

Greater Brislington Neighbourhood Partnership

19th March 2012

Title: Parks and Green Space Strategy surplus land decision.

Officer Presenting Report: Richard Fletcher, Neighbourhood Engagement Manager

Contact Telephone Number: 0117 922 3896

RECOMMENDATION

There are no recommendations in this report.

The Neighbourhood Committee is asked to:

a) Decide in each case whether or not the following sites are surplus to requirements for use as green space for recreation (Refer to site footprints in Appendix A)

- part of Newbridge Road Open Space
- Allison Avenue Open Space
- Broomhill Road Park
- Belroyal Avenue Open Space
- Bonville Road Open Space
- Broomhill Road (Emery Road) R/O bank

b) Confirm the original Cabinet decision of Dec 2010 to declare the following site as not surplus and therefore to retain it as green space for recreation:

- part of St. Anne's Park

OR

The Neighbourhood Committee is asked to:

c) Decide by what date decisions a) & b) will be made.

If the Neighbourhood Committee decides that a site is surplus to requirements, the presumption is that the site is subsequently sold to raise money to re-invest in remaining parks and green space citywide and locally.

The significant issues in the report are:

The land identified formed part of a public consultation on Area Green Space Plans held in 2010. All public comments made during the June – October 2010 consultation period are available.

The potential financial outcome of the committee’s decision is dependent on an incentive scheme recommended by the cross party working group and subsequently adopted by Cabinet. If all sites are declared as surplus a maximum of 70% of the value of the land, if sold, will be available to the Partnership area. The remaining 30% of the land – if sold (minimum) would be held centrally to spend on green space infrastructure.

Due to the commercial sensitivity of land values, the value of each site can only be expressed to the committee within a category, with a minimum and maximum value figure.

If sites are not declared surplus, and still required for recreational purposes, it is expected they will be designated as Important Open Space in the Site Allocations and Development Management DPD

Background

1. The events that have led to the Neighbourhood Committee being asked to take this decision are contained within the table below:

- Feb 2008.	Council adopts green space strategy with aspirations to raise the quality of Bristol's parks. The strategy adopted the principle of selling some land to fund this.
- June to Oct 2010	Area Green Space Plans identify green space that could be declared as surplus. Public consultation is held on proposals.
16th Dec 2010	Cabinet takes the decision to declare some land as surplus, retain other land as green space and defer on remaining sites until a later date.
- June to Nov 2011	Cross party working group convenes to review green space strategy aspirations, consultation responses and Dec 2010 Cabinet decision.
22nd Nov 2011	Full Council discusses the cross party working group findings and an all party agreement is made that Neighbourhood Committees should make the final decision on land declared as surplus.
26th Jan 2012	Cabinet resolved that Neighbourhood Committees make decisions with regard to land proposed as surplus to parks requirements with a view to potential disposal for development (surplus sites)

Context

The sites listed were subject to public consultation as part of the Area Green Space Plan consultation of June to October 2010. A significant response was received and major concerns raised on some sites. The number of responses received during this period is set out below.

Please note petitions were received as part of the Site Allocations and Development Management options consultation relating to the wider Brislington Meadows, rather than Bonville Road Open Space as an individual site

A petition was also received with an accompanying submission letter stating objections to proposed housing development to build 28 houses on part of St. Anne's Park and Newbridge Open Space. However the petition statement did not refer to Newbridge Rd Open Space and so no signatories can be assumed to have been received for this site.

Please refer to Appendix E for summary of consultation comments received and Bristol City Council officer response to these – as provided in the Cabinet papers of December 2010.

2.

Site	Total emails, surveys or letters.	Petition signatories	Total
St Anne's Park	142	2424	2566
Newbridge Road O/S	88	See notes above	88
Allison Avenue	33	63	96
Broomhill Road	73	0	73
Belroyal Avenue Open Space	21	0	21
Bonville Road	89	See notes above	89
Broomhill Road (Emery Road) R/O bank	13	0	13

3. Impact on Standards

Brislington Community Neighbourhood Partnership does not currently meet the standards in Children's Play and formal provision; there is a small gap in informal provision. However, only 7% of the NP population is more than the 400m distance from a publicly accessible open space. Neighbourhood Committees may wish to consider that by choosing not to dispose of surplus sites, this may potentially leave a gap in long term funding for improvements to Parks and Green Spaces.

Proposal if sites are retained as green spaces for recreation

4. If sites are not declared surplus, and still required for recreational purposes, it is expected they will be designated as Important Open Space in the Site Allocations and Development Management, Development Plan Document (DPD) See Appendix

B for more details about the Site Allocations DPD.

Proposal if sites are declared surplus to requirement

5. If the Neighbourhood Committee declares the land as surplus, the Council will endeavour to sell the land in accordance with policy and the Local Government Act. No timetable has been set for this. Any conditions set in the Cabinet report of 2010 would continue to apply to the land. Declaring the site as surplus will not guarantee that the site will eventually be sold by the Council and income achieved. The process for land sale is laid out in Appendix C.
6. The potential financial outcome of the Neighbourhood Committee's decision is dependent on an Incentive Scheme recommended by the cross-party working group and subsequently adopted by Cabinet. If all sites are declared as surplus a maximum of 70% of the value of the land, if sold, would be ring fenced for investment in local parks. The remaining 30% (minimum) would be held centrally to spend on green space infrastructure across the city.
7. Due to the commercial sensitivity of land values, the value of each site can only be expressed to the committee within a category with a minimum and maximum value figure. The categories are:

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

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

Site	Notes	Value category
Part of St Anne's Park	Dec 2010 Cabinet made the decision to retain this space.	D
Newbridge Road O/S	December 2010 cabinet report approved this site be sold for development	B
Allison Avenue	December 2010 cabinet report approved this site be sold for development	B
Broomhill Road Park	December 2010 cabinet report approved this site be sold for development	A
Belroyal Avenue Open Space	December 2010 cabinet report approved this site be sold for development	B

