

## **Southampton City Council**

Outer Shirley Study of Open Space Provision  
and Improvement Opportunities

Final Report – July 2004  
Executive Summary

**Halcrow Group Limited**

# 1 Introduction

## 1.1 *The Challenge*

Halcrow Group Limited was appointed by Southampton City Council to undertake a strategic framework study of the existing open space in the Single Regeneration Budget 6 (SRB6) Western Area of Southampton.

The study provides an audit of existing provision, a strategy and justification for improvements, leading to a preferred option for implementation. The strategy involves the local community and examines ideas and designs and sources of additional funding that could be drawn into the area.

The Outer Shirley Regeneration Board (OSRB) has provided SRB6 funds for this open space framework study but external funding may be required to optimise community benefits.

## 1.2 *Study Parameters*

The SRB6 Western Area lies on the western outskirts Southampton, encompassing parts of Coxford, Redbridge, Shirley and Millbrook wards.

## 1.3 *Report Structure*

### 1.3.1 *Open Space Audit and Framework*

The framework provides a strategic overview of open space, play and recreation facilities, using PPG17 and “Assessing Needs and Opportunities: A Companion Guide to PPG17”.

The framework preparation includes:

- Audit of existing open space, play and recreation facilities, assessment of current facilities, uses, condition, function, usage levels and access
- Existing and potential linkages and access points between sites / facilities, routes to schools, barriers and severance
- A “Strengths, Weaknesses, Opportunities and Constraints” (SWOT) analysis for Mansel Park, The Green Link and Green Park;
- Assessment of quality and quantity of spaces and facilities, in relation to known levels and types of use, using NPFA and Sport England standards

### 1.3.2 *Opportunities for Improvement*

- An Improvements and Zoning Strategy, including an assessment of community needs based on consultations, three options for zoning improvements based on different levels of likely cost and intervention, opportunities for “early wins” in Mansel Park, consideration of options for Green Park, based upon existing proposals, consideration of the future

roles and use of the Green Link, and the identification of opportunities for enhancement on smaller sites

### *1.3.3 Implementation Strategy*

- The Implementation Strategy, including costing and funding matrix to support options, identification of methods of delivery of improvements, consideration of funding sources, maintenance and management implications
- Additional funding justification, assessment of potential for built development to provide additional funds to meet improvement requirements, consideration of strategic case for demand for housing in the Outer Shirley area that would reasonably assist in the provision of additional funding opportunities, along with financial justification and site specific feasibility studies for any identified sites

### *1.3.4 Recommendations*

Recommendations are then suggested for implementation of the strategy.

## 2 Study Context

### 2.1 Overview

The policy context for the provision of open space and outdoor sport and facilities is summarised in this section.

Key texts include;

- The Office of the Deputy Prime Minister (ODPM) 'Sustainable Communities: Building for the Future' initiative (February 2003)
- The Communities Plan
- Commission for Architecture and the Built Environment (CABE) Space
- Green Flags Partnership
- ODPM's Urban Green Spaces Taskforce Working Group 2 "Good Practice Guide for Improving Green Spaces", May 2002
- Planning Policy Guidance Note 17 (PPG17)
- "Living Places: Cleaner, Safer, Greener" (ODPM: Oct 2002),
- "Green Spaces, Better Places" (Urban Green Spaces Taskforce: May 2002)
- Department of Culture, Media and Sport's PAT10 Report
- RPG9 Regional Planning Guidance for the South East (March 2001)
- Hampshire County Structure Plan 1996-2011 (Review)
- City of Southampton Local Plan and subsequent Review
- Southampton City Council's Local Cultural Strategy, 2002
- Southampton City Council's Sport and Recreation Development Plan, 2001 - 2006
- Southampton City Council's Playing Pitch Strategy, 2003
- Southampton City Council's Draft Play Policy, 2003
- Southampton City Council's Medium Term Plan, 2003 – 2008
- Southampton City Council's Community Strategy, 2003
- Southampton City Council's Nature Conservation Strategy, 1992
- Southampton City Council's Local Transport Plan, 2001/2 – 2005/6
- Southampton City Council's Cycle Plan, 2000

