



Ideas and Options Paper

Bishopsworth, Hartcliffe and Whitchurch Park Area Green Space Plan

A spatial and investment plan for the next 20 years





Ideas and Options Paper Bishopsworth, Hartcliffe and Whitchurch Park Area Green Space Plan

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Vision for Green Space in Bristol

A City with good quality, attractive, enjoyable and accessible green spaces which meet the diverse needs of all Bristol citizens and visitors.

Source: Parks and Green Space Strategy 2008



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Section 1.

Introduction

This draft Ideas and Options Paper is for the Neighbourhood Partnership Area of Bishopsworth, Hartcliffe and Whitchurch Park. It sets out ideas for investing in green spaces over the next 20 years to ensure everyone has easy access to a range of good quality green spaces with new and improved facilities, such as children's playgrounds, sports pitches, young people's facilities and wildlife areas. It will also identify if any green space is no longer needed and can be disposed of to fund improvements to other spaces.

In drawing up these options local groups and experts have given their views. We would now like feedback from all Bristol residents - your views are important and will inform a final Area Green Space Plan for your area.



Consultation on the Ideas and Options Paper for Bishopsworth, Hartcliffe and Whitchurch Park - how to make your comments.

We would like your views on all the ideas and options presented. You can make comments and give us your own ideas. We will not be able to afford all the ideas presented in the plans so we would also like to know which spaces and types of facility you would like to see us invest in first. Your views will inform a final Area Green Space Plan which will set down improvements and priorities over the next 20 years.

To make the most of your opportunity to comment we suggest you look at the Ideas and Options paper before you start to complete the questionnaire. You can choose to comment on all the spaces or select those you are most interested in.

The public consultation is open for 20 weeks and will end on 29th October 2010

All ideas and options are open for comment.

How to make your comments

There are a number of ways you can submit comments to us; via a questionnaire online, by obtaining a paper copy of the questionnaire or by visiting one of our drop in sessions.

Online at www.bristol.gov.uk/agsp

You can view the Ideas and Options paper and complete a questionnaire online. If you do not have Internet access you can visit any of our libraries or customer service points which offer free Internet access.

Paper and cd versions

Alternatively paper and cd versions of the Ideas and Options Paper and questionnaire are available from:

Bristol City Council, Parks, Colston 33,
Colston Avenue, Bristol BS1 4UA

Or by telephoning: 0117 922 3719

Or by e-mailing: Park.Strategy@bristol.gov.uk

Drop in sessions

A drop-in session is being organised for each Neighbourhood Partnership Area - this gives the opportunity to see the document and talk through the ideas with council officers. For details about when these drop-in sessions will be held go to www.bristol.gov.uk/agsp, call 0117 922 3719 or email:

Park.Strategy@bristol.gov.uk

Available to view

Paper versions of the Ideas and Options papers are available to view at all Bristol libraries, customer service points and The Council House, College Green, Central Bristol, BS1 5TR.

What happens next

The views put forward during this consultation will help to inform a final Area Green Space Plan for your area. All views put forward by the public will be analysed and carefully considered, following the close of the consultation on 29th October. Final Area Green Space Plans will be drafted and further comment will be sought from key stakeholders and Neighbourhood Partnerships. The current aim is to adopt the final Area Green Space Plans early in 2011.

In addition to Bishopsworth, Hartcliffe and Whitchurch Park, Ideas and Options Papers are also available for comment on the following areas:

- ▶ Knowle, Filwood and Windmill Hill;
- ▶ Hengrove and Stockwood;
- ▶ Brislington East and Brislington West;
- ▶ Bedminster and Southville;
- ▶ Cabot Clifton and Clifton East;
- ▶ Henleaze, Westbury on Trym and Stoke Bishop;
- ▶ Avonmouth and Kingsweston;
- ▶ Henbury and Southmead;
- ▶ Redland, Cotham and Bishopston;
- ▶ Horfield and Lockleaze;
- ▶ Ashley, Easton and Lawrence Hill;
- ▶ Eastville, Frome Vale and Hillfields; and
- ▶ St George East and West.

Other consultations you may be interested in

The Site Allocations and Development Management Options Document is also out to consultation up until Friday, 29 October 2010. This document suggests specific sites in the city which may be developed to provide new homes, jobs or shops in your area. It also proposes land to be protected for open space, industry, nature conservation and shopping. In terms of green space, while the Area Green Space Plans cover publicly accessible green space only, the Site Allocations will include consideration of a wider range of green space in the city including allotments and grazing land. Visit www.bristol.gov.uk/siteallocations or email bdf@bristol.gov.uk or call 0117 903 6725.

Section 2. How does the Ideas and Options Paper fit into the plans for green space and wider citywide planning?

Playing Pitch Strategy

The Playing Pitch Strategy (PPS) is a sub-strategy of the Parks and Green Space Strategy and is the technical document which contains proposals for formally organised outdoor sport across Bristol.

It is based on a careful evaluation and review of demand and supply based on a full audit of pitches, users and providers within the city. The evaluation included all pitches in Bristol including parks, school playing fields, private sector facilities and those run by further education organisations. The PPS advocates the creation of larger multi-pitch and multi-sport sites and greater use of school playing fields. The Playing Pitch Strategy can be viewed online at www.bristol.gov.uk/parkstrategy



Parks and Green Space Strategy

Bristol's Parks and Green Space Strategy was adopted by Cabinet on 21st February 2008. The strategy sets out an ambitious plan over the next 20 years for ensuring that people have access to good quality parks and green spaces of different types, close to where they live.

The strategy contains service management policies and a set of standards for the provision of publicly accessible green space. There are three specific standards:



Quality standard: a level of quality which all spaces should attain

Distance standard: how far people should have to travel to reach a particular type of space

Quantity standard – how much green space of different types there should be

These standards have been applied during the development of Area Green Space Plans and the ideas and options paper associated with them.

To view the strategy and find out more about the standards go to www.bristol.gov.uk/parkstrategy

The Bristol Development Framework

Bristol City Council is producing a new suite of planning documents to guide development decisions in the city over a 20-year period. The Bristol Development Framework (BDF) will set out how the city will grow to accommodate 30,000 new homes for an increasing population. New employment and commercial opportunities will be needed and new transport links are expected to connect growing residential and employment centres. Together these documents make up the BDF, which will replace the Local Plan.

The council has undertaken and commissioned a range of studies and assessments to provide a robust evidence base for the preparation of the Bristol Development Framework. The Parks and Green Space Strategy will act together with Area Green Space Plans to provide the evidence base for publicly accessible open spaces.

Area Green Space Plans are being drawn up at the same time as the Council develops two key documents within the BDF - the Core Strategy and the Site Allocations and Development Management Plan.

The Site Allocations and Development Management Development Plan Document will establish site-specific planning policies, allocate sites for development, and set out the protection of areas sensitive to change.

If you require any further information please contact the Strategic Policy Team on 0117 903 6725 or bdf@bristol.gov.uk

Area Green Space Plans

Area Green Space Plans are one of the first steps in implementing the Parks and Green Space Strategy. They will detail changes to green space over a 20 year period – setting out what space is required, what type of investment is needed such as children's play and sports pavilions and identifying any significant change such as new entrances, footpaths or car parking.

Step 1

Ideas and options paper Currently out for consultation

The Ideas and Options papers put forward ideas for making these changes in each area of the city. They are based on the policies and standards adopted in the Parks and Green Space Strategy, as well as responding to the specific proposals for active organised sport laid out in the Playing Pitch Strategy. They have been put together taking into account the views of local stakeholders, expert advice and the needs of other projects such as Cycling City.

Step 2

Final Area Green Space Plan

Feedback from the Ideas and Options paper consultation will inform a final Area Green Space Plan which the council aims to adopt by early 2011.

Park Improvement Plan

These will be produced for parks over the 20 year period as money becomes available and according to the priorities set out in Area Green Space Plans. These will be subject to further local consultation.

Park Management Plans

(Capital Spend and day to day management). These will be subject to further local consultation.



Ideas and Options Paper Bishopsworth, Hartcliffe and Whitchurch Park Area Green Space Plan

What green space will the Area Green Space Plan cover?

An Area Green Space Plan will consider only green spaces for which there is legitimate public access and which provide recreational benefit (publicly accessible green space). In line with the Parks and Green Space Strategy the Area Green Space Plan will consider five different types of space described below. This Ideas and Options paper has been drawn up using these categories and definitions.

Type of space and key attributes Map key (Legend)

Children and young people's space



These are spaces specifically designed to increase opportunities for children and young people to play or meet safely within equipped and unequipped environments. Sub-types include, wheels parks, games areas, children's play space.

Formal green space



Sites with a consciously organised layout whose aim is aesthetic enjoyment. This can include sweeping landscapes such as the Repton landscapes of the historic estates, to ornamental gardens which include flower beds and features such as statues.

Informal green space



Informal in layout and character, where the emphasis is on informal recreation. They generally have few or no additional facilities.

Natural green space



Sites providing people with access to, and experience of nature. It includes woodland, grassland, scrub, hedgerows and wetland.

Active sports space



Those areas which are used for a variety of organised and competitive sports.

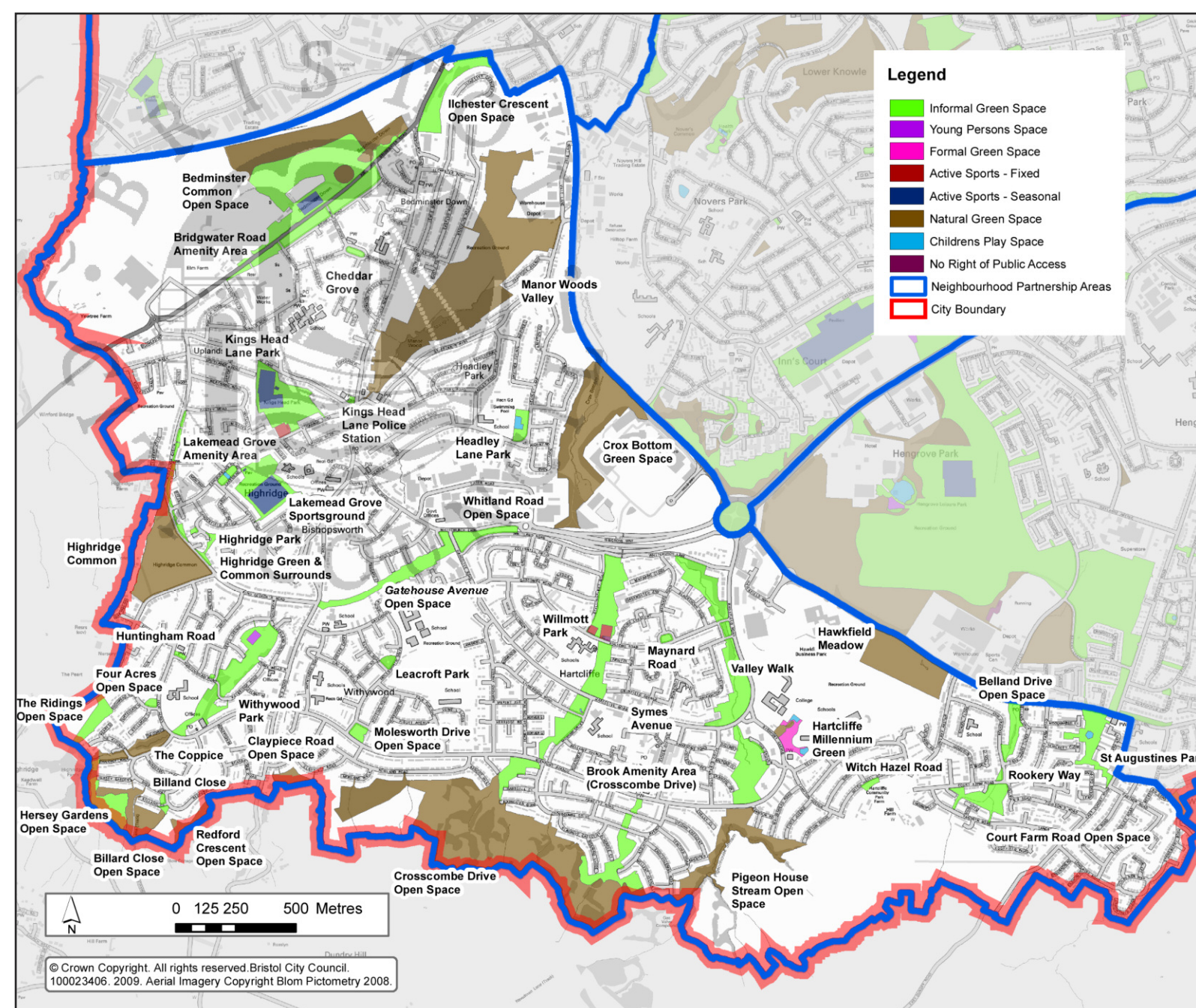
What isn't included in an Area Green Space Plan?

The Area Green Space Plan will not consider green spaces that are not freely accessible to the public, including allotments, city farms, school grounds, or Sites of Nature Conservation in private ownership.

In addition it excludes small pieces of land that don't serve any recreational purpose such as road verges and small areas within housing.

However the contribution of all these spaces to the urban green infrastructure of the city for wildlife, leisure and gardening is recognised and taken into account when drawing up these plans.

The publicly accessible spaces considered by the Parks and Green Space Strategy as outlined in 2008.



Green Space in Bishopsworth, Hartcliffe and Whitchurch Park

The Area Green Space Plan is defined by the boundaries of the Bishopsworth, Hartcliffe and Whitchurch Park Neighbourhood Partnership area, also known as Dundry View, itself defined by the three electoral wards.

The Bishopsworth, Hartcliffe and Whitchurch Park Neighbourhood Partnership Area has a wide range of different green space. To the south the area is dominated by the foothills of Dundry Slopes and the green corridors containing the streams arising from the slopes. Elsewhere there are areas of common land, the playing fields and park provided to serve the area of Highridge and the former tip at Bedminster Down. There is little in the way of privately open space but there are a number of schools and a cemetery. The Area Green Space Plan considers only the public open space element of this.

The map of green space that will be considered by the plan, and therefore by this Ideas and Options Paper is shown here. These spaces are categorised into five different types as outlined in the Parks and Green Space Strategy 2008.

Spaces that have been included or excluded in this Area Green Space Plan

Further analysis of the spaces in this neighbourhood partnership area has revealed a number of sites that either have existing planning permission for development or are affected by long standing planning policy designations. Both will prevent the spaces in question serving as public open space in the long term.

No additional spaces have been adopted as publicly accessible in this area.

The following spaces identified originally as publicly accessible are no longer considered to be and will not be considered as part of an Area Green Space Plan for this area in the long term:

Space	Why?
Planning Consents	
Four Acres Road Open Space and Huntingham Road Open Space	The planning consents for the residential development of both these spaces pre-dates the Parks and Green Space Strategy.
Highridge Park, (two spaces).	There was a history of a planning consent to develop the larger of these spaces that predates the Parks and Green Space Strategy. In 2009 consent was granted for both to be developed for housing. When assessing the loss of the open space the good supply of alternative open space in the surrounding area and the small nature of the spaces was taken into account.

Space	Why?
Planning Consents	
The Groves	(This is the name given to part of the lower section of the open space known as Valley Walk, adjacent to Bishport Road flats). The site had a planning policy designation for housing that pre-dated the Parks and Green Space Strategy. Planning Consent for housing was granted in 2009.

Space	Why?
Planning Policy Designations	
Whitland Road Open Space and Gatehouse Avenue Open Space	These spaces are part of a corridor which has a long standing planning policy designation as a transport route. Public consultation was undertaken in 2009 following which a design incorporating a single carriageway with a lane for buses and cyclists has been chosen. No detailed design has been approved yet and for now the policy designation is considered to affect the spaces as a whole. The loss of the spaces in their entirety would mean that there would be a gap in open space provision when compared to adopted standards. A request has therefore been made that the new design should if possible include new public open space.