Bonville Road	December 2010 cabinet report approved this site be sold for development	C
Broomhill Road (Emery Road) R/O bank	December 2010 cabinet report approved this site be sold for development	A

Calculations for the incentive scheme

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

11. Incentive Scheme Example 1:

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

Incentive Scheme Example 2:

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

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

Consultation

Internal

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

External

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

Equalities Impact Assessment

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

Legal and Resource Implications

Legal

Legal advice given by: (Stephen McNamara)

Revenue None

Capital Any sites, which are declared as surplus a maximum of 70% of the value of the land, if sold, will be available to the Partnership area. The remaining 30% of the land - if sold (minimum) would be held centrally to spend on green space infrastructure

Financial advice given by *Mike Harding, Finance Business Partner, Neighbourhoods and City Development.*

Land Bristol City Council owns all sites

Personnel N/A

Appendices: A, B, C, D and E

ACCESS TO INFORMATION

Background Papers:

2010 Cabinet report

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

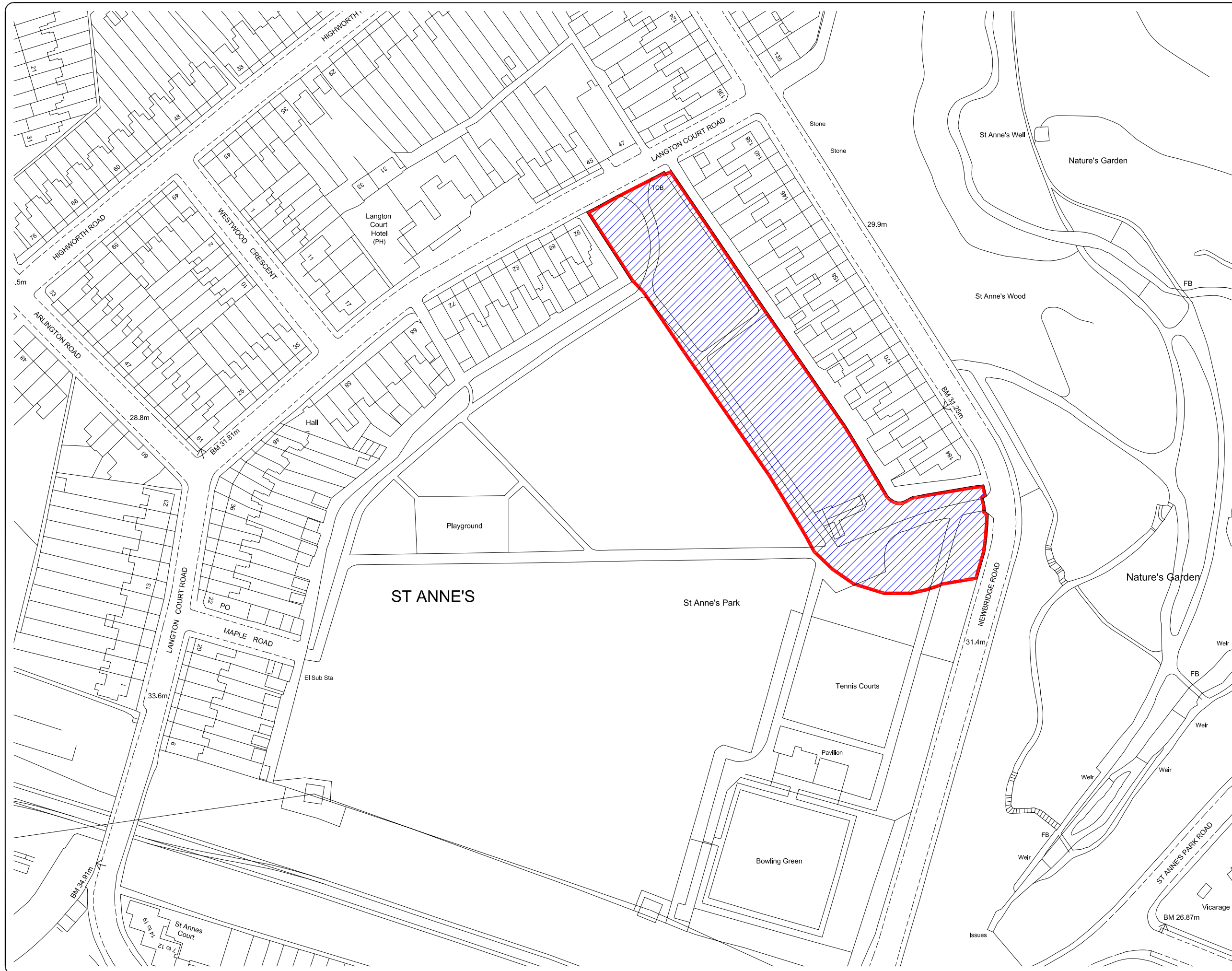
2012 Cabinet report

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



Appendix A - Site Footprints.

The following site footprints are provided separately in pdf format

- 1) St. Anne's Park
- 2) Newbridge Road Open Space
- 3) Allison Avenue Open Space
- 4) Broomhill Road Park
- 5) Belroyal Avenue Open Space
- 6) Bonville Road Open Space
- 7) Broomhill Road (Emery Road) R/O bank



Parks & Green Space Strategy - St Anne's Park.

