate that development is achievable.
5	Yes		Used for children's play	4	We feel that other spaces in the vicinity exist that can be used as an alternative location for children's play.
6	Yes		Used by young people as it feels safe	4	We feel that other spaces in the vicinity exist that can be used as an alternative safe location for young people.
7	Yes		Trees should be protected	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.

Ladman Road Bus Terminus

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
8			Increased pressure on schools and local services	3	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. This would also be determined through the planning process
9	Yes		Used for dog walking	2	We feel that other spaces in the vicinity exist that can be used as an alternative location for dog walking.
10			Impact on elderly persons flats next door	2	See line 3 above
11	Yes		Plant trees instead	2	The investment proposals will be considered by the Neighbourhood Partnership
12	Yes		Site requires minimal maintenance and should be left alone	2	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
13			Existing houses would be overlooked	2	See line 3 above
14	Yes		No evidence of ASB	1	Noted. The site has not been identified for disposal due to ASB. See line 1 above.
15		Yes	Unsuitable for development	1	See line 4 above
16	Yes	Yes	Provides view for busy road junction with buses	1	See line 4 above
17			Appropriate for development, especially if spur road is closed off	1	Noted
18			Change of bus stop location would be inconvenient	1	See line 3 above
19			Access point to shops	1	We feel that the loss of the space would not be detrimental to access to the shops give the road network adjacent to the site.
20	Yes	Yes	Visual asset - leave alone	1	See line 4 above
21			Local area is over populated	1	See line 4 above

Ladman Road Bus Terminus

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><b>Stockwood Councillors</b></p> <p>Local residents value this piece of land and is used by the local children. Local residents feel their children can play there safely without any supervision. I have seen photographic proof of children playing on this site. One young person even attend and spoke at the Public meeting opposing to the AGSS plans and reiterate the fact that he uses this space regularly.</p> <p>We believe that the loss of community green space will have a negative impact on the community, it's facilities and it's cohesion. Speeding traffic and parking problems are currently an issue which we feel has the potential to increase.</p> <p>The proposed development will harm the wild-life in the area, loss of trees and would dramatically change the semi-rural characteristic of Stockwood, and hence will not be in keeping with the area.</p> <p>This area would be left with no local amenity space if this site together with the proposed Ladman Rd / Bagnell Rd corner were to be build on.</p> <p>There is an access road used by the elderly residents in Chestnut Close which borders with this site. This will be blocked off which would have an impact on the elderly residents.</p> <p>The proposed development would have a significant impact on the environment with increase in both noise and air pollution.</p> <p>Development on this site is not a requirement for the Council to meet its own housing</p>		



Maple Close Amenity Area

**Neighbourhood Partnership Area: Hengrove and Stockwood**  
**Site Name: Maple Close 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		Retain natural open green space	9	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008. The council's minimum standards for the provision of accessible green space are exceeded here.
2			Impact on views from development	7	Impact will be minimised through the planning process
3			Too small for development	6	Initial planning discussions indicate that development is achievable.
4			Important link to shops in Stockwood	6	It is not anticipated that development would have a detrimental impact on the shopping precinct. See line 2 above.
5	Yes		Used for recreational purposes	5	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for recreational purposes.
6			Impact on traffic and parking	5	See line 2 above
7	Yes	Yes	Against development	4	See line 1 above
8	Yes		Used for children's play	4	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for children's play.
9	Yes		Used by senior citizens	4	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for senior citizens to use.
10		Yes	Impact on nearby properties and residents	3	See line 2 above
11			Seating area for senior citizens as an alternative	3	The investment proposals will be considered by the Neighbourhood Partnership

