

**Additional Information from Hengrove and Whitchurch Park (HWP) Neighbourhood Forum to
Question from the Examiner of the HWP NDP on Local Green Spaces 30th July 2018**

The Examiner has asked the the Forum to clarify the policy situation for Hengrove Park, and indicate a boundary that could be used for its designation as Local Green Space. We are happy to do this, with the proviso that it may be that development proposals in the Local Plan could provide the special circumstances whereby some of the Park was to be included in future development – as allowed by Policy HWP5. We anticipate that Bristol CC would want this understood as well.

1. Policy Background

The Local Plan has allocated the Park for development as “Housing, offices and open space in the form of a large high quality park”. This is in line with Bristol City Council (BCC) policy and evidence on open space in the city (BCC Parks and Green Space Strategy 2008) Figure Appendix 7 from that report is reproduced below (page 4), showing the distribution of formal green space in the city, and the lack in the south of the city. The pink circle near Hengrove Park refers to Millenium Park in Hartcliffe, which is a constrained and somewhat troubled open space, although the local community work hard at maintaining it. Millenium Park is a local feature (1.57ha), not a large, high-quality and ‘destination’ park.

1.1. As part of the work on the HWP Neighbourhood Development Plan (NDP), the Forum commissioned an Open Space Study. This considered the evidence base, and undertook a quality audit of existing open space in the neighbourhood area. It can be accessed here:

<https://www.bristol.gov.uk/planning-and-building-regulations/hengrove-and-whitchurch-park>

This report also notes that besides the lack of formal open space in south Bristol, the neighbourhood area has no active outdoor space available to the general public. Thus the remaining Park at Hengrove will need to include provision for sports pitches, as well as remain a size that meets the Site Allocation and Development Management Local Plan requirement for a “large, high-quality Park”.

2. Boundary for Hengrove Park

2.1 An outline planning application for this development has just been made, the key attributes of the retained Park can be seen in it, and they are reasonably uncontentious – although the Forum feel that the current proposals do not meet the Local Plan requirement for a ‘large park’. There will be a link through to the Mounds and Children’s Play Area, the runway area will be retained and parkland will extend from the current edge of the Park with Hengrove Way to the north and the boundary of Banfield Road to the east, where it is close to the St Giles Estate. Linking through to the other LGS designations of The Mounds and the Children’s Play Area creates a coherent open space, the runway space is a heritage asset. The eastern section of the retained Park is dictated by infrastructure, besides preserving the parkland setting of the St Giles Estate, the rationale for the ‘green fingers’. A large water main serving much of South Bristol runs under the site between Bamfield and Hengrove Way, through the Park just to the west of the St Giles Estate.

2.2 There are also parts of the existing Park that both the Forum’s masterplan and the current BCC proposals agree will be developed for housing. New development will be used to create park-facing residential areas that back onto the industrial, employment and service developments on the northern, southern and western borders of former airfield and Park.

2.3 From both the agreed areas of Park to remain, and agreed areas suitable for development, we have suggested a boundary for the neighbourhood plan to use for Hengrove Park’s designation as a Local Green Space (LGS). This is based on the outline shown in the neighbourhood plan Proposals Map as a dashed red line, but reduced in size to include areas almost certain to be developed. A correction has been made to the existing Proposals Map, as the dashed red outline for Hengrove Park should not have included the Children’s Play Area – this is a separate LGS designation. We are happy for the text of the HWPNDP to suggest that the final boundary may alter slightly from this should development proposals require that. Conversely being outside the boundary of the designated LGS for Hengrove Park will not automatically land cannot be added to the final Park.

2.4 Figure 1 below shows our suggested boundary for the HWPNDP. The Red outline can be filled green, and the Proposals Map updated from the sketch included here. Policy HWP5 will no longer need the last sentence, and the reference to it will no longer refer to it being ‘as remodelled in new development’, either in the policy or Table 1. A suggested revision to the text of Policy HWP5 is as follows:

Policy HWP5: Local Green Space

The following sites, shown on the Proposals Map (figure 11), are designated as Local Green Space:

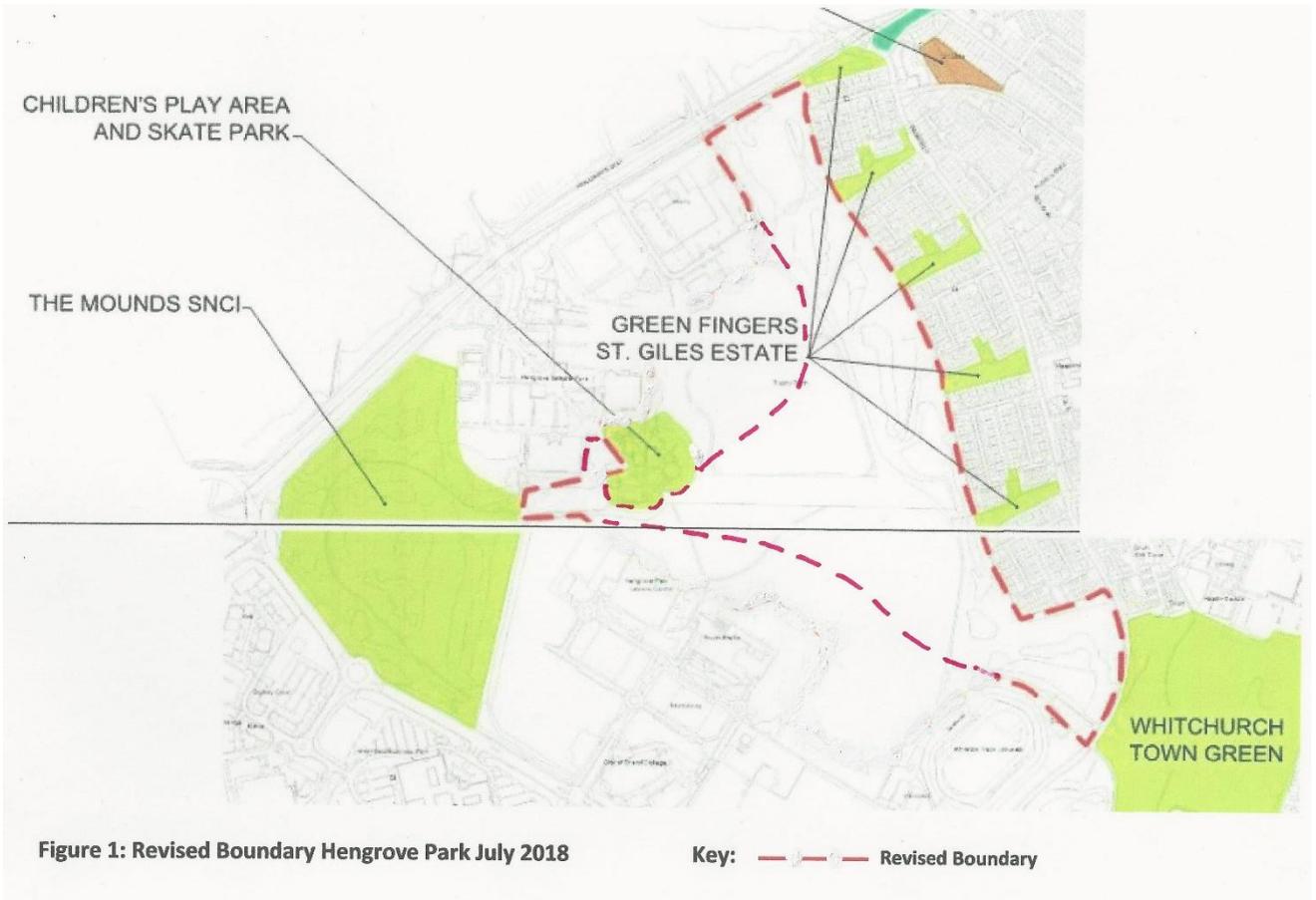
- | | |
|---|------------------------------|
| 1. Hengrove Farm Community Woodland | 2. St Augustines Park |
| 3. Hartcliffe Community Park Farm | 4. The Mounds SNCI |
| 5. Hengrove Park Children’s Area and Skate Park | 6. Whitchurch Green |
| 7. Hengrove Park (as remodelled in new development) and Green Fingers, St Giles Estate | |