-  Area recommended to be sold - 6,037.29 sq.m. (1.49 acres)
-  Area considered by Parks & Green Spaces Strategy

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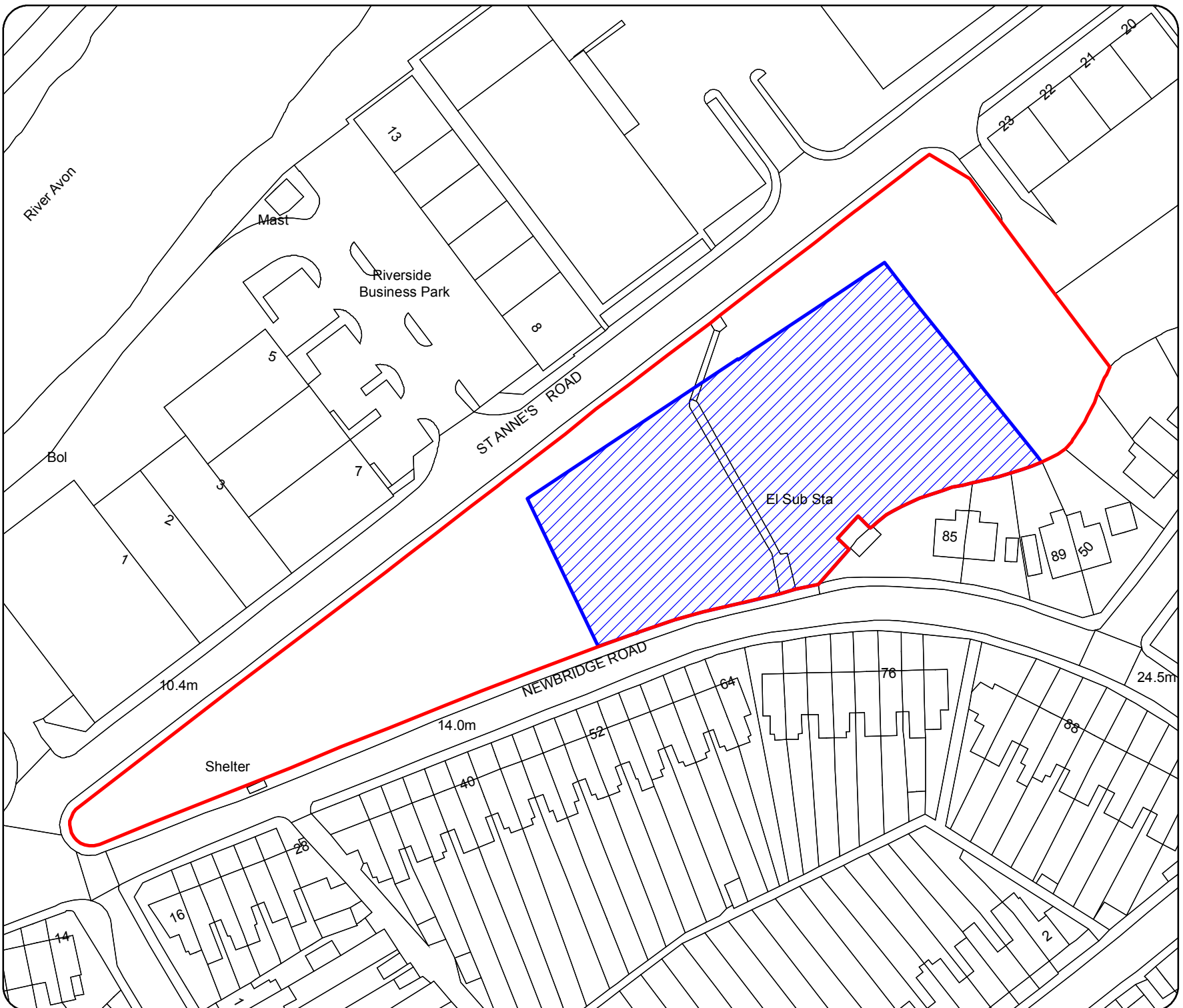
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 Scale : 1:1,250 @ A3
 Date : 03 Dec 2010





CORPORATE SERVICES

Floor 7, B Bond, Smeaton Road, Bristol BS1 6EE
 Tel (0117) 903 7620
 www.bristol.gov.uk

Will Godfrey, Strategic Director - Corporate Services



Parks & Green Space Strategy - Newbridge Road Open Space

- Legend**
-  Disposal area originally proposed for consultation
 -  Newbridge Road Open Space

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ENVIRONMENT & LEISURE



Site Code : NEWBROOS
 Scale : @A4 1:1,000
 Date : 06.12.2010



NEIGHBOURHOODS DIRECTORATE

Environmental and Leisure Services
 Colston 33 Phone: 0117 922 3719
 Colston Avenue bristolparks@bristol.gov.uk
 Bristol BS1 4UA www.bristol.gov.uk/parks

Parks & Green Space Strategy - Allison Avenue, Broom Hill.

-  Area recommended to be sold - 1,953.80 sq.m. (0.48 acre)
-  Area considered by Parks & Green Spaces Strategy