# 3 Open Space Audit and Framework

## 3.1 *Site Identification*

1. Mansel Park
  2. Green Park
  3. Test Playing Fields
  4. Studland Playing Fields
  5. Lower Test Nature Reserve
  6. Lordshill Recreation Ground
  7. Lordsdale Greenway
  8. Green Link
  9. Redbridge Wharf Recreation Ground
  10. Olive Road Recreation Ground (part of Lordsdale Greenway – northern end)
  11. Shirley Ponds Recreation Ground (part of Lordsdale Greenway – southern end)
  12. Redbridge Primary School and Redbridge Community School (Secondary)
  13. Millbrook Community School (Secondary)
  14. Newlands Primary School
  15. Mansel Infants and Junior School
  16. Holy Family Catholic Primary School
  17. Shirley Warren Primary and Nursery School
  18. Mason Moor Primary School
  19. The Cedar School
  20. Thorndike Road Allotments
  21. Rownhams Road Allotments
  22. Studland Road Allotments
  23. Paignton Road Allotments and play area
  24. Borrowdale Road Allotments
  25. Southwells Farm Allotments
- Other play areas not audited due to size below 0.5 ha;
26. Rozel Court
  27. Jersey Close
  28. Baron's Mead
  29. Watts Close

30. Sturminster House, Redbridge Hill
31. Barter's Farm
32. Cuckmere Lane
33. Old Redbridge
34. Pat Bear Close

The Audit summarises the facilities each area contains and undertakes analysis of the types of users each facility will attract. Specific users of open space, such as individual organisations, clubs, societies or teams are noted.

Each of the open spaces identified is assessed for accessibility to schools, bus routes and the footpath / cyclepath network, the main access points into the space and proximity to rights of way.

As the study concentrates on the future roles of Mansel Park and Green Park, more detailed assessment has been made in the Audit to identify the condition of each of the facilities contained at these Parks.

## 4 Assessment of Value and Quantity of Open Space and Facilities

### 4.1 Introduction

An assessment of the value and quantity of open space in relation to known levels of usage, community aspirations and local demographic characteristics was undertaken. The assessment focuses on Mansel and Green Parks as identified for enhancement in the original bid submission for SRB funding.

#### 4.1.1 Population

The NPFA's 6 acre standard has been used alongside data for the SRB6 area as well as for wider Southampton (2001 and 2006) for context. This shows that for the SRB6 area, some 60 hectares (150 acres) of open space should exist in the area by 2006. This breaks down into 40 hectares (100 acres) for outdoor sport and 20 hectares (50 acres) for children's play space.

<b>SPACE STANDARDS &amp; REQUIREMENTS</b>		
<b>NPFA 6 acre standard</b>		
<b>SRB area</b>	<b>acres</b>	<b>hectares</b>
Outdoor sport	<b>99.4</b>	40.2
Children's play	<b>49.7</b>	20.1
Total	<b>149.1</b>	60.3
<b>City 2001</b>		
Outdoor sport	<b>829.9</b>	335.9
Children's play	<b>414.9</b>	167.9
Total	<b>1,244.8</b>	503.8
<b>City 2006</b>		
Outdoor sport	<b>848.6</b>	343.4
Children's play	<b>424.3</b>	171.7
Total	<b>1,272.9</b>	515.2

- Coxford's population is projected to decline by approximately 2.2%;
- Millbrook's population is projected to increase by 3.4%;
- Redbridge (declining by just over 1%) and Shirley (rising by just under 0.4%) are forecast to remain relatively static.

Within Southampton City, there are a number of significant changes forecast over the period 2001 - 2006:

- the 0 – 9 age group will decline - recent estimates indicate the decline to be at 5%;
- for the 10 – 14 age group, forecasts indicate a decrease of just under 2% during the period;
- the 15 – 24 age group is predicted to grow substantially (8.47% between 15 and 19 and 6.94% between 20 and 24);
- the 25 – 34 age bracket is forecast to decline by just over 10% between 25 and 29 and by nearly 10% between 30 and 34.
- There will be a substantial increase in the 35 – 65 age bracket, particularly around the mid-range of this group.

#### 4.1.2 *Implications*

The Playing Pitch Strategy demonstrates that there is a deficit in provision but surplus in Redbridge.

