



Saintbridge Recreation Ground Management Committee

Meeting: Monday, 13th February 2023 at 6.00 pm in Civic Suite, North Warehouse, The Docks, Gloucester, GL1 2EP

Membership:	Cllrs. A. Chambers, Lewis, O'Donnell, Padilla, Pullen and Radley
Contact:	Democratic and Electoral Services 01452 396126 democratic.services@gloucester.gov.uk

AGENDA

1.	APOLOGIES To receive any apologies for absence.
2.	DECLARATIONS OF INTEREST To receive from Members, declarations of the existence of any disclosable pecuniary, or non-pecuniary, interests and the nature of those interests in relation to any agenda item. Please see Agenda Notes.
3.	MINUTES (Pages 5 - 6) To approve as a correct record the minutes of the meeting held on 20 th April 2022.
4.	OPTIONS FOR THE FURTHER ENHANCEMENT OF THE SAINTBRIDGE RECREATION GROUND (Pages 7 - 16) To consider the report of the City Growth and Delivery Manager and Open Spaces Strategy Team Leader outlining options for the further enhancement of the Saintbridge Recreation Ground.
5.	DATE OF NEXT MEETING To be determined.

Jon McGinty
Managing Director

Date of Publication: Date Not Specified

NOTES

Disclosable Pecuniary Interests

The duties to register, disclose and not to participate in respect of any matter in which a member has a Disclosable Pecuniary Interest are set out in Chapter 7 of the Localism Act 2011.

Disclosable pecuniary interests are defined in the Relevant Authorities (Disclosable Pecuniary Interests) Regulations 2012 as follows –

<u>Interest</u>	<u>Prescribed description</u>
Employment, office, trade, profession or vocation	Any employment, office, trade, profession or vocation carried on for profit or gain.
Sponsorship	Any payment or provision of any other financial benefit (other than from the Council) made or provided within the previous 12 months (up to and including the date of notification of the interest) in respect of any expenses incurred by you carrying out duties as a member, or towards your election expenses. This includes any payment or financial benefit from a trade union within the meaning of the Trade Union and Labour Relations (Consolidation) Act 1992.
Contracts	Any contract which is made between you, your spouse or civil partner or person with whom you are living as a spouse or civil partner (or a body in which you or they have a beneficial interest) and the Council (a) under which goods or services are to be provided or works are to be executed; and (b) which has not been fully discharged
Land	Any beneficial interest in land which is within the Council's area. For this purpose "land" includes an easement, servitude, interest or right in or over land which does not carry with it a right for you, your spouse, civil partner or person with whom you are living as a spouse or civil partner (alone or jointly with another) to occupy the land or to receive income.
Licences	Any licence (alone or jointly with others) to occupy land in the Council's area for a month or longer.
Corporate tenancies	Any tenancy where (to your knowledge) – (a) the landlord is the Council; and (b) the tenant is a body in which you, your spouse or civil partner or a person you are living with as a spouse or civil partner has a beneficial interest
Securities	Any beneficial interest in securities of a body where – (a) that body (to your knowledge) has a place of business or land in the Council's area and (b) either – i. The total nominal value of the securities exceeds £25,000 or one hundredth of the total issued share capital of that body; or ii. If the share capital of that body is of more than one class, the total nominal value of the shares of any one class in which you, your spouse or civil partner or person with

whom you are living as a spouse or civil partner has a beneficial interest exceeds one hundredth of the total issued share capital of that class.

For this purpose, "securities" means shares, debentures, debenture stock, loan stock, bonds, units of a collective investment scheme within the meaning of the Financial Services and Markets Act 2000 and other securities of any description, other than money deposited with a building society.

NOTE: the requirements in respect of the registration and disclosure of Disclosable Pecuniary Interests and withdrawing from participating in respect of any matter where you have a Disclosable Pecuniary Interest apply to your interests and those of your spouse or civil partner or person with whom you are living as a spouse or civil partner where you are aware of their interest.

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- You should proceed calmly; do not run and do not use the lifts;
- Do not stop to collect personal belongings;
- Once you are outside, please do not wait immediately next to the building; gather at the assembly point in the car park and await further instructions;
- Do not re-enter the building until told by a member of staff or the fire brigade that it is safe to do so.



SAINTBRIDGE RECREATION GROUND MANAGEMENT COMMITTEE

MEETING : Wednesday, 20th April 2022

PRESENT : Cllrs. A. Chambers, Hudson, Lewis, Padilla, Pullen and Radley

Others in Attendance

Managing Director
Monitoring Officer
City Growth and Delivery Manager
Democratic and Electoral Services Team Leader

APOLOGIES : Cllrs. O'Donnell

16. DECLARATIONS OF INTEREST

There were no declarations of interest.