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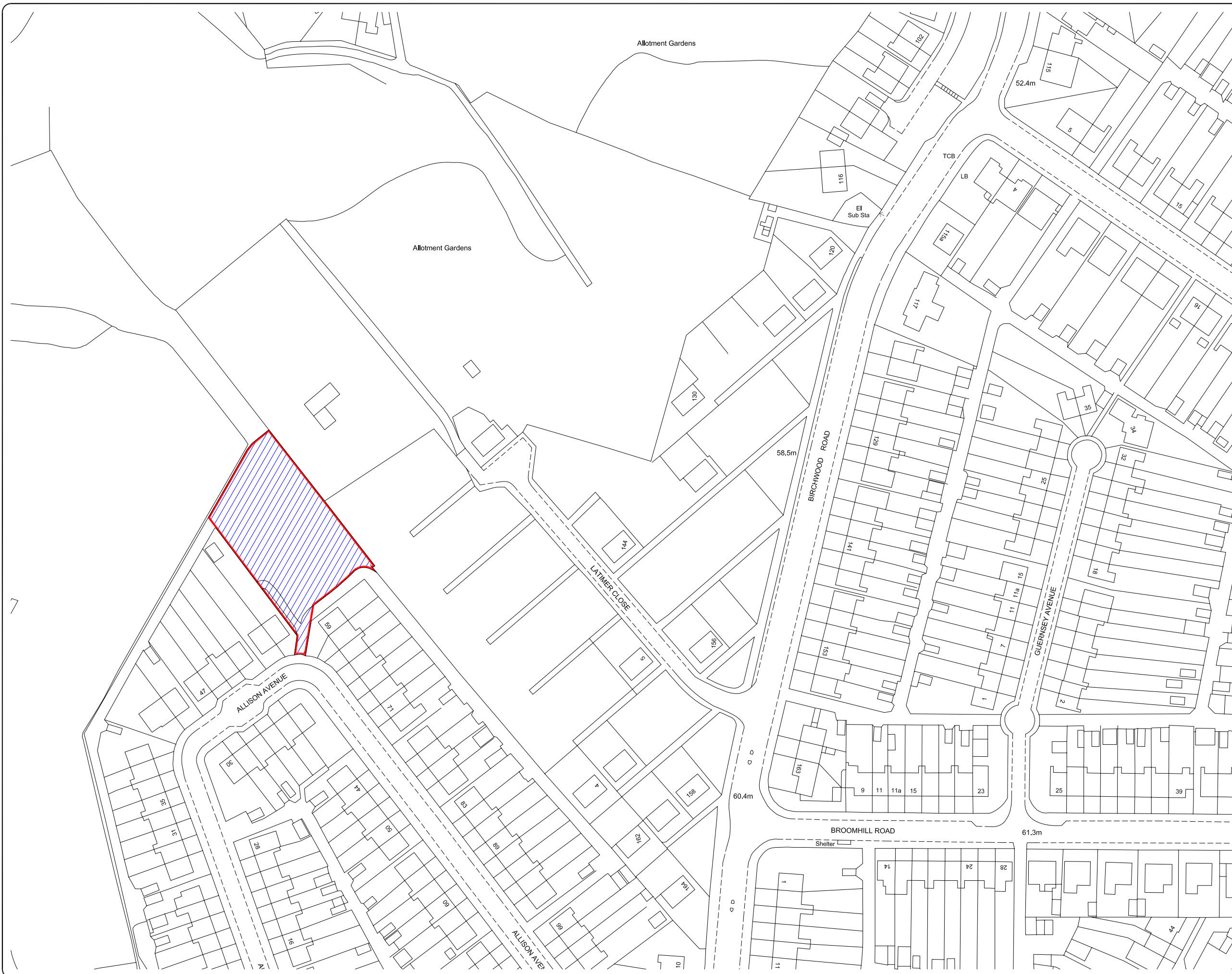
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 Date : 03 Dec 2010



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Will Godfrey, Strategic Director - Corporate Services





**Parks & Green Space Strategy -
Broomhill Road Park,
Brislington.**

-  Area recommended to be sold - 573.94 sq.m. (0.14 acre)
-  Area considered by Parks & Green Spaces Strategy

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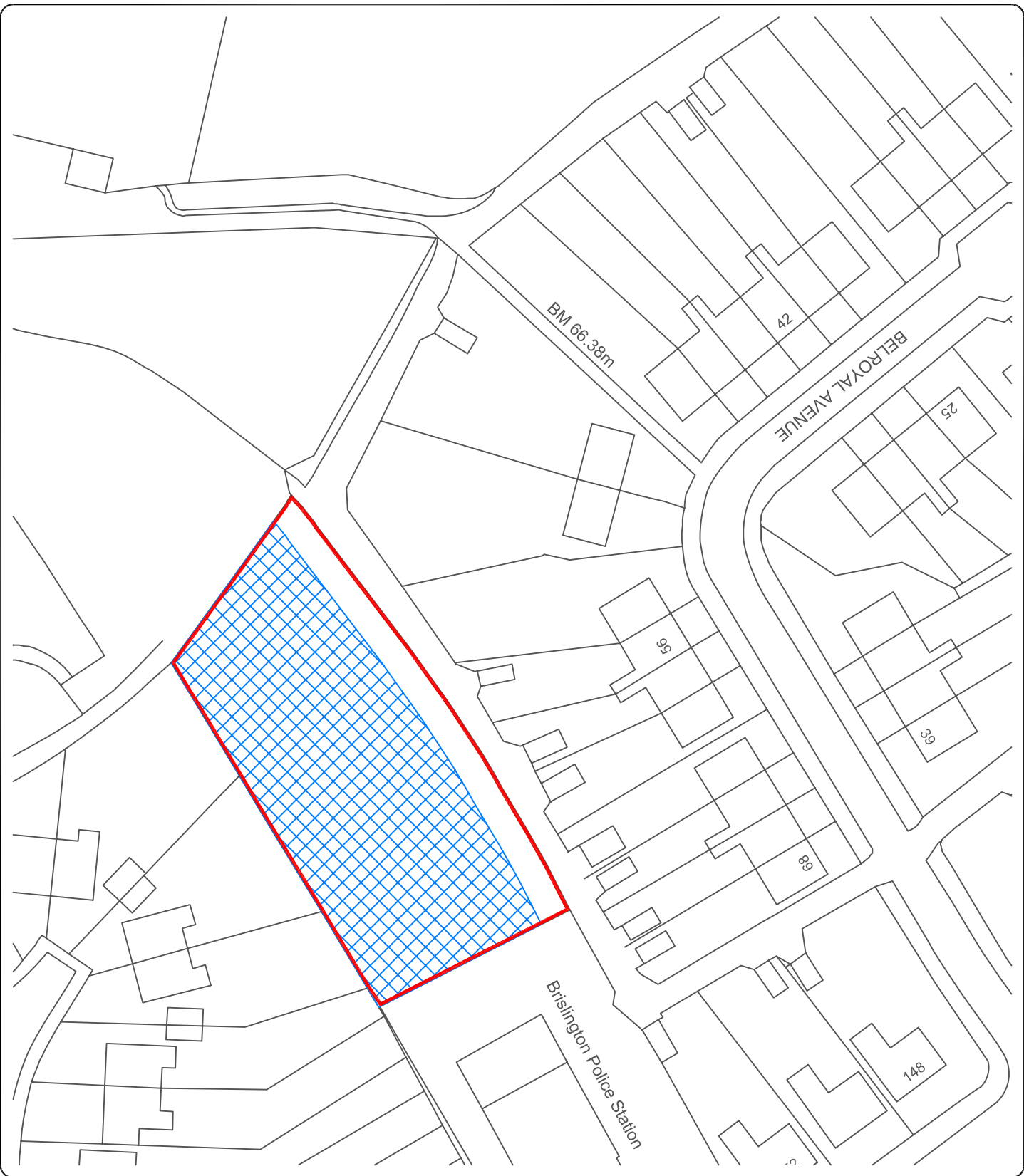
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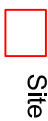
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 Date : 03 Dec 2010