How does the Area Green Space Plan link to other neighbouring Partnership Areas

Although Neighbourhood Partnership Areas are used for open space planning, it is recognised they provide an artificial boundary in terms of where people visit. In drawing up this Ideas and Options Paper, the proximity and use of spaces in neighbouring areas has been taken into account.

It is also recognized that people from across the city use the destination parks of Ashton, Blaise and Kingsweston, Hengrove Play Park, The Downs and Oldbury Court Estate & Snuff Mills, city centre spaces and sports facilities for organized sport, and that often people travel to visit other spaces outside their Neighbourhood Partnership Area.

During local stakeholder consultation it was evident that people in Bishopsworth, Hartcliffe and Whitchurch Park visited a range of parks depending on which part of the area they lived in. Parks such as Hengrove Play Park, Redcatch Park, the city centre spaces and Page Park in Kingswood were mentioned.

The Neighbourhood Partnership Area is connected to the wider area through long distance footpath networks and cycle routes - whether they are specifically marked out or just in common use. The Malago Greenway is a popular cycle route running from the city centre through Bedminster and Knowle to follow Hartcliffe Way and cut through Manor Woods. Sections of this have recently been upgraded as part of the Cycling City project. There is also an improved route to Hengrove Roundabout. Cyclists frequently use the paths through the open spaces in Hartcliffe.

There are a number of public rights of way that cross Dundry Slopes into North Somerset.

To the north of the Neighbourhood Partnership Area there are public rights of way across the railway line that link Bedminster Down Common and Ashton Vale.

In developing the Ideas and Options Paper green links have had a strong influence and care has been taken to ensure that different Area Green Space Plans 'talk to each other'. Specific cross boundary influences have been considered for:

- the part of Dundry Slopes outside the city boundary and the cross country paths,
- Hengrove Play Park,
- the Malago Greenway and connecting cycle paths and footpaths,

In practical terms, either because of the off road paths but also the public transport routes both Bishopsworth and Hartcliffe are most easily connected to spaces in Bedminster and the city centre. Whitchurch Park links more easily to spaces in Hengrove. The facilities in the range of spaces found within these areas will serve different parts of this Neighbourhood Partnership Area.



Who has been involved so far?

To inform the Ideas and Options Paper, a series of participation events took place with local community representatives and groups as well as relevant experts and professionals. These events included information sessions, meetings, workshops and site visits to gain information and thoughts about sites, to gauge their value to local people and get feedback on investment opportunities as well as possible disposal sites.

Those that we asked for comments in Bishopsworth, Hartcliffe and Whitchurch Park included:

- Representatives of the Neighbourhood Partnership Area;
- Area based interest groups;
- Local park groups;
- The police and Safer Bristol;
- Local youth workers;
- Young people from the Merchants Academy;
- Bristol City Council officers including park managers, landscape designers, archaeologists, ecologists, highways engineers, the cycling team, drainage engineers, planners and sports development workers

All ideas were considered and we are very grateful for the input from all those that attended sessions to discuss their green spaces.

We are now asking all residents and interest groups to give their views .

It is important to note that the options set out are the council's interpretation, and they take into account not only stakeholder views but the policies outlined in the Parks and Green Space Strategy, the emerging Bristol Development Framework requirements and other council initiatives. The options have not necessarily been endorsed by any of the above stakeholders, who also have the opportunity to give their views through this consultation

The role of park groups

There are well established park groups for both Withywood Park and Willmott Park.

At the time of writing there are efforts to establish a park group for the Whitchurch area.

Other groups are more area-based but have a particular interest in open space issues; The Malago Valley Conservation Group, The Bedminster and Uplands Society and Highridge Forum.

These groups have given their views in the consultation but are active in improving parks and green spaces in the area on an ongoing basis.

Funding the proposals

The Parks and Green Space Strategy projected that achieving a 'good' standard of provision across the whole Bristol parks and green space network will cost £87million in capital funding (at 2006 prices) over 20 years. This is the cost of putting in new facilities (e.g playgrounds, sports pavilions) and infrastructure (e.g footpaths, railings) in to parks. The Strategy laid out how this funding would be raised based on knowledge in 2006. It identified the following funding sources: contributions from developers, external funding such as lottery grants, money from the disposal of green space and the council core parks and estates budget. Taking into account the more detailed work that has been done in drawing up this paper, the current economic position and changes to developer's contributions through the Community Infrastructure Levy these figures will need to be revised following this consultation.

It is important to emphasise that investment will take place as and when funding becomes available based on priorities which will be identified following the response to this consultation. If not enough funding is available then options which are least important may not be taken forward. The consultation questionnaire accompanying the Ideas and Options Paper is designed to not only allow respondents to state whether they support ideas or not, but also to help them prioritise.

Sale of some green space to raise money to re-invest

Area Green Space Plans will propose which green spaces the council might dispose of to raise money to reinvest back into park improvements. The council's usual policy is that all receipts from disposals should go into a 'single capital pot' for distribution to overall priorities but in this case 70% will be ring fenced for reinvestment in to parks. Section 4 provides options of which sites in Bishopsworth, Hartcliffe and Whitchurch Park could be disposed of.

In some cases the value of a space could be improved by the partial development of it - allowing housing to be built facing onto the space and providing natural surveillance. In this case, what is often a poorly and misused backland site, can become of greater value to the local community with the opportunity to make improvements which attract more people to use it. Nearly all the open space disposals put forward in Bishopsworth, Hartcliffe and Whitchurch Park fall into this category. Details of which you will find in Section 4, but you will also find in chapter 3 the investment options for the remainder of the spaces in question.



Section 3.

Investment Ideas and Options

This section presents a range of spatial and investment ideas and options for all accessible green spaces within the Bishopsworth, Hartcliffe and Whitchurch Park Neighbourhood Partnership Area, also known as 'Dundry View'. The options aim to meet the policies and open space standards set out in the Parks and Green Space Strategy and also to respond to ideas gathered from members of the local community and professional stakeholders in 2008/9.

Area Green Space Plan Officers considered all ideas put forward alongside any constraints and an analysis of individual open spaces to put together draft options and ideas.

For each open space or park, key options are highlighted for each site and if adopted, would be used to provide guidance for a future park improvement plan when resources become available.

Parks or open spaces for which options would result in significant change are presented as 'concept plans'.

No decisions have been made and all ideas and options are open to comment and influence through the consultation.

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Kings Head Lane Park:

'I work nearby and people do not know there is a park there!'

'there is a desperate need for something for young people in the area'

Resident's Comments

Provided to serve the surrounding housing, this park contains well used football pitches and a bowls club. There is a changing room block in the north of the park and a bowls club building next to the bowling green. A former tennis court is currently used as parking for the bowls club.

A new children's play space has been installed through the Play Pathfinders project. The site of a former play area remains close to the western boundary.

The park slopes from north to south and there are great views south to Dundry Slopes from the higher parts.

Parts of the park suffer from very poor seasonal drainage.

The park is mostly surrounded by the rear gardens of houses. The two road frontages to Kings Head Lane and Vicarage Road are marked by high hedges that prevent views into the park. The boundaries to the gardens are mostly hedges but there is a stretch of unsightly fencing, which has been covered in graffiti.

There is some history of anti-social behaviour.

Poor drainage

Remnant of old play space

Bowling Club building



KEY

Boundaries and Edges

Housing backing onto the site

Dense vegetation

Entrances

Parking



View south including changing rooms and football pitches



Boundary of park with Kings Head Lane

Kings Head Lane Park:

What we want to achieve

To enhance the formal character of this popular park, provide additional facilities and a revised layout in order to maximise enjoyment for all ages. Make the park feel safer and deter anti-social behaviour.

Options and Ideas

- Develop a line of houses along part of the southern boundary to directly overlook the park.
- Remove hedges to road boundaries to open up views into the park, replacing them with railings.
- Provide appropriate planting within the park to enhance wildlife value.
- Widen and improve entrances with signs and information.
- Demolish existing changing rooms and erect a new building containing changing facilities, a cafe and toilets.
- Create a formally laid out, dog free area with ornamental planting and seating.
- Create a wet land area in the vicinity of the former play area, which can act as a reservoir for drainage from the playing pitches and add to wildlife value.
- Plant trees to screen fence in south west corner.
- Plant an avenue of trees along the central path to provide shelter and landscape interest.
- Introduce new paths around and across the park which connect to entrances.
- Build a youth shelter close to Kings Head Lane
- In addition to the above, it is suggested that the bowls club be contacted to discuss the possibility of providing a new car park for their use close to their club house, using the existing access, so the former tennis court could be upgraded to a Multi-Use-Games-Area to serve the young people in the area.



KEY

Existing

- Trees
- Close mown grass
- Footpaths
- Entrance
- Play area

Proposed

- Development site
- Access road
- New tree planting
- Wetland
- Footpaths
- Enhanced entrances
- New entrance
- Multi-purpose building
- Railings



Proposed view south west showing wetland

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agssp



Willmott Park:

'Would like to see a natural area, planting beds, young peoples play, natural seating logs',

Resident's comments

Willmott Park is a long green corridor, crossed by Kilmersdon Road, Hareclive Road and Fulford Road.

The park follows the line of one of the streams flowing off Dundry Slopes. The stream is culverted for the entire length of the park but to the north it feeds into the lake at the former Wills Factory, where the office block is now being developed as 'Lakeshore'.

The park is mostly laid out as grass with some trees.

There are a number of existing facilities on the park including a bowls club and kickabout on the northern section, 'Space Makers' play space to the south of Hareclive Road and close by a newly completed play space for younger children funded through the Play Pathfinder project. There is also a 'play pod', which is a container of materials used for informal play under the supervision of play rangers.

Facing the play spaces is the youth centre which operates out of part of Hareclive School.

In most places either housing or roads form the boundary to the park but between Hareclive Road and Fulford Road the western boundary of the park runs alongside the playing fields belonging to the Whitehouse centre and the former site of Fulford School.

In some places fences along the boundary are in very poor condition and suffer from graffiti.

There is a history of anti-social behaviour in the park, in particular where there is less natural surveillance from houses overlooking the site or passers by.



KEY

- Existing footpath
- Boundaries and Edges
- Residential properties backing onto park
- Dense vegetation
- Access / Entrances



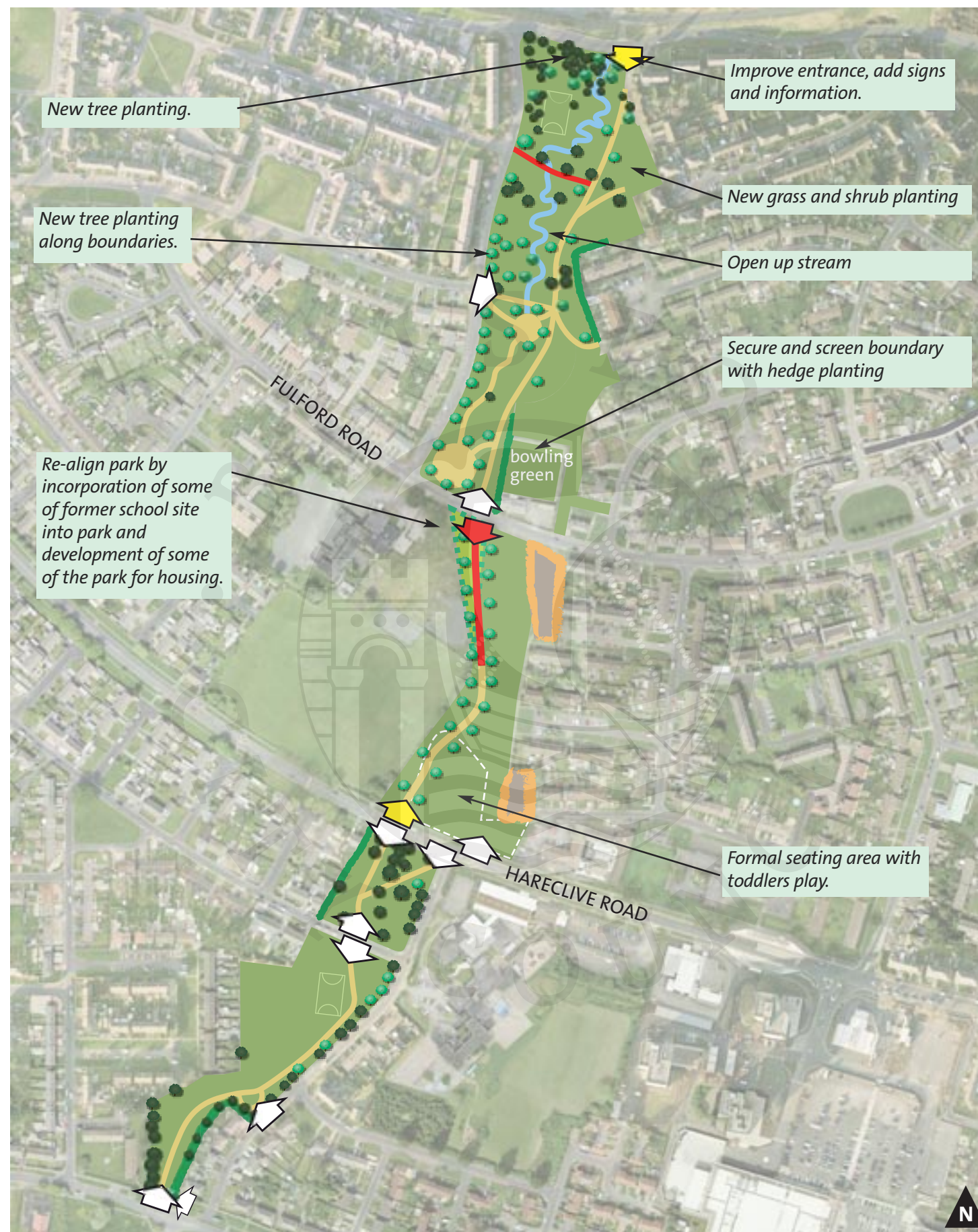
Willmott Park:

What we want to achieve

Improve the links between each section, providing additional features and activities for the wider community, whilst increasing the wildlife value of the site.

Ideas and Options

- Carry out a land swap with the former Fulford school site so the park aligns either side of Fulford Road. This would mean a new area of park on one side and a small housing development on the other. This will result in clearer sight lines along the park making it feel more welcoming and deterring the anti-social behaviour that this part of the park has suffered from in the past.
- Develop housing next to the Health Centre car park. This will provide houses overlooking the park and help deter anti-social behaviour.
- Open up the stream corridor in the northern section of the park to create a more natural environment and opportunities for informal play.
- Create a formal seating area with ornamental planting and nearby toddlers play area close to Hareclive Road. The play area will be dog free and this could be extended to take in the seating area.
- Improve paths through the park.
- Improve main entrances.
- Introduce signs and information.
- Create a more varied natural habitat of informal woodland, woodland edge and grassland to add to the wildlife value.
- Plant trees alongside the main paths.



KEY

Existing

- Trees
- Close mown grass
- Footpaths
- Access / Entrances

Proposed

- New tree planting
- Hedge
- Watercourse
- Footpaths - proposed
- New development
- New area included in park
- Enhanced Entrances
- New entrance

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp



St Augustines Park:

'Its not a park, its just a big empty space'

Resident's comments

St Augustine's Park is currently an informally laid out space with a few features such as a central play area and seating with mature willow trees close by, providing a focal point for the space. There are good views out to Dundry Slopes and towards Bristol. The site, however, has the potential to offer more to the wider community than it does at present.

The site is not overlooked, with a significant number of gardens backing on to the space and views into the park are limited by the mounding within the north of the park. The underpass at Whitchurch Lane, which was intended as a safe pedestrian route, has become a magnet for anti-social behaviour.

There are a number of entrances to the park but they appear unwelcoming with large motorcycle barriers in place. The entrances often go through small gaps between the surrounding housing.



KEY

- Existing footpath
- Views
- Boundaries and Edges
- Housing facing on to park
- Housing backing on to park
- Access / Entrances



Whitchurch Lane entrance



Existing mounding

St Augustines Park:

What we want to achieve

To create a park with its own character, which caters for a diverse range of age groups and makes the most of its location near Dundry Slopes.

