



AGENDA ITEM NO 6

Horfield and Lockleaze Neighbourhood Partnership

28th March 2012

Title: Parks and Green Space Strategy surplus land decision.

Officer Presenting Report: Richard Fletcher, Neighbourhood Engagement Manager

Contact Telephone Number: 0117 9223896

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)

a) Decide in each case whether or not the following sites are surplus to requirements for use as green space for recreation. :

- part of Muller Rd Recreation Ground
- part of Lockleaze Open Space
- part of Dovercourt Rd Open Space

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. (Refer to site footprints in Appendix A)

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:

- Wellington Hill Open Space

OR

The Neighbourhood Committee is asked to:

c) Decide by what date decisions a) & b) will be made. This date must be within 12 months of the date of this meeting.

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.

There were two general petitions for open spaces in Lockeaze; a 'Have your Say' petition of 198 signatures and a 'Save our Spaces' petition of 120 signatures. These oppose development of open spaces in Lockeaze.

2.

Site	Total emails, surveys or letters.	Site-specific petition signatories	Total
Wellington Hill	649	1262 over two petitions	1917
Part of Dovercourt Rd Open Space	90	0	90
Part of Muller Rd Recreation Ground	128	0	128
Part of Lockeaze Open Space	123	0	123

3. Impact on Standards

Horfield and Lockeaze Neighbourhood Partnership does not currently meet the standards in Children's Play, formal provision and natural green space, however only 3% 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 citywide.

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
Wellington Hill	Dec 2010 Cabinet made the decision to retain this space.	E
Part of Dovercourt Rd Open Space	The cross-party working group proposed a different footprint to that considered by the Dec 2010 Cabinet. The amended footprint applies.	B
Part of Muller Rd Recreation Ground	Dec 2010 Cabinet deferred this decision for more feasibility work. A developers brief would apply to control the layout of development.	C
Part of Lockleaze Open Space	Dec 2010 Cabinet deferred this decision. A developers brief would apply to control the layout of development. The council does not own all land required to gain access from Romney Rd. An arrangement will be required with the landowner.	E

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

Following a request from Cabinet on 26th January 2012, the Leader agreed to delegate to neighbourhood committees such powers as are necessary for them to operate within the protocol for surplus sites and in line with the details set out in the report to Cabinet dated the same day.

Any decision to declare a site as surplus to requirements for use as green space for recreation must take into account the Parks and Green Space Strategy, the Area Green Space Plans and the contents of both Cabinet reports 16th December 2010 and 26th January 2012.

Legal advice given by: Shahzia Daya, Senior Solicitor (Corporate)

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 and D

ACCESS TO INFORMATION

Background Papers:

2010 Cabinet report

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

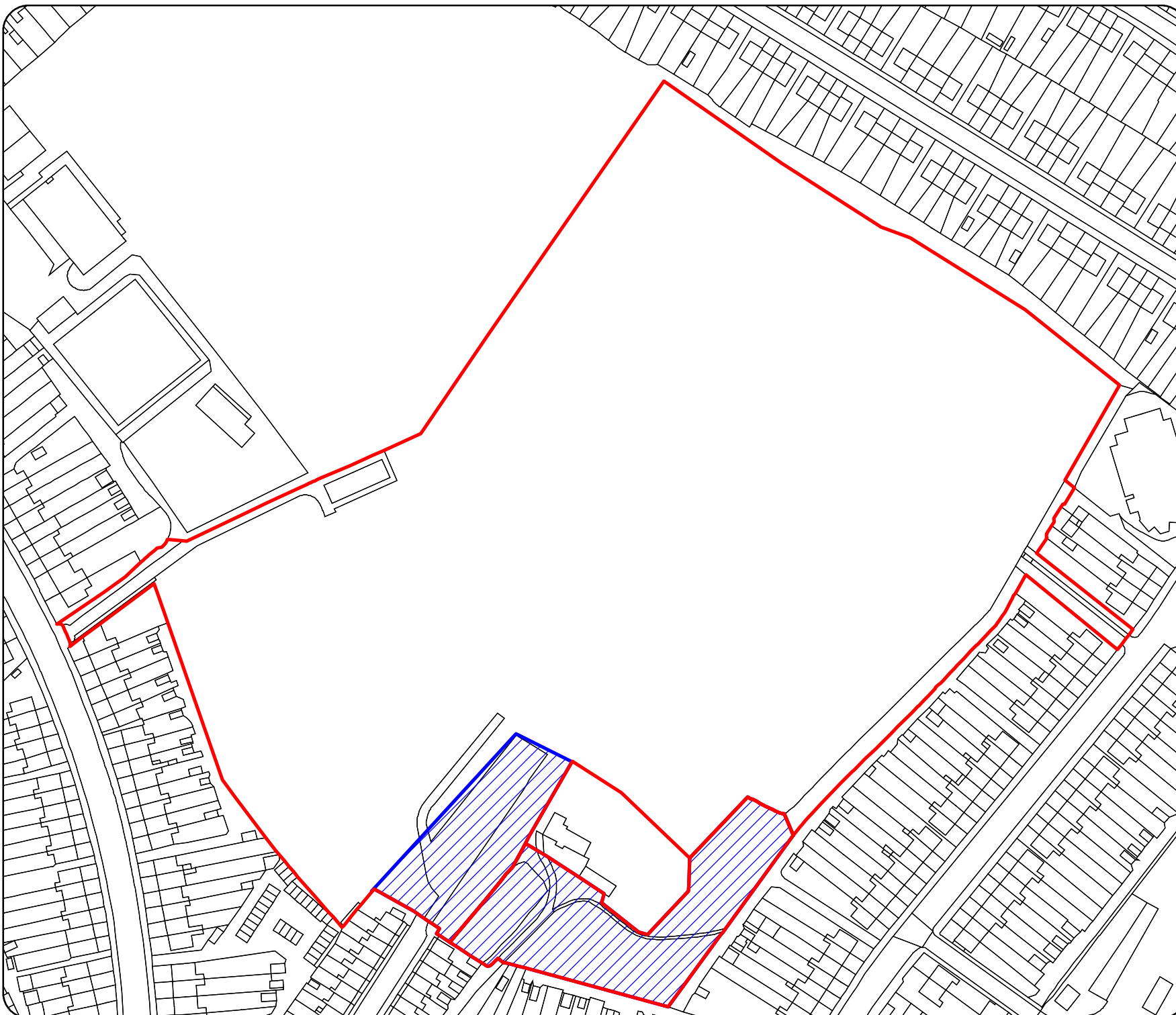
2012 Cabinet report

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) Muller Road Recreation Ground
- 2) Lockleaze Open Space
- 3) Dover court Road Open Space (amended footprint)
- 4) Wellington Hill Open Space



Parks & Green Space Strategy - Muller Road Recreation Ground

Legend

-  Disposal area originally proposed for consultation
-  Muller Road Recreation Ground