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Parks & Green Spaces

**Belroyal Avenue,
Broomhill,
Bristol.**



Site



Developable Area

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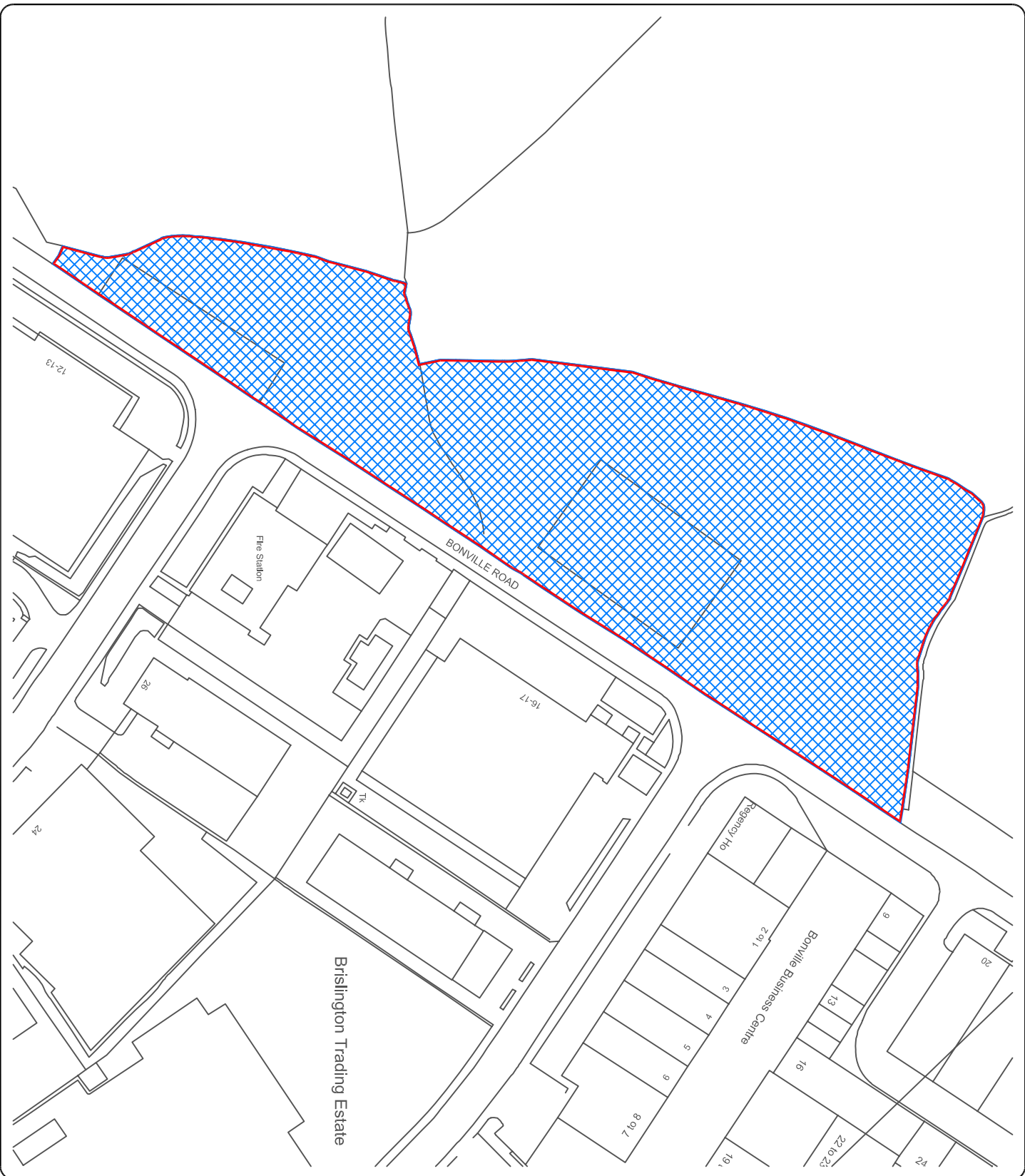
CORPORATE PROPERTY TEAM

Plan No. : N5089c
 Prop ID Ref : 85985 (part)
 Polygon Ref : 77975 (part)
 Scale : 1:1250 @A4
 Date : 15/07/2008




**CENTRAL SUPPORT SERVICES
PROPERTY & LOCAL TAXATION**


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 M.C. Reynolds, Director of Central Support Services



