

St. George Neighbourhood Partnership

13th March 2012

Title: Parks and Green Space Strategy surplus land decision.

Officer Presenting Report: Jennifer Mackley, Green Space Strategy Co-ordinator

Contact Telephone Number: 0117 3521054

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 Furber Road Open Space
- Gladstone Street CPG
- part of Plummer's Hill
- Terrell Gardens

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 a decision will be made.

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

- 2.

Site	Total emails, surveys or letters.	Petition signatories	Total
Furber Road	22	0	22
Gladstone Street	24	0	24
Plummer's Hill	53	0	53
Terrell Gardens	18	0	18

3. Impact on Standards

St George Neighbourhood Partnership 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:

Site Category	Value
A	Less than £100K
B	£100 to £250K
C	£250 - £600K
D	£600K - £1 million
E	more than £1 million

8. Note: Each site was last valued by the Council's Property Services in November 2010.
9. When the sites listed were first considered by Cabinet in Dec 2010, some had stated conditions to sale. These conditions still apply. Notes on the sites listed, as originally provided to Cabinet in Dec 2010, and their value category are given here:

Site	Notes	Value category
Furber Road	December 2010 cabinet report approved this site be sold for development	B
Gladstone Street	December 2010 cabinet report approved this site be sold for development	B
Plummer's Hill	Dec 2010 Cabinet deferred this decision for more feasibility work. A developers brief would apply to control the layout of development. Development may only be realised by purchasing 2 areas of privately owned land.	B
Terrell Gardens	December 2010 cabinet report approved this site be sold for development	A

Calculations for the incentive scheme

10. The maximum that may be devolved to the Neighbourhood Committee is 70% of the overall land value. This is achieved if the Neighbourhood Committee declares as surplus all of the sites listed. The remaining 30% is held centrally and allocated to green space infrastructure across the city. Where this money will be spent has not yet been decided.

11. Incentive Scheme Example 1:

If the Neighbourhood Committee decides to retain sites that together come to 50% of the total value of all sites, then the maximum income that can be achieved is 50% of the original 70% entitlement.

Incentive Scheme Example 2:

If the Neighbourhood Committee decides to retain sites that together come to 20% of the total value of all sites, then the maximum income that can be achieved is 80% of the original 70% entitlement.

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

Consultation

Internal

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

External

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

Equalities Impact Assessment

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

Legal and Resource Implications

Legal

Legal advice given by:

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 and D

ACCESS TO INFORMATION

Background Papers:

2010 Cabinet report

https://www.bristol.gov.uk/committee/2010/ua/agenda/1216_1600_ua000.html

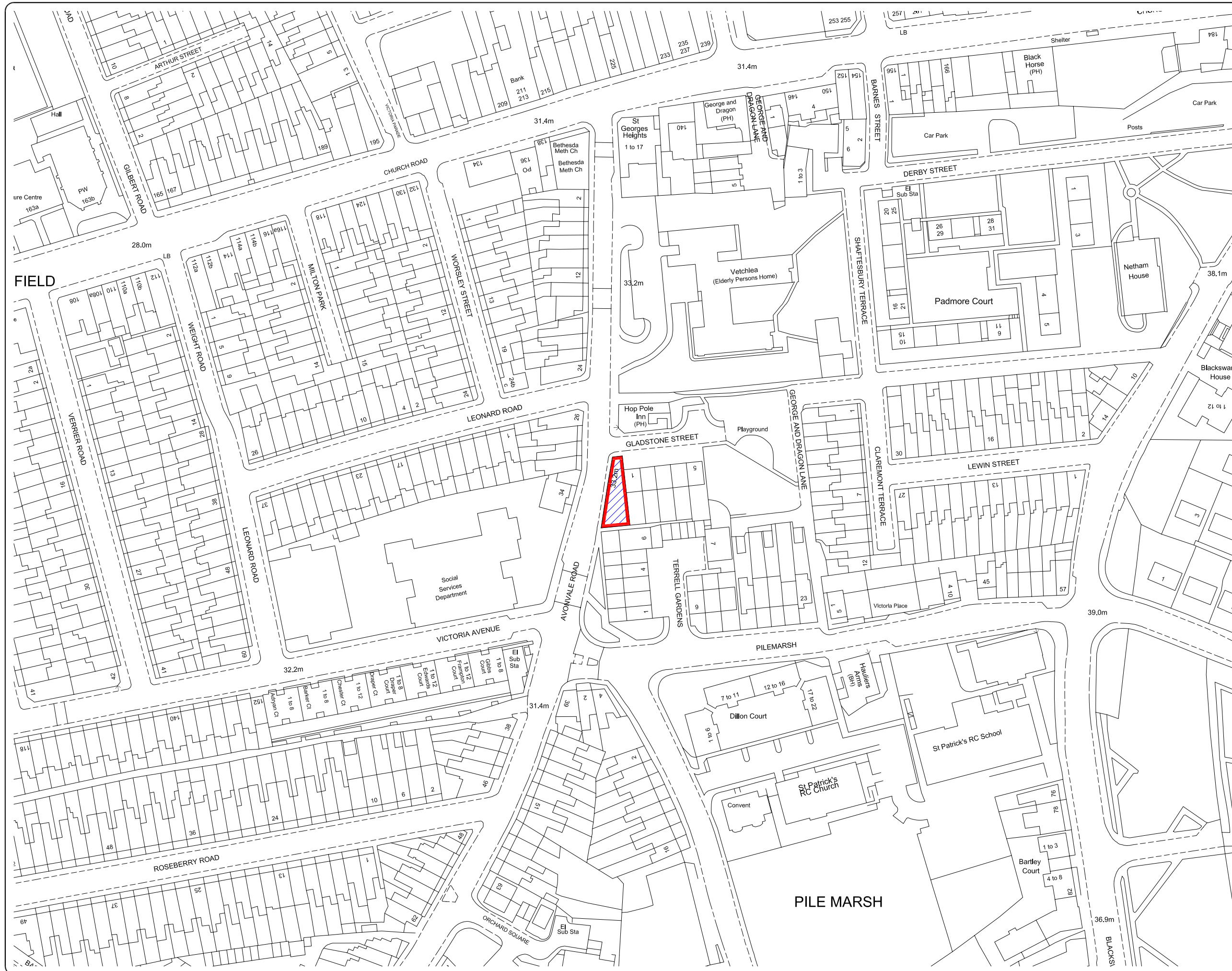
2012 Cabinet report

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

Appendix A - Site Footprints.

The following site footprints are provided separately in pdf format

- 1) Furber Road
- 2) Gladstone Street
- 3) Plummers Hill
- 4) Terrell Gardens.



Parks & Green Space Strategy -
Terrell Gardens, St George.

Developable area - 162.97
sq.m. (0.04 acre)

