

# Ideas and Options Paper

# Eastville, Frome Vale and Hillfields

# Area Green Space Plan

A spatial and investment plan for the next 20 years







If you would like this information in a different format, for example, Braille, audio CD, large print, electronic disc, BSL DVD or community languages, please contact us on 0117 922 3719

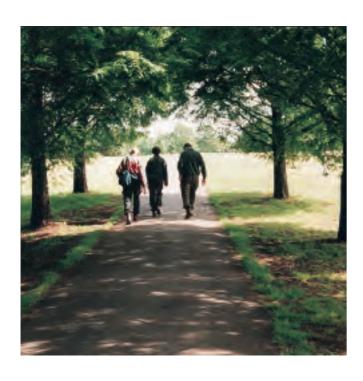




# Vision for Green Space in Bristol

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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How the Area Green Space Plan would meet the policies set out in the Parks and Green Space Strategy

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# Section 1.

# Introduction

This draft Ideas and Options Paper is for the Neighbourhood Partnership Area of Eastville, Frome Vale and Hillfields. 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 Eastville, Frome Vale and Hillfields - 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 chose 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 Eastville, Frome Vale and Hillfields, Ideas and Options Papers are also available for comment on the following areas:

- ? Knowle, Filwood and Windmill Hill;
- Hengrove and Stockwood;
- ? Hartcliffe, Withywood and Bishopsworth;
- ? 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;
- ? Brislington East and West; 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

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

# **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.

# 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



# 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.

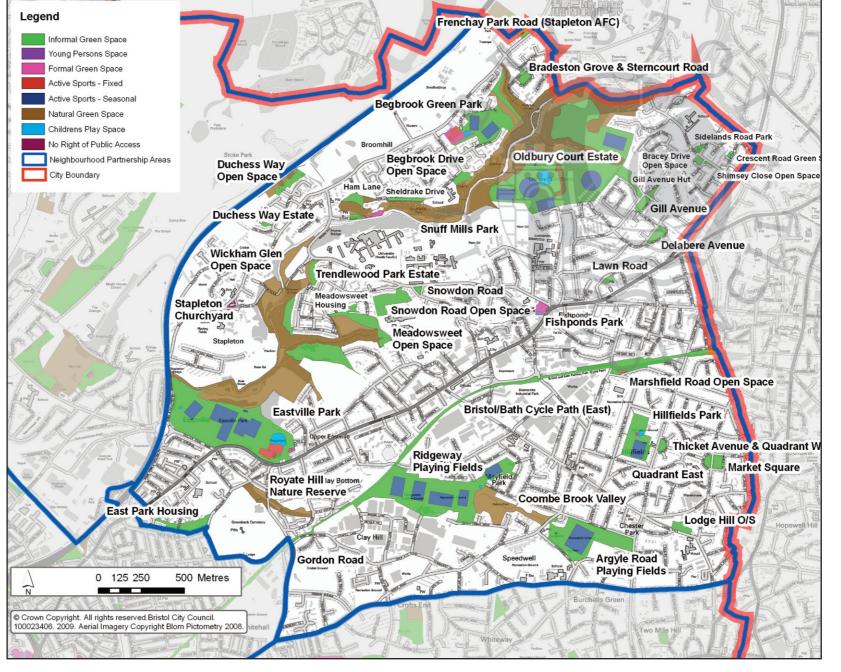
# What isn't included in an Area Green Space Plan?

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 Eastville, Frome Vale and Hillfields

The Area Green Space Plan is defined by the boundaries of the Eastville, Frome Vale and Hillfields Neighbourhood Partnership area - itself defined by the two electoral wards.

The Eastville, Frome Vale and Hillfields Neighbourhood Partnership Area has a wide range of different green space. The public open space includes the spaces around the Frome Valley Corridor from Eastville Park to Oldbury Court Estate, there are also the spaces within Hillfields Estate and the playing fields in the south of the area.

There are a number of small holdings and allotments.

The main areas of privately owned open space are those associated with the UWE campus at Glenside and St. Matthias and also at Blackberry Hill Hospital. There is agricultural land to the south of he M32.

The Area Green Space Plan considers only the public open space element. 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

Following further analysis of the spaces, no additional spaces have been adopted as publicly accessible in this area but the following space identified originally as publicly accessible is no longer considered to be and will not be considered as part of an Area Green Space Plan for this area:

# **Space**

# Why?

Frenchay Park Playing Fields These fields are used almost exclusively by Stapleton Football Club who have a long lease on the pavilion and on part of the site. The space is mostly in South Gloucestershire and is not needed to comply with standards.



Frenchay Park Playing Fields

# How does the Area Green Space Plan link to other neighbouring Neighbourhood 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 recognised that people from across the city use the destination parks of The Downs, Ashton, Blaise and Kingsweston, Hengrove Play Park, Oldbury Court Estate & Snuff Mills, city centre spaces and sports facilities for organised 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 Eastville, Frome Vale and Hillfields visit parks such as Victoria Park in Bath and Page Park in Kingswood.

Eastville, Frome Vale and Hillfields are also connected to the wider area through long distance footpath networks and cycle routes - whether they are specifically marked out or just in common use.

Strong connections exist through the Frome Valley, west towards the city centre and east through Frenchay as far as the Cotswold Way. There is a link between this corridor and Stoke Park in the north via a subway under the M32.

There is also the Bristol Bath Railway Path that runs across the area.

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:

- ? Stoke Park and Purdown
- ? Frenchay Common
- the strong cycle/pedestrian routes through the area,
- the provision of different types of space where the boundary between Neighbourhood Partnership Areas is easily crossed
- Eastville Park and the use of all its facilities by a large catchment area outside the Neighbourhood Partnership Area,
- The sports pitches at Ridgeway and Argyle Playing fields, Oldbury Court Estate and Eastville park, all used by people from a wide 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 Eastville, Frome Vale and Hillfields included:

- representatives of the Neighbourhood Partnership Area,
- ? local park groups;
- ? Area based interest groups
- ? the police and Safer Bristol;
- ? local youth workers;
- Pristol City Council officers including park managers, landscape designers, archaeologists, ecologists, highways engineers, the cycling team, 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 some well established parks groups operating in this area to include Eastville Park Action Group, Snuff Mills Action Group and Hillfields Park Group. All were involved in the participation events.

There is also the Stapleton and Frome Valley Conservation Group who have a particular interest in open space issues and a local group of residents who meet with the police to discuss issues at Coombe Brook Valley- an area also known as the Gozzie.

There were a number of interested local residents who contributed to discussions about Begbrook Park.

# **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 gives options as to which sites in Eastville, Frome Vale and Hillfields 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 misused or underused backland site, can become of greater value to the local community with the opportunity to make improvements which attract more people to use it. One partial open space disposal is put forward for Eastville, Frome Vale and Hillfields, that falls into this category at Duchess Way Open Space. 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 space.









# 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 Eastville, Frome Vale and Hillfields Neighbourhood Partnership Area, setting out what facilities are needed and where. The aim is to meet the policies and open space standards set out in the Parks and Green Space Strategy and respond to ideas gathered from members of the local community and professional stakeholders from consultation carried out in 2008/9.

Area Green Space Plan Officers considered all ideas against any constraints and an analysis of individual open spaces and for each open space or park, the ideas and options highlighted are a result of this.

Your comments, ideas and priorities will be used to inform a final Area Green Space Plan for Eastville, Frome Vale and Hillfields.

There is already an adopted improvement plan for Eastville Park and the proposals for the park are here for information.

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

Aside from the approved Improvement Plan at Eastville Park, no decisions have yet been made and all ideas and options are open to comment and influence throughout the consultation.

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# **Eastville Park**

'Boating lake should be 'returned' and young people's area provided'.

Resident's comment

Eastville Park is an example of a grand Victorian city park. It is well known for its splendid lake, which was built in 1909 and is surrounded by wildlife areas.

Much of the original boundary to the park, along with gates and walls, has been lost through local road building, the drinking fountain has also gone. An original lido dating from 1905 was turned into a community garden in the early 1980s and the bowling greens, also dating from 1900s are still very popular. The original benches and toilets remain.

Eastville Park is a permanent sports location with football played regularly, there is an established bowls club and well used tennis courts. There are aspirations to increase the amount of cricket played with the establishment of a cricket league.

There is a friends group Eastville Park Action Group, who play an active role in moving improvements forward.

Following consultations with local people in 2002, an Improvement Plan was drawn up for the park.

This plan has now been formally adopted and is shown opposite. This is for information and not open to further consultation.

Works to improve the riverside path for cyclists have been undertaken and an on site park keeper has been confirmed.

Bids for Heritage Lottery funding to pay for the conservation elements of the plan were unfortunately unsuccessful. Alternative funding sources must therefore be found for the improvements in the plan.

The possibility of Sports grants to fund the sports elements will be investigated. These works are very important to the park as a whole as they



will support its recreational use and resulting increases in levels of activity will deter the antisocial behaviour that parts of the park suffer from.

It has been suggested that Ridgeway Cemetery be included in the park and links between the two opened up and improved. This is an attractive historic space and its inclusion would open up another entrance to the park. No decision has been made regarding this at the time of writing.

Key elements of the existing Improvement Plan are as follows:

- Demolition of existing nissan buildings and toilets used by the bowls club and erection of a new buildings to provide the following uses: Cafe, toilets, bowls changing rooms and club house, changing rooms for tennis players and a meeting and events/classroom for local community and school groups
- Provision of improved football changing facilities
- A new boathouse, with a kiosk and outdoor seating are.
- Improved planting and management of the lake

- Renovation of the play areas and possibly provision of a multi-use games area (MUGA)
- Renovation of the Old Swimming Pool Garden
- Reinstatement of some historic elements of the park, including railings and drinking fountains
- Repairs to the footpaths, walls, railings and other hard landscaping
- · Increased links with the Frome Valley Walkway.
- More benches and picnic benches
- Improved planting, with colourful shrubs and flowers
- Provision of leaflets and information signs.







# **Fishponds Park**

This is a well loved and well used formal Victorian park situated close to the main shopping street in Fishponds. It contains both formal gardens and a children's play space. There is a public toilet adjacent to the park on Fishponds Road.