Parks & Open Spaces

Bonville Road Open Space
Brislington
Bristol

 **Site**

 **Developable Area**

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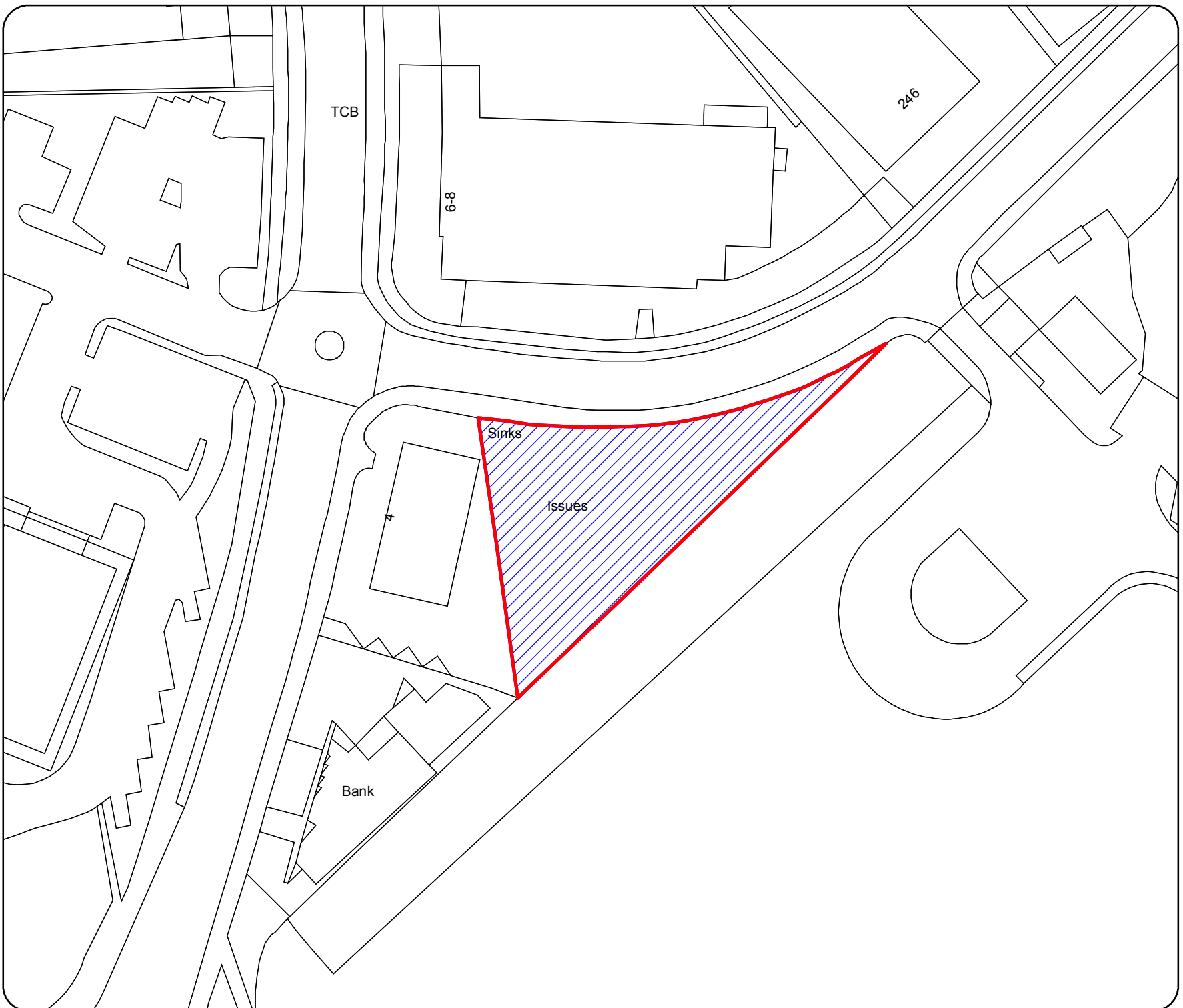
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CORPORATE PROPERTY TEAM

Plan No. : N5091c
Prop ID Ref : 6349 (part)
Polygon Ref : 74750 (part)
Scale : 1:1250 @A4
Date : 15/07/2008





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 M C Reynell, Director of Central Support Services



Parks & Green Space Strategy - Broomhill Road (Emery Road)

Legend

-  Disposal area originally proposed for consultation
-  Broomhill Road (Emery Road)

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ENVIRONMENT & LEISURE

Site Code : BROOROEMRO
 Scale : @A4 1:750
 Date : 06.12.2010



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Appendix B

Site Allocations and Development Management Preferred Approach process

The Site Allocations and Development Management Preferred Approach will be consulted on between 23rd March to 18th May 2012. This consultation document will explain that all proposed allocation sites which arose from the AGSP process will be subject to a consultative and decision making process involving the Neighbourhood Partnerships and Committees. The sites will be clearly identified.

How

ever, no comments on these sites will be sought as part of the Preferred Approach consultation.

This approach provides time for the Neighbourhoods to consider the approach to AGSP sites, which can eventually be reflected with a suitable designation or allocation in the formal Publication Version of the Site Allocations and Development Management DPD.

is If it is resolved through the consultative and decision making process that AGSP sites should not be disposed, and are still required for local recreation purposes, it is expected that these would be shown as Important Open Spaces in the Site Allocations and Development Management DPD (Publication Version). The content of the DPD will be agreed by full Council before it is submitted to the Secretary of State for independent examination.

Appendix C

Corporate Property process for the sale of Parks and Green Spaces declared as surplus.

Once sites have been identified for disposal and formally declared surplus to the requirements of the Parks Service, they will pass to Corporate Property for disposal.

The process will then comprise a number of steps including: -

- Sites will need to go through the internal circulation procedure to ensure there is no other requirement for them before being disposed of.
- The Council will need to advertise its intention to dispose of the sites in the local paper under sec 123 of The Local Government Act 1972.
- Decisions will be made on which sites require a development brief to be prepared and / or planning consent for development to be obtained prior to sale.
- The timing of disposals will be phased and influenced by market conditions and decisions made regarding the approach taken to planning/ development briefs.
- Sites will be sold on the open market either individually or in groups if appropriate.

Appendix D

Worked examples and scenarios to demonstrate impact of incentive scheme on potential income.