17. EXCLUSION OF THE PRESS AND PUBLIC

17.1 **RESOLVED** that the press and public be excluded from the meeting during the following item of business (agenda items 3 and 4) on the grounds that it is likely, in view of the nature of business to be transacted or the nature of the proceedings, that if members of the press and public are present during consideration of this item there will be disclosure to them of exempt information as defined in Schedule 12A of the Local Government Act 1972 as amended.

18. MINUTES

18.1 **RESOLVED** that the minutes of the meeting held on 17th February 2022 are confirmed as a correct record and signed by the Chair.

19. SURVEY OF LOCAL RESIDENTS - PRELIMINARY FINDINGS

RESOLVED: - As per the exempt minutes.

20. DATE OF NEXT MEETING

**SAINTBRIDGE RECREATION GROUND MANAGEMENT COMMITTEE
20.04.22**

Time of commencement: 6.30 pm hours

Time of conclusion: 7.30 pm hours

Chair

Report to the Saintbridge Trust Management Committee

13 February 2023

Options for the further enhancement of the Saintbridge Recreation Ground

Report jointly prepared by:

- David Evans, City Growth & Delivery Manager, Gloucester City Council
- Mark Graham, Open Spaces Strategy Team Leader, Gloucester City Council

1. Purpose of the report

To advise the Committee of the decision taken by Gloucester City Homes to not proceed with the redevelopment of the recreation ground, and to invite the Committee's views on how it wishes to see the recreation ground improved in the light of the resources available.

2. Recommendation

That the Committee recommends to the Council the improvements it wishes to explore to increase the usage of the Saintbridge Recreation Ground.

3. Background

3.1 Redevelopment of the site by Gloucester City Homes (GCH)

At its meeting on 17 February 2022 the Committee received a presentation from the then Chief Executive of Gloucester City Homes, making a case for the redevelopment of the recreation ground for housing. The development would facilitate a greater scheme to regenerate the Matson estate.

The Matson Ward members were invited to a meeting at GCH in November 2022 to be advised that GCH no longer wishes to proceed with the redevelopment of the recreation ground and that its plans for the estate-wide regeneration scheme would also not be progressed. GCH pointed to the likely financial deficit in the estate-wide scheme as well as to the potential opposition from local residents over the loss of the recreation ground.

3.2 Local Consultation

At its meeting on 20 April 2022 the Committee received a report of the findings of a community consultation exercise, which had been carried out by the Matson, Robinswood and White City Partnership on commission from the Council. The research aimed to ascertain current usage of and aspirations for the future of the recreation ground, and it comprised a head count of the number of people using the ground and a survey of nearby residents. The report of the research is at **Appendix 1**.

In summary, although the recreation ground was used modestly during the survey period in spring 2022 (averaging 60 people per Monday to Saturday period) most residents claimed to use the site regularly for recreation, and the significant majority of respondents wished to see it improved. Furthermore, it was suggested were it to be improved more local residents would use it more frequently. Respondents referred to childrens’ play equipment, the planting of trees, facilities for informal recreation, better lighting, and bio-diversity measures as facilities that would improve its amenity value.

3.3 Recent Improvements

Members were informed at the last meeting that the Council had erected goal posts and marked out two junior football pitches on the recreation ground for use by a local club (The Rising Stars). The club currently has a seasonal tenancy for the two pitches, which are used by 4 teams for home games and practice sessions. In addition, three small wildflower areas have been created as part of the City wide Urban Greening project (ESIF funded).

The improvements have led to increased usage of the recreation ground, particularly at weekends. Whilst this is positive, correspondence has been received recently from a member of the public concerned over anti-social behaviour since the football posts were installed. The person says:

“We now have bad parking by the adult players and parents of the children, we have littering by the adult players and the spectators, we have children climbing fences and stealing items from the garden (pretending to get a ball back) and not to include the shouting from matches late evening”

4. The future of the Recreation Ground

In the light of the recent improvements, and with housing no longer a live proposal, the Committee is invited to consider how the site might be further improved in order to meet the trust’s primary purpose to provide recreation facilities.