#### 4.1.3 *Roles*

Test Playing Fields will fulfil a County role, Lordshill Recreation Ground, Lower Test Nature Reserve, Lordsdale Greenway and Shirley Ponds will fulfil city-wide roles. Mansel Park would be upgraded to a District Park, subject to upgrade of pitches, Green Park currently fulfils a city-wide role but a localised role would be more appropriate.

The role of open space attached to schools will vary according to the facilities and dual usage with the community.

The role of allotments will remain on a local basis, with potential in the longer term to release land, as surplus land has been identified in the Audit.

#### 4.1.4 *Surplus Land*

Surplus land has been identified as land belonging to open space which doesn't perform an identifiable function, no users are identified and there is no apparent demand for its retention.

## 5 Vision and Objectives

### 5.1 *Enabling a Wider Vision to be achieved*

The Visioning stage is intended to produce a Framework Strategy for a number of the key open spaces. A Strategy is required that will enhance the use of existing resources and funding, improve linkages between existing spaces, improve community accessibility and create a hierarchy of safe and functional open spaces benefiting the local and wider community.

### 5.2 *Optioneering Stages*

Three options were developed with the Study Steering Group and consultations with the local community, which envisage low, medium or more intensive use of funding and the implementation of infrastructure;

- Revitalisation – Low cost option
- Energy – Medium Cost option
- Zest – High cost option

#### 5.2.1 *Revitalisation Option / Vision*

Mansel Park, Green Park and the Green Link enhanced to enable the local and wider community to use the Parks as a source of personal relaxation and revitalisation; informal play, relaxation, sitting, listening, watching and learning.

#### 5.2.2 *Revitalisation Objectives*

- Creation of clean, safe and accessible areas for children of different ages to play
- Creation of clean and accessible areas for families to meet, sit, talk and observe
- Creation of quieter areas for relaxation, sitting and talking
- Creation of social areas for young people to gather, play, sit, talk and observe
- Creation of informal and ad hoc learning areas
- Creation and development of new wildlife habitat
- Enhancement of pedestrian linkages within the Park
- Enhancement of linkages with the surrounding area
- Better use of existing buildings, features and resources

**Main focus is on Mansel Park and better use of existing resources and funding opportunities**

### 5.2.3 *Energy Option / Vision*

Mansel Park, Green Park and the Green Link enhanced to enable the local and wider community to use the Parks as a source of junior sporting provision and social activity; football, cycling, skating, walking, meeting and chatting.

### 5.2.4 *Energy Objectives*

- Enhancement of sporting provision and encouragement of junior age group use
- Creation of enhanced and new areas for children's play, using the land formation as a basis for design
- Creation of clean, dog protected and accessible areas for families to meet, sit, chat and observe
- Creation of activity areas for walking, sitting, observing
- Creation of social areas for young people to gather, play, sit, observe
- Creation of active areas for cycling, roller skating / blading, skate boarding, meeting
- Creation of learning areas
- Creation of ecologically sensitive areas
- Enhancement of linkages within the Park, connections to activities and circuit route
- Enhancement of linkages with the surrounding area
- Use of existing buildings, features and resources
- Improved lighting strategy

**Main focus is on improving the sports and leisure infrastructure of Mansel Park and Green Park and use of existing and new resources and funding opportunities**

### 5.2.5 *Zest Option / Vision*

Mansel Park, Green Park and the Green Link enhanced to enable the local and wider community to use the Parks for enhanced sporting and play provision and as a vibrant focus for community activity. Provision of potential housing opportunities, to improve quality of life for residents, safety, security and overlooking. Flexibility of sites for development, allowing the Council to investigate opportunities in further detail

### 5.2.6 *Zest Objectives*

- Greater use of the Parks, providing attractive, well managed facilities appealing to all sectors of the local and wider community
- Creation of overlooked, new and enhanced areas for children's play, provision for different ages
- Enhancement of sporting provision and encouragement of junior use

- Use of existing buildings, features and resources to support active uses
- Creation of clean and accessible areas for families to meet, sit, chat and observe
- Creation of reduced activity areas for walking, sitting, observing
- Creation of social areas for young people to gather, play, sit, observe
- Creation of active areas for cycling, roller skating / blading, skate boarding, meeting
- Enhancement of linkages within the Park, connections to activities and circuit route
- Enhancement of linkages with the surrounding area
- Encouragement of use of Park at different times of the day and evening; jogging, after school play, weekend usage
- Improved lighting strategy

**Focus is on developing all three areas of open space, and using capital receipts potentially released from the sale of some land for housing, as well as other new funding opportunities**

## 6 Scope for Funding

### 6.1 *Potential Funding Streams*

In 2000, the Southampton Community Regeneration Alliance secured £15 million of SRB6 funding for the Outer Shirley area, to address the social, economic and physical needs of the community, concentrating on projects to improve learning, employment, health, community safety and environment, housing, access and social inclusion.