Maple Close 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
12			Increased pressure on schools and local services	3	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. This would also be determined through the planning process
13	Yes		Childrens play area would be a better alternative	2	See line 11 above
14	Yes		Use it as a car park instead	2	See line 11 above
15			Retirement housing should be considered	2	See line 2 above
16			Pathway must be retained	2	This can be incorporated in a final scheme should one be proposed.
17			Existing houses would be overlooked	2	See line 11 above
18	Yes		Used by dog walkers	2	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for dog walking.
19			Used as a landing pad for the air ambulance	1	Initial checks have found no record of this.
20			Use brownfield sites for development	1	The Parks and Green Space Strategy considers only parks and green space.
21			No infrastructure (shops, roads) to support the development	1	See line 3 above
22	Yes		Used for football	1	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for football.
23	Yes	Yes	Site suitable for development	1	This is in line with proposals for the site
24			Access to the site will be an issue	1	See line 3 above
25			Shopping precinct should be upgraded and maintained	1	See line 20 above
26	Yes		ASB will put off potential purchasers	1	Noted
27	Yes		Used for community events	1	We feel that Craydon Road Open Space is in close proximity to the site and can be used as an alternative location for events.

Maple Close 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
28	Yes		Less used space compared to other areas of Stockwood	1	This is in line with proposals for the site
29	Yes		Compliments shopping area by making it lighter	1	See line 4 above
30		Yes	Development would not work behind Maple Close	1	See line 3 above
			<p><b>Stockwood Councillors</b></p> <p>The wonderful views enjoyed by many residents up and across the open space and by the residents of near by elderly people's home Maple close, will adversely be effected by the development on this site. They will be " boxed in " as there is another site next to them which is proposed for development. Access to the site is not only dangerous but will also cut through the Zebra crossing and it's too close to the junction. Speeding traffic and parking problems are currently an issue which we feel has the potential to increase. The proposed development would have a significant impact on the environment with increase in both noise and air pollution. Increase in traffic which would have major impact and would add to traffic and parking problems on the surrounding roads. Development on this site is not a requirement for the Council to meet it's own housing targets. We believe that the loss of community green space will have a negative impact on the community, it's facilities and it's cohesion.</p>		

Sturminster Close Open Space

**Neighbourhood Partnership Area: Hengrove and Stockwood**  
**Site Name: Sturminster Close 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		Impact on wildlife (kingfishers, sparrow hawks, deer, foxes & badgers)	9	Nature Conservation Officer has not raised any ecological concerns for this proposal.
2			ASB should be the responsibility of the Police	8	Noted.
3			Claim of ASB is exaggerated	8	Initial research suggests there has been ASB present at the site. This has been backed up by some indication through the consultation that ASB persists.
4	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.
5			Area is already overpopulated	5	Initial planning discussions indicate that development is achievable.
6	Yes		New housing will bring ASB	3	The final scheme if one is proposed will seek to ensure that a safe and secure environment is created.
7			Dutton Road site has the ASB problem not Sturminster Close	3	See line 3 above
8	Yes		Used for children's play	2	We feel that the site will still be able to be used for children's play
9			Should have a play area rather than development	2	The investment proposals will be considered by the Neighbourhood Partnership. The council's minimum standards for the provision of accessible green space are exceeded here.
10		Yes	Stream runs through site and is subject to flooding	2	Initial discussion with planning and flood risk officers have raised no concerns.

Sturminster Close 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	Yes		Used for recreational purposes	2	We feel that the site will still be able to be used for recreation.
12	Yes		Used by dog walkers	2	We feel that the site will still be able to be used for dog walking
13			More housing would put pressure on local schools and services	2	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. This would also be determined through the planning process
14	Yes		Too little green space in the area to lose any	2	The council's minimum standards for the provision of accessible green space are exceeded here.
15			Leave the land as it is, no development.	2	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
16	Yes		Used by whole community	2	We feel that the site will still be able to be used by the whole community
17		Yes	Old quarry	2	Checks on the council's title to the land do not support this.
18			Bring back park keepers to help ASB	1	The investment proposals will be considered by the Neighbourhood Partnership
19			Overgrown walkways need clearing	1	See line 18 above
20	Yes		Used by families	1	We feel that the site will still be able to be used families
21	Yes		Used by disabled people	1	We feel that the site will still be able to be used by disabled people
22			Impact on traffic and parking	1	Impact will be minimised through the planning process
23	Yes		I have no objection to it being built on as long as the wildlife is protected (Corridors etc and the lovely wooded area isn't destroyed!!	1	This is in line with proposals for the site.