(This can be completed on a NP by NP basis in conjunction with each Neighbourhood Committee's requests and requirements)

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

Neighbourhood Partnership Area: Brislington East And West
Site Name: Allison Avenue Amenity Area

Emails	Surveys	Letters	Petition Signatories
0	32		1 petition 63 signatories

Themes arising from public consultation

A petition was received for this site by the residents & families of Allison Avenue re. Rock Allotments and the Allison Avenue Open Space (BSA 1206 Site Allocation reference) stating:

“We as residents of Allison Avenue object to the area of green space (1206) on the Site Allocations Document) being classed as no longer required and being re-designated as development land for housing. The area has and still is regularly used by people for walking dogs and more specifically by younger children, who cannot walk to the nearest park without parental supervision due to busy roads”

- 1) Response to the consultation focussed on the importance of the site for children's play as one of the only flat and accessible sites in the area.
- 2) Other comments relate to objection to development at the site due to concerns it will create anti-social behaviour and problems with access to the site.

Comments on public consultation

- 1) Officers feel that the close proximity of other green spaces in the area offer an alternative site for children's play.
- 2) Initial planning discussions indicate that development is achievable. However, further work would be required should a final scheme be proposed to ensure adequate access for new and existing residents.

Allison Avenue Amenity Area

Neighbourhood Partnership Area: Brislington East and West
Site Name: Allison Avenue Amenity Area

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes		Used for children's play	3	We feel that the close proximity of other green spaces in the area offer an alternative site for children's play
2			Further consultation needed	2	We feel that consultation has been adequate Consultation ran for 14 weeks and was widely advertised.
3	Yes		I walk there every day, against housing development	2	We feel that the close proximity of other green spaces in the area offer an alternative site for walking
4	Yes		Increased anti-social behaviour from housing next to public right of way	2	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
5			Allotments would be a better alternative	2	The investment proposals will be considered by the Neighbourhood Partnership.
6			Opportunity to provide sustainable self build plots	2	See line 5 above
7	Yes		Important recreational area	2	We feel that the close proximity of other green spaces in the area offer an alternative site for recreation
8	Yes		Nowhere else where children can play	1	See line 1 above
9	Yes		Loss of wildlife	1	Nature Conservation Officer has not raised any ecological concerns for this proposal.
10			Should be returned to allotments	1	See line 5 above

Allison Avenue Amenity Area

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
11		Yes	Access issues already exist	1	Initial planning discussions indicate that development is achievable. However, further work with Highways would be required should a final scheme be proposed to ensure adequate access.
12	Yes	Yes	I am against any type of development	1	The principle of selling green space to raise money to improve other spaces was adopted in the PGSS in 2008.
13		Yes	No access road up to Northern boundary should be provided	1	See line 11 above.
14	Yes		Disposal should be decided by democratic process of nearby residents	1	Final say has to remain with elected members.
15	Yes		Used by dog walkers	1	We feel that the close proximity of other green spaces in the area offer an alternative site for dog walking
16	Yes		Link with St Annes Wood would be lost	1	Access to St Annes Wood would likely still be possible through any development
17			Impact on congestion and parking	1	Impact will be minimised through the planning process
18			Increased pressure on schools and services	1	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. Initial planning discussions indicate that development is achievable.
19			Should develop brownfield sites instead	1	The Parks and Green Space Strategy considers only parks and green space.
20	Yes		Development will hide the entrance/exit to the valley	1	See line 4 above
21	Yes		Used for sports	1	We feel that the close proximity of other green spaces in the area offer an alternative site for sports
22	Yes		Important area for biodiversity	1	Nature Conservation Officer has not raised any ecological concerns for this proposal.

Allison Avenue Amenity Area

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
23 Yes		Development would improve the area	1	This is in line with proposals

Neighbourhood Partnership Area: Brislington East And West
Site Name: Belroyal Avenue Open Space

Emails	Surveys	Letters	Petition Signatories
0	21	0	0

Themes arising from public consultation

- 1) The majority of responses focussed on the importance of the site for children's play.
- 2) Concern was raised relating to the impact on wildlife.
- 3) Other comments were linked to the potential impact on the Police station and other surrounding properties development may bring.

Comments on public consultation

- 1) Officers feel that the council's minimum standards for the provision of accessible green space are exceeded here.

Other spaces in the area provide an alternative location for children's play.

- 2) Nature Conservation advice has not identified any known constraints that would prevent development.
- 3) Initial planning discussions indicate that development is achievable without a significant impact on surrounding buildings. Any impact would be minimised through the planing process.

Belroyal Avenue Open Space

Neighbourhood Partnership Area: Brislington East and West
Site Name: Belroyal Avenue Open Space

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes		Used for children's play	7	We feel that other spaces in the area provide an alternative location for children's play
2	Yes		Important area for wildlife	3	Nature Conservation Officer has not raised any ecological concerns for this proposal.
3			Loss of Police station from development	2	It is not anticipated that disposal of this space would have a negative impact upon the function of the Police Station.
4			Further consultation needed	2	We feel that consultation has been adequate. Consultation ran for 14 weeks and was widely advertised.
5	Yes		Used by families	2	We feel that other spaces in the area provide an alternative location to be used by families
6			Pedestrian link would be useful	2	This could be incorporated in to a final scheme should one be proposed.
7			Disposal should be decided by democratic process of nearby residents	1	Final say has to remain with elected members.
8			Consider allotments as an alternative	1	The investment proposals will be considered by the Neighbourhood Partnership.
9	Yes	Yes	Acts as a buffer between industrial and residential use	1	Initial planning discussions indicate that development is achievable.
10	Yes		Used for dog walking	1	We feel that other spaces in the area provide an alternative location for dog walking
11			Plant flowers as an alternative	1	The investment proposals will be considered by the Neighbourhood Partnership.