### What we want to achieve

A welcoming traditional park serving all sectors of the community.

# **Ideas and Options**

There are no recommended significant changes but the following are suggested:

- · Repair of boundary walls and railings
- Upgrade of children's play space
- Review and improve formal planting scheme





# Wickham Glen

This is the part of the Frome Valley corridor between Eastville Park and Snuff Mills. The footpath through the site is in poor repair and there is a flight of steps leading up to Broomhill Road in the east. The Cycling City Project are consulting on a proposal to install a ramped section to bypass the steps and make the route more accessible.

It is a site of nature conservation value.

### What we want to achieve

To maintain the green route along the valley and improve connections. Reinforce the wildlife value.

### **Ideas and options**

- Create an attractive and improved path through the site.
- Appropriate scrub clearance to increase the range of natural habitats.





Entrance to Wickham Glen from Broomhill Road



# **Snuff Mills and Ham Lane**

Both spaces form part of the River Frome corridor and lie between Oldbury Court to the east and Eastville Park to the west. They are both Sites of Nature Conservation Interest.

Snuff Mills is well known for its historic mill building and formal gardens that provide an inviting entrance into one of the key sections of the Frome Valley Walkway within Bristol. A car park and cafe makes it a favourite venue for families and dog walkers.

Maps dating from 1610 show a mill on this site, served by the flow from the weir upstream.

The mill building was restored in the 1980s and the Friends of Snuff Mills are a well established group who take an active role in maintaining the gardens.

The group have been successful in a bid for lottery funding through People's Millions which is funding improvement works including resurfacing of paths, repair and replacement of seats, making bird boxes and making oral history projects.

It is proposed to provide new toilets in the car park and demolish the existing toilets this year. The future of the cleared site had not been decided at the time of writing.

The ideas and options set out below are in addition to the above works.

Ham Lane is an open space perched above the car park, forming part of the upper slopes of the valley. A steep path links the two spaces. Public access to this space is limited due to the narrow access roads and as a result it is used mainly by nearby residents.

There is a lack of childrens play in this part of the Neighbourhood Partnership Area.

### What we want to achieve

To repair the historic buildings and walls, improve access and provide facilties for the community as whole. Reinforce the wildlife value.



### **Ideas and options**

- 1 Provide a new, enclosed childrens play area in natural materials adjacent to the car park.
  - The alternative site for consideration of a children's play area is Duchess Way open space see page 23.
- Continue to improve paths
- Continue to improve formal planting beds.
- Improve appearance of car park.
- Manage and maintain Ham Lane to keep it as it is and improve the footpath link between the two spaces.







Snuff Mills

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



# Oldbury Court Estate (Vassalls Park)

Oldbury Court Estate is one of the city's destination parks, attracting visitors from across the city as well as locally. Originally designed by Humphrey Repton, the estate contains winding drives and paths, with occasional glimpses of the river and city through the trees.

Oldbury Court House no longer exists but many people still know the site as 'Vassalls' after the last family who lived there. There are some remnants of other original buildings on the Estate.

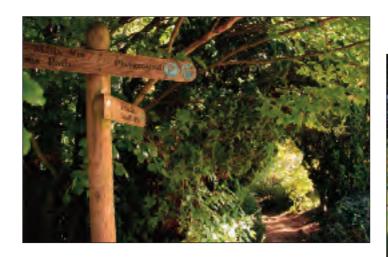
The Estate comprises a large area of open parkland to the south and the wooded valley of the River Frome along its northern boundary. Some of the parkland is laid out as sports pitches, (for rugby, cricket and football), while the pathway that runs through the valley forms part of the longer Frome Valley Walkway. The Estate as a whole is rich in wildlife.

More recent additions to the park include changing rooms, toilets and parks depot buildings.

Through funding from the Play Pathfinders Project, replacement play facilities were installed in March 2010, including water play, toddlers play and equipment for older children.

A pre-fab building has been sited next to the play area to provide a cafe with an outside seating area. Replacement toilets are planned for 2010.

The Frome Valley is a key area for improving access to nature in line with the Biodiversity Action Plan.





Views around Oldbury Court Estate













New play area and cafe



# Oldbury Court Estate (Vassalls Park)

### What we want to achieve

To restore and improve this important historic park, achieving a balance between the interests of the historic landscape, its nature conservation value and the provision of recreational facilities to serve the wider community to include young and older people.

### **Ideas and options**

A much more detailed improvement plan will be drawn up following consultation but the proposals set out below are for consideration:

- 1 New visitors centre, staff accommodation, shared use pavilion and cafe.

  These could be accommodated in one building on some of the land currently used by the depot, reusing the remains of nearby older buildings.

  Alternatively they could be sited around the estate, with the visitors centre close to the main entrance together with the existing cafe, rehoused in a permanent building.
- At present this is a uninterrupted area of tarmac with no clear pedestrian routes. There is scope to make it a more interesting shape, resurface it to create a 'shared use' area where pedestrians have priority over cars and soften the appearance with appropriate planting.
- New entrance gates and signage
  A large entrance feature is suggested. This could be of a modern design or replicate what might have been there originally.
- 4 Open up of the entrance off Goffenton Drive creation of a secondary parking area
- (5) Creation of a new formal area with seating
- 6 Introduction of a wheels park or Multi-Use-Games-Area for young people



- Restore the original landscape design. This would involve the removal of some trees planted since the Estate was originally laid out and may give rise to concerns regarding the loss of natural habitats.
- Reinforce wildlife interest. Within the framework of trees it may be possible to carry out low level planting of native perennials to add to the wildlife value of the Estate.
- · Repair of riverside path
- · Repair of walls and bridges
- · Signs from Fishponds Road
- Review sporting use and the creation of a new cricket square
- Signs and information throughout the estate.

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



# Hillfields Park

'There is a need for teenage facilities for young people in Hillfields'

Resident's comment

Hillfields Park was laid out to form the recreational heart of the surrounding housing estate, which was one of the first housing estates in Bristol. Housing backs onto the park on all sides.

The main entrance is to the north of the church on Thicket Avenue and the church building partially blocks public views into the park at this point.

Narrow paths between houses provide entrance points to the park at each corner and to the west.

There is a collection of community related buildings in the north eastern corner of the park; a childrens centre, a youth club and a football pavilion. Next to these buildings is a vacant site, where there used to be a community centre.

These buildings are physically and visually separated from the park by a hedgerow and security fencing. There is a significant difference in levels between the front and rear of these buildings.

There is a history of anti-social behaviour in the vicinity of the buildings, which is partly attributed to the screening provided by the hedgerow.

There is a central path and one that runs around the edge.

The northern half of the park contains a new childrens play area funded through the Play Pathfinders Project. There is also a small BMX track and a hard- surfaced play area with a shelter.

The southern half of the park is laid out as playing pitches

Due to its high vantage point there are great views out to the west across the city as far as the Welsh hills.

The Friends of Hillfields Park are active in raising funds for improvements. Monies have been secured to pay for a new multi-use-games-area and Youth Shelter in 2010/2011.



KEY

Existing footpath

**Existing views** 

Boundaries and Edges

Limited surveillance due to residential properties /development backing onto park

B Limited surveillance due to density of vegetation

Access / Entrances

Parking





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

### **Hillfields Park** Existing

**KEY** 

Trees

Hedge

**Footpaths** 

Play area

**Proposed** 

Footpaths

New entrance

Seating area

**Enhanced entrance** Close mown grass

Long/meadow grass

**Parking** 

Footpaths enhanced

### What we want to achieve

To increase the uses and functions within the park, to include more youth facilities and a formal area with seating. To form a better visual and functional relationship with the

# **Ideas and options**

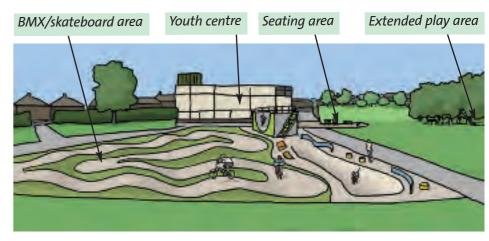
Please refer to plan for all ideas and options.

### Views / Vistas Youth Centre.

Tree planting



Rear view of the youth centre from within Hillfields Park - existing



Rear view of the youth centre from within Hillfields Park - proposed

# **Begbrook Park**

'It's a beautiful oasis in the neighbourhood. No matter what the weather it is appealing'

Resident's comment

This large park is sited close to the city boundary. To its south is the steeply wooded Frome Valley, a tributary to which forms its eastern boundary. Otherwise the park is surrounded by housing developments.

The park shares a vehicle access and car park with the Stapleton and Begbrook Community Association, who has a club house next to the car park.

Vehicle access is off Frenchay Park Road, there are no park signs at this point.

From the car park views into the park are blocked by an electricity substation, the rear wall of a block of changing rooms and the hedge around the bowling green.

The main path from the car park into the park runs between the bowling green and the ball court next to the changing rooms.