Sturminster Close 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
24			Money will not be spent in Stockwood	1	The aim of the AGSP would be to protect and invest in the remainder of the park.
25	Yes		More housing will not solve ASB	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.
26	Yes		Residents would like this to happen to help solve antisocial behaviour.	1	This is in line with proposals for the site.
27	Yes		If it will improve the rest of the site, it should be sold.	1	See line 26 above
28			Will devalue 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.
29	Yes		A large open space, room for both within reason, access is good with a bus route nearby.	1	This is in line with proposals for the site.
30	Yes		If it will benefit the community and prevent anti-social behaviour the perhaps this is an option. I do not live to close to this area so difficult to comment on.	1	See line 29 above
31			Do not want more social housing in the area	1	For developments of 10 dwellings or more planning guidance suggests that 30% should be social housing.
32	Yes		I think the enhancements listed above would be funded by the sale of some of the land for housing.	1	Noted.

Sturminster Close 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><b>Stockwood Councillors</b></p> <p>AGSS states that " the site has suffered from anti-social behaviour and has been a hot-spot for criminal damage. Local residents have indicated that this is of real concern " and by developing this site with yet more housing this would " reduce the anti-social behaviour ". We strongly object to your statement, as yes in the past, approx 2 years ago there was an increase in ASB by the steps, in the near by woods and on Dutton rd. All agency planned and worked together to stop this issue. There hasn't been any major ASB incidents recorded for over a year, so it would be contrary to Policy LM7 of AGSS. We would also like to point out that there is a lot of Council Housing on Sturminster Cl, Dutton Rd and Whittock Rd, and the issue around bad tenants and ASB needs to be addressed in more wider way involving all agencies and tenant policy changes, NOT by building more houses.</p> <p>This green space is highly used by local people for dog walking, cycling, playing football etc.</p> <p>We believe that the loss of community green space will have a negative impact on the community, it's facilities and it's cohesion. Increase in traffic which would have major impact and would add to traffic and parking problems on Sturminster Rd itself and on the surrounding roads.</p> <p>Local residents are proud of their green spaces and wish to keep them open for both themselves and the future generations to</p>		

Sturminster Close 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><b>Avon Wildlife Trust</b>                      The site is part of Stockwood Open Space SNCI and therefore the Trust supports Option B (do no allocate for housing)</p>		



## Petition Summary

Site & Summary	Number of Signatures
<p><b>Craydon Road Open Space</b> Residents of Maple Close, Marne Close &amp; Harrington Road fundamentally oppose the development of part of the Craydon Road open space. The petition states: “We urge you to reconsider the development proposals. We, the residents, do not consider these to be in respect of 'low value areas'.”</p>	185
<p><b>Stockwood Area</b> Tenants of Sturminster Close, remainder of Stockwood and other parts of the city state they “do not want their parks and green spaces touched, except to be enhanced”.</p> <p>1) Object to the proposals of BCC to sell green spaces in Stockwood's open space, stating: “We the undersigned strongly oppose the plans to build houses on Stockwood's open space”.</p> <p>2) Object to the proposals of BCC to sell green spaces in Stockwood's open space, stating: “We the undersigned strongly oppose the plans to build houses on Stockwood's open space”.</p> <p>3) Object to the proposals of BCC to sell green spaces in Stockwood's open space, stating: “We the undersigned strongly oppose the plans to build houses on Stockwood's open space”.</p> <p>4) Object to the proposals of BCC to sell green spaces in Stockwood's open space, stating: “We the undersigned strongly oppose the plans to build houses on Stockwood's open space”.</p>	54  740  110  435  5
<p><b>Stockwood BMX Track</b> Consultation feedback from youths in Stockwood using the BMX track, stating: “Don't sell any green space to fund this land use - use 106 money”</p>	28
<p><b>Burnbush Close Open Space</b> Object to the proposal of BCC to sell green space site for the development of houses, stating: “We the undersigned wish to protest against the proposed disposal and development of the green space site on Burnbush Close”</p>	188