Ideas and Options

- Improve the park's relationship with Whitchurch Lane by removing or reducing the mounding.
- Redesign the entrance off Whitchurch Lane.
- Add new signs and information to main entrances.
- Create a new children's play area closer to Whitchurch Lane
- Reorganise the path network to leave a more functional space in the middle of the park.
- Retain central grassed area for use as a kickabout area.
- Create new seating areas which take advantage of the views to the Dundry Slopes.
- Add interest and increase wildlife value by planting a range of native and ornamental planting and introducing a variety of mowing regimes.
- Improve the entrance to East Dundry Lane, with new tree and hedge planting.



Existing	
	Trees
	Close mown grass
	Footpaths
	Access / Entrances
Proposed	
	New tree planting
	Hedge
	Long/meadow grass
	Seating area
	Play area
	Footpaths
	Enhanced Entrances
	New entrance

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp



Withywood Park & The Coppice

'Would like to see the BMX track, an area for young children and a formal area for adults'.

Resident's comments

Withywood Park is the main open space serving the Withywood area and is well known for its games court and wheels park, which attracts young people from far afield. It is a linear space, mainly grass with some boundary planting, there is a through path and some seating.

A new children's play area has been installed through the Play Pathfinder project.

There is the remains of a BMX track adjacent to the boundary with Four Acres School. Local children told us that they would like to see it remodelled so they could use it again.

On the edge of part of the park is an area that was laid out as car parking to serve The Willows - an office on Four Acres that backs onto the park.

The Coppice is a smaller space to the west of the main park. A public right of way connects The Coppice with North Somerset.

The River Malago runs through both spaces. The river channel is open as it runs through The Coppice, where the surrounding trees and shrubs make it an area of nature conservation value.

The stream is then culverted through the full length of Withywood Park and is not open again until reaching Manor Woods to the north east.

What we want to achieve

To increase the range of facilities on Withywood Park to serve the community as a whole and reinforce its identity and increase the wildlife value of the spaces.

Options and Ideas

- 1 Extend the dog free area around the children's play area and create a formal area with seating within it
 - 2 Reinstate the former BMX track
 - 3 Improve the entrance to the public right of way
- Dispose of the former car park area for housing. The existing access lane to this site is too narrow to serve development and access to this site would be either from Paybridge Road as an extension of an existing front access to houses facing the park or through the existing park entrance, which would be widened to create a 'shared use' area. Development would be designed to overlook the park and act as a deterrent to potential anti-social behaviour
 - Use a different range of plants and planting designs in each part of the park to give variety, ensure all year round interest and increase the number of wildlife habitats. Planting to include meadow flowers and bulbs around the margins of the park
 - Plant shrubs to strengthen boundaries, add interest and colour
 - Improve entrances with new signs and information
 - Provide New seating and bins



Wheels park and MUGA



Entrance off Four Acres



New play area

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp



Court Farm Road Open Space

'Its not a park, there's nothing there'

Resident's comments

Court Farm Road Open Space can be found to the south of Belland Drive Open Space and Rookery Way. It is currently used mainly by dog walkers and for informal kickabout, but lacks facilities although is large enough to accommodate a range of features to cater for the wider community.

The surrounding area as a whole lacks facilities for children and young people. A play area used to exist on this site where an area of tarmac now sits in the North West corner of the site. During consultation children and young people told us that they would like to have some adventurous play facilities at Court Farm Road, and this site would be a good location for catering for these groups.

The site has wildlife value particularly around the 'drains' where the channel becomes deeper. These 'drains' are part of the headwaters of Brislington Brook.

There is a limited path network but two public right of way run across the space.

What we want to achieve

To provide a range of recreational opportunities, making this a key space for older children and young people and an alternative to the childrens play area at St Augustines Park.

Key Ideas and Options

- Provide a multi-use- games- area,(MUGA). This could be in the vicinity of the former children's play space.
- Provide some play equipment designed for all age groups including older children- this could be close to a new MUGA
- Build a BMX track- this could be in a range of locations but if placed next to the play equipment and MUGA could create an effective young peoples zone.
- Elsewhere on the site use a mixture of new planting and management to increase its wildlife value.



These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp



Belland Drive/Rookery Way

These two spaces, along with Court Farm Road Open Space, form a corridor of open space running from Whitchurch Lane in the north, to Tanorth Road in the south.

Belland Drive open space starts opposite the rank of shops and is a very well used pedestrian route. A stream runs through what is otherwise a grassed area and there are small trees and scrub along the channel, including some newly planted willow trees.

Rookery Way open space is a small triangle of land with some large trees.

What we want to achieve

To improve access through the green corridor

Ideas and Options

- To provide an appropriately surfaced path through Belland Drive Open Space with bins and seating at either end.
- Continue to use a mix of new planting and management to increase the nature conservation value.



Rookery Way



Belland Drive





Ideas and Options Paper Bishopsworth, Hartcliffe and Whitchurch Park Area Green Space Plan

Hartcliffe Millennium Green

Hartcliffe Millennium Green was created in 1999 through grants from the Millennium Commission/Countryside Agency. The space was previously part of the school playing fields of Teyfant School. The Friends group of local residents regularly volunteer to help oversee and promote the park through activities such as gardening and painting.

The park includes a range of features which includes community gardens, a pond, raised flower beds and a totem pole. It originally included two play areas, one for toddlers and one for older children.

A new play area is to be installed in 2010 funded through the Play Pathfinder Project. This is to be located close to the Bishport Avenue entrance and will replace both play areas. It will include equipment for toddlers and older children.

Other proposed works include a new tarmac path entrance, grass mat safety surfacing which will double as a pathway to access the play equipment, seating, waste bins, an orchard walk feature, and new post and rail fencing. This will make the toddler play area dog free.

It is currently proposed (but not agreed) that the redundant area of school car parking off Teyfant Road be incorporated into the park but no decision has been made about how this land should be used. Views are sought on this.

The park is now used as an entrance to the Bridge Campus and thought needs to be given to how the park fits around this new use.

Ideas and Options

1 Incorporate redundant car park into the park

2 Create a meeting point for parents collecting children from Bridge Campus School by widening the existing path



These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp

Hawkfield Meadows

A site of nature conservation value, this space was grazed by horses up until the mid-1980s and its ecology developed largely as a result of non-intervention. It now comprises valuable grassland and wetland with scattered patches of bramble, hawthorn and small oak trees. It provides a habitat for a large number of invertebrates- there are records of foraging bats and other mammals. There are a small number of informal paths across the site.

The proposed developments at Hengrove Park and Hartcliffe Campus will be joined by a new road running to the west of Hawkfield Meadows where it crosses Whitchurch Lane. Both developments will include new housing, which combined with this new access arrangement will mean increased pressure for use of the space. There is therefore a need to manage the space to preserve and enhance its nature conservation value.

A Habitat Management Plan has been drawn up for the space in connection with the new access arrangements. There is also an agreement that a financial contribution be put towards the implementation of the plan.

The plan includes detailed recommendations for the management of the vegetation on site and also proposes widening existing paths.

The site has been chosen to be included in the city council's bid to Natural England for money under the Wild City initiative. If successful this will provide extra funding.

It is proposed that the recommendations in the Habitat Management Plan be implemented.





Dundry Slopes

Dundry Slopes is the name given to the sweep of land that rises up from the southern boundaries of Hartcliffe and Withywood and extends into North Somerset. It is a unique feature to South Bristol and visible from the city centre but is not well used.

The slopes as a whole are in a mix of ownerships. While a large part is owned by the city council, some towards the west of the area is licensed and used for horse grazing and there is a large area to the east which is let to Hartcliffe City Farm. The remainder is privately owned as is the part of the slopes in North Somerset.

The land that falls into the remit of this document is shown on the aerial photo opposite. This includes the land under licence but not that leased to the City Farm.

There are a range of habitats on the slopes including a mosaic of different grasslands, strips of species-rich, established woodlands as well as dense scrub and large areas of secondary woodland.

Areas of species rich grassland remain but have reduced considerably in area and quality as scrub has encroached due to the abandonment of grazing over a large area of the slopes.

In the areas currently used for horse grazing the grass has reduced in species richness due to inappropriate grazing.

Elsewhere there are areas of deciduous woodland, some old, which have a spring undergrowth of bluebells and wood anemones. There are a number of mature hedgerows that provide important habitats for wildlife.

Running through the slopes is a network of streams, some having been diverted into man made ditches. The amount of flow in these stream is seasonal.



Dundry Slopes

There are a number of entrances into the slopes, many of them are sited between houses, are narrow and overgrown, and only occasionally used. South of Hartcliffe are two wide entrances regularly used by the public;

- i. Adjacent to the scout hut on Bishport Avenue
- ii. Through the green corridor that connects Bishport Avenue in the vicinity of the Symes Avenue shopping centre south to Pawlett Road and Aldwick Avenue.

A public right of way runs through each of those spaces into North Somerset.

A local group has recently undertaken a significant amount of work to the entrance by the scout hut, which has been named 'St Andrews Gateway' and the public right of way cleared. From here there is a long footpath route through to Chew Valley.

There are also a couple of public rights of way towards the west of the slopes and one from Hersey Gardens can be used to follow a circular route through Dundry.

The Slopes are generally neglected and are in poor condition and as a consequence are under-used. Levels of anti-social behaviour are high including fly tipping and illegal use of motorbikes.

Anti-social behaviour has been the main reason why farming practices have ceased and as a result the Slopes are reverting to scrub. As the level of scrub increases legitimate recreational use has fallen and anti-social behaviour has increased.

There is a long history of discussions between the community, the council and various agencies regarding the future of the slopes and its management. A number of agencies have been involved in projects to improve access and reinforce its wildlife value. However, such initiatives have failed to tackle the scale of the problems and the slopes have continued to decline in both their recreational and nature conservation value.

It is possible to reverse the decline and open up the slopes so that they are well-used and enjoyed by local residents and visitors from further afield. But this will require a concerted effort that will take time and significant investment to achieve.

What we want to achieve

To make the Slopes an accessible and enjoyable place to visit, by restoring and improving its nature conservation value, improving access both within and through the area and by controlling anti-social behaviour.

Ideas and Options

There are a number of options for managing and improving Dundry Slopes. Such options reflect the level of interventions considered appropriate and the corresponding level of investment required.

The most ambitious and highest cost option would be to create a Dundry Slopes Country Park. In contrast, lower levels of investment would focus on simple maintenance of footpaths and some targeted management of scrub and woodland.

1) Country Park

This option would see more intensive management of the slopes with a view to maintaining and enhancing its countryside feel while significantly improving access and appreciation of the area. Large areas of scrub would need to be cleared and once again given over to grazing. Grassland, woodland and hedgerow would be maintained in accordance with a comprehensive management plan and footpaths improved with routes traversing across and through the slopes to North Somerset and beyond. Information and interpretation would be improved throughout, particularly at main entrances. The management plan would need to be informed by an up-to-date ecological survey.

To achieve and sustain this would require work to progressively change people's perception of the slopes both locally and those from further afield who could be attracted to the area for recreational purposes. This would require on-site rangers or similar to actively manage the site and engage people in its proper use - deterring anti-social behaviour, undertaking regular maintenance and overseeing the grazed areas. For this option to be successful it would be desirable to work in partnership with other organisations, adjacent landowners and tenants.



View north from top of Dundry Slopes

2. Natural Area for walking

This 'middle' option assumes that there would be no regular on-site presence from rangers or similar but a stronger management and maintenance regime with a management plan in place. This would also need to be informed by an up-to-date ecological survey. It would involve major improvements to all the public rights of way and the creation of a contour route with signs and entrance features. The extension of this into land outside the remit of this document would be explored with other owners and tenants.

These works would make the area more accessible and more pleasant to use but may not act to achieve the change in the perception of the area that would stimulate an upward cycle of improvement.

3. Low intervention

This final option would involve the least level of management and improvement. However this will be an improvement on what is there currently, with main entrances enhanced to invite visitors and help prevent access by motorbikes wherever possible and main access routes kept clear. Areas of scrub will be tackled where deemed to impact on perceptions of personal safety.

As part of either of these options it is suggested that the area of land to the rear of Mellent Avenue become allotments to serve an identified local need.

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp



Highridge Common

Highridge Common is an open area of informal open space, most of which is rough grass with clumps of scrub and small trees. There is an area of shorter grass towards its southern boundary. Drainage throughout is poor and there is an open drain along part of the western boundary.

The common is a valuable area of wildflower rich meadow. The space has not been ploughed up, reseeded or treated with chemicals in the past, which means that it has retained a rich array of wildflowers.

In the past the common probably would have been grazed. Until the early 1990s it was managed by regular cutting, until surveys revealed its importance to wildlife. Since then it has been managed as a wildflower meadow, by allowing it to grow long over the summer months and taking a hay cut in late summer.

A small part of the northern section of this space is affected by the same transport link reservation as Gatehouse Open Space and Whitland Road Open Space- see page 5. Should this be implemented then it will be necessary to minimise and mitigate the impact.



Highridge Road view east

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agosp

What we want to achieve

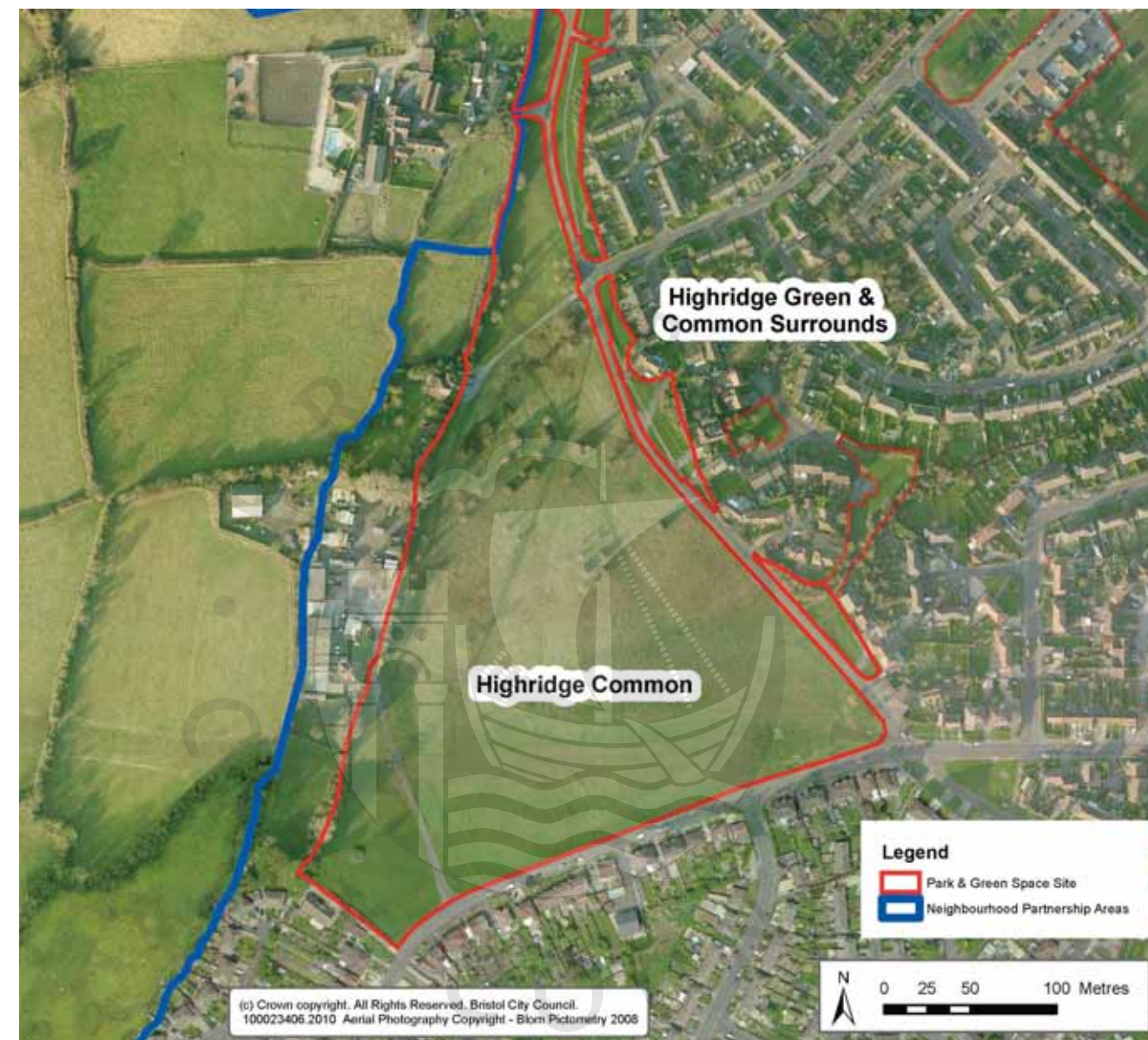
To enhance the nature conservation value and improve the facilities for informal recreation.