Sport England administers the playing fields and green spaces initiative, which is a potential source of funding. Green Park has been subject of funding under this initiative to upgrade and maintain sports provision over the next 3 years and work on this scheme commenced in 2004.

The Football Foundation funds the improvement of pitches, supported through the Grass Roots programme, although funding has been frozen until recently.

Other opportunities include;

Funding Source	Amount (approximate)	Realistic Likelihood
<b>OSRB</b>	£26,926	Secured for Green Park
<b>Sure Start</b>	£20,000	Secured for Green Park
<b>SCC Planning Obligations</b>	£14,845	Secured for Green Park
<b>Sport England's Playing Fields and Green Spaces Initiative</b>		Secured for Green Park
<b>New Opportunities Fund: Sport England's Playing Fields and Community Green Spaces Initiative</b>	?	Unlikely for Mansel Park (E.g. the wheel park), as most funding already distributed (scheme ends 2004)
<b>*Football Foundation</b>	£10,000 - £50,000	Unlikely for Mansel Park at this stage as Green Park has secured sporting focus. Would have to be pursued through refurbishment of the pavilion.
<b>Living Spaces / Groundwork Trust</b>	?	<b>Recent announcement that scheme not accepting new enquiries to ensure smooth management of scheme over next two years and to allow existing applicants to be</b>

		<b>supported</b>
<b>Countryside Agency / Doorsteps Green Initiative</b>	NO	<b>Now closed</b>
<b>*Landfill Tax</b> E.g. Viridor Credits	£2000	<b>Possible</b> but non-profit making Environmental Bodies have to front application. <b>Mansel Park needs to be within 10 miles of a landfill site</b>
<b>Heritage Lottery / Public Parks Programme</b>	?	Unlikely as Park needs to be of heritage value
<b>Land Reclamation Programme</b>	?	Unlikely as generally to restore vacant and derelict land
<b>*Awards for All and Environments for All, through the People's Places Award Scheme and The Community Fund (CABE Space)</b>	£300 - £5000	Possible, although due to change in level of funding available, fewer sports projects will receive between 1 April 2004 to 31 March 2005
The Public Parks Initiative through the Heritage Lottery Fund	?	Unlikely as work that would normally be the responsibility of the local authority such as public buildings and spaces not funded
Ethnic Minorities Award Scheme (BEN)	?	Unlikely unless a specific BEN group can be identified as a user of Mansel Park
CRED Programme (Community Recycling and Economic Development Programme) through the New Opportunities Fund	?	Unlikely as specifically for recycling programmes and community networking and deadline for final submission of applications is September 2005

## 6.2 **Implications**

There is only a limited amount of potential funding available to complement the ideal improvements proposed for Mansel Park.

## 6.3 **Market Overview**

The release of Council owned land for housing has been investigated as an alternative funding source.

An initial inspection of identified sites was undertaken to gauge an overall impression of the area under consideration.

Key developers, estate agents and Registered Social Landlords (RSLs) were identified and market testing was carried out on a sample of sites to gauge the perceived demand for, and supply of, sites for residential use.

#### *6.3.1 Key Findings*

There is limited private housing market potential but release for social rented, key worker or shared ownership forms and tenure of housing could be viable.

The quality of location and immediate environment has a significant impact upon the demand for, and value of, any development site in the open market.

The majority of sites which lie south of the Romsey Road (A3057) appear suited to social housing but the playing field sites appear to offer wider opportunities. Sites to the north of the Romsey Road may attract market bids for key worker, shared ownership, shared equity or private housing.

There is potential for private house builders to build a mix of private housing and / or affordable homes where the immediate and general environment permits.

