

Morning Session

GREEN SPACE PROVISIONS STANDARDS – Questions and Comments.

Richard Bland	Does the PGSS include provision for the proposed 60K increase in population of Bristol over next 20 years?
Richard Mond	Yes – 20 year strategy takes increase in population into account
Clive Stevens RCAS	Distance Standards – how do you know the number of minutes is correct?
Richard Fletcher	A combination of things: Research – asked people. Testing – applied the research results to the city to see if they were achievable. This is a requirement of Planning Policy Guidance.
Richard Mond	The standards are a balance between aspiration and deliverability. Nature sites – already achieved.
Peter Wilkinson	National Playing Fields Association guidance would require Bristol to have 400 playgrounds. The city used to have 220 but have even fewer now. NPFA guidance is an unachievable target.
Ron	Will BCC decrease the number of parks where there is a surplus?
Richard Mond	Used the analogy of the national minimum wage – the standards should ensure that provision does not go below the proposed level – they are not a target to reach. There may be a change of use of a space e.g. from an informal space to a children's play area
Roland Mina Road Park	What has central government asked us to do? What does the PGSS do that the government request?
Richard Mond	The council's PGSS was started before Planning Policy Guidance 17 which states that we have to set local provision standards. PPG17 recommends (but does not stipulate) that management should not be hierarchical, but split into different categories eg natural/informal/formal/children's/sports.
Peter Wilkinson	The Local Development Framework for Bristol needs to have a strong open space component e.g. by complying with PPG17. Two local authorities have been asked to rework their Strategies as there was not enough detail and evidence on open space.

Hugh Holden	The PGSS is not a planning document – why is it linked to the Bristol Development Framework
Pete Wilkinson	The green space provision standards will be incorporated in to the Local Development Framework as they contribute to (inform/guide) spatial/land use planning in the city.
Steve Pearce APAG	When you adopt minimum standards, are you concerned that developers will use the minimum standards to make us allow them to develop and therefore BCC must sell the land for development?
Richard Mond	<p>1 - Developers cannot make BCC sell land 2 – Local public opinion would be against this</p> <p>£36M is expected to be raised from sale of open space – derelict land = 1% of green space we have. There is always risks in decision making – risk in leaving status quo is possible greater than selling some open space - we could do something fantastic through the Strategy and have great parks.</p>
Helen Castle Park	Query re central area provision
Richard Mond	8 out of 35 wards are below the proposed locality standard – including central area. Local Need Area 6 covers the central area (inc St Pauls, Easton, Lawrence Hill, Cotham, Redland and Cabot). And is just below the Locality standard.
Helen Castle Park	I am surprised therefore to hear of plans to develop part of Castle Park.
Richard Mond	When considering the green space standards (bearing in mind they are not yet adopted) Planners will balance them with the various benefits of development e.g. including making Wine Street a vibrant space. They may decide that the overall balance is towards development in an area.
Helen Castle Park	What are the criteria for Local Need Areas
	<p>1 – Natural boundaries – eg rivers, large roads 2 – Reasonable size 3 – Administrative boundaries</p> <p>In practice, we don't stick to one analysis eg Wards or LNAs but use many analyses.</p>
Alison Bromilow	<p>I am concerned about leaving certain areas out e.g. sports/playing fields Other PGSS open spaces will be considered under the local plan – protection should be carried forward to the Bristol Development Plan</p>
	The Strategy considers legitimately, publicly accessible

