

**BRISTOL CITY COUNCIL
CABINET**

26th February 2009

Report of: Strategic Director - Neighbourhoods

Title: Stoke Park - acquisition by Bristol City Council

Ward: Lockleaze

Officer presenting report: Peter Wilkinson, Parks Service Manager
Department of Neighbourhoods

Contact telephone number: (0117) 922 3535

RECOMMENDATION

That Cabinet agrees in principle to acquire Stoke Park from the developers Consortium, subject to satisfactory conclusion of 'due diligence' negotiations;

Summary

Stoke Park is a Registered Historic Parkland in a prominent location overlooking the M32 and forming an important setting and green gateway to Bristol, where the majority of the park is situated.

The parkland is owned by a consortium of developers Barrett and George Wimpey, who under a planning agreement with South Gloucestershire Council now wish to transfer the property to a suitable long term owner and manager. The recommendation for the future owner of the park is made by a Parkland Committee comprising both councils and the consortium, plus Avon Gardens Trust.

The consortium's favoured option has been to transfer the park to a land holding company called Greenbelt, who operate nationally and conserve open space and other assets after a development has been completed. Both the City Council and South Gloucestershire Council are concerned that Greenbelt may not provide the level of resourcing, focus and local knowledge that is required by both councils and local residents, in an increasingly densely populated part of the city's northern fringe.

It is therefore proposed that the Cabinet agree, in principle, to acquire Stoke Park subject to satisfactorily concluding negotiations with the

Consortium and South Gloucestershire Council. City Council ownership will provide a stronger link with the wider Parks and Green Space Strategy and investment/management programmes in the city - and to introduce innovation in the form of sustainable local food production aimed at local schools and wider markets which will support wider healthy eating and public health agendas.

The significant issues in the report are:

- Importance of Stoke Park as a registered historic landscape involving the renowned designer Thomas Wright, and as a key area of 'green infrastructure' at the gateway to Bristol (para 2 & 3)
- Proposal for the City Council to acquire Stoke Park from the current owners, a developers Consortium (paras 11 - 15).
- Opportunity to deliver against a number of policies in the adopted Parks and Green Space Strategy, and to develop innovative programmes for sustainable food production - in particular targeting Bristol schools (paras 10 - 15)
- It is estimated that in the early years costs can largely be met from the endowment from the developers, but in the longer term the net cost of maintenance of the park could be in the region of £80-£100k pa (paras 16-20).

Policy

1. The acquisition of Stoke Park is in line with the City Council's ambitions in the adopted Parks and Green Space Strategy and the regeneration priorities for Lockleaze, making a specific contribution to the following policy imperatives in the Corporate Plan:-

Our City: Better Neighbourhoods - making all our neighbourhoods high quality environments with easy access to good facilities - including parks and open spaces and the quality of maintenance, cleaning and repairs.

Our City: Ambitious together - our green city, ensuring our city develops in a sustainable way, tackling climate change, maximising recycling and reducing waste

Our City: Safer and Healthier - healthy lifestyles: healthy communities - improving health and well being of all our city's population by encouraging Bristol's residents to improve their lifestyles and providing an environment

and services that make healthy lifestyles possible.
Develop and promote healthy and sustainable food sources across the city.

Consultation

Internal

Lockleaze and Horfield Neighbourhood Partnership are strongly in favour of the City Council acquiring Stoke Park;

Ward Members Councillors Emma Bagley and Sean Emmett are in favour of the City Council taking ownership of Stoke Park;

Cycling and Walking - Andrew Whitehead.

- (a) The report makes reference (para.3) to an increased use of public rights of way in the open parkland and through the woods, due in main to the new housing development and the re-creation of the carriage drive as an informal cycle route. Bristol City Council is tasked under the ROWIP to develop a network of safe and attractive routes which improve opportunities for sustainable access and which meet the present and future needs of all members of the community, including those with visual impairment or mobility problems. Under the Annual Business Plan for 2008-09, a full network survey (including a review of signage) will be carried out which will assist in setting the Council's priorities for the next 3 years.