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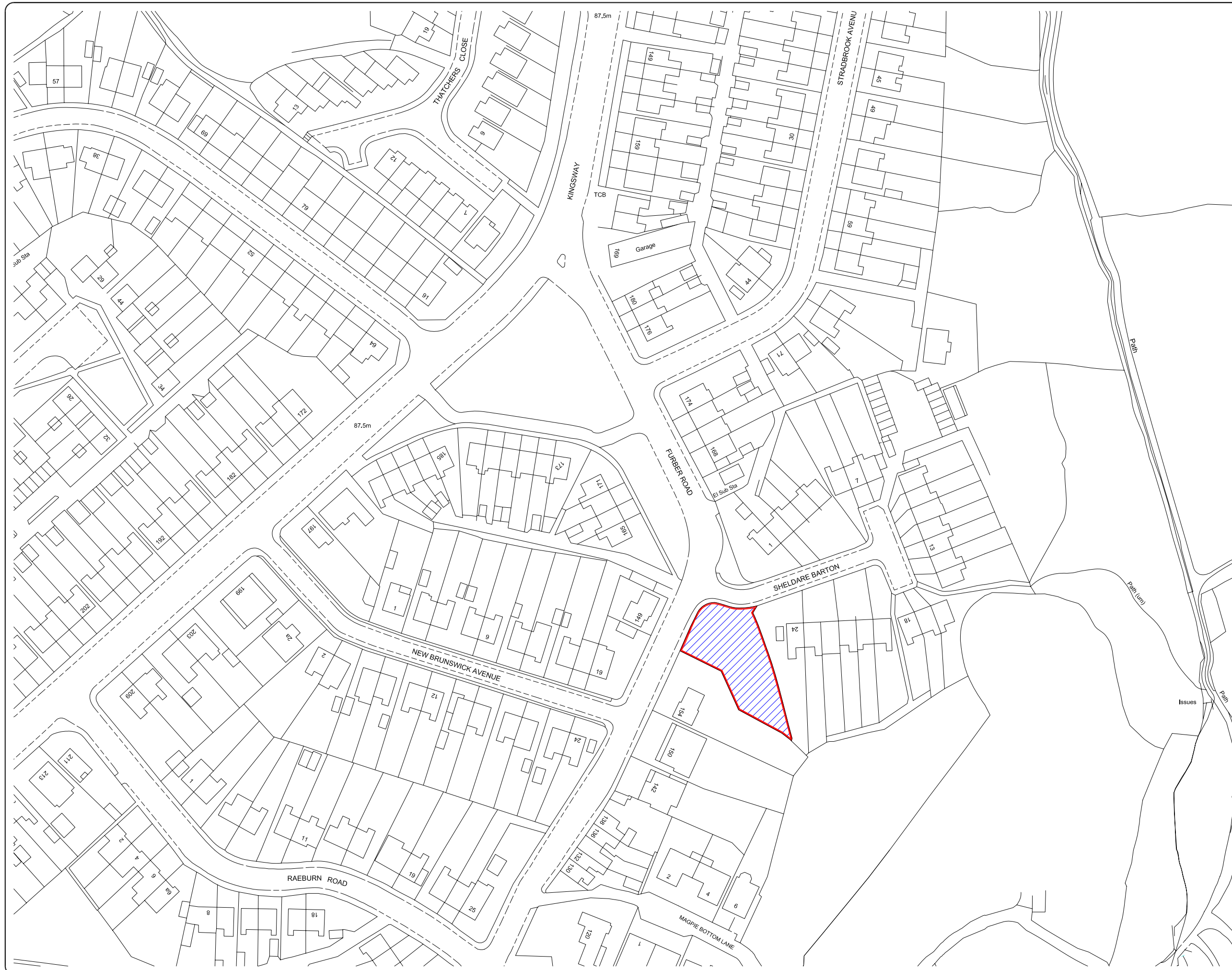
N FOR IDENTIFICATION ONLY

CORPORATE PROPERTY

Plan No. : N5406d
 Prop ID Ref : 125473
 Polygon Ref : 86455
 Scale : 1:1,250 @ A3
 Date : 08 March 2010



RESOURCES DIRECTORATE
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 Will Godfrey, Strategic Director of Resources



**Parks & Green Space Strategy -
Furber Road, St George.**

Developable area - 854.29
sq.m. (0.21 acre)