There appear to be a number of options:

	Resource Implications
<p>Option 1. Status quo - existing maintenance programme.</p> <p>The recreation ground is currently mowed fortnightly during the growing season and pitches are marked out as required. Goal posts are erected at the start of the season and removed at the end. Goal mouth and centre spot renovation and reseeding takes place at the end of the season. The three wildflower areas are cut on an annual basis and the arisings collected.</p>	<p>Included within existing maintenance regime so no additional budgetary implications.</p> <p>Any hire fees generated are retained by Ubico as part of their grounds contract with the Council.</p>
<p>Option 2 Provision of better recreation facilities and amenities for children and their guardians,</p>	<p>Any additional infrastructure such as hard standing, children’s play equipment or a multi-use games areas (MUGA) for older</p>

such as hard surfacing, children's play area, lighting, seating, etc	children/youths would require the Council to provide additional resource as this would be outside of the scope of existing budgets. Very basic play provision for younger children would probably cost in the region of £15k.
Option 3 Provision of informal recreation facilities for unaccompanied children and young adults, such as a multi-use games area / facility, lighting and seating, etc	A MUGA (without lighting) could cost between £70k and £120k depending on the size and facilities provided.
Option 4 Provision of improved facilities for formal sport for adults and children, including changing rooms, floodlighting and amenity lighting, etc. Provision of outdoor gym equipment.	Improved sports infrastructure would also require additional funding to be made available. Some options would also require planning permission. Outdoor informal gym equipment could be provided. Outdoor gym equipment would cost in the region of £1k per unit. Outdoor gym equipment could be placed at locations around the open space with appropriate guidance also provided to encourage and facilitate usage.
Option 5 Measures to enhance bio-diversity, such as tree planting (including fruit trees) and additional designated wildlife areas.	Funding for a small number of standard trees could be found from existing budgets. Additional wildlife areas could also be identified and planted, subject to identifying the necessary funding.

5. Financial Implications

Existing open space revenue budgets for playground and open space maintenance and repair within the Council are insufficient to fund capital projects such as new sports facilities and play areas. The availability of funding from external parties is extremely limited both for installation and maintenance.

The Trust could consider submitting a bid to the Enover Community Trust ([Enover Community Trust](#)), which is an environmental body that provides support to environmental and community projects within a 10 mile radius of landfill sites operated by the company, which includes Hemstead landfill site. Projects funded by the Enover Community Trust across the UK includes improving community halls, the creation of new play areas and skate parks, and restoring green spaces. However, it should be noted that officers' capacity to draft a submission would be limited.

Funding from developer contributions (section 106) is designated for specific projects within or in the vicinity of the area of the development. There are currently no section 106 funds available for projects at Saintbridge Recreation Ground. In relation to the Community Infrastructure Levy (CIL) the Council has taken the decision that Council services should be ineligible to apply for grants from the Neighbourhood fund.

Report prepared by:
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Appendix 1



Consultation Results for Saintbridge Recreation Ground

Aim: to undertake a consultation exercise with the local community regarding current use and future aspirations for the Saintbridge Recreation Ground.

Methodology:

Between the 21st February and the 8th April 2022 we consulted with local residents on their usage of the Saintbridge Recreation Ground site. This consultation took place in two ways:

1. Head count of usage
2. Door to door consultation and online survey

Results:

1. Head Count of Usage

We visited the site over a four week period to record daily usage figures. The headcount took place at specific times throughout each day, with the daily figures being used to generate an average use. The headcount took place from mid March through to early April to take into consideration the lighter nights and milder weather. It is important to note that the usage of the site was significantly increased on Sunday's due to the use by Rising Stars FC – we have not undertaken head counts on these days.

Day	Head Count Dates			
	14 th – 19 th March	21 st – 26 th March	28 th March – 2nd April	4 th – 9 th April
Monday	9	8	9	11
Tuesday	5	9	9	10
Wednesday	6	9	10	11
Thursday	5	10	9	11
Friday	8	8	8	9
Saturday	12	14	19	22

2. Door knocking has taken place over a 6 week period and we have knocked on doors in the following roads:

- Cotswold Road
- Reservoir Road – between St Aldates Church & the entrance to Robinswood Gardens
- Beaufort Road – between numbers 1 and 54
- Kingsley Road
- Baneberry Road & Broom House
- Woodruff Close
- Saffron Close
- Melick Close
- Myrtle Close