Ideas and Options

- Prepare and implement a management plan for the area of nature conservation value- to include the planting of new native trees.
- Provide interpretational material
- Screen statutory undertakers equipment with a hedge of native plants
- Improve seating
- Relocate bins to key entrance points



Junction of Highridge Green and Highridge Road



Bedminster Down Common

'There is a feeling of space and countryside'

Resident's comments

This large space is mostly sited to the north of the A38 and comprises of;

- Level areas of mown grass either side of Bridgwater Road, (A38), which are designated as Common Land.
- A playing pitch, on a lower level to the north of the road, also designated common land.
- Public toilets and access road
- Lower 'field' to the north - rough grass and poorly drained
- Circular stands of trees
- A wooded slope down to a railway cutting

There is an 'island' of smallholdings in the space that are not publicly accessible and bounded by a hedge.

The lower field and wooded slope are tipped land. There is a public right of way across the site which runs down the boundary between the site and the cemetery to the west and then north across a railway footbridge and into Ashton Vale. At the footbridge, a desire line path runs to the west along the northern side of the cemetery.

It is believed that the circular stands of trees were 'plantations' and part of the original landscape design of the Ashton Court Estate, designed to be seen from the mansion house.

Nearly all the space is recognised as having wildlife value.

Aside from the regular use of the playing pitch, the site is mostly used by dog walkers. During consultation people told us that they particularly valued the views north towards Ashton Court and the Suspension Bridge.

What we want to achieve

To reinforce the wildlife value, improve access through the space and make it more welcoming to encourage use by the wider community.

Ideas and Options

a) Land north of the A38

- To introduce interpretation/information panels
- To upgrade and signpost the public right of way and its route north into Ashton Vale.
- Formalise the footpath to the north of the cemetery and create a footpath route out of the city boundary.
- To remove some of the trees along the top of the slope to open up the best views.
- Provide additional bins.
- Provide some seating to take advantage of views north.

b) Land south of the A38

- Create a formal seating area.
- Plant new trees.

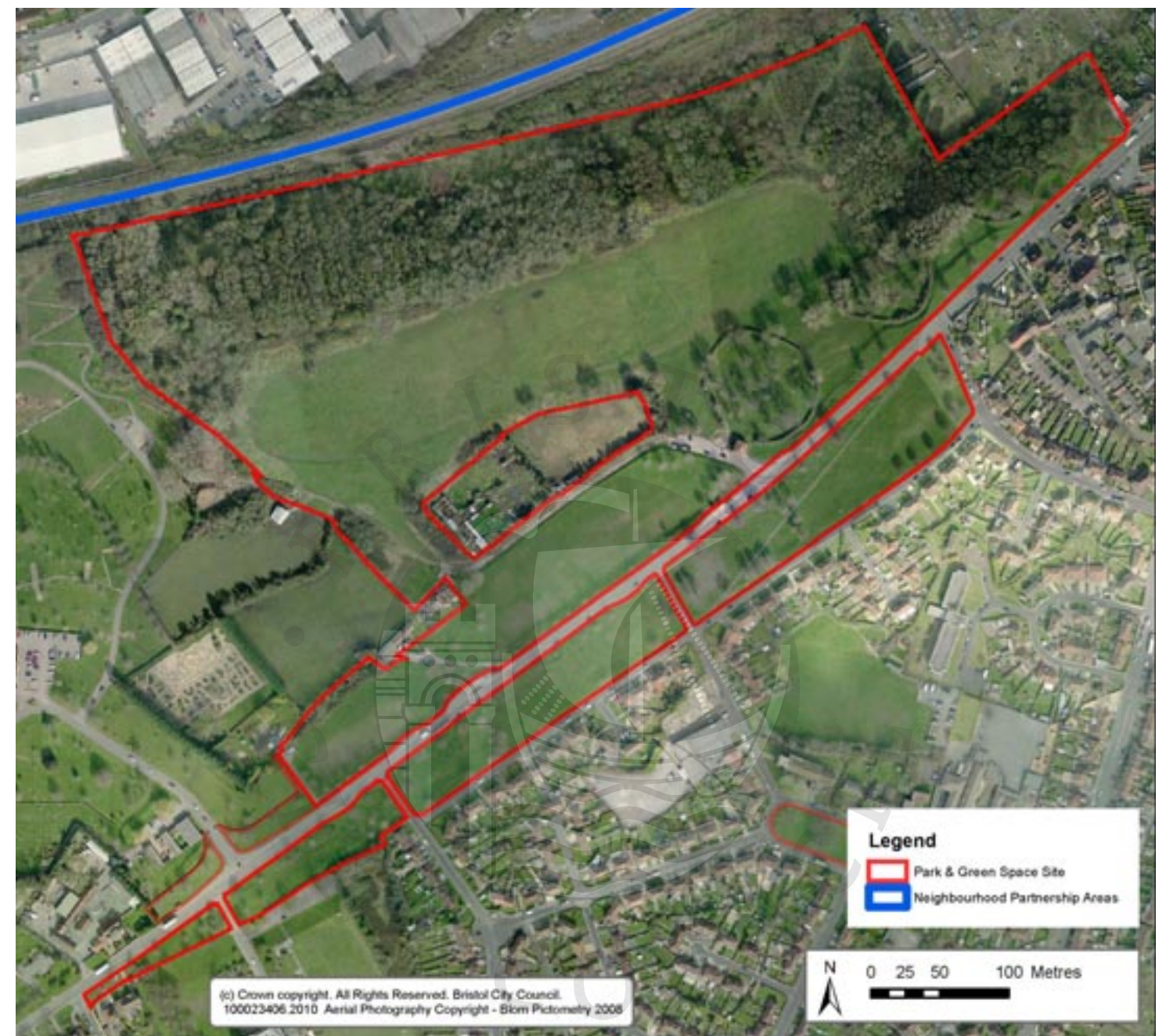


Brunel Road view east

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp



View north from lower field





Molesworth Drive Open Space

This large grass square is part of the original layout of the surrounding area of the Hartcliffe Estate. Recently Wessex Water have installed a large new water main diagonally across this site.

There is a short fall in play in this part of Hartcliffe and this site provides an opportunity to fill that gap.

Ideas and Options

- To install a children's play area.
- Make the space dog free.
- Layout to take account of the need to leave a gap either side of the new water main for future maintenance.



The proposals in this Area Green Space Plan are options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire.

Maynard Road Open Space

This lozenged shaped, grassed area is part of the original layout of the surrounding housing estate.

There is a shortfall in children's play in this part of Hartcliffe and this site provides an opportunity to fill that gap.

Ideas and Options

- To install a children's play area.
- Make the whole space dog free.



The proposals in this Area Green Space Plan are options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire.



Cheddar Grove Open Space

This oval shaped space forms the setting to St Oswalds Church and Vicarage. Otherwise it is surrounded by the interwar housing that is typical of this part of Bishopsworth. The space contains a number of mature trees.

There is a shortfall in children's play in this part of Bishopsworth and this space provides an opportunity to fill that gap.

Ideas and Options

- To install a children's play space and surrounding dog free area. The design of the play area needs to take account of the trees on the site which lends itself to a more natural type of play provision.



Headley Park Open Space

This small park lies alongside the playing fields of Headley Park Primary School, where a mature hedge forms the boundary. There is a small play space within the park and some semi-mature trees. The park is cut off from Hartcliffe to the south by Cater Road Industrial Estate and essentially serves only Headley Park

What we want to achieve

To extend the play facilities on the site and make the park appeal to the wider community.

Ideas and Options

- To provide new play equipment to serve all age groups, including older children and toddlers.
- To create a formally laid out area next to the play area with seating and bins, and make the whole area dog free.
- To layout an area for kickabout.
- To reinforce the planting around the periphery of the site with new trees and low level shrubs as appropriate to improve appearance and add to wildlife value.



These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp



Manor Woods Valley Local Nature Reserve

Manor Woods Valley would once have been part of the estate belonging to the Manor House in Bishopsworth. The River Malago meanders through this site, with old woodland to one side and open grassland on the other. A walkway/cycleway runs through the valley connecting Vale Lane to St Peters Rise and it is a well used cut through. Otherwise the space is used by dog walkers and for informal play.

As well as the valley, the space also includes the steep sides to former quarries associated with brick works on Vale Lane. There is a very active local group, The Malago Valley Conservation Group, who undertake stream clearances, planting schemes, walks and fundraising.

The valley and surrounding area is very rich in both flora and fauna. There are species rich grass land along side the river and ponds. Because of this ecological value the area as a whole is now designated as a Local Nature Reserve. New interpretation signs have recently been installed.

There are no proposals for change to this site as part of this plan but support for the ongoing management of the valley and surrounding land, to include the removal of Japanese Knotweed where it occurs and desilting of the lake.

Improved seating and more signs are proposed to enhance its use.



Entrance from Queens Road



View north east

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp

Crox Bottom

This natural area links Hartcliffe Way and Whitchurch Lane, under which there is an onroad route to the northern part of Willmott Park. Running through it in an open channel is the stream which is culverted as it runs through Willmott Park to the south. There is a retention lake in the space, which holds stream flow off at times of high rainfall and is therefore an important element of the drainage system serving a large area. The area has significant wildlife value.

The path through the space has been upgraded to make it easy to use by cyclists. Contributions from the Lakeshore Development are to be used to de-silt the ponds and improve the watercourse.

The planning permission for Lakeshore allows limited recreational access to the 'Wills' lake to the south of Crox Bottom.

It is proposed to manage this space to a good standard for wildlife and people. This could be aided by the drafting of a Management Plan.

Information and directional signs are also suggested to let people know that this is a walking and cycling route which connects Willmott Park to Hartcliffe Way and the new cycle lane alongside Hartcliffe Way.



Retention lake



Pathway through space



These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp





Valley Walk

Valley Walk is a long green corridor that starts with a wide grassed area at the base of the 'Bishport Five' flats and then runs north alongside Hawkfield Road, crossing Fulford Road. Pigeonhouse Stream flows through most of the space in an open channel, flanked by trees and shrubs. The space has wildlife value.

Use of the space varies along its length but it is mainly used as a green link, by dog walkers and for informal play. There is a history of fly tipping.

The eastern half of the part of the space by the Bishport flats, known as 'The Groves' was identified as an area of housing renewal on the adopted Bristol Local Plan. Planning permission has now been granted for residential development of this land.

What we want to achieve

To enhance the wildlife value, make the space more accessible and enhance its role as a link in a wider network of open spaces, reduce anti-social behaviour.

Options and ideas

- Dispose of two small areas of land for housing development. These areas are not of significant wildlife value and housing facing towards the space will make it feel more welcoming and deter anti-social behaviour
- Appropriate new planting and management to enhance its wildlife value.
- Repair and if widening of the main footpath.
- Installation of new seating alongside the path.
- introduce new signs and information about routes beyond the space.

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp



View north from Bishport Avenue entrance



Entrance from Whitchurch Road



View south across Hareclive Road

Lakemead Grove Sports Ground

This large playing field is now owned by Fields In Trust, formerly the National Playing Fields Association. The Trust has not to date been fully established but development proposals on the part of the football club for improved changing rooms has a current planning permission.



View south across Hareclive Road

Lakemead Grove Amenity Area

This space provides the setting to the purpose built, local centre at Highridge. Part of the centre was redeveloped some years ago but it retains a shop, a children's centre and public house.

A children's play area has been installed on the space, which is well located to serve the surrounding housing and visitors to the centre.

The new play area at Kings Head Lane Park will mean that there is some overlap in play provision but this play area will continue to be the only facility for much of Highridge, where there is an above average percentage of children and young people.

Ensuring a high quality of play provision should be a priority for this site.

Consideration could be given to extending the dog free area here and comments on this are sought.



View south across Hareclive Road

These are ideas and options. We cannot afford to do all of these suggestions. Please tell us what your priorities would be and give us your ideas by completing the questionnaire at www.bristol.gov.uk/agsp



Ideas and Options Paper Bishopsworth, Hartcliffe and Whitchurch Park Area Green Space Plan

Other sites

Bishopsworth, Hartcliffe and Whitchurch Park have a number of other small green spaces. The following management is proposed for the sites listed below:

Name	Nature of site	Suggestions	
Ilchester Crescent Open Space	This is a steep area of open space which flanks the one way section of Parson Street. It is mostly grassed but one section contains a number of small trees and shrubs. There are a couple of access points from Parson Street. Alternatively access is possible via the lanes to the rear of the garages of Ilchester Crescent, at the top of the slope. Part of the space is a designated Common land.	There are no proposed changes to this space as part of this plan.	
Leacroft Park	Sited on the corner of Elvard Road and Molesworth Drive, this space is overlooked on three sides. It has some landscaping and there is scope to improve its appearance.	It is proposed to review the landscaping of this space and consideration could be given to the provision of seating.	
Witchazel Road	This is a flat, grassed area between two terraces of houses. Most of the road frontage is fenced and levels of use are low. The site is designated Green Belt, which precludes most forms of development.	It is suggested that this space be used as allotments.	
Kingshead Police Station	This square of grass contains a few shrubs and acts as a backdrop to the local centre at the junction of St Peters Rise and Bishopsworth Road.	There are no proposed changes to this space as part of this plan.	

Links

There are a number of distinct green corridors in this neighbourhood partnership area which include Valley Walk, Willmott Park, Crox Bottom, Withywood Park and Manor Woods Valley.

These together with Dundry Slopes provide a great opportunity to open up and improve links right across, and outside, the area, taking advantage of the public rights of way across Dundry and the Malago Greenway.

This is something that was mentioned several times by different people during the consultation process to date and echoes work being undertaken by other professionals looking at 'green links' and health walks.

Improvements would include a combination of footpath works and signage in the first instance with enhancements to the corridors in the form of planting, possible 'trim trail' equipment and interpretation material being considered at a later date. Where possible paths could be adapted to allow wheelchair use and cycle use.

It is recommended that signs start at the first point of access, which would in some cases be outside the area, and include mileage, directional information and also the range of users catered for.

Section 4. Possible open space disposals in the Bishopsworth, Hartcliffe and Whitchurch Park Neighbourhood Partnership Area

As stated in Section 1 one of the sources of funding investment proposals is from the disposal of small amounts of green space. The council is committed to reinvesting 70% of any money raised back into improving parks and green spaces.

Potential green space disposal sites are also identified in the Site Allocations Development Plan Document and Proposals map - documents that are part of the emerging Bristol Development Framework. The Site Allocations is subject to a public consultation at the same time as Area Green Space Plans - ideas and options papers.

The Site Allocations will in many instances suggest an alternative use for a potential disposal space. For example, for residential housing. If so, its proposed use is also identified here.

If the Site Allocations does not propose an alternative use then the future use of the land would be determined by the purchaser and, if relevant, the application of planning policy in the normal way - the future use of a disposal site is more likely to be for built development.

How have disposal sites been identified?

Green Space Standards adopted by the Parks and Green Space Strategy guide decision-making on disposals.

One of the main factors determining whether a site should be disposed of is its value as land which contributes to the local community or has wider benefits – such as ecological value. It is not based on its financial value.

The table below summarises the key factors that have been considered when assessing a space – a more detailed description of these can be found in the Parks and Green Space Strategy - appendix 5.