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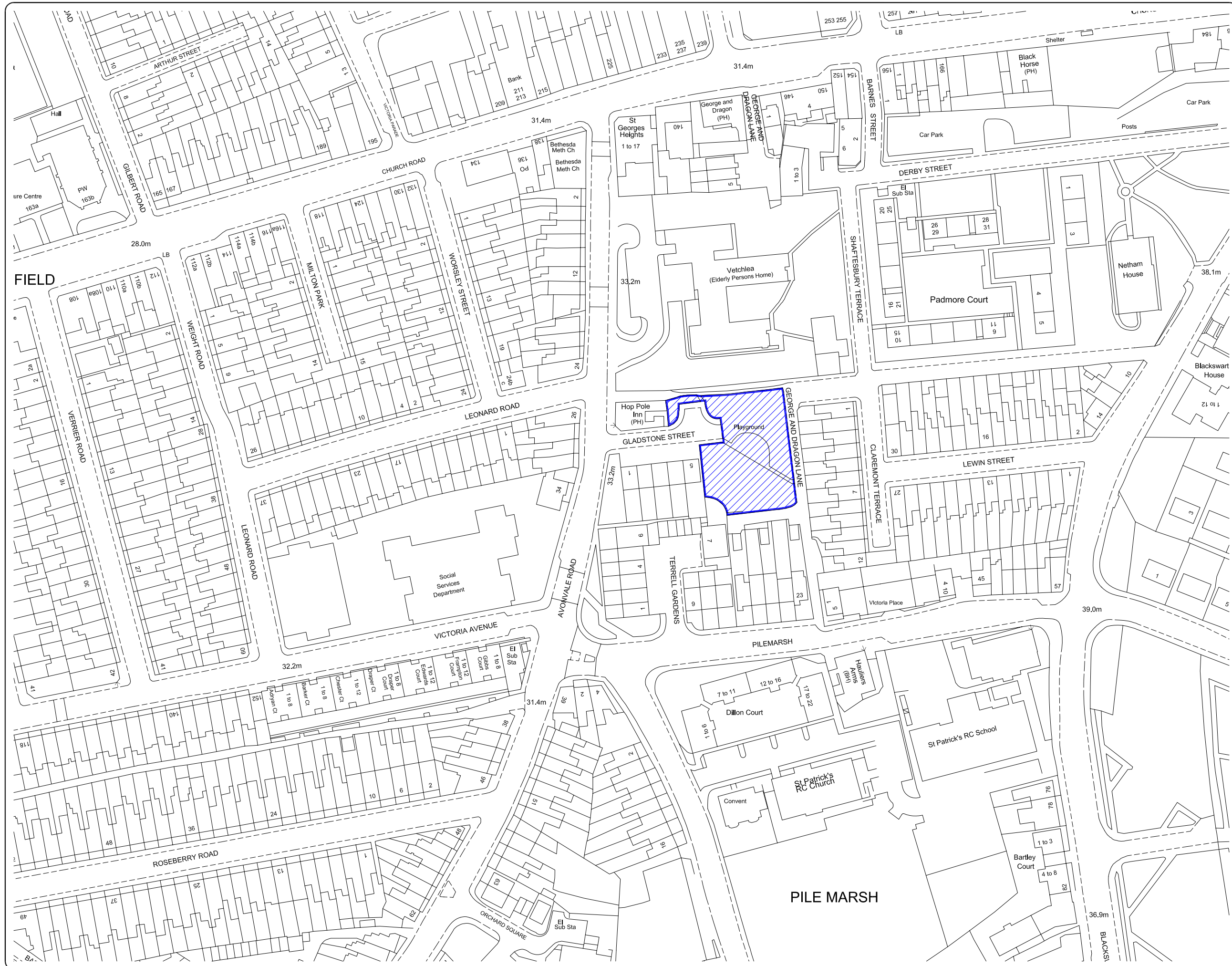
CORPORATE PROPERTY

Plan No. : N5400c
 Prop ID Ref : 1738
 Polygon Ref : 40137
 Scale : 1:1,250 @ A3
 Date : 08 March 2010



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Parks & Green Space Strategy - Gladstone Street Childrens Playground, St George.