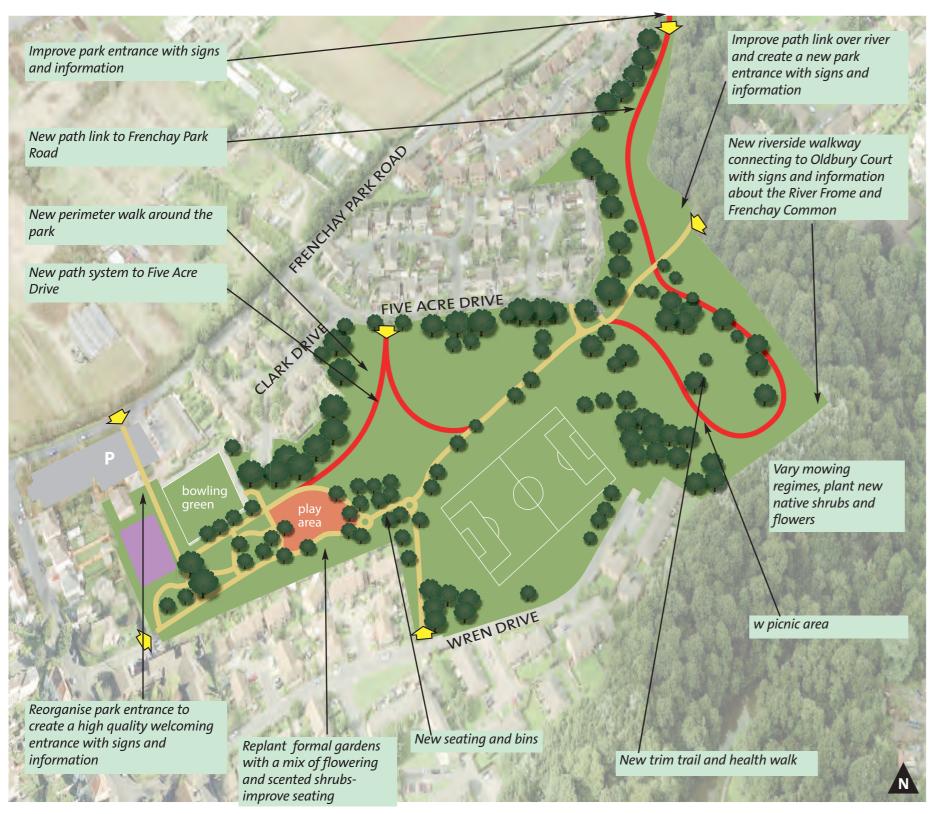
There are a number of pedestrian entrances into the park, none have park signage and all are low key. To the east one entrance crosses the tributary to the River Frome via steps and a wooden bridge, the entrance off Frenchay Park Road is narrow and muddy.

Within the park, the bowling green and ball court, there is an area of formal planting with seating and a children's play space which has been rebuilt through the Play Pathfinders Project. There is a new teen- play space further into the park.



The majority of the park is grass with some trees and mounding. There is a central path and an area to the south is laid out as a full-sized football pitch, which is used by a local club. There are some paths that link the park to the Frome Valley but these are in poor condition and overgrown.





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

# **Begbrook Park**

**KEY** 

**Existing** 

Trees

Footpaths

**Proposed** 

Parking

Play area

MUGA

Footpaths

Close mown grass

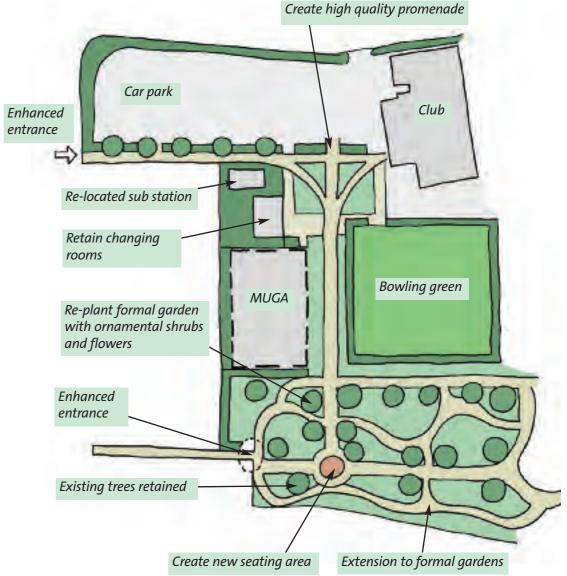
**Enhanced** entrance

## What we want to achieve

To make the park more welcoming and accessible, to improve boundaries with its surroundings, (including the Frome Valley), to increase the range of uses and reinvest in the positive elements of its existing character.

# **Ideas and Options**

Please refer to the plan for all ideas and options



# **Ridgeway Playing Fields**

'requires improving and refurbishment'

Resident's comment

This large site is a mix of rough grass, sports pitches with some trees, a few seats and bins. It is high up and there are good long distance views to the west.

It was the site of a former quarry and subsequently a council landfill site, which was closed in 1966.

To the west is the Bristol Bath Cycle Path and to the east the space links into the Coombe Brook Valley, which is a designated Site of Nature Conservation Interest.

As part of the Cycle City Project a new cycle path has been built across the southern part of the site connecting the Bristol Bath Railway Path east to Holly Lodge Road and Moorlands Road. New trees have been planted alongside the path.

At present the sports pitches are used for rugby and football. There is a detached club house belonging to the rugby club. There is existing planning permission for the extension of the club house and its car park.

As well as the sites use for sport, the site acts as an informal area of open space and is popular with dog walkers. There is a small run down children's play area space close to Moorlands Road, the other side of which is the Harry Crook Youth Centre, run by Young Bristol. This end of the playing fields has a history of anti-social behaviour in the evenings.





Footpath



Views



**Boundaries and Edges** 



lance from adjoining residential properties which face towards the park



Limited surveillance due to residential properties /development backing onto park



Limited surveillance due to density of vegetation



Boundaries in poor condition



Access / Entrances



Bristol Bath Cycle Path



Cycle way

Parking



# **Ridgeway Playing Fields**

### What we want to achieve

To reinforce the sporting use of the site, increase the range of sports played at the site, provide a greater range of facilities for the community, encouraging positive use by young people.

It is proposed that the land to the rear of Abingdon Road be developed for housing. This would result in houses overlooking the site in the vicinity of Moorlands Road.

### **Ideas and Options**

Please refer to the plan for all ideas and options.



Existing view



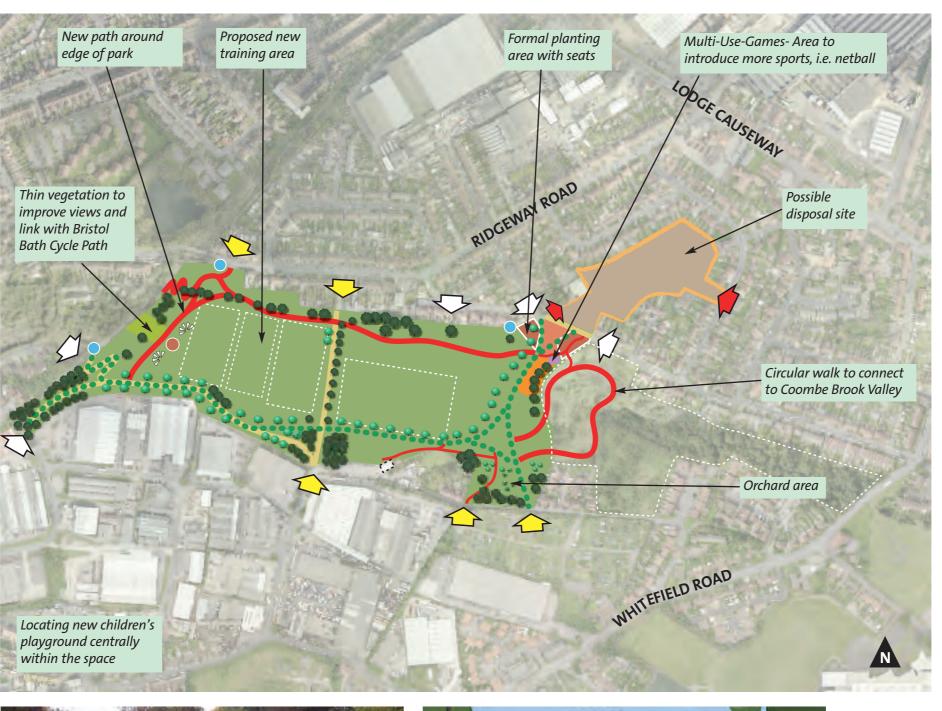
Proposed footpath



Existing view from Ridgeway playing fields to the city



Thinning of vegetation to allow view of cycle path and city beyond







Thinning of vegetation to allow view of Ridgeway Playing Fields

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

**KEY** 

**Existing** 

Trees

Close mown grass

**Enhanced footpaths** 

Tree & shrub clearance to create glades and views

Potential development

Enhanced entrances
Potential entrances to

development site

Views / Vistas

**Footpaths** 

**Entrances** 

**Proposed** 

Footpaths

Cycleway

Roads

**MUGA** 

Play area

Seating area

Youth area and shelter

Signs and information

Trees

Existing view



# **Meadowsweet Open Space**

This wide sweeping valley provides views of the city centre skyline to the west. The lower slopes of the valley towards the river channel are kept as meadow grass and are valuable to wildlife.

The cul-de-sacs within Trendlewood Estate adjoin the northern boundary of the space. The newly constructed sports pitch to the rear of the Metropolitan Academy lies to the east of the space.

The valley is crossed by a couple of key footpath links; one going west to Colston Dale and one going south to Grove Road. Both routes link into Snowdon Road Open Space to the north, where there is a shortcut running north to Small Lane.

There was a play area in the space towards the southern boundary but this was removed several years ago. At present the only play area locally is a small collection of equipment on a corner in Trendlewood Estate.

### What we want to achieve

To improve the space for recreation by improving access and focusing on better facilities for children.

### **Ideas and options**

To install a new children's play space to replace that existing in Trendlewood Estate.

Two possible locations are suggested. There are sites that are overlooked or be overlooked in future. Overlooking has the benefit of deterring anti-social behaviour and making the space feel safe:

- Towards the northern boundary where existing housing faces the space
- 2 In the southern section of the space. Housing development is proposed for Hendy's Yard off Grove Road and may provide overlooking.
- To improve the north to south footpath along the eastern boundary to create a shared-use facility open to cyclists. This will be done in conjunction with the surfacing of the route across Snowdon Road Open 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

# **East Park Housing**

This steep, 'dry' valley was left behind when the river that previously flowed here was culverted. At present it is in use as informal space and as a cut-through. The space lies alongside the boundary to the Neighbourhood Partnership Area of Ashley, Easton and Lawrence Hill, where there is a shortfall in open space.

There is a lack of children's play area to serve the surrounding area.

### What we want to achieve

To reinforce the recreational use particularly for children and young people and improve the existing footpath link.

### **Ideas and options**

- Install a children's play area, focusing on the level part of the site but making use of some of the sloping land.
- Build a path through the space across the most level area connecting Greenbank View and Rosemary Lane.
- Plant a wildflower meadow along the upper slopes.