- (b) It is noted that an equalities impact assessment will be required if the Council becomes the owner and manager for Stoke Park (para.29). Officers will continue to work with Parks and Leisure Staff to build a corporate approach to both PROW and open spaces, and to ensure that paths are signed and accessible in accordance with the four priority themes of the ROWIP. Work in partnership may in future include, for example, the provision of information, interpretation, road safety improvements and the promotion of access to Stoke Park by public transport. One aim of the Higher Level Stewardship is the promotion of public access and understanding of the countryside (see Part 3.3. of the Guidelines). To achieve the ROWIP vision, the network of 19 public footpath links in Stoke Park (within Bristol's boundary) can be enhanced and made more accessible for those with visual impairment or mobility difficulties. The topography potentially provides some accessible viewpoints providing wide vistas of the park and surrounding area.

Sustainable Development - Steve Marriott.

The project has identified and delivered on all the key sustainability objectives that such a project could realise, resulting in the increase in natural capital through better management, the improvement in health, leisure and recreation opportunities it presents, the engagement of the community in the development of the project, and realising the economic potential of the land. As such it represents an exemplar project, if it is to go ahead it would be useful to promote as part of a programme to improve the council's approach to sustainability.

External

Lockleaze Voice – Strongly support the City Council's plans for Stoke Park which local people regard as preferable to the alternative proposal for the land to transfer to Greenbelt;

South Gloucestershire Council - A proposed Executive Decision to provide in principle support to Bristol City Council in seeking to take on the ownership and management of Stoke Park is currently being pursued. The outcome of the decision making process will be available prior to the Cabinet meeting on 26th February.

English Heritage - Supportive letter....“Have long wanted to see a secure future for this important designed landscape, and, whilst we cannot be partial in the matter of ownership, we are obviously aware of Bristol City Council's track record with it's 'heritage parks'

Natural England - Letter of support expressing Natural England's “keen interest in the future of Stoke Park and willingness to work with Bristol City Council to ensure this visually stunning environmental asset is protected and enhanced into the future”. (also reference to NE funded feasibility study and grant options).

Heritage Lottery Fund - Recognise the national importance of Stoke Park, but emphasise the strong competition for funding under the Big Lottery funded 'Parks for People' programme. The council would be expected to consider how Stoke Park sits alongside other priorities for grant aid, in particular Eastville Park;

Avon Gardens Trust - the Trust has had a long and active concern with the survival, restoration and management of Stoke Park and fully understands and supports the case for integration of the two areas into a single entity (further detailed comments on aspects of the park's historic interest and improvement options).

Avon Wildlife Trust - supports the proposal that Bristol City Council becomes the owner of Stoke Park and is responsible for

its management *in principle*, and the Trust considers that the following issues will need to be addressed if the City Council is to become an effective custodian and manager of Stoke Park:

- a) The Trust notes that the endowment fund provides just £40k of funding per year for the management of the site. We consider this to be insufficient funding to carry out the land management and community engagement required for the site. The Council must resolve the issue of funding Stoke Park in such a way that the integrity and setting of the estate is not compromised through, for example, allowing some parts of it to be developed;
- b) Appropriate covenants must be placed on the land to ensure that the integrity of the Estate is not compromised in the future;
- c) The management of Stoke Park will need to be strategically managed in such a way that an appropriate balance is achieved between the possibly conflicting interests of nature conservation, historic landscape restoration, access and amenity. The Trust would recommend a management committee be established to oversee the long-term plans for the Estate. Such a committee should include full community representation as well as significant expertise on wildlife and historic landscapes.

If these issues can be resolved prior to the transfer of Stoke Park to Bristol City Council, Avon Wildlife Trust would be confident that the City Council would become an effective and trustworthy custodian of the land for current and future generations. The Trust will be happy to work with the City Council to help manage and enhance the nature conservation interest of the Park, and to help promote public understanding and enjoyment of the immense heritage asset that Stoke Park Estate could become to the Bristol region.

Context

1. Stoke Park is a Registered Historic Park in a prominent location overlooking the M32 and forming an important element in the setting and entrance to Bristol (See map attached as Appendix A). The park was designed and developed by Thomas Wright between 1749 and 1786 in collaboration with Norborne Berkeley, making the most of the topography and natural features to provide a setting for the Dower House. The importance of Wright's work is growing in national prominence within the garden history movement. Partly due to this but also linked to uncertainty over long term ownership and management, in July 2008 English Heritage identified Stoke Park as one of the nation's most 'at risk' historic environments.