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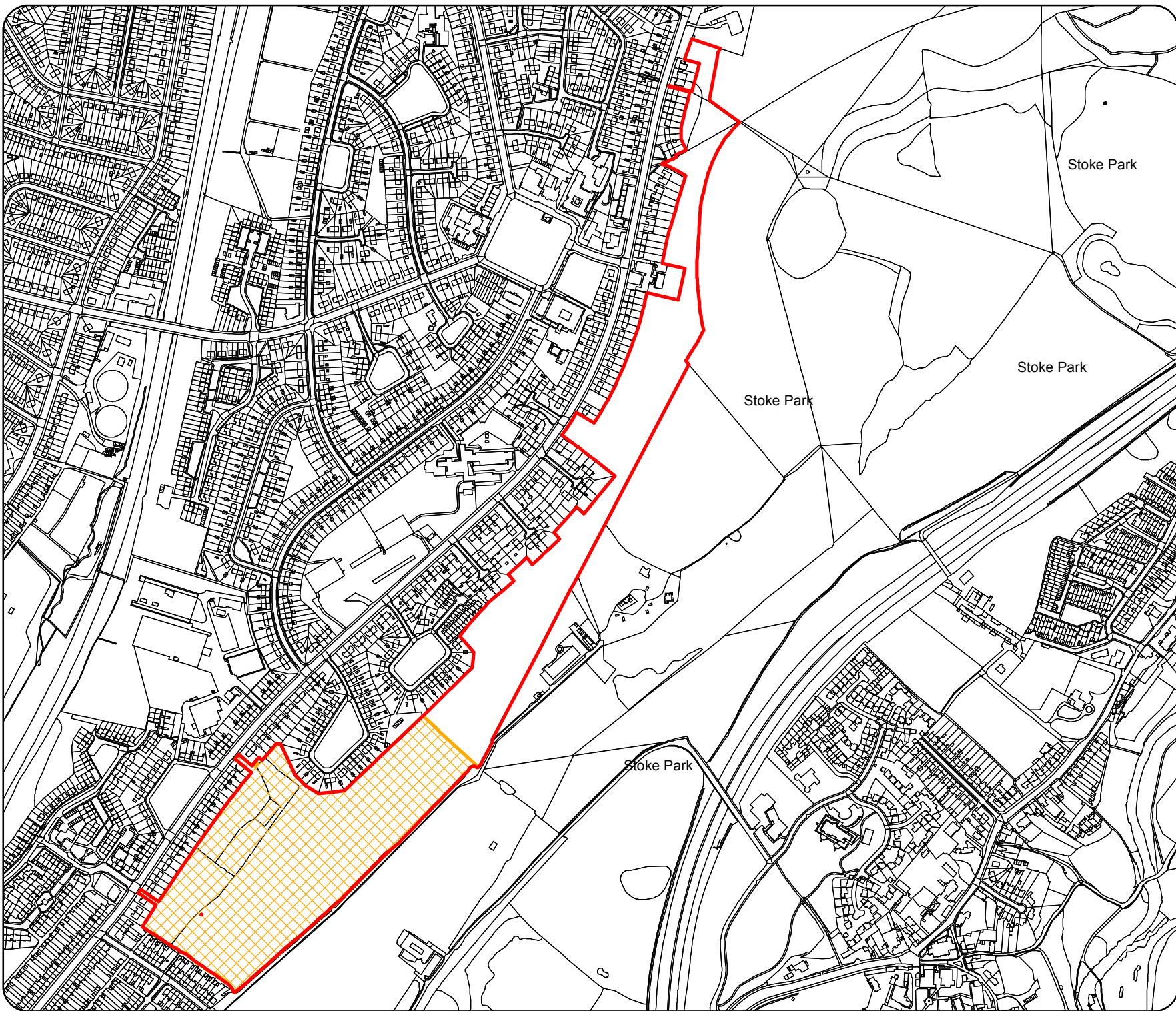
ENVIRONMENT & LEISURE

Site Code : MULLROREGR
Scale : @A4 1:1,920
Date : 02.12.2010





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Parks & Green Space Strategy - Lockleaze Open Space

Legend

-  Masterplan area as proposed in
Area Green Space Plan consultation
-  Lockleaze Open Space