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

# **Gill Avenue**

These two spaces were apparently part of the original layout of the Oldbury Court Housing Estate and form the setting for the pub and rank of shops, which together make up the local centre. There is little recreational use of the space and some history of anti-social behaviour around the shops. There is a lack of children's play area to serve the surrounding area.

### What we want to achieve

To improve the space for recreation with a particular focus on children. To dispose of part of the site.

### **Ideas and options**

- Install a children's play area on the triangle of land.
- Develop the rectangle of land for housing. This will increase overlooking of the proposed play area and shops.
- Introduce seating with planting/flowerbeds in vicinity of proposed new play area.

See Page 31 for more information on proposed disposal sites.





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

Potential development

Play area



# **Duchess Way Open Space**

This space serves as an informal area of open space. Some of the land is used for kickabout and there is a route often used by dog walkers, connecting Duchess Gate entrance to Stoke Park Estate.

The land forms part of a wildlife network site.

### What we want to achieve

To reinforce the recreational use of the site and provide an improved link to Stoke Park

# **Ideas and Options**

- Installing a children's play area, this could be in natural materials.
  - An alternative location for a play area to serve this part of the Neighbourhood Partnership Area is Snuff Mills car park- see page 18
- . To surface the footpath link to Stoke Park with appropriate materials.
- To develop part of the site for housing.
   This would increase overlooking of the remainder of the space making it feel more inviting.

See Page 31 for more information on proposed disposal sites





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

Potential development

Play area

# **Bracey Drive, Shimsey Close, Crescent Road and Sidelands Road**

These four open spaces were part of the original layout of the surrounding housing estate.

Bracey Drive is a square, Shimsey Close is a wide grassed verge and there is no obvious recreational use of either space. Crescent and Sidelands Road are both landscaped and contain some children's play equipment. Of the two children's play spaces, Sidelands is the larger, contains more play equipment and is better located to serve the surrounding area.

## What we want to achieve

Good quality open space with one children's play area.

### **Ideas and options**

- Develop Bracey Drive for housing.
- Maintain Shimsey Close as an informal green
- Remove the play equipment on Crescent Road when it reaches the end of its life. The site will be maintained as informal open space.
- Install new play equipment and resurface the play area at Sidelands Road.

See Page 31 for more information on disposal sites



## Shimpsey Close



### Sidelands 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

Potential development

raising quality • setting standards • providing variety • encouraging use •

# **Lodge Hill Open Space**

This roughly rectangular area of land slopes steeply down from Lodge Hill, occupying a gap between a terrace of Victorian housing and some more recent housing. At the bottom of the slope the land backs onto a Wessex Water depot. There is a public right of way along the eastern boundary.

### **Ideas and options**

- To develop part of this site for housing.
   See page 31 for more information on disposal sites.
- To convert the remainder of the space to allotments to address a known demand in the 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





Potential development.

Potential allotments

# **Royate Hill**

Royate Hill is a highly unusual wildlife site, most of which is situated on top of a seven span railway viaduct. The site has a fascinating history with great views over the city, and is a designated Local Nature Reserve. The land was compulsorily purchased from the owners who attempted development in the 1990s.

It is managed in partnership with Avon Wildlife Trust. Due to it's steep slopes and difficult access it is a challenging site to manage.

### What we want to achieve

To manage the space as a Local Nature Reserve, support community involvement and improve access to the site.

### **Ideas and options**

- Manage the site to encourage biodiversity and support its wildlife value.
- Improve footpaths
- Provide new signs and information boards based on what has already been developed with the community.
- Create a new safe entrance at Clay Bottom Road.
- . Improve footpaths through the site.



Railway embankment





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

# **Coombe Brook Valley (The Gozzie)**

This natural space sometimes known as 'The Gozzie' contains the remnant of a valley which previously would have run through the site of Argyle playing fields and what is now Ridgeway playing fields. These sections of the valley were quarried and then tipped.

The space is now a hidden gem in amongst the surrounding development. It is a designated Site of Nature Conservation Interest.

There is however a history of anti-social behaviour in the form of fly tipping and motorbikes and cars having been driven into the western end of the valley from Ridgeway Playing Fields.

There is a path from Ridgeway into the valley and a couple of connecting paths up the valley slopes to neighbouring houses. At present there is no path that runs the full length of the valley to Whitefield Road in the east.

The Police organise regular walks with residents through the valley and surrounding area to discuss issues regarding crime and anti-social behaviour in the area.

### What we want to achieve

A space rich in wildlife with good pedestrian access throughout the year.

### **Ideas and options**

- Improve the maintenance of the site to encourage wildlife with a particular focus on managing scrub.
- Improve the existing paths and explore the possibility of extending the existing path in the valley east to Whitefield Road.
- Create a circular walk from Ridgeway Playing Fields.
- Introduce signs and information boards at key points.





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



# Other sites

Eastville, Frome Vale and Hillfields have a number of small green spaces. The following management is proposed for the sites listed below:

Name	Description of site	Ideas and options	
Quadrants East and West, Market Square	These spaces are key elements of the formal layout of the Hillfields Estate. They are all focal points along the main roads through the estate and contain a number of large trees.	Introduce a children's play area on Market Square. Add seating and bins.	
Stapleton Churchyard	This disused burial ground is maintained but not owned by Bristol City Council. The church is a focal point in the historic village of Stapleton and is a Grade II* listed building.	No proposals	
Duchess Way Estate Amenity Area	This small area of open space is part of the formal street layout of the housing estate. It is apparently little used for recreational purposes but not large enough to be put to any alternative use.	No proposals	
Snowdon Road Green	This triangular grassed area, while large enough for informal play/ kickabout, is to all intents and purposes a traffic island.	No proposals	
Sheldrake Drive	This is a long narrow space alongside the road, it is mainly grass but with some trees. It backs onto a heavily wooded section of the River Frome valley.	No proposals	
Marshfield Road Open Space	Adjacent to the Bristol and Bath Railway Path. A long thin area of grass backed by brambles. Part of a designated Site of Nature Conservation Interest. Some of the land has been fenced off and is being developed as a community garden run by local residents.	Maintain in a way that supports wildlife. This will involve some scrub clearance to increase the range of habitats.	



Name	Description of site	Ideas and Options	
Trendlewood Park Estate	This is a small space within a modern housing estate sited close to nearby dwellings. It contains some items of children's play equipment.	To remove the play equipment once it reaches the end of its natural life and subsequently maintain it as informal open space. Alternative children's play space is proposed on Meadowsweet Open Space.	
Lawn road	This is a discretely located area of open space, it contains a path and is fenced off from the road.	To explore how this space could better serve the community.	
Argyle Road Playing Fields	This large area of playing fields is sited on filled quarries associated with a former brick works, there is a sports pavilion and a well used childrens play area. All but the children's play area has been transferred to Fields in Trust, (FIT), and is managed by a trust made up of local residents and the sports teams using the space. Although it is a condition of FIT that public access should be maintained, the future of this land is outside council control.	Retain and invest in the childrens play area.	
Bradestone Grove and Sterncourt Road	These two sites are part of the original street layout. Bradestone Grove is a large square containing a few mature trees, Sterncourt Road opposite is a smaller triangular site of similar nature. There is no evidence of active recreational use. Access to Begbrook Park is via steep steps and a bridge across a valley.	There are no proposals for these spaces at present. Given the nature of the access to Begbrook Park they could be developed to serve residents with limited mobility.	



# Links

The important east to west links of the Frome Valley Walkway and Bristol and Bath Railway Path have previously been referred to in this Ideas and Option Paper. One of the best things about these routes is that you are often unaware that you are close to built up areas.

At present, the main Frome Valley Walkway starts at Eastville Park and to the west there is a connection to Castle Park in the city centre, following the Frome.

In connection with the development of Cabot Circus, improvement works are proposed to this link to open it up and make it more attractive and improve safety.

From Eastville Park, the walkway runs east through Wickham Glen, Snuff Mills, Oldbury Court Estate, leading to Frenchay, Winterbourne Down and beyond, eventually joining up with the Cotswold Way.

Entry points to the walkway are limited because of the steep nature of the valley, where they do exist they would benefit from path improvements and improved signage, for example the lane that connects to Stapleton Village.

It is possible to link from Snuff Mills to the path system in Stoke Park via the subway under the M32, from here it is it is possible to go south across Purdown and link back to Eastville Park in a circular route. Again this would benefit from improved signposting.

There is an established Avon Frome Partnership, which is funded by Bristol City Council, South Gloucestershire Council and Bath and North East Somerset Council but also includes the Environment Agency and BTCV. This partnership aims to support a coordinated approach to the improvement and promotion of the Frome Valley Walkway and works closely with The Friends of the River Frome.

For more information on the Frome Valley Walkway visit: www.fromewalkway.org.uk

The partnership also supports initiatives in relation to the Bristol and Bath Railway Path, which is the other strong link leading out of the Neighbourhood Partnership Area.

The cycle path has high recreational value in its own right and is a very busy commuter and leisure route for cyclists and walkers.

The section of the cycle path that runs through this Neighbourhood Partnership Area provides local access as well as longer distance access routes. The new cycle path across Ridgeway Playing fields provides a link from the railway path to the east.

To find out more about what is happening on the path please visit www.bristolbathrailwaypath.org.uk

Stakeholders have commented that north/south routes are missing and in particular links from key public transport routes and the railway path to Oldbury Court Estate. This Estate is a destination park where improvements have recently taken place and where there are draft proposals to introduce additional facilities. There will be more visitors and an associated need to enable and encourage alternative modes of transport. The creation of signed cycle paths and pedestrian links from public transport nodes such as Fishponds Straits Parade and the connection to the cycle path near Morrisons were mentioned.

There is a need to look at how visitors and players can access Ridgeway playing fields. The new cycle path will provide for cyclists and pedestrians alike but routes to public transport routes on Whitehall Road and Fishponds Road should be signed posted.

These suggestions mainly affect the public highway and as such do not form part of this plan. Their implementation will require working with other parts of Bristol City Council such as the Traffic Management Team and the Cycling City Team.