Developable area - 1,227.98 sq.m. / 0.303 acre

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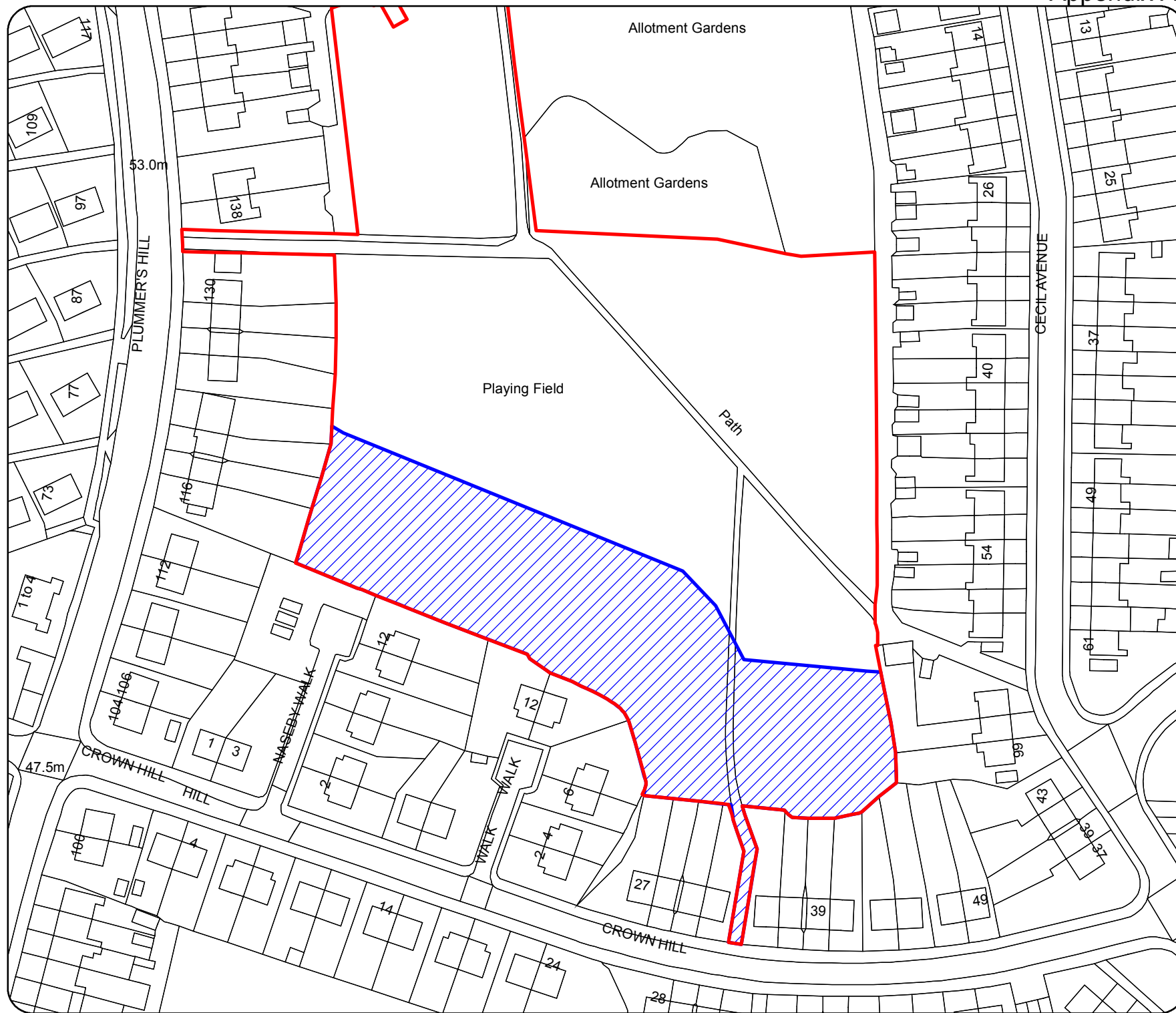
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CORPORATE PROPERTY TEAM

Plan No. : N5406c
 Prop ID Ref : 8706
 Polygon Ref : 32647
 Scale : 1:1,250 @ A3
 Date : 20 Feb 2009





**CENTRAL SUPPORT SERVICES
 PROPERTY & LOCAL TAXATION**
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 M C Reynell, Director of Central Support Services



Parks & Green Space Strategy - Plummers Hill Open Space

Legend

-  Disposal area originally proposed for consultation
-  Plummers Hill Open Space

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ENVIRONMENT & LEISURE

Site Code : PLUMHIOS
 Scale : @A4 1:1,250
 Date : 06.12.2010



NEIGHBOURHOODS DIRECTORATE

Environmental and Leisure Services
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 Colston Avenue bristolparks@bristol.gov.uk
 Bristol BS1 4UA www.bristol.gov.uk/parks

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