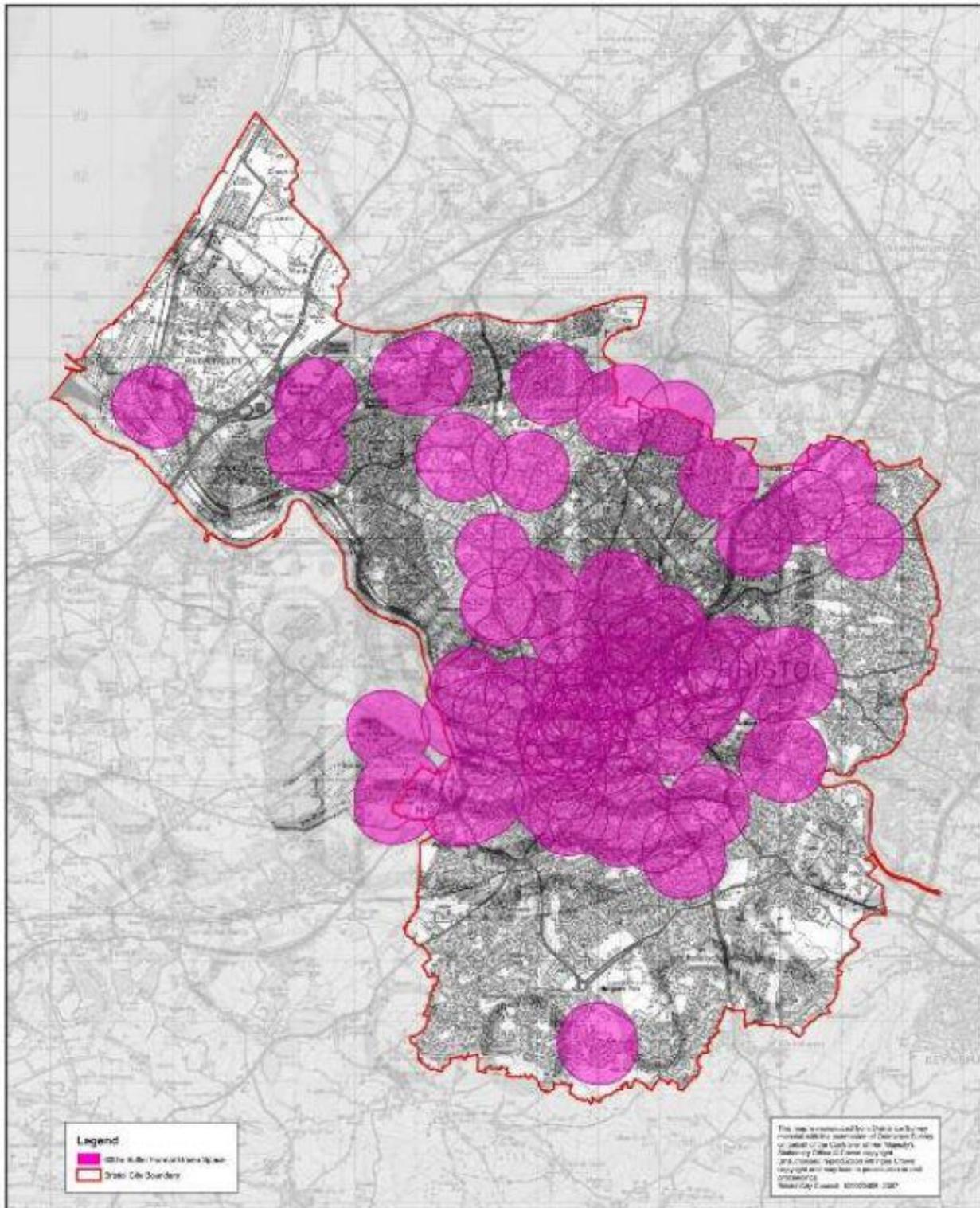
Development on Local Green Space will only be permitted if it enhances the use and reason for designation of the site or in other very special circumstances. ~~Hengrove Park will be partially developed for residential use but this will not impact on reasons to designate it due to policy requirements to retain a high quality large park and make improvements to the existing park.~~

text at new para 3.1.14 could read as shown below:

3.1.14 Table 1 shows the areas of open space considered special in the ward, and suitable and worthy of the designation. The reasons for designating the sites are also set out in the table. The Hengrove Park boundary may be subject to minor alterations due to surrounding proposals for residential development, something that would be considered ‘very special circumstances’ within policy HWP5.

Figure1: Proposed amended boundary for Hengrove Park in the HWPNDP:





Parks and Green Space Strategy

TYOLOGY : FORMAL GREEN SPACE

FOLLOWING FEASIBILITY
 Distance Buffer 600 Metre Radius
 Within 15 Minutes Radius
 May 2007



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Bristol Parks, Culture and Leisure

Appendix 7: BCC Parks and Green Space Strategy.