Bristol Bath Railway Path



# Section 4. Possible open space disposals in the Eastville, Frome Vale and Hillfields 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 Eastville, Frome Vale and Hillfields, checks on its significance in all the key areas were considered. Through the stakeholder involvement, views from the local community were sought, identifying amount of use, key barriers to use and consideration as to whether these barriers could be overcome to make this space a viable space for the local community.

In Eastville, Frome Vale and Hillfields, seven spaces have been identified as low value and are proposed for disposal. In addition there are three partial disposals proposed.

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. This applies to a suggested partial disposal of Duchess Way Open Space.

# Control of housing design in relation to partial site disposals.

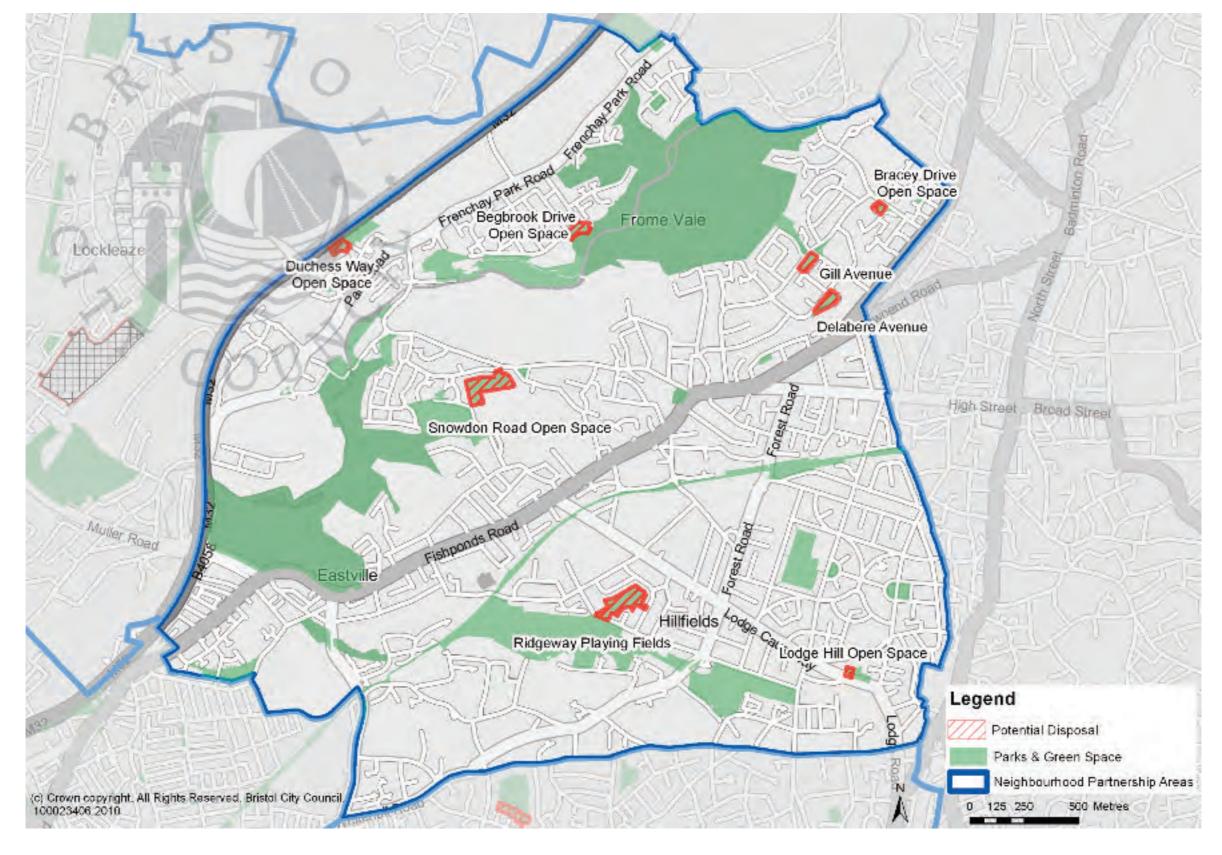
Where it is considered appropriate to partially develop council land in order to improve the remainder of the space, the method of disposal will take whatever form is the most likely to bring about the intended benefits of the development within acceptable timescales. Prior to marketing, the council 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 whole and partial disposal sites.





# **Disposal Sites**

### 1.

# Part of Land rear of Abingdon Road - Ridgeway Playing Fields

This area of land is used mainly by dog walkers and has a low level of use by other visitors. There is a history of anti-social behaviour including motorbike use and burnt out cars. The land is next to a large area of playing fields which provides alternative dog walking opportunities. It is proposed to dispose of this land for housing development.

The development of the site will introduce some overlooking of the playing fields and so deter anti-social behaviour and create a more welcoming environment. The ideas and options for investment take advantage of this and propose the introduction of a new play area and a formal garden area in the vicinity of the development site, although this location was also chosen because of its accessibility to a large catchment area.

Any development will have to acknowledge the presence of the existing youth centre and include a layout that offsets any potential conflict between this use and incoming residents.



### 2.

# **Lodge Hill Open Space**

This steep area of land is little used other than for dog walking and as a cut through. Its main value is the views from its high location.

It is proposed to dispose of the more level part of the site for housing development and convert the remainder to allotments to address a known demand in this part of the city. This will allow some of the view to be retained.

It is recognised that the allotment use will have to respect the existing public right of way that runs along the eastern boundary of the site.

### 3.

### **Delabere Avenue**

This tear-shaped area of open space lies within Oldbury Court housing estate. It is little used and cars park around its edge.

Much of Oldbury Court is within walking distance and this provides a range of facilties.

It is proposed to dispose of all of this area for housing development.

### 4.

### Part of Gill Avenue

This comprises two green spaces within Oldbury Court housing estate, neither is well used for any purpose. There is a wide range of facilities nearby on Oldbury Court, which is also well used by dog walkers.

There is some history of anti-social behaviour by the shops on Lanaway Road, which face part of the land.

There is a need for children's play to serve the surrounding area and this is considered a good location given its proximity to the estate. A childrens play area on the triangle close to the shops is included as an option, which will allow dual purpose visits.

It is proposed to dispose of the rectangular part of the space for housing development.









# **Disposal Sites**

5.

# **Bracey Drive Open Space**

This is a square to the front of an area of 1980's housing. There is little apparent use of the space and there is alternative space across Frenchay Road at Sidelands Road. There is a large area of open space in South Gloucester within reasonable walking distance and also Oldbury Court.

It is proposed to dispose of the space for housing development.

6.

# **Begbrook Drive Open Space**

This area of open space is mainly grass and has large boulders around the road frontage. There is little apparent use of this space.

Begbrook Green Park is within easy walking distance, this contains a range of facilities as well as a large informal area for kickabout and dog walking etc.

The site has historically been allocated for school purposes on the Bristol Local Plan proposals map.

It is proposed to dispose of all of this space.

7.

# Part of Duchess Way Open Space

This area of space flanks the M32, some is used for kickabout and there is a well used footpath route through to Duchess Gate and the entrance to Stoke Park.

It is proposed to dispose of a lesser used part of the site for housing.

The ideas and options for the remainder of the site includes the possibility of a childrens play area but also suggests improvements to the footpath- See page 23.

Some development of this space will improve overlooking of the remainder, this will deter any potential anti-social behaviour.

8

# **Snowdon Road Open Space**

This area of open space lies between Small Lane and Meadow Sweet Open Space.

Other nearby open spaces are Snuff Mills and Wickham Glen, both provide access to the Frome Valley Walkway.

The space has some use for informal play but is mainly used as part of a cut through, south to Fishponds Road and east to Trendlewood Estate.

It is proposed to dispose of all of this space for housing. A footway/cycleway will be a requirement of any development to link to the routes through Meadowsweet Open Space.











## **Section 5.**

## **Future opportunities**

Eastville, Frome Vale and Hillfields is well served for publicly accessible open space. The ideas put forward by the members of the local community professionals/experts were comprehensive and the proposals in the Area Green Space Plan reflect this. As a result, a good draft strategic vision for open space that meets the aims and objectives of the Parks and Green Space Strategy has been drawn up.

However, in addition a number of further opportunities could be explored in the future which haven't been possible to consider so far.

There are some significant potential developments on land outside the consideration on the Parks and Green Space Strategy. In each instance the amount and in particular type of existing public open space in the vicinity will guide whether the opportunity to secure new public open space should be explored. This will also be influenced by the individual characteristics of each site- not all open space is suitable for public use.

The sites are included in the Sites Allocation Development Plan Document for comment. They include Blackberry Hill Hospital site, Glenside and St Matthias College Site.

Should other sites come forward for residential redevelopment, the open space implications and requirements for each will be assessed according to location and size.







## Appendix 1. How the Area Green Space Plan would meet the standards set out in the Parks and Green Space Strategy

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 Eastville, Frome Vale and Hillfields.

## 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 Area Green Space Plan 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	Estimated Time
	'as the crow flies' (metres)	(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 Pitch Strategy	

#### **Barriers to access**

When applying distance standards, barriers to accessing parks such as railways, rivers, major roads, hills, valleys and large industrial areas have been taken into account. When considering these barriers any legitimate crossing points, bridges or pelican crossings for example have been located.

In the case of Eastville, Frome Vale and Hillfields, the key barriers that are identified are the large industrial estates that flank the southern boundary of the Bristol and Bath Railway Path. These estates are not accessible to the general public.

The cycle path itself also acts as a smaller barrier though there are a number of crossing points, some under and some over this former railway line.

In addition, although it allows a strong east west link, and provides open space in its own right, the River Frome corridor can act as a barrier to north/south movement, for example, residents of Begbrook Estate do not have easy access to Oldbury Court.

Other main roads through the area such as Fishponds Road, Frenchay Park Road, Lodge Causeway and Thicket Avenue, will limit access to open spaces either side but the barrier is not absolute as there are numerous crossing places.



### **Children's Play Spaces**

There are currently eleven play spaces in Eastville, Frome Vale and Hillfields. The one at Trendlewood Estate is very small and in a poor location, as is that at Crescent Road. Neither of these are to be renewed.