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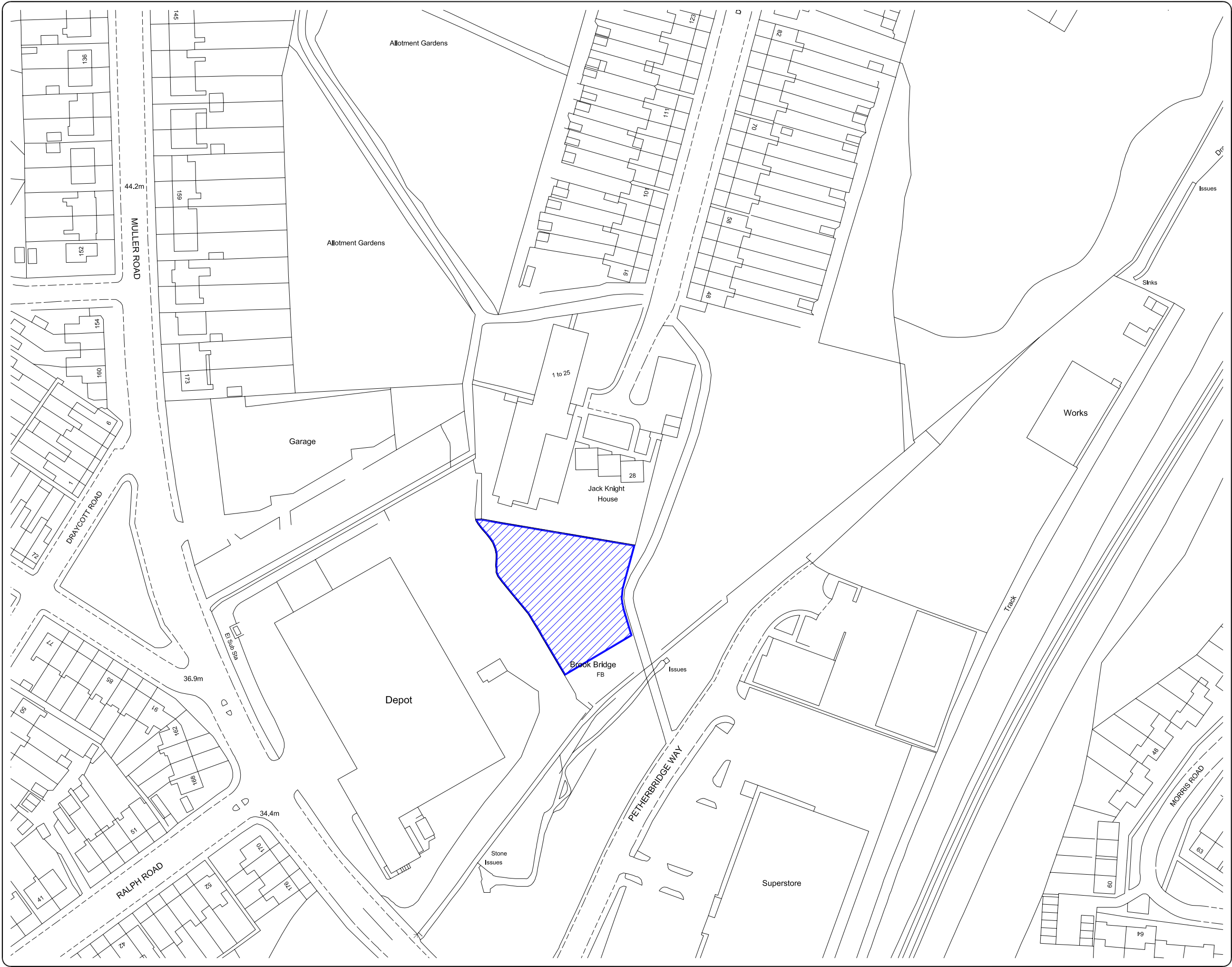
ENVIRONMENT & LEISURE

Site Code : LOCKPLFI
Scale : @A4 1:7,127
Date : 02.12.2010



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**Parks & Green Space Strategy -
Site A, Dovercourt Road,
Horfield.**