2. The main structural elements of the original 18th Century scheme survive and much has been restored over recent years. The diverse plantings of imported trees and shrubs, largely from America, set within glades and grassy rides within the woodland were a key feature of the scheme but have not survived the years of neglect. The imposition of the M32 has also damaged the integrity of the parkland, although today Stoke Park still forms an important green gateway to the city. The majority of the park falls within the boundary of Bristol.
3. The land comprises of grassland, currently managed by cutting for hay and mowing of the steeper slopes, scrub, a pond and settlement lagoon feature connected with the water management scheme for the housing development and several areas of woodland.
4. Residents in Lockleaze and Stoke Park have ready access to the park both on public rights of way and through the woods and across the grassland. New development of 1200 homes on the former Hewlett Packard site to the north of the woodlands will directly overlook the site and greatly increase visitor presence and the numbers of people using the site regularly. The re-creation of the carriage drive from Duchess Gate has given informal cycle access from Stapleton Road to the UWE campus.
5. Motor cycling and joy riding within the park, whilst it has significantly decreased over recent years, still occurs and requires regular coordination with the local community police to manage.
6. The management of Stoke Park is currently overseen by a Parkland Committee, although in practice the land owning consortium (herein referred to as 'The Consortium') from Barrett Homes and George Wimpey have day to day operational responsibility - managing the park via consultants, a land agent and contractors. The Parkland Committee is governed by the Section 106 agreement (dated September 1999 and overseen by South Gloucestershire Council as Planning Authority) attached to the housing development at the former Stoke Park hospital site. The Committee consists of representatives of Bristol City Council, South Gloucestershire Council and The Avon Gardens Trust, together with representatives of the consortium.
7. Under the Section 106 agreement, the Parkland Committee may approve the transfer of the Park to another body having the facilities and funding to permanently maintain the Park. The Consortium's preference has been to transfer the parkland to a Trust run by a body called *The Greenbelt Company*, who operate nationwide taking over post development open spaces and other public assets. Greenbelt have a proven track-record of managing open spaces and currently service over 600 sites throughout Britain.

8. The Executive was first briefed on the Consortium's progress with the restoration works on 18th December 2006, when officers were asked to give further consideration to the operational implications and financial risks of the City Council taking over ownership and management of the park as an alternative to Greenbelt.
9. Now the S106 works have been signed off by both councils and the Consortium has met its planning obligations, further briefings have recently been held with the current Executives for Health and Leisure and Resources, leading to a Joint Member briefing with South Gloucestershire Council on 20th June 2008. At this briefing, both groups of Members endorsed the positive potential of City Council ownership and South Gloucestershire officers agreed to assess the legal and financial implications of both future ownership options, whilst asking City Council to formally request support for taking on Stoke Park. Subsequently, the Executive Member for Planning in South Gloucestershire considered this matter at their briefing on 19th January and has confirmed in principle support for the City Council taking over the park. Should the City Council acquire Stoke Park, further discussions will be held with South Gloucestershire Council to confirm the level and type of partnership required to ensure long term, satisfactory achievement of agreed outcomes for the park, including options for how this will be funded.
10. The current review of the parks service, including integration with the grounds services in Contract Services, creates an opportunity to absorb Stoke Park into the new structure. The proposed 'estates team' covering the city's larger destination parks will have the appropriate expertise and capacity to lead on such a project with scope for collaboration between the proposed Stoke Park Ranger and the estate gardening team covering Oldbury Court and Snuff Mills. Having an in-house delivery capability should enable the service to provide a complete and responsive service.

Proposal

11. It is proposed that the City Council confirm with the Consortium and South Gloucestershire Council that it is willing, in principle, to acquire Stoke Park subject to the successful conclusion of 'due diligence' negotiations.
12. Appendix B sets out a 10 year vision for Stoke Park which was drafted by officers from both councils and the Avon Gardens Trust to help capture the positive outcomes and essential benefits which the Parkland Committee should be seeking in determining the future of the park. As well as there being a reputational and marketing benefit in the city 'securing the parkland for the people of Bristol' and adding Stoke Park to its amazing suite of historic and cultural landscapes (including Ashton Court, Blaise Castle, Kingsweston, Oldbury Court and Snuff Mills), there is scope to integrate the acquisition of Stoke

Park into the wider regeneration plans for Lockleaze and the Area Green Space Plan which is now being produced for Lockleaze and Horfield. Stoke Park will help to meet the green space needs of the increasingly high density residential communities on two sides of the park - in Bristol and South Gloucs. The adopted Parks and Green Space Strategy states that the future ownership and management remains to be resolved, and in the Delivery Plan prioritises this decision to be taken in 2008/9.