Of the nine remaining, three have benefitted from funding from Play Pathfinder Project. These are Hillfields Park, Begbrook Green Park and Oldbury Court Estate. The result is good quality, modern play facilities.

The other six are very mixed in respect of size and quality. The play area at Argyle Road Playing Fields is comparatively recent and in good condition, at nearby Ridgeway Playing Fields the space is small and badly vandalised. There are two at Eastville Park, both are small and poor to medium quality, as are the play areas in Fishponds Road and Sidelands Road.

The improvement plan for Eastville Park recommends that one play space is improved and one removed. Elsewhere the intention is to improve the spaces significantly.

To serve the areas currently without children's play spaces and to redress the shortfall that will result once the space at Trendlewood has gone, the following new spaces are proposed:

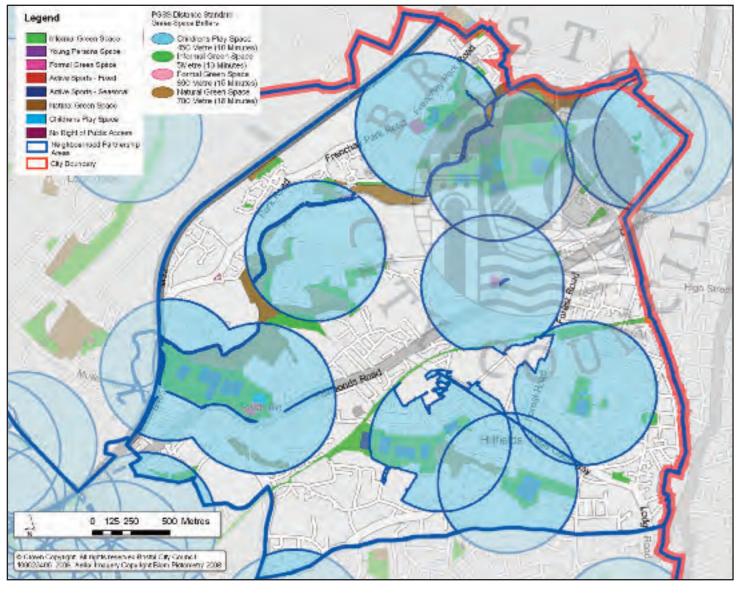
- Duchess Way Open Space or Snuff Mills Car Park
- Meadowsweet Open Space
- Gill Avenue
- East Park Housing
- Market Square

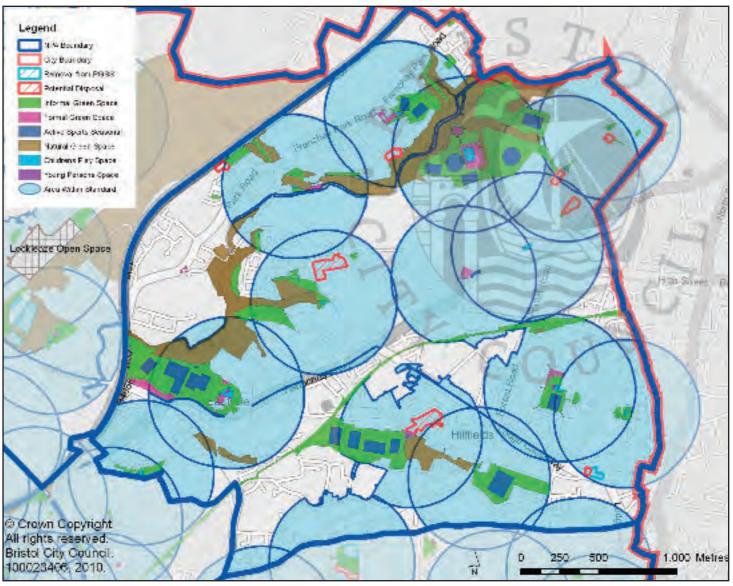
There will remain some areas that are outside the distance standard for children's play but with no suitable sites to address this. There is an area to the south of the M32 that will not be served by children's play space, however, within this area is a privately owned and maintained play area that was laid out as part of a housing estate. The management company remain responsible for its good condition.

There are no proposals to adopt this space but it does serve the estate in question.

The percentage of the population that will be outside the distance standard for children's play will go down from 61% to 18%.

#### Areas where the standard is currently met







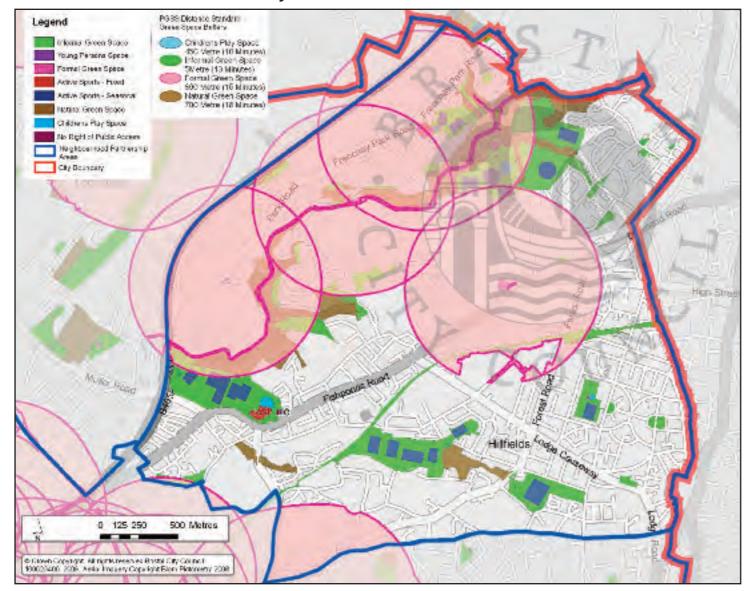
#### **Formal**

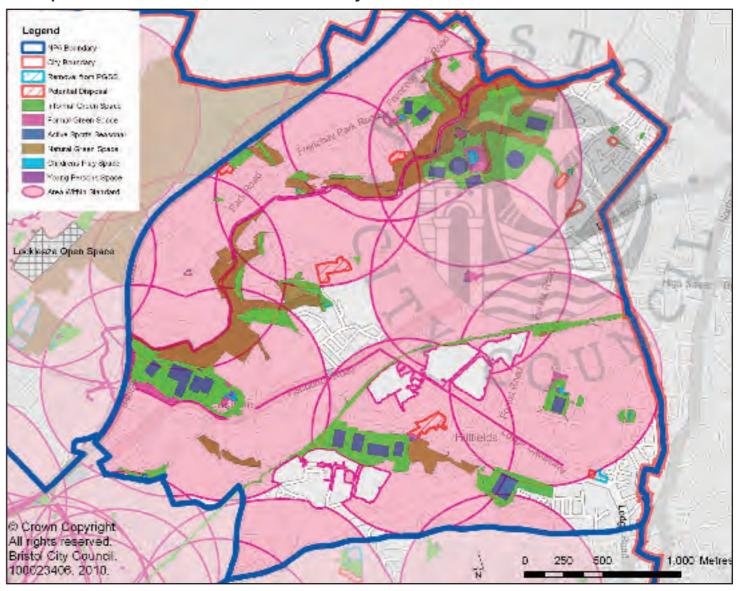
At present the formal space is concentrated in the northern part of the Neighbourhood Partnership Area. This includes Stapleton Churchyard, which is formally laid out but not actively used, land at Snuff Mills, gardens at Begbrook Green Park and Fishponds Park.

The proposed investments will result in areas of formal space at Eastville Park, Oldbury Court Estate, Hillfields Park and Ridgeway Playing Fields.

The result will be that the majority of the Neighbourhood Partnership Area will fall within the distance standard for formal space and the percentage of the predicted future population that will be outside the distance standard for formal space will fall from 65% to 16%.

#### Areas where the standard is currently met





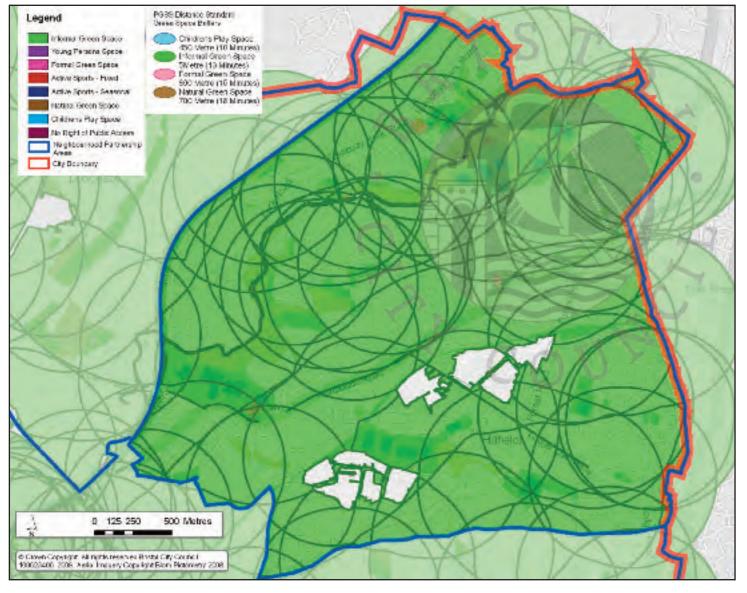


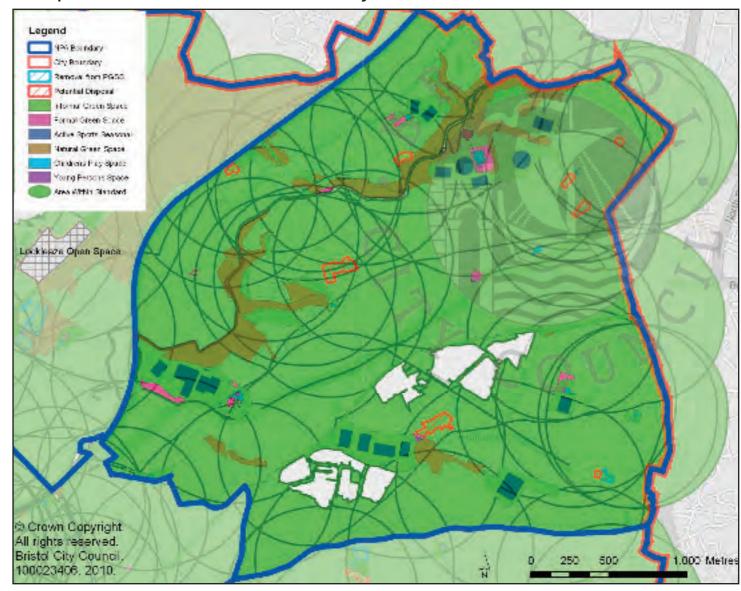
## **Informal Space**

At present the entire Neighbourhood Partnership Area falls within the distance standard for informal space.