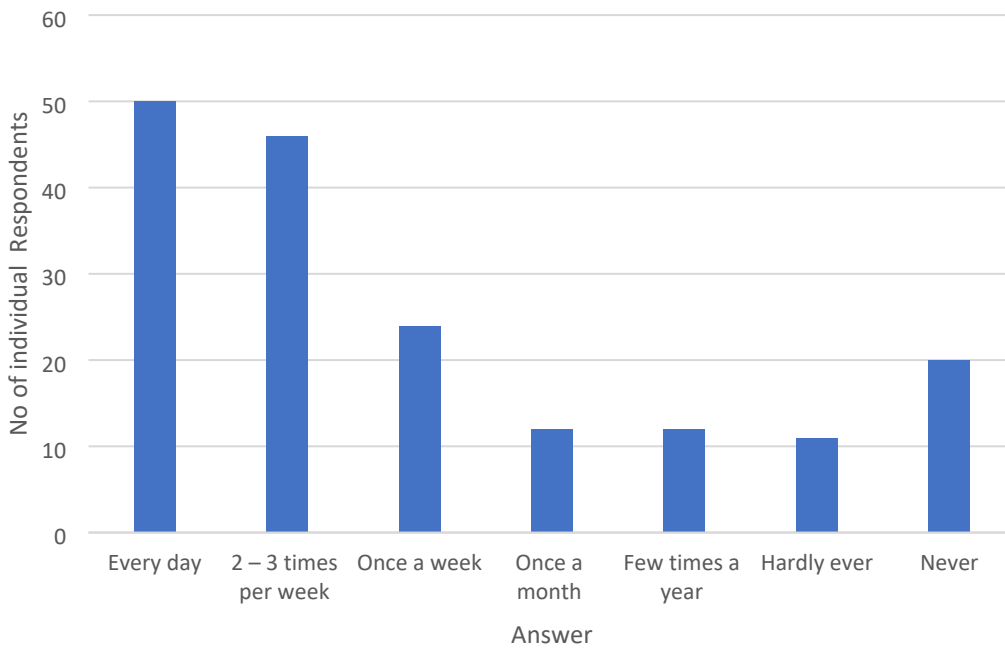
- Jenkinson Close

Where residents have not been home we have left copies of the questionnaire to either be completed and posted back to us or completed online. We also posted the questionnaire on our social media platforms to encourage more residents to engage in the consultation process.

Survey Results: 175 responses were recorded

Question: How often do you currently use the Saintbridge Recreation Ground ?

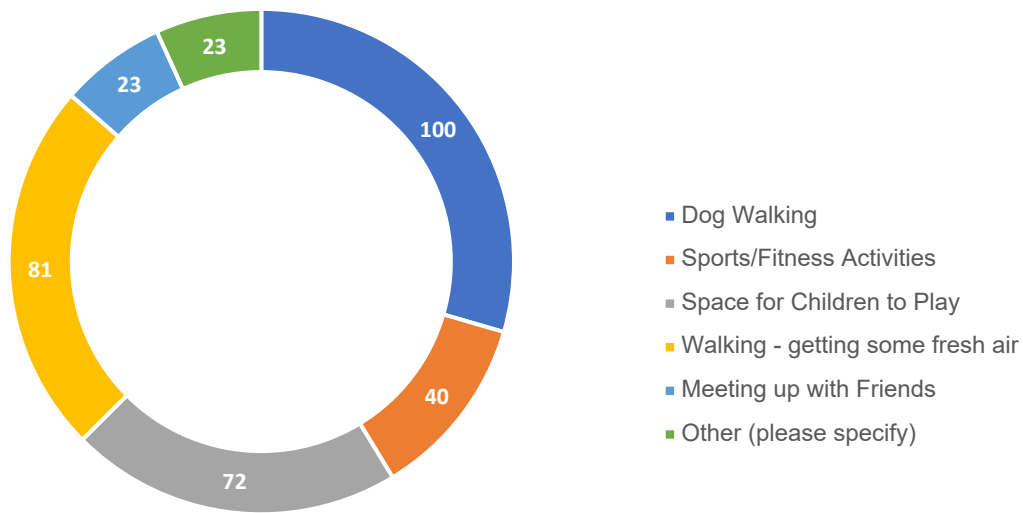
Answer:



68% of respondents said they used the park at least once a week and more than half said they visited 2 or more times a week.

Question: If you do currently use it, what do you use it for ? Tick all that apply:

Answer:



No. of Individual Responses

The 2021 Community Well Being Survey of Matson, Robinswood, White City, Podsmead, Tuffley and Stonehouse identified walking and visiting parks and green spaces as the most common activity undertaken by residents to promote their wellbeing (48% of respondents).

Question: Would you like to see the space improved?

Answer:

Yes – 88%

No – 7 %

Don't Know – 5%

If you answered no, please tell us why ?