13. Informal consultation has been undertaken over the past 12 months with *Lockleaze Voice*, the resident led community organisation set up by the council and South West Planning Aid to oversee the regeneration programme for Lockleaze. Residents have recently confirmed they are very enthusiastic that the City Council should take over the estate as they perceive an alternative ownership option via Greenbelt does not secure the long term access and public interest in the site.
14. The acquisition of Stoke Park also creates an opportunity to align the future management of the parkland with the West of England Green Infrastructure Plans and the city's own aspirations to develop healthy food supplies for the local population. To take this forward, Natural England has offered grant aid to support a Feasibility Study to explore a sustainable land management model for the park based on livestock grazing, and to link this to the development of grazing management on other green space and estates including Ashton Court and Blaise - plus potentially other wildlife sites across the city which are difficult to manage mechanically and where grazing will better meet the city's ambitious Biodiversity Action Plan objectives.
15. The working title for this wider city food initiative is '*Bristol Beef*' which promises to create a supply of local meat for Bristol schools as part of the '*Transforming School Meals*' programme - as well as perhaps exploiting 'high end' markets in local restaurants and via the developing local food offer at the Corn Exchange. Bristol Parks already markets organic venison from Ashton Court which is also on the menu of the new Bistro in the Visitor Centre, so the Bristol Beef concept presents an opportunity to expand this service. This fits well with the city's Green Capital Initiative and the Forum for the Future partnership aiming to create a model sustainable sub region for the West of England. The feasibility study will recommend the breeds of docile of livestock that are suitable for grazing publicly accessible green space - such as Long Horn or Dexters - and the challenges of moving livestock across the city and creating new local supply chains.

Finance and risk

16. The future owner of the parkland takes over the property with a £1.2m endowment fund from the Consortium.
17. Most of the endowment fund will need to be used to finance set up costs (such as fencing and infrastructure works). It is hoped that this can be supplemented by DEFRA under the Environmental Stewardship Scheme - Natural England are funding a feasibility study for this.
18. The Consortium have confirmed that the high and lengthy stone wall off St John's Lane will be restored and stabilised before transfer. The principal remaining potential liability is the 2nd World War gun emplacement, which is a Scheduled Ancient Monument. The Consortium are in discussions with English Heritage to agree the minimum standard required to sustain this.
19. It is estimated that in the long run annual costs of £130,000 will be required for a ranger, and routine and lifecycle management and maintenance costs. This will be potentially offset by income from grazing and from stewardship grants, and from interest on the residue of the endowment fund. A net cost of approximately £90,000 pa is projected, although the figure will be considerably smaller in the short - medium term as the lifecycle provision builds up.
20. Additional contributions will be sought from S106 contributions from local development and from South Gloucestershire Council.

Other Options Considered

21. To date the option favoured by the Consortium is to set up a Trust for Stoke Park to manage the estate - run by two Trustees, who would be employees of the Greenbelt Company, and two other Trustees. The current proposal is that these should be a representative of both Bristol City Council and South Gloucestershire Council. The freehold would be held by Greenbelt.
22. The future management of the parkland would be financed by the £1.2m endowment fund transferred from the Consortium. As with any ownership option, a proportion of this money would need to be used to finance set up costs and the remainder invested to generate income for long term management works.
23. In order to generate additional income from the site and to reduce overall maintenance costs, the Greenbelt scheme proposes the letting of the main parkland for grazing – up to 200 acres - and hay cropping; plus using areas outside the boundary of the historic parkland as horse grazing with stabling - and the commercial letting

of Duchess pond to a fishing club. The fishing club would be responsible for the maintenance of the pond and the grazier would be responsible for the parkland areas. Pens and storage areas would be required for the grazier. The Trust would supply fencing materials but the grazier would be responsible for maintenance of the fences. New fences across the parkland would be required and these would be put in place as part of the initial setup costs. A proportion of any monies generated by additional fund raising would go to the Greenbelt Company to cover their costs and enable them to make a small surplus.