Factors for assessing value

The following factors have been included in the assessment:

- Level of use
- Community views of the space
- Community involvement
- Equalities considerations
- Educational significance
- Demographic change
- Level of anti-social behaviour
- Events potential
- Local context and significance
- Accessibility
- Landscape significance
- Nature Conservation significance
- Archaeological/Historical significance
- Legal Status
- Contribution to the local economy
- Sustainability significance

A value assessment took place for all sites identified for possible disposal in Bishopsworth, Hartcliffe and Whitchurch Park. Through stakeholder involvement, views from the local community were sought, helping to identify how sites are used, barriers to use and how barriers to use can be overcome.

In Bishopsworth, Hartcliffe and Whitchurch Park two whole spaces have been identified as low value and are proposed for disposal.

In some cases the value of a space could be improved by its partial development, allowing housing to be built facing onto the space and providing natural surveillance to the remainder. Then, what is often a poorly and misused backland site, can become of greater value to the local community and attract more people to use it.

This principle has been applied to a number of potential disposals in this Neighbourhood Partnership Area.

Control of housing design in relation to partial site disposals.

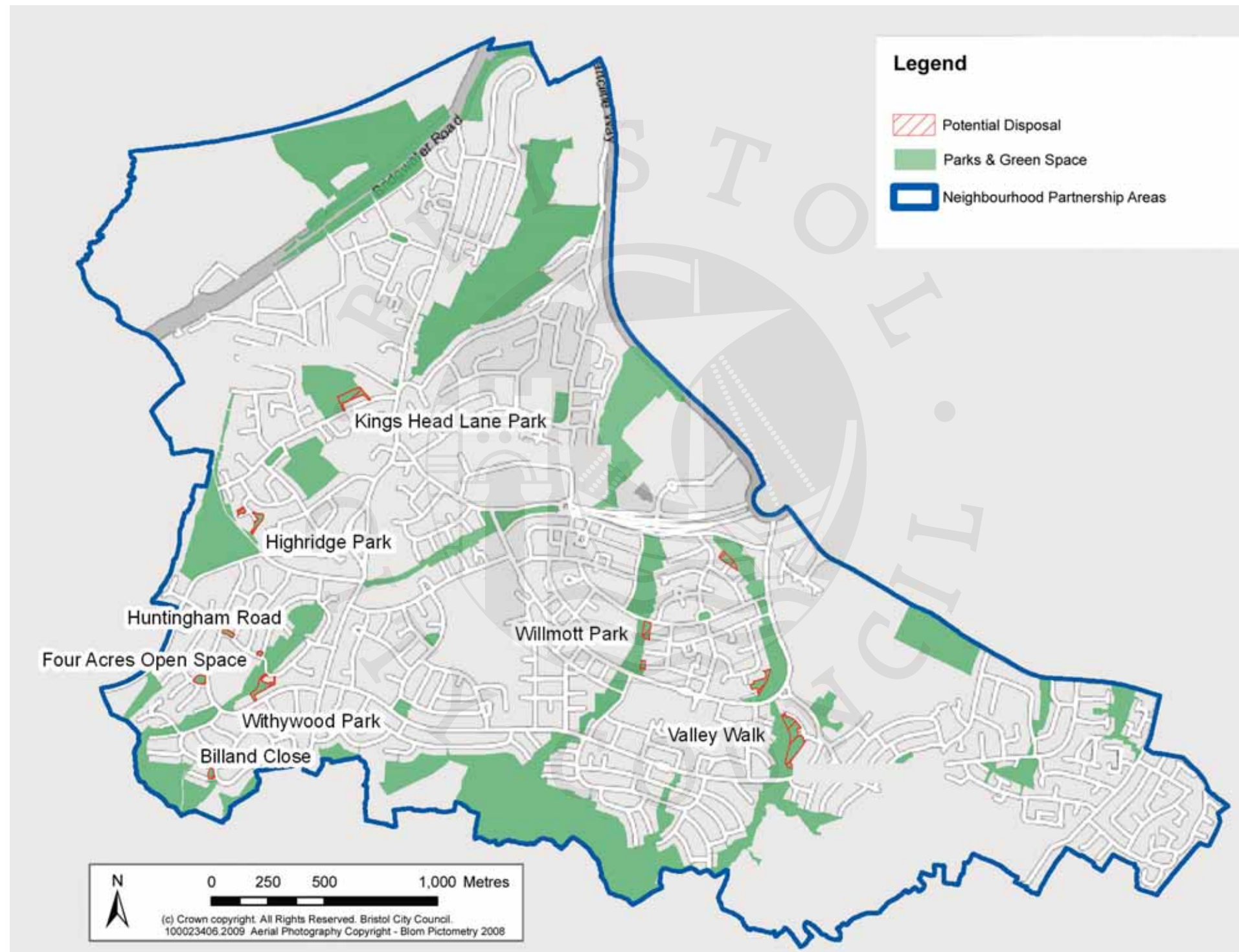
Where it is considered appropriate to partially develop council land in order to improve the remainder of the space, the method of disposal will take whatever form is the most likely to bring about the intended benefits of the development within acceptable timescales. Prior to marketing, the council will issue a developers brief on which relevant stakeholders will be consulted. Normally the council will proceed by way of a building agreement and would only transfer the freehold interest in the site when an acceptable development had been completed in accordance with the brief.

Your comments

We welcome your comments on the possible disposal sites put forward here.



Map showing proposed Disposal Sites



Disposal Sites

1.

Part of Kings Head Lane Park

This park has a history of anti-social behaviour and as a backland site lacks natural surveillance from overlooking houses. It is proposed to dispose of a small part of the park along the southern boundary in order to introduce more natural surveillance into the site to improve perceptions of safety and curb anti-social behaviour.

A number of improvements are proposed to the remainder of the park which include new changing rooms and cafe, a formal seating area, relocation of the bowls club car parking and a new Multi-Use Games Area.



2.

Part of Withywood Park - area to the rear of Paybridge Road

This park is well used but there is an area to the rear of Paybridge Road that was previously laid out for parking, it remains hard surfaced with redundant street lights and is little used. There is a narrow access lane to the land from Paybridge Road. It is proposed to dispose of this site for housing. The existing access lane from Paybridge Road is too narrow and access would be either be from Paybridge Road as an extension of an existing access to houses facing the park or the existing park entrance, which would be widened and made 'shared use'. Development on this land would face onto the park and so introduce natural surveillance and deter anti-social behaviour.



3

Land at the junction of Huntingham Road and Keble Avenue.

Nominally part of Withywood Park, this small space is apparently little used. It is proposed to dispose of all of this area for housing. Any development should take account of the impact on neighbouring houses.

(See page 14 for thoughts on the proposed improvements to the remainder of the space).

4.

Billand Close

This small grassed area is a former garage court and there is little apparent use. Alternative open space is at Withywood Park where there are a number of facilities and there public rights of way across Dundry Slopes, It is proposed to dispose of all of this area for housing development.



Disposal Sites

5.

Part of Willmott Park

This linear park has a history of anti-social behaviour and two small sites are proposed for disposal to help address this.

- i. Land adjacent to the Health Centre. This is a small grassed area and it is envisaged that development would follow the line of Grinfield Avenue. This will increase natural surveillance in this part of the park and deter anti-social-behaviour.
- ii. Land south of Fulford Road- this land will form part of the land swap proposed to enable the park either side of Fulford Road to be re-aligned. Some of the former school site at this point would be incorporated into the park in return.

(See page 11 for thoughts on the proposed improvements to the remainder of the space)



6.

Part of Valley Walk

This linear space is a green space corridor and there is potential for the path through the space to be opened up and improved. However there are sections of the corridor that as a result of comparatively low levels of use and lack of overlooking, suffer from antisocial behaviour, in particular fly tipping. To help address this two small sites are put forward for development on the edge of the main corridor, Housing on these sites will result in more natural surveillance and help deter anti-social behaviour.

Neither site is considered to be important to the wildlife value of the corridor.

The two sites are;

- a. Land adjacent to Urmstone House - a small level grassed area away from the stream. Access to this site would be as an extension of the existing road.
- b. Land to the rear of Blackthorn Close - a level area of land where there was a previously a childrens play space.



7.

Existing Disposals

There are some spaces that have already been disposed of mainly as a result of decisions made prior to the adoption of the Parks and Green Space Strategy in 2008.

These are shown on the map overleaf and are as follows:

Land at Four Acres and Huntingham Road

These two spaces have planning permission for housing and have been sold.

Highridge Park, (two spaces).

There is a history of planning permission to develop the larger of these sites for housing. New planning permission was granted for housing development on each space last year and they have been sold.

The Groves

This land had a long standing planning policy designation for housing, planning permission has been granted for housing and it has been sold.



Section 5.

Future opportunities

The quantity of public open space per person in this Neighbourhood Partnership is currently significantly more than the standard.

Taking account the proposed disposals and discounting of other sites where there are either planning consents for development, or long standing planning policy designations for alternative uses together with the projected increase in population, it is calculated that there will not be a significant decrease in the quantity per person up to 2026.

However there will still be gaps in the provision of both play and formal space as proposed. One anticipated gap in respect of the provision of space as whole will result from the loss of Gatehouse Avenue Open Space and Whitland Road Open space to a new transport link. The desirability of retaining some open space as part of the layout has already been mentioned and fed into the consultation. Whether that land could have any potential for children's play space needs to be explored.

When any new development sites come forward there will be a need to assess whether there should be new open space provided on site and if so, what and where.



Appendix 1. How the Area Green Space Plan is meeting the Parks and Green Space Strategy standards

The Parks and Green Space Strategy adopted new minimum standards for the provision of publicly accessible green space. There are three specific standards:

1. Quality Standard – a level of quality which all spaces should attain.
2. Distance Standard - how far should people have to travel to reach a particular type of space.
3. Quantity Standard - how much green space of different types there should be.

A key aim of this Area Green Space Plan is to propose how these standards will be met in the Neighbourhood Partnership Area of Avonmouth and Kingsweston.

Quality

A Bristol quality standard has been devised in consultation with national advisers and local parks users, which takes into account design, condition and maintenance, and assesses a comprehensive range of features of parks and open spaces. It takes into account a number of aspects which are of particular public concern such as entrances, safety feel, and facilities.

Before the adoption of the Parks and Green Space Strategy, each park and green space across the city was assessed for its quality. As a result the council was able to know which sites met the Quality Standard and which sites needed improving. On a 1 to 4 scale (poor, fair, good and excellent), where 3, or 'good', is the quality standard threshold, the quality assessment process revealed an average quality level across Bristol of 2 (fair).

The final Area Green Space Plan will be informed by a review of the quality of parks and green spaces - to take place this year. This is because the original assessment is now between 4 and 5 years old and does not take into account investment to improve spaces over this time. For this reason an analysis of quality in each Neighbourhood Partnership Area is not shown here.

Distance Standard

The aim of the distance standard is to protect and promote an accessible network of green space. The distance standards are based on research on how far Bristol residents feel it's

reasonable to walk to get to the different types of space, combined with an analysis of Bristol's layout to ensure the standards are credible. A distance standard has been set for each of the five different types of space recognised by the Parks and Green Space Strategy.

The maps on the following pages demonstrate how well the standard for each type of space is currently met across the Neighbourhood Partnership Area and how proposals to invest in new types of space will improve access across the area.

When proposing a new type of space the AGSP ensures that the existing value and character of a site is enhanced and not compromised. If it is clear that the existing type is of high value then no change is proposed and either an alternative site is found or it is accepted that the standards may not be met in that area.

The distances proposed are in the table below:

Distance Standard	Distance 'as the crow flies' (metres)	Estimated Time (minutes walk)
Distance to the nearest green space	400	9
Children's play space	450	10
Formal green Space	600	15
Informal green space	550	13
Natural green space	700	18
Active sports space	Determined by Playing Pitch Strategy	

Barriers to access

When applying distance standards barriers to accessing parks have been taken into account such as railways, rivers, major roads, hills and valleys and large industrial areas. When considering these barriers any legitimate crossing points - bridges or pelican crossings for example - have been located. The effect of barriers and crossing points is incorporated into the application of each distance standard across the area.

Cater Road Industrial Estate provides a barrier to access in some for some residents. The large area taken up by Bedminster Down School and its playing fields also act as an obstacle to a lesser extent.

Towards the southern boundary, areas of privately owned land restrict access between the areas of public open space on the foothills of Dundry Slopes.

Other than these examples there are no obvious barriers to access though busy roads such as Whitchurch Lane and Bridgwater Road, (A38), do deter access. However the road connection under Whitchurch Lane to Imperial Park has improved pedestrian access and there is a pelican crossing now on Bridgwater Road in the vicinity of the Pavilions Office Complex.

Children's Play Spaces

At present there are nine children's play spaces in Bishopsworth, Hartcliffe and Whitchurch Park. Four of these are comparatively recent, including the three spaces funded through the Play Pathfinder Project at Kings Head Lane Park, Withywood Park and Willmott Park and the play space that was provided as part of the redevelopment of Symes Avenue shopping centre.

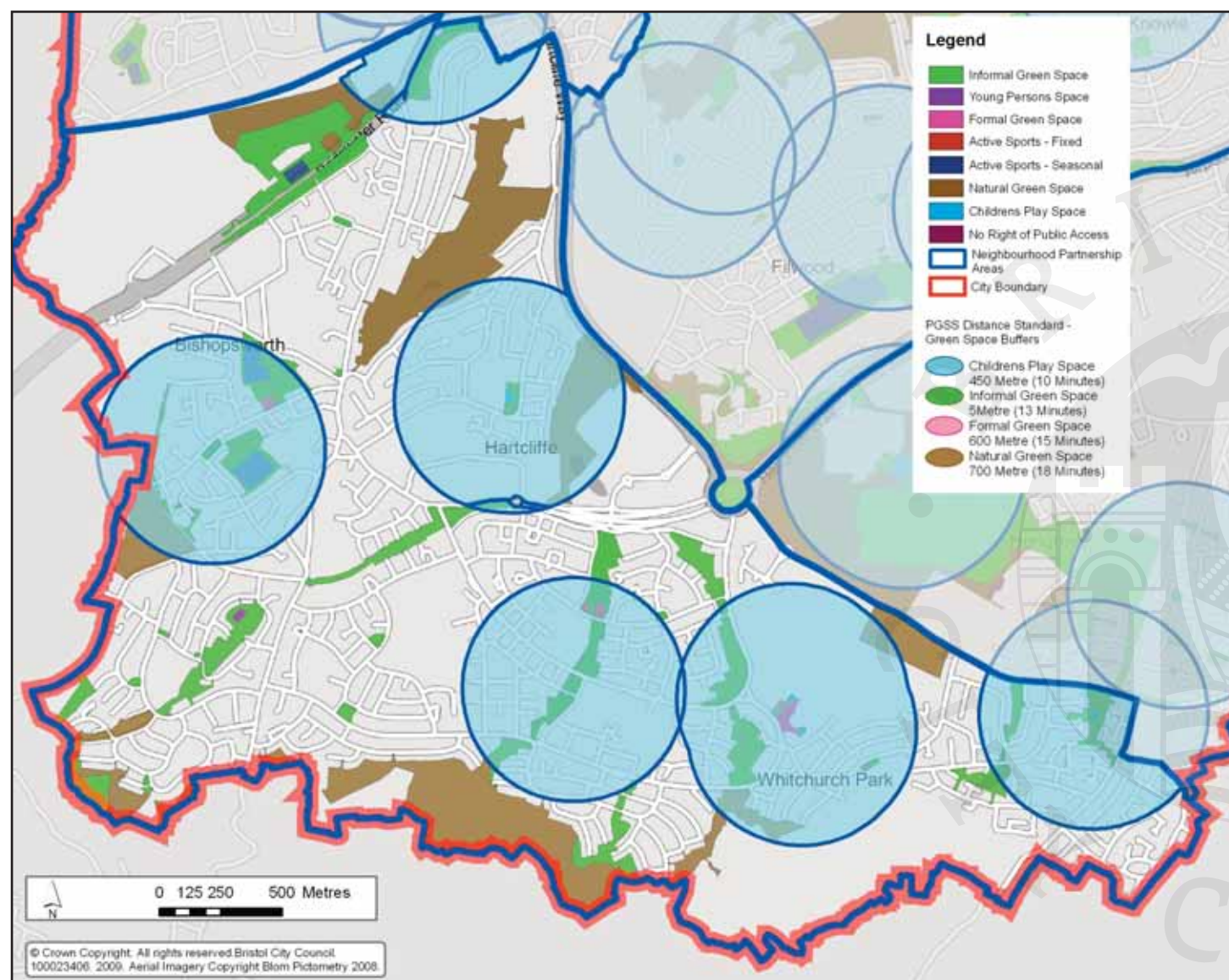
A new play area is scheduled to be installed at The Millenium Green in Hartcliffe in 2010 through the Play Pathfinder Project.