Belroyal Avenue Open Space

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
12		Development will devalue nearby properties	1	It is not anticipated that there will be any impact. This would be determined by the final scheme if one is proposed.
13	Yes	Used for cycling	1	We feel that other spaces in the area provide an alternative location for cycling

Neighbourhood Partnership Area: Brislington East And West
Site Name: Bonville Road Open Space

Emails	Surveys	Letters	Petition Signatories
16	28	45	1040 signatories over 4 petitions

Themes arising from public consultation

Petitions were received relating to the wider Brislington Meadows site as part of the Site Allocations and Development Management options consultation:

- The residents of Brislington together with concerned horse owners petition BCC to abandon all development of the adjoining fields to Victory Park.
- Object to the proposal of BCC to sell fields to the back of Victory Park (Brislington Meadows) and the adjoining allotments off School road
- Preservation of green space in Brislington (Victory Park)
- Save Victory Park's beautiful green space

1) Response to the consultation focussed on this site as part of the wider Brislington Meadows area that is part of the Site Allocations consultation. This included petitions received. The majority of comments here object to development and the potential land use allocation for housing in the Site Allocations document. These comments have been separated for the purposes of clarity.

2) Where comments have been through the AGSP online survey and relate directly to Bonville Road Open Space the main concern linked to the loss of wildlife and a lack of green space in the area.

3) Though the majority of responses opposed disposal, some comments were in support of proposals.

In terms of the PGSS site, comments appear to be split between support and opposition to disposal. The main concern being the impact on wildlife.

Comments on public consultation

1) The potential land use of the wider area will be determined by planning.

2) Nature Conservation advice has not highlighted that this site is a SNCI and that a detailed ecological survey may be required at the time of planning.

3) This is in line with proposals

Bonville Road Open Space

Neighbourhood Partnership Area: Brislington East and West
Site Name: Bonville Road Open Space

Comments Summary

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
1	Yes		Important area for wildlife	6	Nature Conservation Officer has not raised any ecological concerns for this proposal.
2			Impact on congestion and parking	5	Impact will be minimised through the planning process
3	Yes		Used for recreational purposes	3	We feel that the nearby Victory Park can be used as an alternative location for recreational purposes
4			Infrastructure already in place for additional houses	2	This is in line with proposals
5			Brislington Meadows Development management plan needs to be made public	2	Noted
6	Yes	Yes	Acts as a buffer between industrial and residential use	2	Initial planning discussions indicate that development is achievable.
7			Should develop brownfield sites instead	2	The Parks and Green Space Strategy considers only parks and green space.
8	Yes		Used for children's play	1	We feel that the nearby Victory Park can be used as an alternative location for children's play
9			Access by footpath rather than road	1	Noted
10			Overgrown site has resulted in under use	1	This is in line with proposals
11			Further consultation needed	1	We feel that consultation was adequate. Consultation ran for 14 weeks and was widely advertised.
12	Yes		Used by families	1	We feel that the nearby Victory Park can be used as an alternative location for families

Bonville Road Open Space

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
13	Yes		Lack of green space in local area	1	The council's minimum standards for the provision of accessible green space are exceeded here.
14			Increased pressure on schools and services	1	As with any development, the impact on school numbers will be decided and acted upon by Children and Young People's Services. Also determined by the planning process.
15			Planting as an alternative	1	The investment proposals will be considered by the Neighbourhood Partnership.
16			Disposal should be decided by democratic process of nearby residents	1	Final say has to remain with elected members.
17	Yes		Used for dog walking	1	We feel that the nearby Victory Park can be used as an alternative location for dog walking
18			Development would have views over Victory Park	1	See line 4 above
19			Development would attract business to the area	1	See line 4 above
20			Development would improve security of the industrial area	1	See line 4 above
21					
22			Bonville and wider Brislington Meadows Area		These issues relate to the wider site included in the Site Allocation consultation which Bonville Road is a part of.
23			Object against housing development	218	
24			Heavily congested area	108	
25			Loss of wildlife	88	
26			Infrastructure cannot cope with more houses	84	
27			No enough school places for additional children	82	
28			No capacity at the local Health Centre	75	
29			Increased pollution	65	
30			Loss of an area where children can play	57	
31			I am against the scale of development	55	

Bonville Road Open Space

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
32			Important leisure facility	49	
33			Historically important area	48	
34			There is a historic risk of flooding in the area	34	
35			Great place for walking and enjoying the wildlife	30	
36			Loss of allotments	16	
37			I walk my dog there every day	14	
38			School Road cannot cope with any more traffic	4	
39			Protect meadows	3	
40			Object against site used for warehouses/industrial buildings	3	
41			Loss of mature trees	3	
42			Increased noise levels	2	
43			Removal of police station unacceptable	1	
44			No need for new housing	1	
45			Retain a wildlife corridor	1	
46			New playground equipment will cause ASB like at Victory Park	1	
47			Car parking is already a major issue	1	
48			What about elderly people?	1	
49			Disabled residents wouldn't have access to green space anymore easily	1	
50			Next accessible area after the development would be HTV studios, too dangerous with a child as you have to cross busy A4 Bath Rd.	1	
51			Already a problem with teenagers, after housing development there will be more problems	1	
52			Local school uses this area for sports days	1	

Bonville Road Open Space

	Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
53			Support changes but I am against loss of land/allotments	1	
54			Industrial development would increase HGV	1	
55			Keep green space	1	
56			Broomhill Rd as access road is unsuitable, there is already heavy traffic	1	
57			Object against the option that it remains a green space	1	
58			Our delivery vans would face serious access issues	1	
59			Important area for staff lunch breaks	1	
60			Support housing development on site	1	
			<p>Highways Agency We seek confirmation that the site will be integrated with existing employment opportunities, if it is to be bought forward by as a residential scheme, in order to achieve more self sufficiency and self containment in Bristol. The development would need to be supported by sustainable transport links to the rest of south Bristol, the city centre and north Bristol.</p>		
			<p>Brislington Conservation and History Society - Any housing or industrial development would greatly detract from the unique, rural atmosphere. - Whilst endorsing possible proposals for the enhancement of Victory Park itself, it seems ludicrous to put these along side housing or industrial development.</p>		

Bonville Road Open Space

Does the comment relate to the PGSS value criteria	Does the comment relate to the delivery of development	Comment	Times repeated	Response to comment
		<p>Avon Wildlife Trust Part of Brislington Meadows SNCI. If all the site was developed, mitigation for the loss of the valuable wildlife habitat would be impossible.</p>		