24. The Trust would retain responsibility for the woodland which would be managed via a commercial land agent who would also liaise with the tenants and public and manage the tenancies. It is understood that the park would be managed from Greenbelt's proposed new office in Cardiff.
25. Both councils have concerns in relation to the consortium's proposal to transfer the park to Greenbelt which is why they are interested to consider the alternative of City Council ownership, including the following:-
 - Suitability of the Greenbelt Group to take over responsibility for the park to deliver long term sustainable management of the site in line with the planning consent. Transferring the land to Greenbelt would require a variation of the 106 agreement approved by South Gloucestershire Development Control Committee;
 - Viability of managing the park largely through a core farm tenancy with the growth in visitor pressures, and associated questions over level of public access retained;
 - Concern that there is no proposal in their funding model for site based staffing; eg ranger;
 - Potential of the Greenbelt option to secure in the long term the character of the parkland which has been (partially) restored;
 - Increasing visitor pressures need to be managed proactively to avoid damage to the historic character/ features;
 - Concern that if the tenancies prove unviable/ uneconomic due to pressures such as vandalism/ motorbikes, and there is insufficient revenue funding available for alternative 'fall back' management options;
 - Ability of Greenbelt to access grant aid such as the Heritage Lottery Fund and management of any future funding bids;
 - Funding the progressive restoration of the parkland, to promote education about the historic interest/ importance of the park;
 - Unclear liabilities/risks to the Council's of becoming trustees;

26. Other options which have been considered for the future ownership and management of the park are as follows:-
- A new Stoke Park Trust, independent from the Green Belt Company, with local authority representation (less than 20% so not LA controlled) – this option would be similar to the Arnos Vale Trust, however unlike Arnos Vale there do not appear to be individuals putting themselves forward to manage Stoke Park. Local Trusts managing public green space assets are always going to find it challenging territory and often need the fall back of the council.
 - A formal, statutory Joint Committee to manage the park on behalf of both councils – Joint Committees are used as a vehicle to manage green space assets which cross local authority borders, however they create additional bureaucracy at a time when councils are seeking to streamline such partnership arrangements.
 - An informal advisory committee, with BCC as the owners and managers – this option is possible with BCC ownership, to ensure the objectives of both councils are coordinated and achieved.

It is understood that South Gloucestershire Council not are interested in owning and managing parkland which is largely in Bristol, nor favour the Joint Committee option. Splitting the ownership into two in line with local authority boundaries would not make sense. The partners have also ruled out considering other bodies, such as the National Trust and Avon Wildlife Trust, as appropriate and/or likely future players

Risk Assesment

27. A summary of the main risks is included in the risk assessment in Appendix C. The main risks of not agreeing to this course of action are as follows:-

The only serious alternative option to City Council ownership of the park is for the land to be transferred to the Greenbelt Group. Paragraph 21 identifies the key risks involved in this option as perceived by officers of Bristol City and South Gloucestershire Council officers. These are largely due to the management of the parkland being based around an absentee landlord and tenant farmer model, which is unlikely to be responsive enough to visitor pressures and needs. Consequently, the council may need to step in on a day to day basis, and in the medium to longer term need to consider taking over the park if Greenbelt management is not sustainable.

28. The main risks of agreeing to this course of action are as follows:-

The key risk is that the endowment fund is depleted to cover unexpected high levels of revenue costs to maintain the parkland in an accessible and safe condition. If this were to happen, the management of the asset would become a potential drain on revenue budgets.

29. The action taken to mitigate these risks is:-

Establish levels of maintenance which balance with sustainable income levels from the endowment, topped up by grant aid (eg from DEFRA). Attract additional grant aid to reduce the burden on the endowment, plus consider ring fencing capital receipts to 'top up' the endowment, from property disposals as part of the P&GSS.

Equalities Impact Assessment

An equalities impact assessment will need to be produced should it be agreed that the City Council is the most appropriate long term owner and manager for Stoke Park. The starting point for this assessment will be the EqIA for the adopted Parks and Green Space Strategy, which includes an action plan to address barriers to service access experienced by a range of equalities groups. There will be particular challenges provided by the site's topography when seeking to meet the needs of disabled visitors, as well as a need to manage the park for people of all ages and backgrounds. Positive work with young people will be required as part of a wider education and outreach programme.

