

## **Note to Bristol Parks Forum Members**

**Re: Area Green Space Plan Process and relationship with Strategic Housing Land Availability Assessment (SHLAA) Stakeholder Technical Assessment and the Site Allocations 'Call for Sites' process.**

**By:** Richard Fletcher - AGSP Project Manager

**Date:** 24<sup>th</sup> November 2008.

Dear Forum member

Understandably, there is some concern about how the Area Green Space Planning process links with both the current Strategic Housing Land Availability Assessment (SHLAA) Stakeholder Technical Assessment and the Site Allocations 'Call for Sites' process. Together with colleagues from the Citywide Policy Team in Planning I have prepared the following by way of explanation.

### **The Strategic Housing Land Availability Assessment (SHLAA) Stakeholder Technical Assessment**

The Council is seeking information from a number of organisations on the deliverability and developability of sites in Bristol which may have potential for housing development before 2026.

The Government requires that local planning authorities undertake a SHLAA to provide evidence to support the development of their Core Strategies. This work is being carried out to support the emerging Bristol Core Strategy, part of the Bristol Development Framework. Further details of the Core Strategy and the Stakeholder Technical Assessment are available from:

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

Please note this assessment does not mean: that planning permission would be granted; that future land allocations must be for housing; that sites are precluded from other use; that other land use allocation plans will not be developed; that other applications for residential development is excluded. Any planning applications will continue to be treated on their own merits and be determined in accordance with current planning policies. Any illustrative capacities given are technical assessments for consultation purposes and do not mean that sites will necessarily be suitable for the capacities shown.

If Forum members wish to submit comments on the deliverability and developability of sites, where you may have particular knowledge or interest, you can do so by completing a separate Site Response Form for each site you wish to comment on. Forms are available from [www.bristol.gov.uk/bdf](http://www.bristol.gov.uk/bdf). We would also welcome any further comments on the methodology and approach taken to the SHLAA.

Please return the completed form(s) by **Friday 19th December 2008** to:

By e-mail: [bdf@bristol.gov.uk](mailto:bdf@bristol.gov.uk)

By post:

SHLAA (CD/BH)  
FREEPOST BS6529  
BRISTOL  
BS1 5BR

If you require further information on the SHLAA please contact the BDF team on 0117 903 6723 or [bdf@bristol.gov.uk](mailto:bdf@bristol.gov.uk).

## **Site Allocations 'Call for Sites'**

Bristol City Council wants to involve stakeholders including Parks Forum members in considering how land in Bristol might be developed in the future and would like you to help us to identify land or buildings that you think could be developed or put to a different use. This is an important opportunity to suggest land and/or buildings where change could take place.

The council is keen to ensure it has a full picture of local community issues relating to land in your area and wants to hear from people and organizations across the city, as well as from landowners and the development industry. Your suggestions could be in any part of the city and the sites do not need to be within your ownership or control.

We are currently developing a new suite of planning documents that will guide development decisions in the city called the Bristol Development Framework (BDF). Work is now beginning on the Site Allocations Development Plan Document (DPD), which will form part of the BDF. The Site Allocations DPD and accompanying Proposals Map will allocate land for development and designate land for particular uses. The Site Allocations DPD will need to be consistent with the overall spatial strategy set out in the emerging Core Strategy.

Sites submitted and their suggested uses will subsequently be assessed and considered for inclusion in the Site Allocations DPD. A consultation draft of the Site Allocations DPD is expected to be published in Summer 2009.

Potential development sites and their potential uses should be put forward for consideration as part of the Call for Sites by 19th December 2008. At the same time we are publishing a Sustainability Appraisal Scoping report for consultation.

The accompanying guidance notes explain how you can respond to the call for sites. Please read these before submitting suggestions. For each site we would like you to complete a form and provide an attached map accurately identifying the site boundary. The form can be downloaded from the Bristol Development Framework website ([www.bristol.gov.uk/bdf](http://www.bristol.gov.uk/bdf)). Please feel free to contact us on 0117 903 6727 if you would like any assistance completing the response form or identifying sites on maps.

Completed forms and maps should be submitted to the following address before 19th December 2008:

By e-mail: [bdf@bristol.gov.uk](mailto:bdf@bristol.gov.uk)

By post::

Site Allocations (CD/BH)  
Freepost BS6529  
BRISTOL  
BS1 5BR

## **Area Green Space Plans**

Bristol City Council is currently developing a series of Area Green Space Plans for the 14 Neighbourhood Partnership Areas in the city. In short, the aim of each Plan is to deliver the objectives, standards and policies set out in the council's Parks and Green Space Strategy while ensuring that the significant investment anticipated for green spaces is prioritised with the help of stakeholders and communities.

The programme for the development and adoption of Area Green Space Plans has been aligned with those of the Strategic Housing Land Availability Assessment (SHLAA) and the Site Allocations 'Call for Sites' in order that these processes are complimentary and 'joined up'.

Each Area Green Space Plan will set the foundations for green space provision for the next 20 years and decide where different types of facilities and space - such as children's playgrounds, sports pitches, young people's facilities, toilets and park keepers - are to be located. It will also identify if any green space is no longer needed and where potentially capital receipts from land sales can be used to fund improvements to other spaces.

An early part of the process is to work with stakeholders, local organisations and communities to draw up a draft plan. This will then be subject to a public consultation in the summer of 2009. Bristol Parks Forum members will automatically be invited to the stakeholder process.

The AGSPs will contribute to the SHLAA and Site Allocations documents essentially in three ways:

- by proposing accessible green spaces to be considered for alternative uses, including disposal for development;
- by identifying gaps in provision and proposing how these might be remedied, including potentially identifying where green space that is not publicly accessible could be opened up in order that the standards set out in the Parks and Green Space Strategy are met;
- by recommending the future status and importance of green space sites to be included in the future Site Allocations 'Proposals Map'

There are two important points to be made here:

1. For the green spaces considered by the council's Parks and Green Space Strategy, their future use or designation will be a consideration of Area Green Space Plans. This means that Forum members will be able to contribute to this process through the Area Green Space Plan stakeholder participation process and then the public consultation that follows. Put another way, the deadline of the 19<sup>th</sup> December given to the SHLAA and Call for Sites is not the deadline for comments on the future of open spaces to be considered by the AGSPs.
2. Area Green Space Plans focus on publicly accessible green space and the location of this space across the city is identified within the Parks and Green Space Strategy. If you wish to see the location of these spaces in your area please visit [www.bristol.gov.uk/parkstrategy](http://www.bristol.gov.uk/parkstrategy). Therefore, if you wish to make a comment about the future use of green spaces outside of those considered by the Parks and Green Space Strategy you can respond to the Call for Sites by the 19<sup>th</sup> December (also the deadline for comments on the SHLAA). However, identification of green spaces through this process is not a necessity - the existing use of sites will automatically be considered.

**If you have any doubts about the timing of your comment then please adopt a precautionary principle and make your comment by the 19<sup>th</sup> December through the Call for Sites or SHLAA processes.**

Kind regards

Richard