

## **AGSP: Area Green Space Plans.**

### **i) Background to site disposal options section of consultation.**

In 2008 the council adopted the Parks and Green Space Strategy with cross party support.

The strategy aimed to find a way of halting the decline in the standards of green space, which has happened because of the lack of investment over many years, and to set out priorities for investing in the Parks and Green Spaces, to give easy access for the residents of Bristol to good quality green spaces.

The strategy identified a need for greater investment into parks, which was to be achieved without raising the council tax.

The principle of funding the strategy by selling off some areas of green space was adopted, with 70% of resulting funds being ring fenced for parks improvements. These sites would be identified as 'low value' sites using the value criteria under P&GSS Appendix 5 set out below (value refers to amenity or recreation value, not financial value). Other funding streams from planning obligations (s106) and external funding pots were also to be used to fund the £87 million strategy.

The strategy sets out a

- set of policies for service improvement,
- the Bristol Green Space Standards for P&GS provision and
- the value criteria.

[www.bristol.gov.uk/parkstrategy](http://www.bristol.gov.uk/parkstrategy)

### **Area Green Space assessments.**

The Bristol standards cover

**quality:** the level of quality all spaces should attain,

**distance:** how far people should have to travel to reach a particular type of space and

**quantity:** how much of each type of green space there should be.

*The distance standards are mapped on a series of maps set out in **Appendix 7** of the Parks and Green Space Strategy.*

The **quality**, **distance** and **quantity** standards are the criteria that have been used to locate which of the existing parks and green spaces are needed to ensure that all of Bristol's residents have easy access to a range of good quality green spaces. Future population expansion to 2026 has been built in to the assessments.

Spaces (or parts of spaces) that are not needed to achieve the standards are then assessed for their **value**.

The **Value** Criteria are in two sections:

**Community value**, this is an assessment of a site's value to the local community, based on both feedback from local people and knowledge of changes taking place in the area and

**Custodial value**, the intrinsic values of the site, which are largely fixed and will only be affected by external influences, such as new housing being built alongside.

*These criteria are set out in **Appendix 5** of the Parks and Green Spaces Strategy.*

An additional assessment covers the issue of whether the value of a site can be improved by **backland** development, the method of dealing with a site with anti social behaviour and perceived safety issues, by building houses which directly overlook the green space, giving natural surveillance.

*See policy **LM7** in the P&GSS page 26.*

The areas of parks and green spaces that are not needed under the P&GS strategy **distance, quality** or **quantity** criteria and have been assessed to be of **low value** in accordance with the **value** criteria, have been identified to the Bristol Development Framework Site Allocations team as potentially available for development.

Sites where the value of the space can be improved by **backland** development have also been added to the list.

These sites have been assessed by the Planning officers and those that conform to their criteria for development under the BDF Core Strategy have been suggested for a number of options for development in the **Site Allocations Options Document** [www.bristol.gov.uk/siteallocations](http://www.bristol.gov.uk/siteallocations)

Following the public consultation, the **value** assessment will be reviewed using the feedback received; some sites may be withdrawn from site allocations process at this stage.

## **ii) Investment priorities for Parks and Green Spaces.**

The consultation on AGSP options for priorities for future investment in parks aims to result in a prioritising of works in the relevant parks. Neighbourhood Partnerships are being asked to prioritise the investment proposals for the parks in their neighbourhoods. Funding streams for the investment will come from the money from disposals, s106 income from development in the NP area, and outside funding from eg Heritage Lottery. Parks Groups are advised to ensure that their ideas on the options put forward in the AGSP paper, and any others they want to propose for their park, are understood by their Neighbourhood Partnership, so that they can be taken into account when decisions on expenditure are taken.

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