Developable area - 1,718.32
sq.m. / 0.424 acre

SITE PLAN : To ensure boundary accuracy, please refer to deeds.
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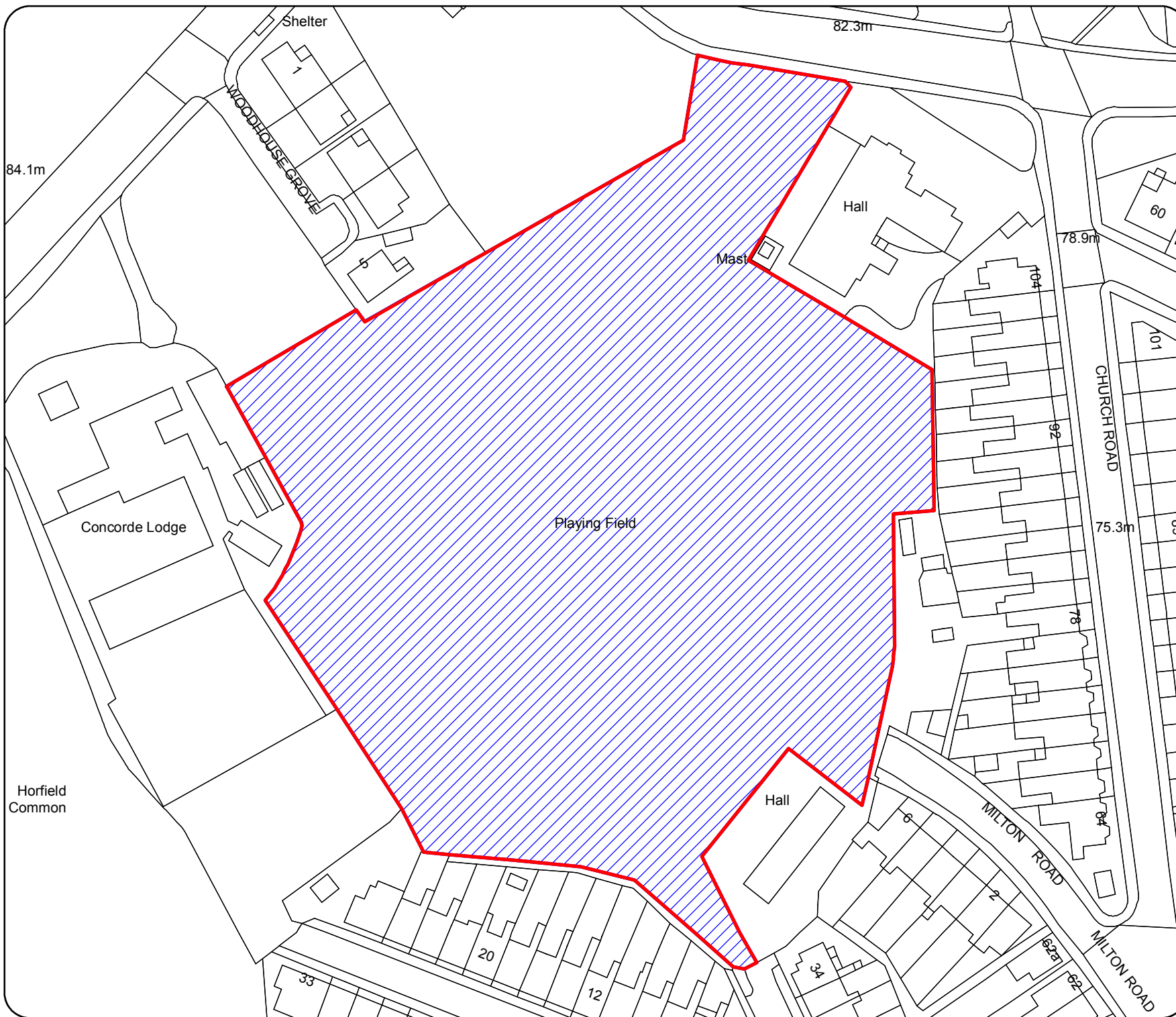
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Plan No : N5353d
Prop ID Ref : 3074
Polygon Ref : 1740
Scale : 1:1,250 @ A3
Date : 22 Nov 2011





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Will Godfrey, Strategic Director – Corporate Services



Parks & Green Space Strategy - Wellington Hill Playing Field

Legend

-  Disposal area originally proposed for consultation
-  Wellington Hill Playing Field

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ENVIRONMENT & LEISURE

Site Code : WELLHIPF
Scale : @A4 1:1,000
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. However, 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.

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.