Eco Impact Assessment

31. The significant impacts of this proposal are....

- Grazing parkland is a low carbon solution to grassland management compared with mechanical means. Producing 'Bristol Beef' will reduce food miles compared to existing supply chains, and could have a powerful educational impact in schools in relation to healthy food and a low carbon economy. Livestock grazing will generate methane;
- Traditional woodland management, such as the reintroduction of coppicing, may have a positive impact on atmospheric carbon;
- Acquiring Stoke Park will give the City Council control of a very prominent area of green space on the gateway to the city, and

ensure the highest environmental quality is sustained. Grazing will make a very positive contribution to the ambience of the parkland when seen from the M32;

- Reintroducing grazing to Stoke Park will have a positive impact on the important areas of semi natural grassland on significant areas of the Stoke Park SNCI. Other active management strategies, including scrub and woodland management, will also be beneficial and in line with the Bristol Biodiversity Action Plan.

The proposals include the following measures to mitigate the impacts ...

- For grassland that is to be cut mechanically for hay, consider options for use of low carbon fuels.
- To mitigate methane production, consider options for cattle feed which produce lower emissions.

The net effects of the proposals are that the acquisition of Stoke Park by the council should make a positive contribution to Bristol becoming a low carbon economy, as well as having very positive impacts on the appearance of the city and biodiversity.

Legal and Resource Implications:

Legal The Open Spaces Act 1906, section 9, enables the local authority to acquire and manage open space, whether or not within its own area. Section 10 provides that, having acquired open space in pursuance of section 9, the local authority must hold and manage it on trust as public open space, and maintain it in good order. Stoke Park has been registered as historic parkland, and therefore already enjoys the protection of the National Heritage Act 1983.

***Legal advice given by: Frances Horner, Senior Solicitor
Legal Division***

Financial As indicated in the report, it is estimated that there will be a net revenue cost of £80-£100,000 pa. In the short term, this can be mitigated by use of the endowment fund, but in the longer term this cost will have to be provided for in the Council's financial plans.

Detailed financial projections can be obtained from the Neighbourhoods finance team.

Financial advice given by: Mike Harding

Head of Finance – City Development

Land Stoke Park is currently held by a consortium of George Wimpey and Barrett Homes

Personnel The proposal has no direct personnel implications, although it is proposed that a new Stoke Park Ranger position is created to oversee the management of the park.

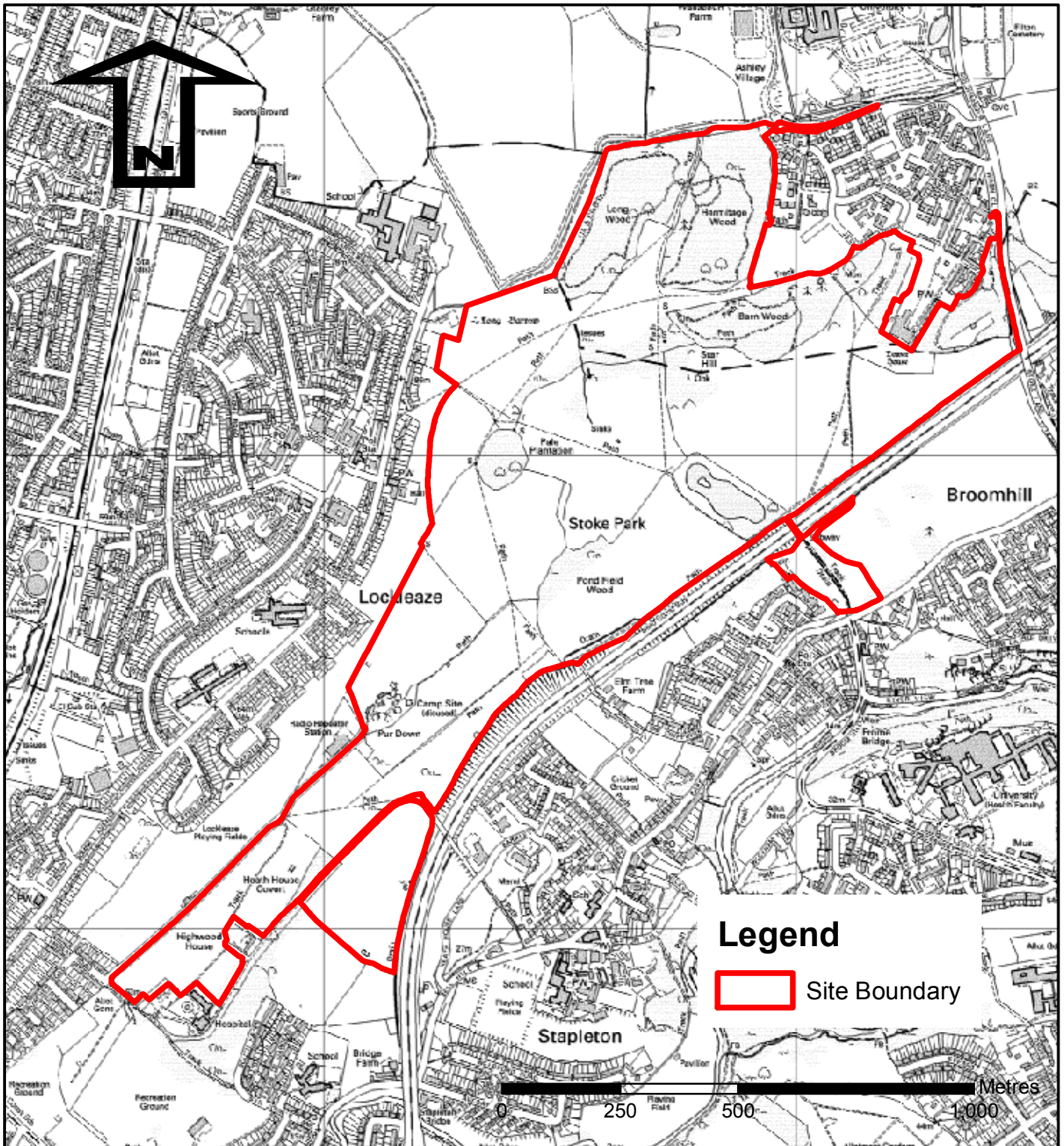
Appendices: Appendix A - Map of Stoke Park owned by the Consortium
Appendix B – Stoke Park 10 year outcomes