Four new play areas are proposed as part of this plan in order to better meet the distance standards elsewhere in the Neighbourhood Partnership Area; these are Cheddar Grove Open Space, Maynard Road Open Space, Molesworth Drive Open Space and Court Farm Road. Improved play equipment in a location benefitting from increased passive surveillance is proposed at St. Augustines Park.

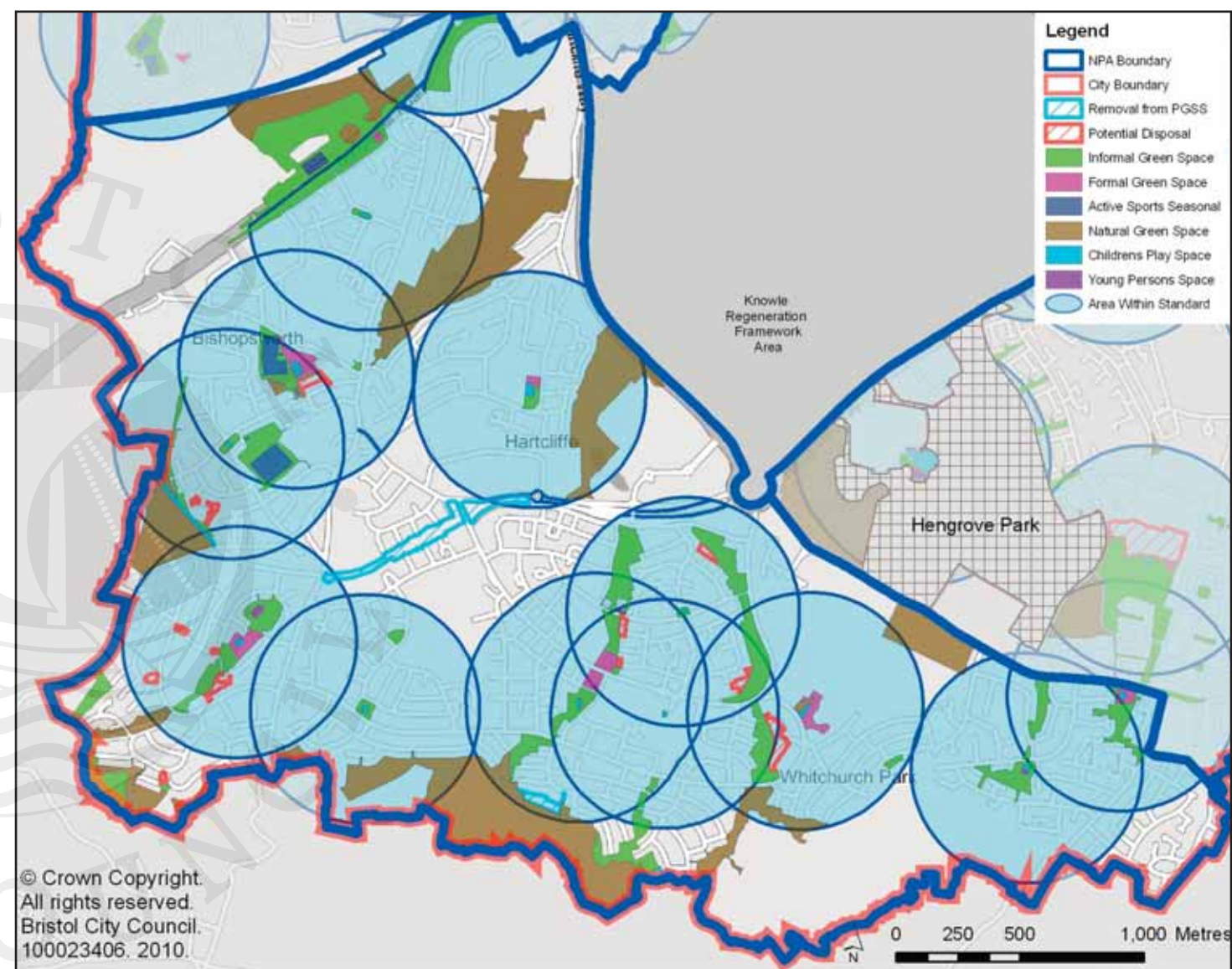
The percentage of the predicted future population that will be outside the distance standard for a Childrens Play Space will go down from 59% to 21%. This will still leave some of the Neighbourhood Partnership Area not served but overall coverage will be good.

One such area is in the vicinity of the transport link reservation where opportunities will be explored.

Areas where the standard is currently met



If all the proposals for childrens play are taken forward this map shows how the area will be served by childrens play.



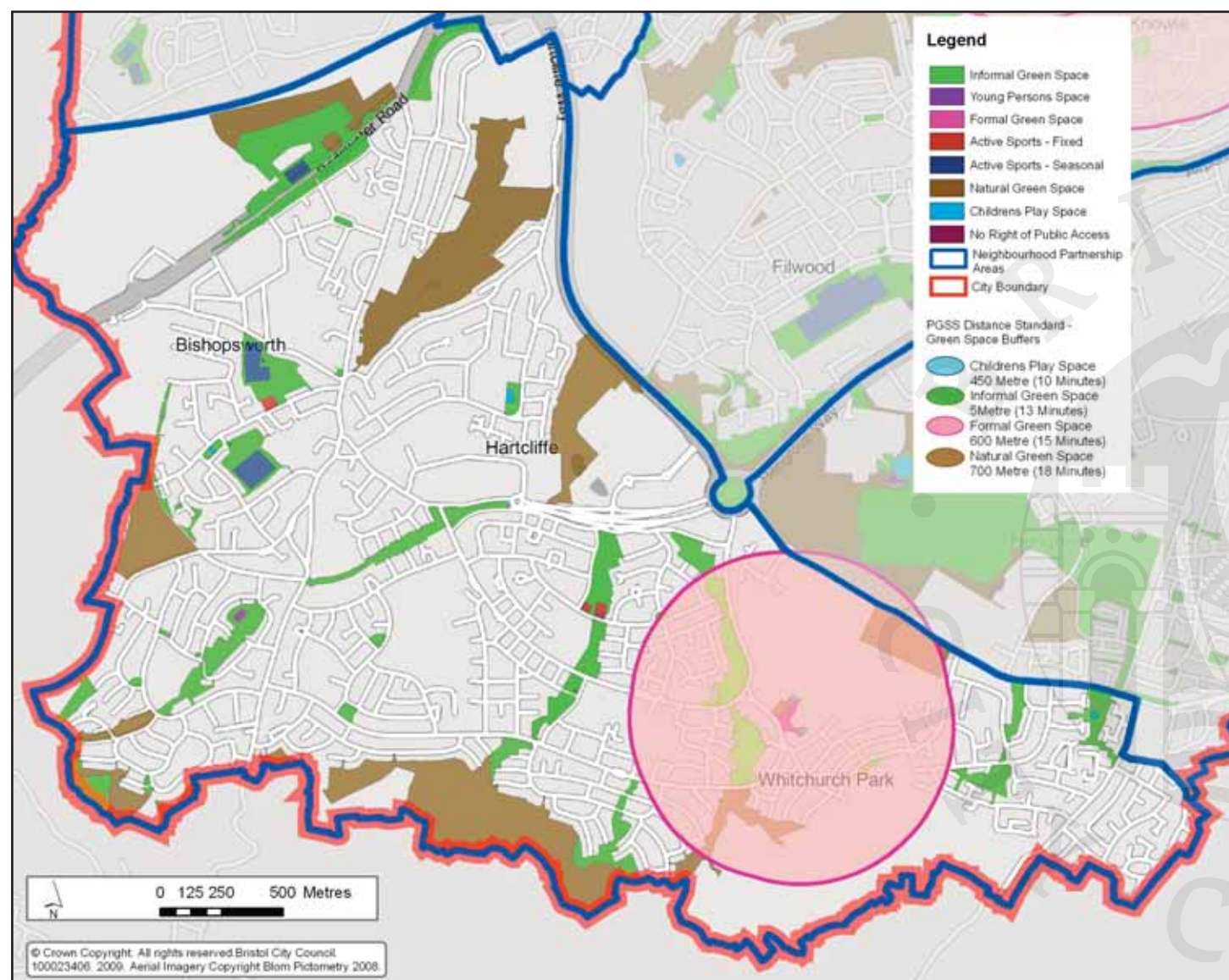


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Formal Green Space

This Neighbourhood Partnership Area has at present only one area of formal space at The Millennium Green and there is therefore a significant shortfall. In order to address this, formal areas are proposed on the main parks in the area, mostly in the vicinity of children's play spaces, in accessible locations and taking advantage of good views. The parks where formal areas are proposed are; Kings Head Lane Park, Withywood Park, Willmott Park, Headley Lane Park and St Augustines Park.

Areas where the standard is currently met

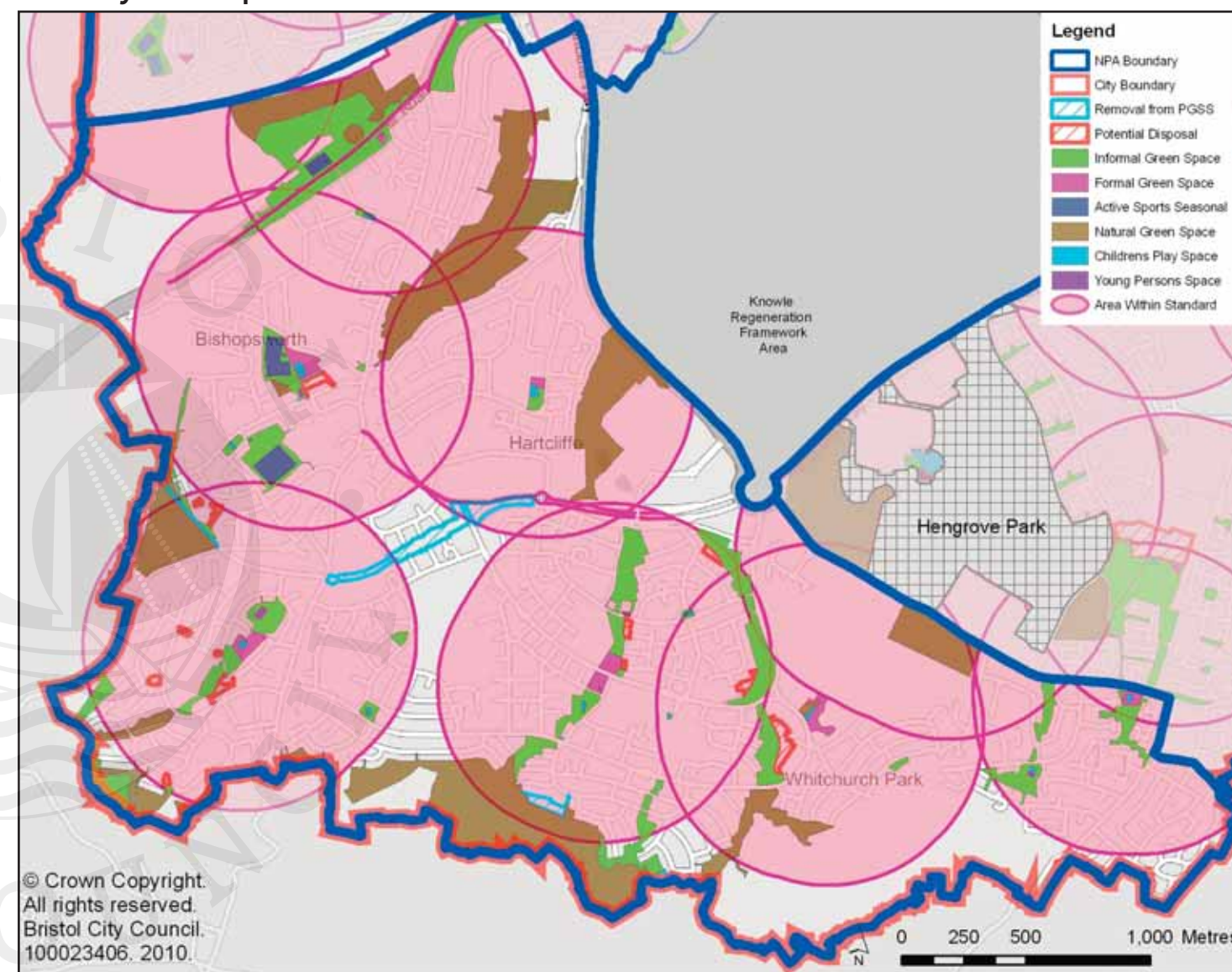


A formal area is also proposed on the amenity area to the south of the A38 at Bedminster Down.

These will combine to make a substantial change though some areas will remain outside of the distance standard due to the lack of suitable spaces for formal provision.

The percentage of the population that will be within the distance standard for Formal Green Space will go down from 86% to 9%.

If all the proposals for formal green space are taken forward this map shows how the area will be served by formal space.