	recreational open space and as a result excludes allotments, school playing fields, highway verges, horse grazing land. Advice in PPG17 is for recreational land (with public access).
Sue Flint	I noted a complete absence in all discussion documents that parks should be beautiful.
	Noted.
Dave Williams Walking the Way to Health	The strategy is costed over 20 years. When do responses need to be in by – what are the timescales involved for comment?
Richard Fletcher	Public consultation deadline is 28 th September 2007. Then it goes to the Physical Environment Scrutiny on October 18 th and various political forums. It will then be sent to cabinet again and the public can comment on it then to be adopted in November. RF will be publishing responses and comments re PGSS.
Mil Lusk	The whole of Local Need Area 14 is Fair/Poor. If the council can't/don't raise the standards here, will the land be more at risk of disposal for housing/development.
Richard Mond	There is a distinction between low quality and low value. If a site is poor quality now it does not mean it will be disposed of as it may have 'potential' value. There is huge pressure in Bristol to build homes but I can give a message of reassurance that the pressure on green spaces is not as great as there are lots of brown field sites around to propose for development.
Eileen Stonebridge Old Sneed Park	Congratulations to all the council officers on all the hard work they have done in putting together this document. However, if the strategy is adopted, can you perceive that the council will pay up?
Peter Wilkinson	Finance discussion this afternoon.
George Denford Withywood Park	We have trouble with fly tipping and the council clean it up. Will there be any legislation to keep parks good – what levels of enforcement will there be?
Peter Wilkinson	The 'Cleaner Neighbourhoods Act' targets ASB / dog fouling / fly tipping / gum / litter. Parks staff (park keepers) will begin to have the ability to issue fixed penalty notices – of £60 (£80). This is already in place on The Downs.
Richard Mond	If the quality of the land is poor, it is more likely to be abused – and increase in quality decreases ASB
Hugh Holden	How do you define a Play Area?
John Knowlson	A space with a focus for children's play – a hook to get them in to explore other parts of the park.

Hugh Holden	Will BCC scrap all old, small kids' parks where they are not 'needed' in the strategy?
Richard Mond	The Strategy will result in more children's play areas being provided overall but may mean that, where they are in the wrong place or there are more than is needed they won't be reinvested in. There will be a focus on making clean, quality assured guaranteed children's sites.
	END OF SESSION

Afternoon Session

INVESTMENT PLANS – Questions and Comments

Diana Porter	Why are there five areas shown on the map with no S106 Money?
Peter Wilkinson	There was no housing development of 10 or more residential units in these areas (yet). The money is paid to the Council when the first residential unit is let/sold.
Lerraine Smith Grounds4Change	Is it possible to change the number of residential units built that the S106 money applies to?
Gary Hopkins	Where developers try to avoid paying S106 money by having a number of developments that are below the threshold (10 dwellings) , we are beginning to aggregate the sites to make the condition apply.
	Providing a S106 contribution does not apply when building 'affordable' housing as these are subsidised by government.
Dave Williams Walking the Way to Health	P31-32 of the PGSS document says £87M is required for the PGSS. How will BCC prioritise which of the parks and open spaces will get investment? Is it up to the Parks Forum members to lobby the councillors?
Rosalie Walker	Bristol Parks Forum are consultees in the process and give ideas as to what priorities are – there will be a mix of opinion, but ultimately it comes down to the politicians.
Peter Wilkinson	Decisions go through Stephen Wray – Director of Culture and Leisure Services. Residents will be asked to be part of the Area Green Space Planning process which will decide area priorities, but not citywide. The council has areas of the city it wants to focus on in terms of providing other services and Parks will need to support this. Also, some decisions have already been taken as project teams or funding are in place.
Hugh Holden	Targeted funding on LNA and Destination Parks – what about the others in between.
Peter Wilkinson	There will be Preference Surveys – as things will develop over the next 20 years For example asking if we should concentrate on all eg seating in all the parks in one area and leave the park for later or go park by park and complete each.
Mil Lusk Northern Slopes Initiative	If an area has no play parks but the area does not need any, will the money be spent on other forms of play eg informal play or Play Rangers?

Peter Wilkinson	The emphasis is on the improvement of the quality of infrastructure – it doesn't have to be swings and slides.
Roland Mina Road Park	The £87M – is it for capital only – not maintenance?
	Yes.
	Does £11M for grant money include Group raised money?
Peter Wilkinson	Yes – if it used to improve the park
Fraser Bridgeford	Does BCC have any specific examples of land to be disposed of?
Peter Wilkinson	No. We have done some early work but nothing specific yet..
Lesley Alexander Councillor	Please define 'Local' re S106
Peter Wilkinson	This has been redefined in Bristol. In old planning agreements it was 'in the vicinity of' now it is 'within 1 mile' of the development. In allocating money, it is made available 'within the LNA' that hosts the development.
Hugh Holden	Do we have a figure on how much of money raised from selling green space will go back in to improving green space? There was no political commitment to put some of that money into parks and green space. CABE Space recommended 80%
Cllr Rosalie Walker	I cannot say how much, but at least 80%. It is still in the melting pot – 80% is better than nothing.
Dave Williams Walking the Way to Health	The P&GSS will not stand up unless all the money goes into it
	END OF SESSION