Appendix C – risk assessment.

ACCESS TO INFORMATION

Background Papers

Terms of Reference - Greenbelt Company
Financial projections



Stoke Park Estate

Cabinet 26th February 2009 - Appendix A

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Historic map by Landmark

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Bristol Parks, Neighbourhoods

Cabinet on 26th February 2009 – Appendix B

Stoke Park : Desirable long term ownership and management outcomes

In ten years time, Stoke Park will be a place where.....

- Existing and new communities can roam at will across the majority of the park, sharing the core of the parkland with livestock;
- Residents and visitors feel comfortable accessing the park during daylight hours, without fears to their personal safety and security;
- Inappropriate and illegal access is well managed and fully under control;
- Visitors can experience a well restored historic landscape, with all the key historic features under sustainable management;
- Local communities are engaged and playing an active role in managing the site - from gardening and conservation work to voluntary wardening;
- Opportunities for historic and environmental visitor education are exploited using a range of 'media' – signage, guided walks etc.
- Park finances are on a sound and sustainable footing, with levels of expenditure generally matched by income.
- The quality of management and visitor experience allows the park to secure and retain a Green Flag Award.

Cabinet on 26th February 2009 – Appendix C

Risk	Risk rating	Mitigation	Residual risk
1. The key risk is that the endowment fund is depleted to cover unexpected high levels of revenue costs to maintain the parkland in an accessible and safe condition. If this were to happen, the management of the asset would become a potential drain on revenue budgets.	H	<p>Establish levels of maintenance, and capital investment, which balance with sustainable income levels from the endowment, topped up by grant aid. Attract additional income from grant aid to reduce the burden on the endowment.</p> <p>Ring fencing capital receipts to 'top up' the endowment, from medium term (ie 3 – 5 years) asset disposals as part of the P&GSS.</p>	M
2. The council does not have the management capacity and capability to manage Stoke Park in line with the vision for the parkland set out in the report.	L	The restructuring of the parks service will establish an estates team which will be geared up to manage Stoke Park alongside the other large estates, such as Oldbury Court and Snuff Mills, The Downs, Blaise and Ashton Court.	L
3. Pressure from increased public use, and ongoing anti social behaviour such as motor cycle trespass and vandalism, will lead to the management of the park becoming a burden for the parks service and livestock grazing becoming unviable.	M	<p>The employment of a Stoke Park ranger, plus development of partnerships with local communities, schools and key agencies including South Gloucestershire Council, should enable the park to be managed on a sustainable footing.</p> <p>There are 'fall back' options to manage the park via mechanical means should grazing become unviable.</p>	L