The standard will be maintained even with the proposed disposals of informal green space or its change of use to either children's play or formal space. Consequently the percentage of the predicted future population that will be outside the distance standard for informal green space will remain at 1%.

#### Areas where the standard is currently met





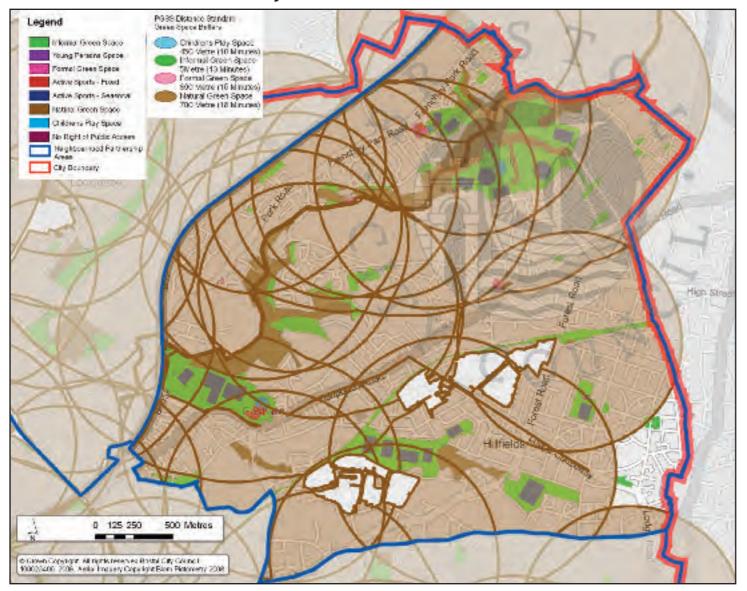


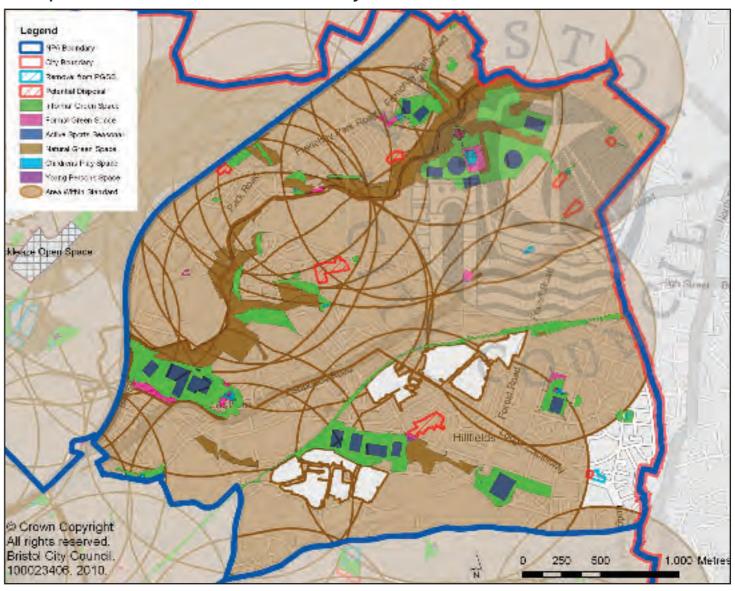
## **Natural Space**

At present nearly all the Neighbourhood Partnership Area is served by natural open space apart from a small area to the east that falls outside the distance standard. There are no opportunities to fill this gap.

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

#### Areas where the standard is currently met





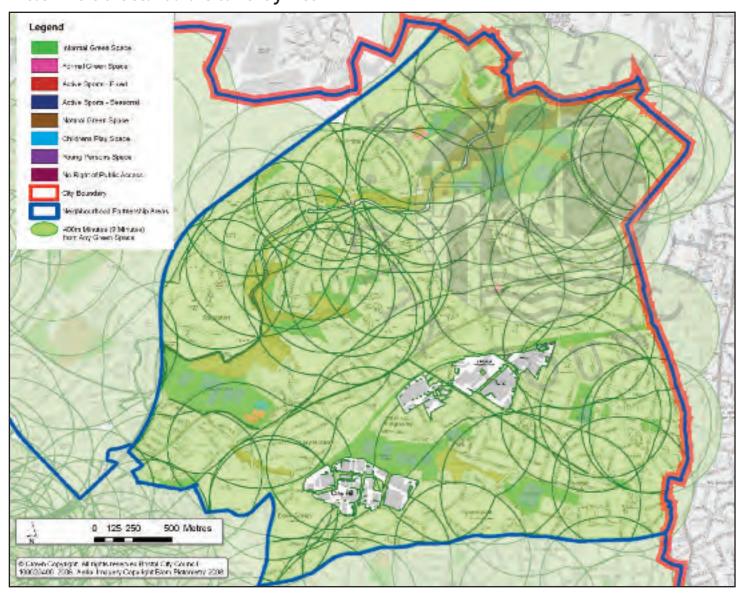


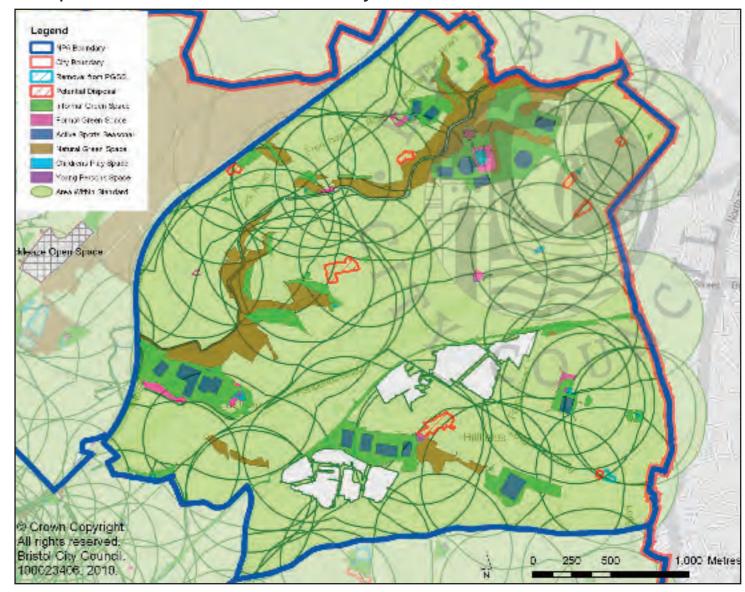
## Distance to nearest green space

At present all the Neighbourhood Partnership Area falls within the distance standard for all public open space.

It is predicted that this situation will remain unchanged.

## Areas where the standard is currently met







## 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 Blaise/Kingsweston, 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		g Pitch Strategy otes 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	0.39	0.37	0.43
Formal green space	2.0	0.32	1.01	1.19
Informal green space	8.0	25.10	18.79	21.99
Natural green space	9.0	15.82	13.21	15.47
Locality standard	18.0	41.63	33.37	39.07



# Appendix 2.

# How the Area Green Space Plan would meet the policies set out in the Parks and Green Space Strategy

Policy Area		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	Four new spaces are proposed as part of this plan, Gill Avenue, Meadowsweet Open Space, East Park Housing and either Duchess Way Open Space or Snuff Mills. Each of the new spaces provides an opportunity to provide different facilities.
	Provide diverse, exciting and challenging spaces for young people including equipment, wheels parks and shelters.	CY2	There is a current funding application for a new MUGA on Hillfields Park. The approved master plan for Eastville Park includes a MUGA and the plan proposes a MUGA on part of Ridgeway Playing Fields. A wheels park is proposed adjacent to the play space on Oldbury Court Estate.  Teenage play facilities are proposed on Begbrook Green Park.  Please refer to page 44 for MUGAs and Wheels Parks map.
	Enhance the wider park	CY4	1. Informal kickabout will be encouraged at Duchess Way Open Space
	environment for play and work with children and young people to explore and use green spaces		<ol><li>Better access to the valley along the northern boundary of Begbrook Green Park is proposed.</li></ol>
	positively.		<ol> <li>Ongoing improvements to the path through the Frome Valley with section from Eastville Park to cater for cyclists.</li> </ol>
			4. Improved BMX track proposed for Hillfields Park.