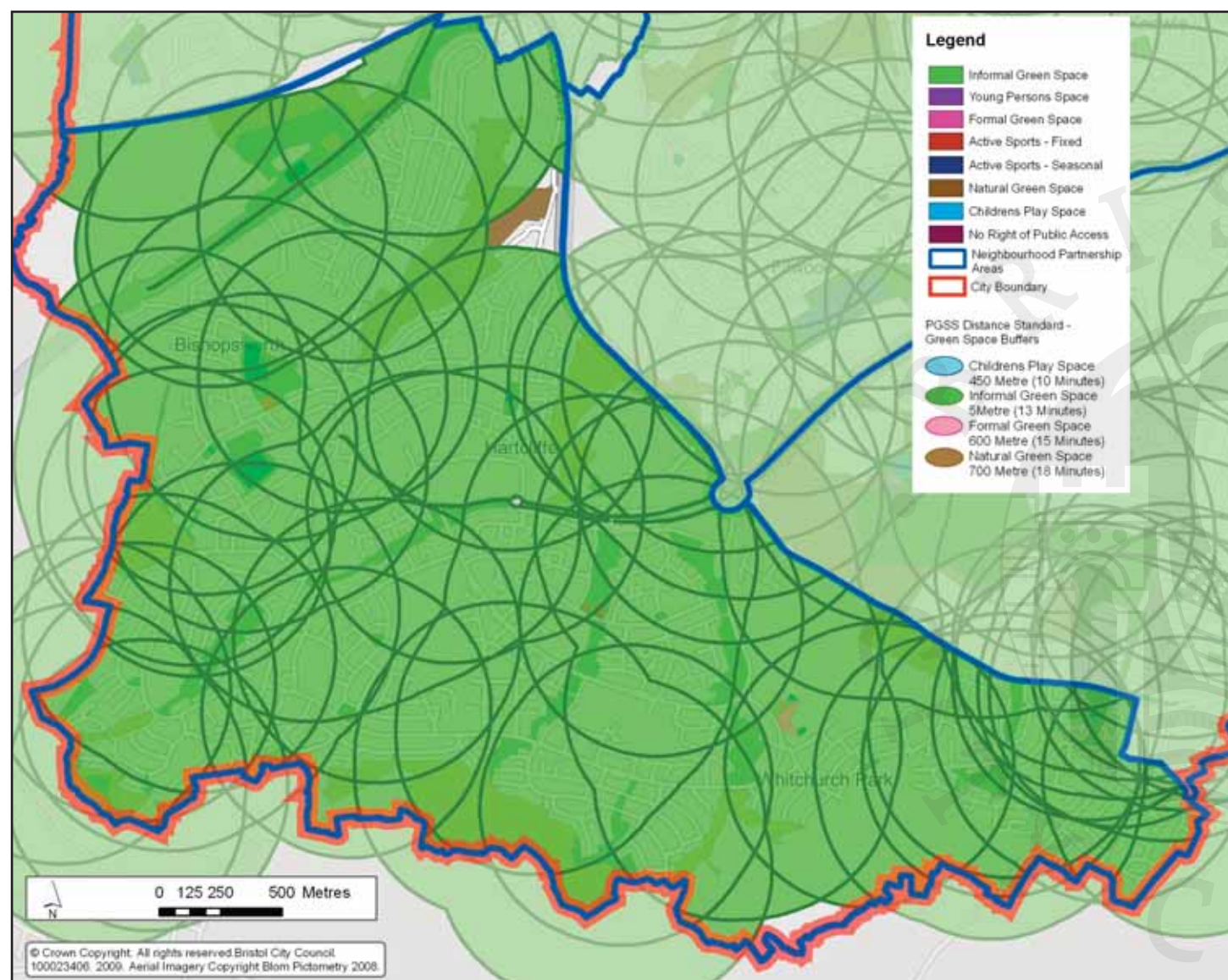


Informal Green Space

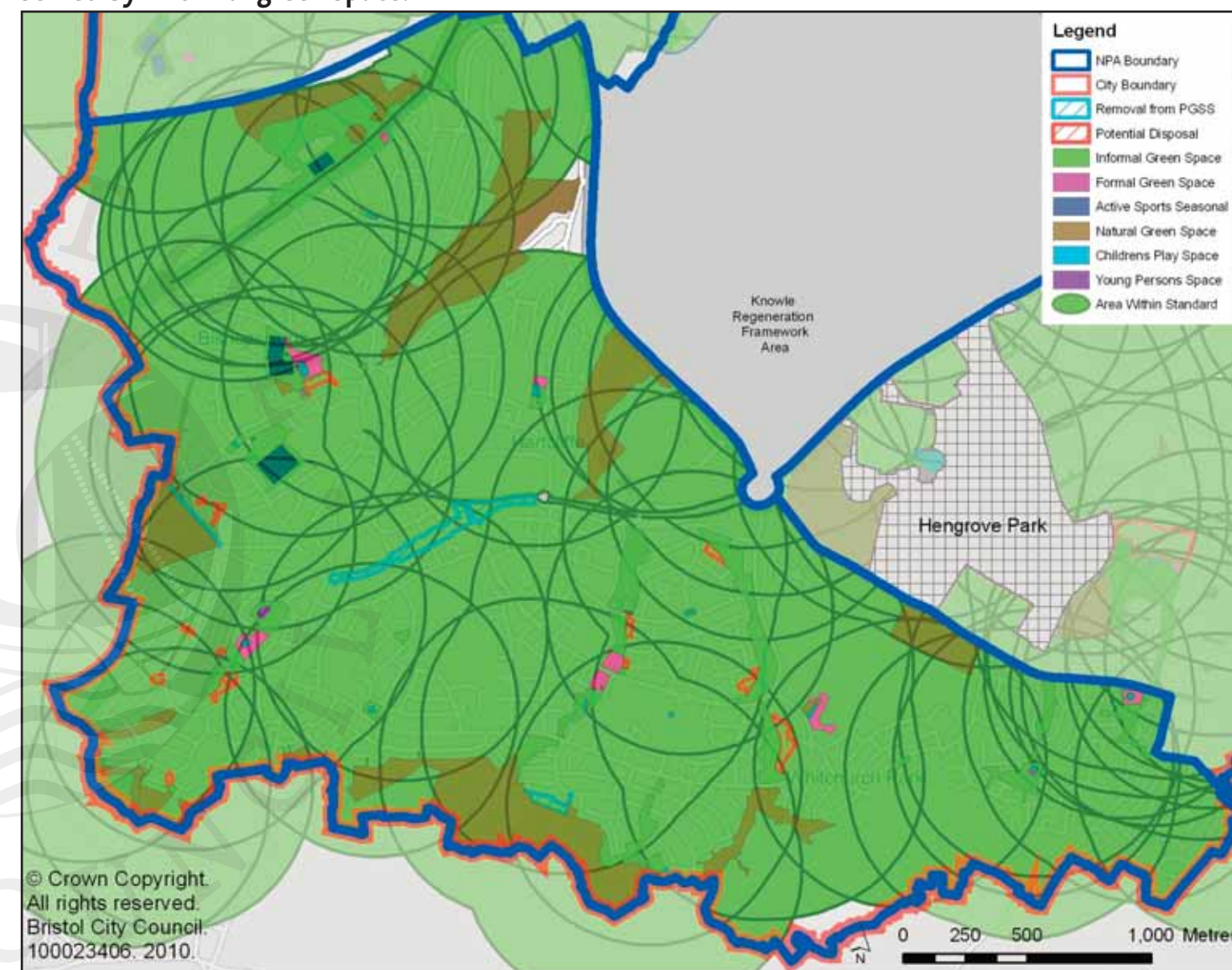
There is a good coverage of informal space in this Neighbourhood Partnership Area, though small areas on the western and southern boundaries and one in the boundary with Knowle in the east fall outside of the distance standard. The area on the western boundary affects one farm, that on the southern boundary does not affect any permanent residents and those residents are affected on the Knowle boundary have good access to natural space.

The proposed disposals, losses due to established planning policies plus proposed new children's play spaces and formal spaces will mean a reduction in the amount of informal space, however population outside the distance standard will remain at less than 1%.

Areas where the standard is currently met



If all the proposals for informal green space are taken forward this map shows how the area will be served by informal green space.





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Natural Green Space

The distance standard is met for most of the Neighbourhood Partnership Area except for a small area in the west and an area to the south which includes a number of residents in the Whitchurch area.

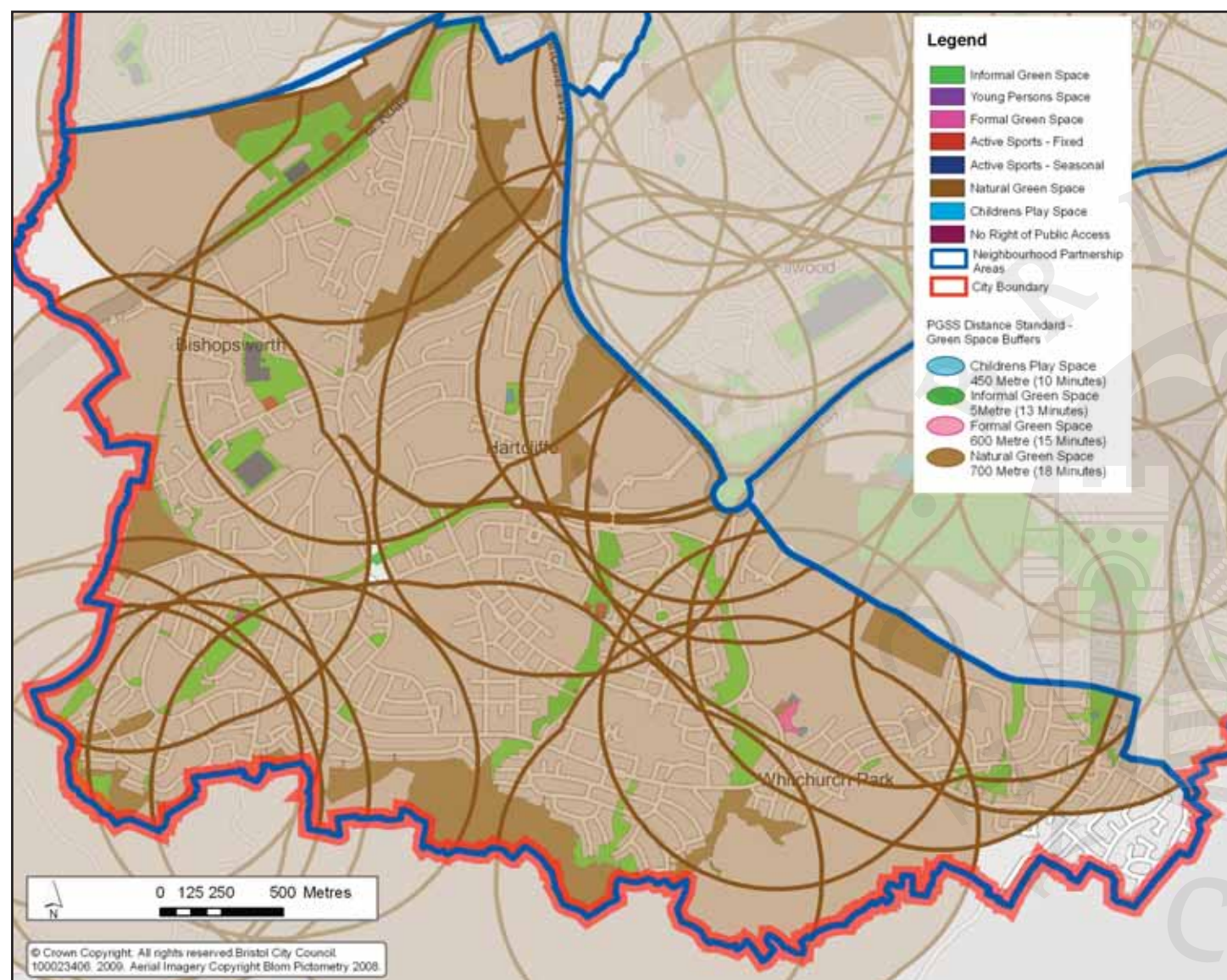
However those residents do have good access to informal open space at Court Farm Road and Belland Drive where the water channel has natural value, the area is also close to open

countryside.

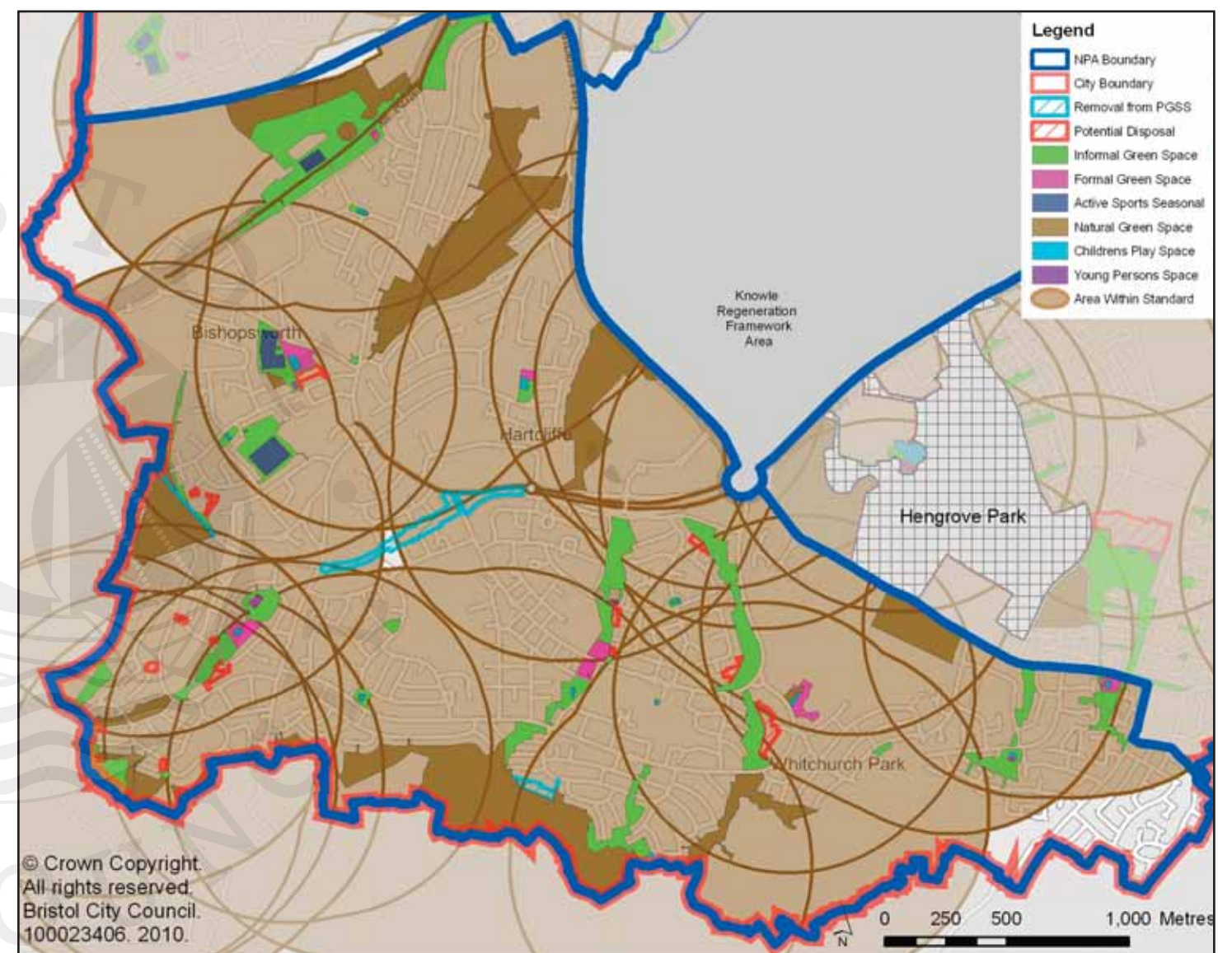
The proposals as they stand in this plan will have a negligible impact on natural space and there will be no change in the area falling within the distance standard.

The percentage of the population that will be outside the distance standard for natural green space will remain at 4%.

Areas where the standard is currently met



If all the proposals for natural green space are taken forward this map shows how the area will be served by natural green space.