# 7 Options Appraisal

## 7.1 **Assessment of required improvements**

The concept identified for Mansel Park, Green Park and the Green Link links the open spaces and defines their functions;

- ‘Recreational Activities’ concentrated in Mansel Park;
- ‘Sporting Activities’ concentrated at Green Park;
- Linkages between the two via the Green Link, a safe route

### 7.1.1 *Revitalisation*

Based around activity in Mansel Park, creating a relaxed “local” park atmosphere, enhancement of key features to attract local users and enhancement of the environment. Green Park will provide the sporting focus, with the Green Link upgraded to form a key, defined linkage.

### 7.1.2 *Energy*

Based around activity in Mansel Park, creating a junior sporting, energetic Park atmosphere, provision of key features to attract visitors and environmental improvements. Green Park will remain the sporting focus, and the Green Link will contain comprehensive environmental improvements.

### 7.1.3 *Zest*

Based around vitality and activity in Mansel Park, a vibrant heart to the community, one to which local residents and visitors will be attracted. Green Park’s sporting focus enhanced by comprehensive environmental improvements and parts of the Green Link suggested as new housing sites, which will provide funding for the entire improvement strategy.

## 7.2 **Consultation on Options**

Three consultation sessions were held in March 2004 at local venues. Key concerns were;

- Road crossing and linkages between the Parks and the local schools, which are currently inadequate
- Drainage of Mansel Park as currently, wet weather renders the Park unusable
- Facilities for a range of age groups, from toddlers up to teenagers and the current inadequate provision for all of these groups in the area

Particular popular requests included (5+ votes);

- New children’s play equipment
- Seating and picnic tables
- Wheel Park

- Tennis provision
- Better footpaths, with lighting
- Pitches brought back into use
- Toilets

### **7.3 Preferred Option**

The preferred option has been costed and designed under the assumption that four housing areas would come forward for development and would generate enough capital to cover all the improvements identified. The preferred housing areas are located within the Green Link but it is considered appropriate to also hold in reserve alternative sites for development.

There is an element of risk involved. Securing planning permission will be key and there is no guarantee at this stage that they will come forward. Development would be contrary to the policies in the Local Plan, the planning application would need to be advertised as a departure and there may be the risk of call in.

Further investigation will need to be made to ring-fence capital receipts for implementation of improvements directly back into the parks and local area.

## 8 Open Space Strategy

### 8.1 *Mansel Park Overview*

With shops and other services, such as schools, a community centre and a bus route located within the vicinity of Mansel Park, significant open space improvements should be concentrated here, to reinforce the Park's role as District destination and a key open space feature of the Outer Shirley area.

Mansel Park will become the main recreational focus, providing a range of equipment and facilities to meet a range of ages and community needs.

### 8.2 *Green Park Overview*

During 2004, significant improvements to Green Park will be undertaken including the installation of new play equipment, enhancement of the sports pitches and tennis court and installation of a MUGA, on an all weather surface.

Green Park will become the main sporting focus, providing sports facilities and pitches for a range of ages and a variety of different sports teams.

### 8.3 *Green Link Overview*

The Green Link will form a vital and usable link between Mansel Park and Green Park, transformed through the successful orientation of new housing and a well lit footpath and cyclepath network. All existing and new footpaths and cyclepaths would be overlooked, safe and secure to use. Pockets of open space would still be available for informal use but the overall environment of the area would become much more pleasant to use.

### 8.4 *Strategy Components*

#### 8.4.1 *Footpaths and Cyclepaths*

- Circuit footpath / cyclepath around Mansel Park, links to improvements
- Within Green Link to create user friendly, safe and secure environment with lighting, signage and landscaping. Safe pedestrian priority crossing at Ingleton Road and over Kendal Avenue into Green Park
- Green Park part circuit footpath / cyclepath network linking road crossings and surrounding residential areas

#### 8.4.2 *Road Crossings*

- Northern end of Mansel Park, near to the Community Centre and shops
- Windermere Avenue, along western edge of Mansel Park
- Evenlode Road shared surface crossing point
- Ingleton Road shared surface crossing point
- Kendal Avenue, between the Green Link and Green Park

- Wimpson Lane, south eastern corner of Green Park.