There were 17 comments added to this section – they were:

- 'But not built on ! keep it free for community use'
- 'No new houses though'
- 'I like the space the way it is'
- 'There are not enough opportunities for activity'
- 'So it can be used for the community and not built on'
- 'A nice big park that's worth the time of day, also a disabled friendly part would also be great'
- 'Clearly marked out sports pitches would hopefully encourage dog walkers to stay off that area'
- 'It was willed to the community many years ago and is a nice flat space for those who can't manage the slopes'
- 'It's a beautiful space leave it alone'
- 'It is a lovely big open space that is perfect as it is'

- 'Perfect safe area for dog walking'
- 'Bit of upkeeping and bush trimming'
- 'The space how it was before the football pitches were erected was perfect and should have been left how it was'
- 'More bins and some benches'
- 'No building – recreation only !!!'
- 'Just tidied up. No Building'

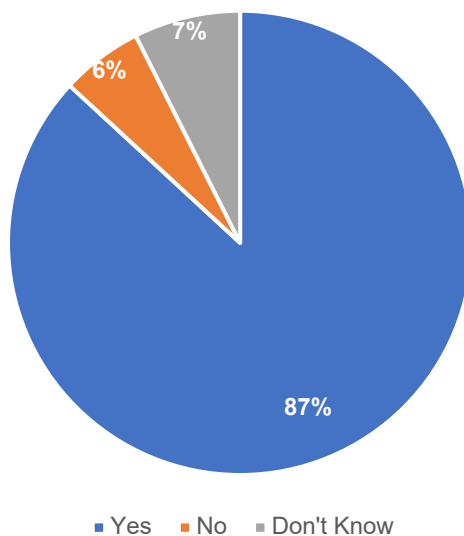
Question: If you answered 'Yes' to question 3 please can you rank the suggested improvements in order of preference.

Answers – in order of popularity:

1. Play equipment for younger children
2. Planting of trees/fruit trees
3. Facilities for informal recreation, play & games
4. Facilities for older children
5. Being greener – community growing space, wildlife area etc
6. Clearly marked pitches for sports pitches
7. Lighting

Question: If the Recreation Ground had any of the above facilities would you use it more frequently ?

Answers:



Question: Any Other Comments

Answers:

We received 98 additional comments – we have categorised them into areas of similarity and given a few examples:

Nature of Comment	No. of responses	Sample Comment
Benches/Bins/Litter	22	'More bins required, usage has been increased since installing goal posts I frequently see more people using it'
Do not build houses	10	'Keep it as a green space to enjoy do not build houses on it'.
Keep for community use	28	'If it was designed right the beautiful green space could accommodate lots of different usage in a positive way'
Outdoor gym/Sport	19	'Another skatepark in Gloucester in that area would be a great idea. Having a hobby which can be done at a skatepark can incentivise young adults to keep healthy, stay away from gang related issues , create friendship & relieve stress'
Wellbeing	2	'Nice piece of green area when you need 5 minutes head space'
Safety/Lighting	6	'Gates at the entrances – the road is really busy now'
Wildlife/Growing Space	7	'Community gardens would be lovely'
Play Area	4	'I think maybe some play equipment for children 10+ to play on and use would be greatly beneficial'.

The consultation generated significant debate on social media – we have included a selection of comments:

- 'Really makes me sad'
- 'If it's for social housing it shouldn't be an issue. We are in desperate need of affordable social housing'
- 'Ruining the liveability of a place doesn't improve the situation though. Matson and Robinswood had much more green space but now that's hardly true. Much of the green space has now been built upon. We need sensibly planned new towns not just shoving more housing on any available plot'
- 'We use this green space all the time for family games and recreation. It would be a travesty if we lost another green site'
- 'Forget it people. By the time you hear about it it's already a done deal with somebody making money, like on Winnycroft Lane'
- 'We want the land for community green space and recreation'
- 'We need recreational things for older children, basketball hoops etc'
- 'We use this land for frisbee, kite flying and just to exercise as a family'

- 'Loved this space growing up and it's easily accessible too'
- 'Want a multi-purpose area for netball, tennis for all ages'
- 'Rising Stars are delighted to be using this space!'
- 'My house faces this field and I look at views of hills and trees. My children play there and we walk the dogs there. It's great to see goal posts that are being well used'
- 'Please don't build here! My children and dog loving playing here'
- 'I use it all the time!'
- 'Nearby children use it so that they don't have to cross the busy Baneberry Road'
- 'Please don't put a housing estate there'
- 'We use it every day for the children and walking our dogs. We love the wildlife. Please don't keep taking our green space to build more homes'
- 'Use empty buildings to convert for housing, not our green space'