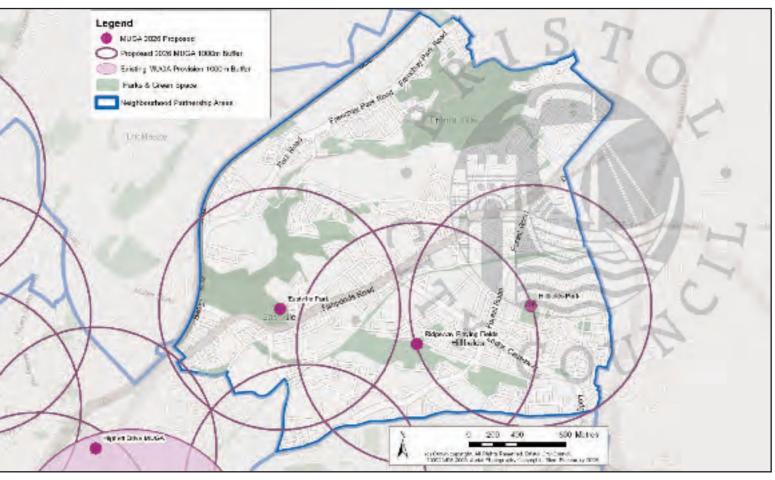


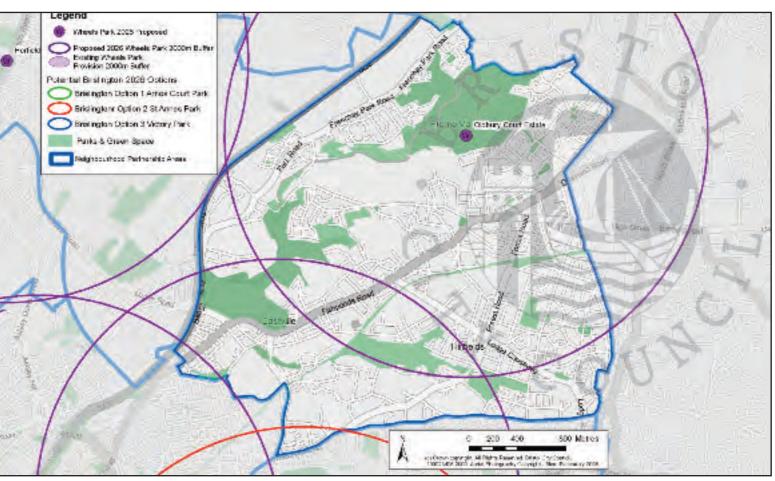
### Wheels Parks and MUGAs

The Parks and Green Space Strategy sets out that young people should have access to a Multi-Use-Games Area (MUGA) within 1 km of where they live and access to a Wheels Park within 2km.

A Wheels Park is an area purposely designed for wheel sport activities. These can have a solo use like a stone chip covered BMX Track or be a multi-purpose concrete park. Wheels Parks attempt to offer a more secure setting to an activity that can be a medium to high risk activity.

There at present no MUGA's or Wheels Parks in the Neighbourhood Partnership Area that fit the required standard for young people to use.





# Potential Multi Use Games Areas (MUGAs) with 1km Distance Performance Target

# The following are put forward as suggestions:

Hillfield Park - there has been a successful lottery bid to install a MUGA on this site. Installation should take place in 2010/2011.

Eastville Park- the approved improvement plan for this park includes a MUGA.

Ridgeway Playing Fields- a new MUGA is one of the ideas and options proposed as part of a range of improvements aimed at serving the broader community.

# Potential Wheels Parks with 2km Distance Performance Target

# The following are put forward as suggestions:

Hillfields Park- A new BMX track to replace the existing small track is included in the ideas and options. This could be of a standard to be considered a Wheels Park.

Oldbury Court Estate- A new Wheels Park in proximity to the new play space is one of the ideas and options.



Policy Area		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 proposed that both Eastville Park and Oldbury Court Estate will provide a range of facilities and act as traditional parks.
	Providing a Park Keeper in all main traditional parks as a minimum.	FG2	There is already a Park Keeper at Oldbury Court Estate and Eastville Park.
	Restore, enhance and safeguard key historic estates and parks.	FG3	An existing improvement plan exists for Eastville Park which includes the restoration of the historic fabric.
			An improvement plan is proposed for Oldbury Court, which will include at its heart the restoration of the historic fabric and landscape.
	Enhance entrance points and boundaries.	FG4	See proposals for individual parks.
	Safeguard designed landscapes.	FG5	The designed landscapes of Eastville Park, Oldbury Court Estate and Fishponds Park will be retained and restored.
	Provide visual planting schemes in key formal spaces.	FG7	The proposals for Begbrook Park includes a replanting of the formal area. The proposed new formal spaces at Oldbury Court Estate, Hillfields Park and Ridgeway Playing fields will include formal planting beds.
			The improvement plan for Eastville Park includes new formal planted beds.



Policy Area		PGSS Policy No.	How ideas and options would act to meet the policy
Informal Green Space			
	Tackle Anti-social behaviour focusing on prevention and greater responsiveness to incident, access and visibility	IG2	The existing park keeper helps address anti-social behaviour in Oldbury Court. The police report incidents in Eastville Park, Oldbury Court Estate, Ridgeway Playing Fields and Coombe Brooke Valley, including motorbikes, drug dealing and drinking. The proposed development of a small part of Ridgeway Playing Fields will introduce passive surveillance and increase levels of activity, which will help deter anti-social behaviour.  All investment proposals will help to reduce the incidence of crime and anti-social behaviour in the long term by ensuring that the number of visitors substantially increases.
Natural Green Space	Upgrade some areas of informal green space for safe play and sport, including enclosing them with railings and making them dog free.	IG3	The proposed new play areas in all instances will include a grassed area, which will be enclosed and be dog free. The space at Lawn Road is already fenced and it is suggested that this be formally made dog free. It is also suggested that part of the proposed formal areas at Hillfields Park, Ridgeway Playing Fields, Oldbury Court and Eastville be dog free and part of the existing formal area at Begbrook Park.
	Use of informal space for alternative purposes/development.	IG4	The proposals in this plan for new play and formal space largely involve a change of use from informal and some spaces which have been assessed as low value are suggested for disposal.
	Establish a network of 16 Local Nature Reserves across the city.	NG1	Eastville, Frome Vale and Hillfields already has one Local Nature Reserve at Royate Hill. The council will be designating new Local Nature Reserves from the city's Sites of Nature Conservation Interest, of which there are several in this Neighbourhood Partnership Area.
	Safeguard and enhance rich and diverse habitats and species within parks and green spaces.	NG3	Where additional tree and shrub planting is proposed outside of formal spaces, then native species will be selected which will add to the nature conservation value of the space. In many instances meadow planting and bulb planting is also proposed. Mowing regimes will also be varied where appropriate to add to the range of habitats and biodiversity of areas. Management Plans are to be considered for the designated Sites of Nature Conservation Interest which will support their wildlife value. Outside of designated areas any changes will take into account the existing wildlife in the area, wildlife network sites and protected species.



Policy Area		PGSS Policy No.	How ideas and options would act to meet the policy
Active Sports Space			
	Enhance the quality of playing pitches though the improvement of changing facilities, pavilions and pitch quality.	AS1	Long term proposals for sport will be identified in the final Area Green Space Plan. The following sports facilities are currently available in this area:  2 x adult football pitches at Oldbury Court; 1 x junior football pitches at Eastville Park; 5 x adult football pitches at Eastville Park; 2 x adult football pitches at Ridgeway Playing Fields; 1 x adult football pitch at Begbrook Green Park; 1 x adult football pitch at Hillfields Park; 3 x rugby pitches at Ridgeway Playing fields; 1 x rugby pitches at Oldbury Court Estate; 2 x rugby pitches at Argyle Road Playing Fields; 2 x tennis court at Eastville Park; 1 x cricket squares at Oldbury Court; 2 x bowling green at Eastville Park; 1 x bowling green Begbrook Green Park.  This does not include those spaces or part of spaces that are used for informal kickabout.  There is a community use agreement with the Metropolitan Academy and Brunel Academy which provides additional pitch capacity.  There are existing changing rooms at Eastville Park but as part of the improvement plan a new shared use pavilion is proposed at Eastville Park and consideration will be given to a replacement new shared use pavilion to serve the various sports users at Oldbury Court Estate.
	Provision of tennis courts	AS2	There are two good quality tennis courts at Eastville Park. Expanding this provision to four courts is being considered. These will be served by the new shared use pavilion.
	Provision of Bowls	AS3	There are two bowls greens at Eastville Park, which will be served by the proposed new shared use pavilion.
			There is a bowls green at Begbrook Park.



Policy Area		PGSS Policy No.	How ideas and options would act to meet the policy
Other land management poli	icies		
Ress range white cho Deve to put the and Buil met.	Enhance destination parks and city centre spaces.	LM1	An improvement plan is proposed for Oldbury Court Estate to incorporate the restoration of its historic landscape and fabric plus the introduction of a range of recreational facilities to serve the wider community.
	Restore and develop park buildings for a range of alternative uses.	LM3	The Eastville Park Improvement Plan proposes the demolition of the existing bowls club building and the erection of a shared use pavilion to include a cafe. Consideration will be given to the future of the football changing rooms.
			As part of the draft improvement plan for Oldbury Court Estate, the refurbishment of the historic buildings in connection with the creation of a visitors hub is proposed for consideration.
			The proposed improvements at Hillfields Park include opening up the Youth Centre to the park by the removal of the boundary hedge and railings and possible creation of new access onto the park.
	Provision of good quality accessible toilets	LM4	Toilets exist to serve Eastville Park, Oldbury Court Estate and Snuff Mills. There are proposals to improve those at Snuff Mills and the improvement plan at Eastville Park proposes the refurbishment of the toilet block and possible conversion to a local history museum with the toilet facility being relocated in the shared use pavilion. The proposed improvement plan for Oldbury Court will look at the future toilet provision for the space.
	Improve access to green spaces for wider range of people by creating dog free spaces whilst ensuring dog walkers retain a varied choice of green space to visit.		It is proposed that all new children's play spaces will be dog free and these will include an extended dog free grassed area for play. It is suggested that where new formal spaces are put forward for consideration, part of them would be designed to be dog free, it is also suggested that part of the existing formal area at Begbrook Park be dog free.
	Develop and re-design some backland sites to provide frontages of houses looking onto the site - creating a community focal point and improve feelings of safety.	0	The introduction of development onto part of Ridgeway Playing Fields and part of Duchess Way Open Space will introduce natural surveillance from low level traffic and people accessing their properties. New properties will face onto the open space and make the space feel less hidden.
	Build into our green space planning, measure to adapt to, and mitigate, the effects of climate change.	LM8	Where appropriate new trees will be planted to provide additional shade for users but also to absorb carbon dioxide.
	Improve the quality of green corridors, riverside routes and cycle/walkways for recreation, biodiversity and commuting.	LM12	There are ongoing proposals to improve the Frome Valley Walkway, which are reflected in the Eastville Park Improvement Plan, the cycle city proposals and planned improvement works at Snuff Mills. In association with the development of Cabot Circus, improvements to the link along side the Frome River are proposed between the city centre and Eastville Park, (see section on links- page 30).