#### 8.4.3 *Landscape*

- Planting on the periphery of Mansel Park with mowing regime to encourage a more diverse ecosystem
- Tree planting in the Green Link, in association with footpath and cyclepath network and lighting strategy.
- Green Park periphery, providing shady seating areas

#### 8.4.4 *Outdoor Activities*

- Informal grassed area for general outdoor activities such as ball games
- Trim trail with the footpath / cyclepath circuit network
- Play equipment in Green Link in association with housing areas
- Sports activities at Green Park, refurbishment of Pavilion

#### 8.4.5 *Pitches*

- Two enhanced mini soccer pitches at Mansel Park.

#### 8.4.6 *Pavilions and Car Parks*

- Refurbishment of Mansel Park pavilion, changing rooms, showers and toilets in association with dual user, subject to funding
- Mansel Park car park tidied up, enlarged, fenced, recycling relocated
- Refurbishment of Green Park pavilion, changing, showers and toilets.
- Green Park car park enlargement over the longer term

#### 8.4.7 *Children's Play Areas*

- In Mansel Park in same location as current for children 6+ (Local Equipped Area for Play - LEAP) and at the northern end for children under 6 (Local Area for Play – LAP)
- Two LAPs in Green Link, in association with new housing

#### 8.4.8 *Family Zone in Mansel Park*

- Northern part encompassing LAP with seating
- South east encompassing LEAP, Wildlife Area, Mown Maze and seating area
- Wildlife Area with designs for sculpturing landscape, mounds and dips
- Mown Maze, seasonal
- Informal grassed area
- Seating adjacent to the LEAP, all furniture robust and vandal proof

- Community Art opportunities

#### 8.4.9 *Activity Zone in Mansel Park*

- Lively energetic play elements, targeted at older children or teenagers in centre of park
- Wheel Park north of the path, utilising landscaped ground levels
- Events Space on flat grassed surface area for seating and “hang out”, arena sculpted into the landscape and for community activities
- Seasonal water feature on events space, interactive fountain
- Upgraded court for basketball and netball
- Refurbished shelter, closer to court

#### 8.4.10 *Garden Zone in Mansel Park*

- Northern end quieter area to sit, read or watch, landscaped seating, sensory planting, flower beds, footpaths, bins, sculptured landscape

#### 8.4.11 *Cafe*

- Within Millbrook Community Centre once it is refurbished and operating during peak - summer weekends. Dual use of toilets

#### 8.4.12 *Street Furniture*

- Benches, bins, lighting, signage, planters, fencing to ensure long-term sustainability and resistance from wear and tear and vandalism

#### 8.4.13 *Safety and Security*

- Staff presence is more valuable to the community than CCTV
- CCTV considered in areas where improvements; equipped children’s play areas or around the pavilions
- Increasing warden coverage

#### 8.4.14 *Dog Fouling*

- City-wide strategy or innovative mechanisms enforced

#### 8.4.15 *Phasing*

- Over a number of years, according to changing demands and usage levels. (E.g. Café)
- Trim trail in association with training facilities at pavilion
- Green Link LAPs alongside development of new housing
- Planting over ten year timescale
- Benches, bins, lighting, signage alongside footpaths

Improvement	Time Period			Reason
	(2005-2007)	(2008-2010)	(2011+)	
<b>Mansel Park</b>				
1 x LEAP				Essential to attract users back
1 x LAP				Essential to attract users back
Pitch Upgrade				Essential to attract users back
Events Space / Arena Seating				To support facilities and sustain use
Water Feature				Installation at latter end of period once park use established
Shelter Upgrade / Relocation				To support facilities and sustain use
New Shelter				Installation at latter end of period once park use established
Court Upgrade				Essential to attract users back
Wheel Park				Essential to attract users back
Café Set Up				Installation once park is established
Trim Trail				Installation once park is established
Wildlife Area				Essential to attract users back
Mown Maze				Essential to attract users back
Tree Planting				Immediate Installation to get established
Garden Seating Area / Family Zone				To support facilities and sustain use
Footpaths / Cyclepaths				Essential to attract users back
Bins				To support facilities and sustain use
Benches				Essential to attract users back
Car Park Upgrade				Installation once park is established
New Car Park				Installation following further feasibility on established users
Lighting				Essential to attract users back
Pavilion Rebuild				Installation following further feasibility on users and management
Community Centre Rebuild				Installation following further feasibility on users and management
Boundary Landscaping				Essential to attract users back
<b>Green Link</b>				
Footpaths / Cyclepaths				Essential to attract users back
Bins				To support facilities and sustain use
Tree Planting				Immediate Installation to get established
Lighting				Essential to attract users back
2 x LAPs				Installation in association with housing
<b>Green Park</b>				
Seating Area				To support facilities and sustain use
Tree Planting				Immediate Installation to get established
Footpaths / Cyclepaths				Immediate Installation to get established