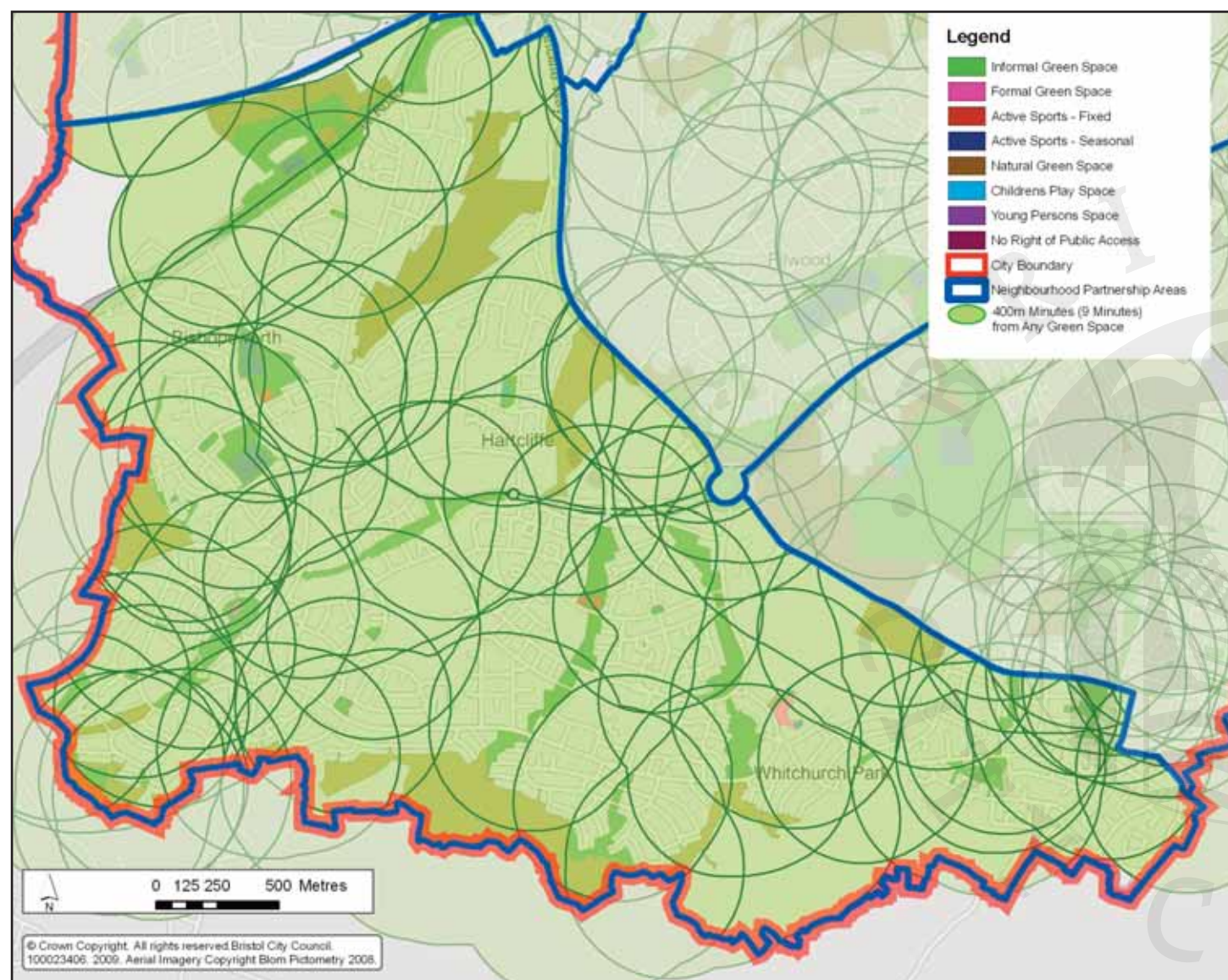


Distance to nearest green space

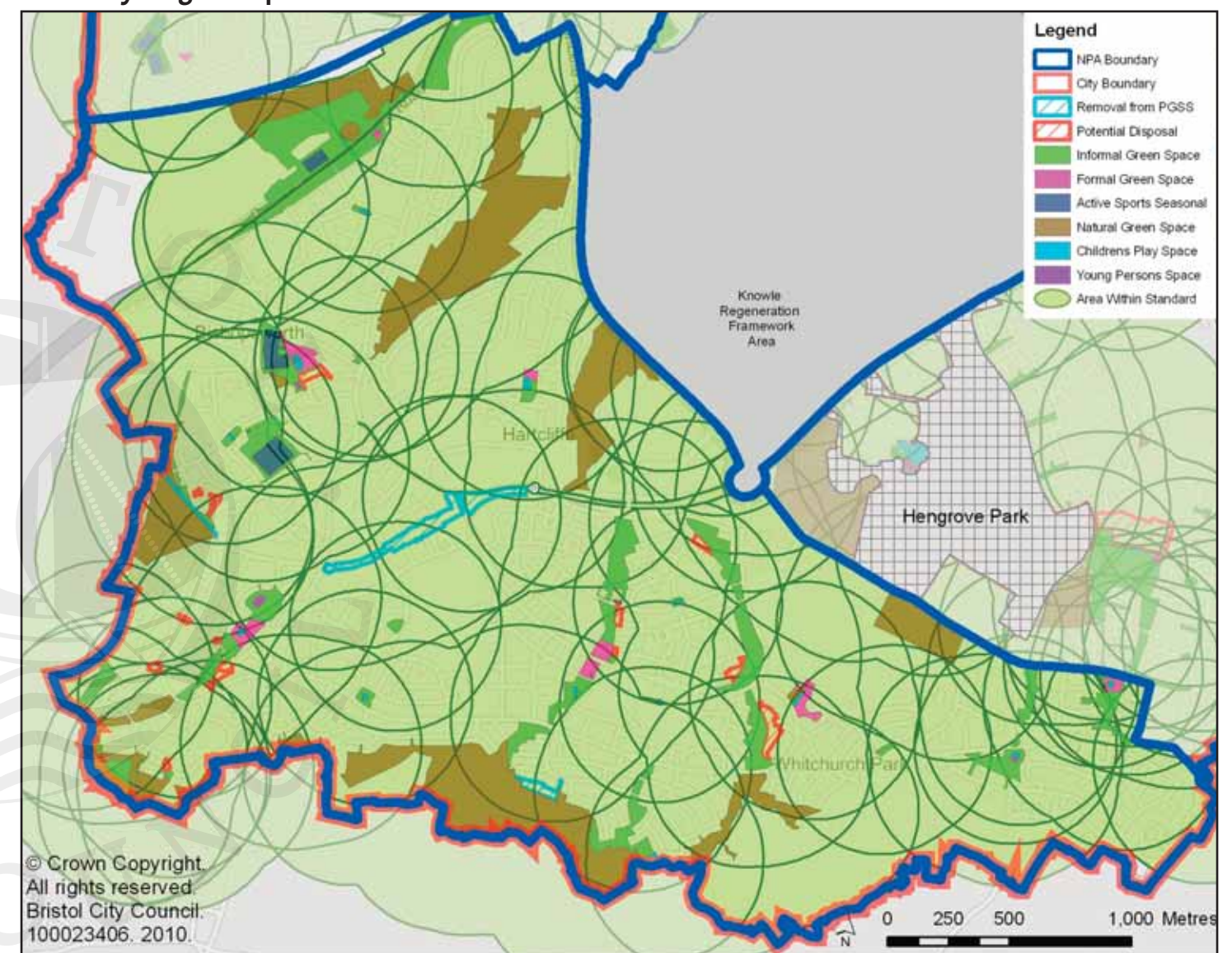
At present the standard is met throughout the area aside from an area along the western boundary, of a similar size and location to that outside the standard for informal and natural space. As above, one farm is affected by this.

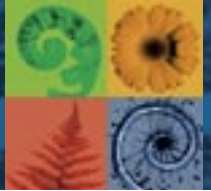
There are no proposals that will address this situation and the area within the standard remains unchanged. .

Areas where the standard is currently met



If all the proposals for all green space are taken forward this map shows how the area will be served by all green space.





Quantity

The Quantity Standard relates to the amount of green space that should be in the city.

The Quantity Standard has both a citywide and a local component. The citywide Quantity Standard is the figure used to compare Bristol and its standards with other cities and is largely fixed. However, for planning and land management purposes the local component is more important because it ensures there is an adequate supply in every neighbourhood.

- 1. Local component – the minimum amount of green space that any area should have.
- 2. Citywide component – the total amount of space within all the city’s large destination parks. This includes The Downs, Blaise/Kingweston, Oldbury Court/Snuff Mills, The Downs, Hengrove Play Park, and the area of Ashton Court that sits within the city’s boundary. These are sites that attract citywide and regional visitors.

Proposed minimum quantity standard:

	sq m/capita	Hectares/1000 pop
Locality Component	18.0	1.80
City wide component (Destination parks)	9.8	0.98
Total Bristol Standard	27.8	2.78

Locality Standards for different types of space:

	sq m/capita	Hectares/1000 pop
Children’s play space	0.3	0.03
Formal green space	2.0	0.20
Informal green space	8.0	0.80
Natural green space	9.0	0.90
Active sports space	See Playing Pitch Strategy & notes below	

The changes in the type of open space proposed in the Distance Standard maps will ensure that the Quantity Standards set by the Parks and Green Space Strategy will be better met in this Neighbourhood Partnership Area.

When proposing the introduction of new types of space a projection of future population, size and location, has been considered and included in calculations. Population projection figures have been used using the latest information from the Office of National Statistics (ONS estimate). A further population projection has been generated using data informing the Bristol Development Framework, based on the city’s Strategic Housing Land Availability Assessment and Site Allocations (GLA estimate). This information makes it easier to target more precisely where new populations might be located in the future.

When open spaces are proposed for disposal, they are not included in the application of the Quantity Standard. In most circumstances, open space is not recommended for disposal if it is needed to meet minimum open space provision.


The table below sets out how well the Quantity Standard for each type of space is met at present, and the impact on this if the changes proposed were implemented. The table does the same with a future population projection included. Open spaces that are proposed for disposal are not included in these figures. In most circumstances, an open space cannot be disposed of if it is needed to meet minimum standards for the provision of publicly accessible green space.

How the Quantity Standard will be met in 2026 if related ideas and options are adopted:

	Standard sq m/person	Current provision sq m/person	ONS 2026 population estimate sq m/person	GLA 2026 population estimate sq m/person
Children’s play space	0.3	0.13	0.21	0.25
Formal green space	2.0	0.21	0.98	1.13
Informal green space	8.0	17.71	12.22	14.17
Natural green space	9.0	26.16	21.63	25.08
Locality standard	18.0	44.21	35.04	40.62



Appendix 2.



How the Area Green Space Plan is meeting the Parks and Green Space Strategy policies

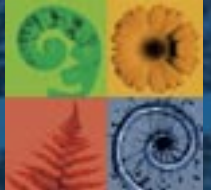
Policy Area	PGSS Policy No.	How ideas and options would act to meet the policy
Children and young people		
	Developing a diverse range of children's play spaces including natural play	CY1 Each new play space will provide the opportunity for a different approach to the type of play, taking into account the local context. At Cheddar Grove where there are a number of attractive mature trees a more natural design would be appropriate.
	Provide diverse, exciting and challenging spaces for young people including equipment, MUGA's, wheels parks and shelters.	CY2 It is proposed to incorporate play equipment for older children at Court Farm Road in the vicinity of the proposed MUGA. There is currently one MUGA and one Wheels Park in the Neighbourhood Partnership Area that fit the required standard for young people to use. As a result there is a significant part of the area not served by a MUGA however due to the provision of a Wheels Parks outside the area at Dame Emily and Hengrove Play Park, almost all the area is within the 2km distance guideline. To address the short fall in MUGA's, two new ones are proposed, one on Court Farm Road Open Space and one on Kings Head Lane Park. This will still leave an area in the centre of the NPA outside of the 1km distance and consideration should be given to what could be a good location for a MUGA on Willmott Park. There is a kickabout area already on this site. The reinstatement of the BMX track at Withywood Park is proposed.
	Enhance the wider park environment for play and work with children and young people to explore and use green spaces positively.	CY4 The proposals to improve access to Dundry Slopes will open up opportunities to play in the woods and stream channels. An improved footpath network in the vicinity of Bedminster Down Common will also open up more natural areas for play.




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Policy Area	PGSS Policy No.	How ideas and options would act to meet the policy
Formal Green Space		
	Ensure that there is a good traditional park within easy reach of home offering a range of facilities.	FG1 It is intended that Kings Head Lane Park, Withywood Park and Willmott Park will act as more traditional parks with a wide range of facilities to serve the community as a whole.
	Providing a Park Keeper in all main traditional parks as a minimum.	FG2 There is already a Park Keeper covering Willmott Park, Valley Walk, Withywood Park and Hartcliffe Millenium Green.
	Enhance entrance points and boundaries.	FG4 See proposals for individual parks.
	Provide visual planting schemes in key formal spaces.	FG7 New formal areas are proposed in a number of spaces and it is proposed that these will incorporate ornamental planting.
Informal Green Space		
	Tackle anti-social behaviour focusing on prevention and greater responsiveness to incident, access and visibility.	<p>IG2 Police incident recording data shows a significant reduction in incidents in both Withywood Park and Willmott Park.</p> <p>However Police report anti social behaviour at St Augustines Park and there has been a high level of vandalism at the new play area in Kings Head Lane Park.</p> <p>The proposed partial development at Valley Walk, Willmott Park, Withywood Park and Kings Head Lane Park will introduce natural surveillance and help deter anti-social behaviour. The proposed realignment of Willmott Park at Fulford Road will reduce the length of the park frontage in this location that is not overlooked and improve sight lines.</p> <p>All investment proposals made in the Area Green Space Plan will act to reduce the incidence of crime and anti-social behaviour in the long term by ensuring that the number of visitors increases.</p>
	Upgrade some areas of informal green space for safe play and sport, including enclosing them with railings and making them dog free.	IG3 It is suggested that the entire open space around the proposed play areas at Maynard Road and Molesworth Close be enclosed by railings and made dog free.

Policy Area	PGSS Policy No.	How ideas and options would act to meet the policy
Natural Green Space 	Establish a network of 16 Local Nature Reserves across the city.	NG1 Bishopsworth, Hartcliffe and Whitchurch Park already has a recently designated Local Nature Reserve at Manor Woods. The council is considering where a further 7 LNR's will be located which will be chosen from Sites of Nature Conservation Interest.
	<p>Improve maintenance and management regimes in natural green space to improve welcome and accessibility.</p> <p>Improve entrances and routes through natural green space to improve welcome and security.</p>	NG2 <p>Better management of the wooded slope at Bedminster Down Common is needed to open up views north and to make the neighbouring public right of way more accessible. These works will have to safeguard the value to wildlife of the site and its positive natural character.</p> <p>The proposals for Dundry Slopes include some clearance to create new and better paths and improved entrances..</p>
	Create new habitats for wildlife to remedy shortfalls in natural green space.	NG5 A mix of further planting and appropriate management is proposed to the stream channel at Belland Drive Open Space to increase the nature conservation value of this element of the space.
Active Sports Space 	The quality of experience and carrying capacity of a playing pitch will be enhanced by improving changing facilities, pavilions and pitch quality.	AS1 <p>Long term proposals for sport will be identified in the final Area Green Space Plan.</p> <p>Bishopsworth, Hartcliffe and Whitchurch Park currently have the following formal, active sports facilities:</p> <ul style="list-style-type: none"> 1 X Adult football pitch at Bedminster Down Common Open Space 2 X Adult football pitches at Kings Head Lane Park 1 X Adult and X 2 Junior Football pitches at Lakemead Grove Sportsground 1 X Bowling Green at Kings Head Lane Park 1 X Bowling Green at Willmott Park <p>Football</p> <p>It is proposed to retain the pitches at Bedminster Down and Kings Head Lane Park.</p> <p>As part of this plan it is proposed to redevelop the changing room facilities at Kings Head Lane Park and incorporate a cafe.</p> <p>Planning consent exists for a new clubhouse at Lakemead Grove Sports Ground and the relaying out of the fields to increase the number of smaller pitches. The site is kept in trust for sports provision and the implementation of the improvements is outside of the control of the council.</p>



Policy Area	PGSS Policy No.		How ideas and options would act to meet the policy
Active Sports Space continued...			
	Provision of tennis courts.	AS2	There is a tennis court at Willmott Park and the proposed MUGA's at Court Farm Road Open Space and Kings Head Lane Park will be available for tennis use.
	Review and rationalise bowls provision	AS3	There is a bowling green at Willmott Park and one at Kings Head Lane Park. Both greens are in strategically important locations for citywide bowls provision. The green and pavilion at Willmott has suffered from vandalism in the past.
Other land management policies			
	Provision of accessible toilets	LM4	The proposed new changing room and cafe at Kings Head Lane Park will incorporate toilets that will be available to the public when the cafe is in use.
	Development of Backland Sites	LM7	The introduction of development at Kings Head Lane Park, Withywood Park, Willmott Park and Valley Walk will introduce natural surveillance from low-level traffic and people accessing their properties. New properties would face on to the open space and make the space feel more welcoming and deter anti-social behaviour.
	Adaptation to climate change	LM8	Where parks have a small number of trees, taking account of recreational activities, new trees will be planted and these will provide shade and absorb carbon dioxide. Where new drainage works are required these will be in the form of Sustainable Urban Drainage Schemes with no off site drainage resulting. Any works should not increase the runoff into stream channels and therefore the risk of flooding. This is proposed at Kings Head Lane Park.
	Establish greater connection with Transport Planning to improve access, entrances and pathways to and within sites	LM11	Where issues in connection with transport safety and access to open spaces have been raised by stakeholders these have been referred to Traffic Management. Where works to improve public rights of way are put forward in connection with broader proposals for open spaces, the Walking and Cycling Team have been consulted and will be involved. The Cycle City Team have improved the path for cyclists as it goes through Crox Bottom.
	Improve quality of green corridors through the city for recreation, biodiversity and commuting	LM12	A key element of this plan is the improvement of the green corridors centred on stream channels that run through this Neighbourhood Partnership Area. These will be used for access and recreation but also have value for wildlife.



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