Lighting				Immediate Installation to get established
Car Park Enlargement				Installation following further feasibility on established users
Pavilion Rebuild				Installation following further feasibility on established users
Pitch Upgrade				Essential to attract users back and underway in Spring 2004
MUGA				To support facilities and sustain use
LEAP Upgrade				Essential to attract users back and underway in Spring 2004
<b>Maintenance</b>				

## **8.5 Management and Revenue Funding**

### **8.5.1 Staffing**

- 'Park Keepers' linked to Neighbourhood Warden Scheme
- Area Manager or Community Leisure Officer
- Community management

### **8.5.2 Revenue Income / Costs**

- Limited income generation from 'added value' activities

### **8.5.3 Fees from Sports and Recreational Activities**

- Hire of mini soccer pitches in parks
- Café

### **8.5.4 Events and Community Activities**

- Focus in Mansel Park for community activities - outdoor events, fetes, shows, concerts, school performances, etc.

### **8.5.5 Commercial Activities**

- Car boot sales and fairs

### **8.5.6 Maintenance**

- Gardens, seating and sports areas assisted by presence of staff

### **8.5.7 Staff Costs**

- Consideration of duty hours, rotas, working practices, full and part-time positions etc

### **8.5.8 Summary**

- on-site staff to create safe, attractive Community Park;
- catering through local co-operative or community trust;

- limited potential to draw in more money from existing users;
- Increase in maintenance expenditure necessary
- additional financial support and support from the local community

## **8.6 Capital Funding**

- Sale of redundant land to RSLs for housing, with long term commitment of Council and support for ring-fencing of capital receipt
- Improvements to urban form to remove unused and unattractive spaces
- Safety and security improved through good orientation of buildings, better definition of public and private realm, natural surveillance

### **8.6.1 Site 1**

3-5 2 storey houses overlooking the Green Link, secure rear gardens, backing onto existing properties. Parking areas located at either end of development, overlooked. Surveillance and security of Green Link improved

### **8.6.2 Site 2**

8-10 2 storey houses and 6-8 flats, overlooking Green Link, secure rear gardens. Parking areas at fronts of properties, or secure rear parking. Possible privatisation of public, unused space around adjacent flats, to be considered by Housing Strategy, Development and Private Sector Housing Division

### **8.6.3 Site 3**

3-5 2 storey houses and 4-6 flats, overlooking the Green Link, secure gardens and parking areas contained within private, central areas at the rear of properties. Parking also provided at front of properties. Surveillance of Green Link will be significantly improved. Footpath access remains and enhanced through Green Link in west / east and south / north direction. Opportunity to enhance public, unused space around adjacent flats

### **8.6.4 Site 4**

2 storey houses and 12-15 3 storey flats, overlooking Green Link. 2 storey adjacent to existing properties, 3 storeys overlooking Green Link. Secure rear gardens and parking areas contained within private, central areas at rear of properties. Surveillance the Green Link significantly improved. Footpath access remains, enhanced through Green Link in west / east and south / north direction. Local Area of Play considered within Green Link, between new and existing housing, overlooked by properties

### **8.6.5 Risks**

Development is subject to risk. Securing planning permission will be key to housing and there is no guarantee that they will come forward. Development would be contrary to the policies in the Local Plan and so the planning

application would need to be advertised as a departure and there may be the risk of call in by the Secretary of State. Progression of this study and public consultation was positive in terms of seeing the Green Link developed to create a safe and secure environment. A robust planning case would need address amenity of existing residents, considering issues such as noise, sun light and day light, increased traffic, parking etc but the benefits of creating an attractive living environment and the benefits that will follow in terms of marketing the whole area should outweigh the disadvantages.

## 9 Conclusions and Recommendations

### 9.1 Recommendations

#### 9.1.1 Improvements

- The improvements set out in the preferred option of this strategy are for further consideration by Members and Officers of the City Council
- It would be beneficial for early decisions to be made on types and cost of play equipment between the Council's Play Services Section, The Environment Centre and Training for Work in Communities
- It would be beneficial that initial feasibility for both Mansel Park and Green Park pavilion refurbishments are progressed further to ascertain capital and operational costs and establish additional interest in the proposed improvements to both parks
- It is recommended that services and utilities information are thoroughly investigated as only limited research could be undertaken under remit of this study
- The proposed improvements to Mansel Park and Green Park provide an excellent opportunity to incorporate sustainable techniques and practices in developing the parks, to enhance the ecology and prevent damage to the environment, as recommended by the Urban Green Spaces Taskforce. For example, wind or solar energy saving methods could be investigated to operate power for the pavilions and new Millbrook Towers Community Centre. Solar energy could also be used to power the water feature pumping system in Summer

#### 9.1.2 Funding

- It is recommended that a city-wide, Planning Policy Guidance Note 17 compatible Open Space Assessment be undertaken to establish a base line open space audit of needs, into which this study will feed. This may also assist in providing justification for potential housing on any surplus open space to provide investment for improvements to Mansel Park and Green Park
- It is recommended to continue further discussions between the City Council's Housing Strategy, Development and Private Sector Housing, Planning and Sustainability and Community Regeneration Divisions to take forward the concept and feasibility of housing on the Green Link (and sites held in reserve on Mansel Park)
- It would be beneficial for additional feasibility studies of each of the proposed housing sites, be undertaken in order to establish potential development opportunities. Further detailed valuation advice would

also be needed to ensure that all risks are properly and thoroughly identified

- Levels of potential capacity and commitment from the local community should be established at the earliest opportunity to ascertain likely funding from alternative sources such as Living Spaces / Groundwork Trust, Countryside Agency / Green Doorsteps Initiative / Landfill Tax / and Heritage Lottery / Public Parks Programme etc
- It is recommended that Members of the City Council's are requested to consider release and sale of open space land and to ring-fence the capital receipt for investment into Mansel Park and Green Park
- It may be beneficial to establish the principle of housing development on the Green Link and any other open space sites in question. Obtaining planning consent should be presented as an overall package of benefits aimed at improving the quality of life for existing residents and therefore should be sought in connection with the supporting information provided in this study
- Further design and master planning work to Mansel Park and Green Park should be undertaken and a funding application to OSRB should be made in order that improvements to the parks are ready for implementation by the end of 2005 as the regeneration programme and funding that accompanies it finishes at the end of March 2007
- Any funding for park improvements through Planning Obligations will need further exploration between the Planning and Sustainability, Housing Strategy, Development and Private Sector Housing and Community Regeneration Divisions within the City Council to ascertain realistic gains from potential housing development by Registered Social Landlords.

### 9.1.3 *Management*

- It would be advantageous for Officers of the City Council to assist in establishing a form of Management Committee with interested parties at the earliest opportunity to discuss operation of Mansel Park and Green Park
- A mandate for the remit of further discussions between the Council's Community Regeneration, Parks and Open Spaces, Leisure and Play Services and Housing Strategy, Development and Private Sector Housing Divisions should be sought to take the study forward to implementation
- Endorsement of this study should be sought from the Outer Shirley Regeneration Board and Members of the City Council at the earliest opportunity in order to start the implementation strategy and to keep on

course to obtain the necessary funding from the Outer Shirley Regeneration Board

- Revenue funding to maintain Mansel Park and Green Park over the longer term will be important. Members of the City Council will need to be requested to agree to this
- It is recommended that the proposals for improvements to Mansel Park and Green Park are widely marketed
- The City Council should take active steps to promote innovative approaches to successful partnerships between the private, public and voluntary sectors in order to gain support for the strategy from the local community and subsequently gain public pride in their park. This in turn, may lead to a reversal in vandalism that has been present in recent years. Partnerships should be set up using the existing frameworks in place (E.g. Outer Shirley Regeneration Board) and to use the work already undertaken in engaging the local community and in supporting and developing the open spaces
- Members and Officers of the City Council should consider improvement of the management of urban green space through both public, private and voluntary sectors and community management processes, enhancing the role, status, training and career development of urban green space professionals and staff to ensure high standards as well as appropriate training and career opportunities for volunteers, as recommended by the Urban Green Spaces Taskforce