



Bath & North East Somerset Green Space Strategy

Appendix C Value Assessment

Bath & North East Somerset Green Space Strategy

Value

Final Report – November 2006

November 2006

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CONTENTS

1.0	VALUE	1
1.1	VALUE METHODOLOGY.....	1
1.1.1	<i>Introduction</i>	1
1.1.2	<i>Factors and criteria</i>	1
1.1.3	<i>Detailed methodology and scoring system</i>	2
1.1.4	<i>Scoring system</i>	6
1.2	VALUE SCORES	6
1.2.1	<i>Findings</i>	6
2.0	SUMMARY	11

Bath & North East Somerset Green Space Strategy

Quality / Value

Draft Report – October 2006

1.0 Value

1.1 Value Methodology

1.1.1 *Introduction*

Community First Partnership has drawn up a detailed methodology for assessing the value of green spaces. The methodology for the value assessment draws upon the guidance in “Assessing Needs and Opportunities” (the companion guide to PPG17, see www.dclg.gov.uk for further information on PPG17) and is discussed below.

1.1.2 *Factors and criteria*

The key factors suggested in PPG17 were used and the criteria revised for assessing these along with a new scoring system to produce a more even emphasis on each factor. A further factor was added to take into account the strategic significance of the green spaces.

The table below shows the relationship of factors and criteria:

Reference	Factor	Reference	Criteria
A	Context	A1	Accessibility
		A2	Proximity
		A3	Quantity
B	Type of use	B1	Hierarchy
C	Wider benefits	C1	Ecological benefits
		C2	Education benefits
		C3	Social inclusion
		C4	Cultural and heritage benefits
		C5	Linear Open Space
		C6	Visual benefits

Table 1 Factors and Criteria

1.1.3 Detailed methodology and scoring system

A: Context –

Here a GIS driven approach was applied in that scores for all 3 criteria were derived either from the meta data associated with each site or from analysis techniques using this data.

A1 Accessibility - The first criteria is accessibility and the table below shows the 3 'measures' that were used for classifying accessibility and the associated score for each.

Reference	Criteria	Measure	Score
A1	Accessibility	Unrestricted	10
		Limited	5
		Restricted	0
Maximum score			10

Table 2 Accessibility

A2 Proximity –A standard a 300m catchment was applied to unrestricted access sites only (irrespective of accessibility hierarchy). The overlap refers to the number of sites with which the catchment of the site crosses. A maximum score of 10 could be scored for this criterion as set out in the table below.

Reference	Criteria	Measure	Score
A2	Proximity	No overlap	10
		1 overlap	9
		2 overlaps	8
		3 overlaps	7
		4 overlaps	6
		5 overlaps	5
		6 overlaps	4
		7 overlaps	3
		8 overlaps	2
		9 overlaps	1
		≥10 overlaps	0
Maximum score			10

Table 3 Proximity

A3 Quantity – The measure for this criterion is hectares per 1000 head of population with the analysis carried out at ward / parish level. A maximum score of 10 can be achieved with the scoring system as set out below.

Reference	Criteria	Measure	Score
A3	Quantity	<1 ha / 1000	10
		1-2 ha / 1000	9
		2-3 ha / 1000	8
		3-4 ha / 1000	7
		4-5 ha / 1000	6
		5-6 ha / 1000	5
		6-7 ha / 1000	4
		7-8 ha / 1000	3
		8-9 ha / 1000	2
		> 9 ha / 1000	1
Maximum score			10

Table 4 Quantity

B: Type of use

This factor is based on GIS data.

B1 Hierarchy – the hierarchy devised for the green space strategy indicates significance (or value) of sites. The hierarchy is related to the range of facilities and experiences and size and was devised before the quality audit was carried out. The scores used can be seen in the below table.

Reference	Criteria	Measure	Score
B1	Hierarchy	District	10
		Neighbourhood / Parish	7
		Neighbourhood	4
		Local / Parish Local	1
		Doorstep	1
Maximum score			10

Table 5 Hierarchy

C Wider benefits

This factor uses 6 criteria with detailed measures and scoring systems.

C1 Ecological benefits – here the ecological significance of sites is used with the different measures scored according to the table below.

Reference	Criteria	Measure	Score
C1	Ecological benefits	SSSI	10
		SNCI	7
		LNR	4
		AONB	2
Maximum score			10

Table 6 Ecological Benefits

C2 Education benefits – here two criteria are used for measuring the educational value of sites;

The first is to use the average score from the quality audit for the criteria “education”.

The second is to use a GIS driven measure based on the proximity of local schools (either primary or secondary). The number of schools within a 400m radius of the boundary of the site was measured. The range of the results is grouped and scored on a scale of 0 to 5.

Reference	Criteria	Measure	Score
C2	Education benefits	Average quality audit score	Maximum 5
		No. schools in 400m	Maximum 5
Maximum score			10

Table 7 Educational Benefits

C3 Social inclusion – three measures were used for this criterion.

The first measure used is the existence of a friends group / community based organisation involved in the management or development of the site.

The second measure is the presence of events and activities on the site.

Thirdly, for health an Index of Multiple Deprivation (IMD) driven scoring system is used with 20% bands within ward level ranking - i.e. all ward level health data is ranked and the wards split into 5 groups – the poorest health scoring group scoring 5 and the highest scoring 1.

Reference	Criteria	Measure	Score
C3	Social inclusion	Community based organisation involved	3
		Events and activities	2
		IMD health rank by ward	Maximum 5
Maximum score			10

Table 8 Social Inclusion

C4 Cultural and Heritage benefits – this criteria considers whether a green space is a Park or Garden that is of either National or Local Historic Interest. Conservation areas have also been identified and those sites that lie within such areas have also been considered in the scoring system below.

Reference	Criteria	Measure	Score
C4	Cultural and Heritage benefits	Park & Garden of National Historic Interest	8
		Park & Garden of Local Historic Interest	4
		Conservation Area	2
Maximum score			10

Table 9 Cultural and Heritage Benefits

C5 Linear Open Space – this criterion takes account of the linkages between green spaces and their role within the wider green space network. Where criteria A2 Proximity reduces the value score where there are other green spaces in close proximity this measure seeks to increase the value score where sites are linked together or form part of a network of green space. The score is split between whether a site is in or adjacent to the criteria.

Reference	Criteria	Measure	Score
C5	Linear Open Space	Within criteria	10
		Adjacent to criteria	5
Maximum score			10

Table 10 Linear Open Space

C6 Visual Benefits – here the visual significance of sites is used with the different measures scored according to the table below

Reference	Criteria	Measure	Score
C6	Visual Benefits	Sites that contribute to distant views	10
		Sites that contribute to local views	7
		Green Belt	4
Maximum score			10

Table 11 Visual Benefits

1.1.4 Scoring system

The table below shows how the scores related to the factors and criteria

Reference	Factor	Reference	Criteria	Maximum score
A	Context	A1	Accessibility	10
		A2	Proximity	10
		A3	Quantity	10
			Maximum score	30
B	Level and type of use	B1	Hierarchy	10
			Maximum score	10
C	Wider benefits	C1	Ecological benefits	10
		C2	Education benefits	10
		C3	Social inclusion	10
		C4	Cultural and heritage	10
		C5	Linear Open Space	10
		C6	Visual Benefits	10
			Maximum score	60
			Total Score	100

Table 12 Scoring system

The value assessment methodology therefore generates a score out of 100 for use in the quality value matrix. The quality score is also out of 100 so a useful relationship of scales can be constructed.

1.2 Value Scores

1.2.1 Findings

The table below sets out the value scores for the 248 sites that were identified from the GIS mapping exercise. Of these sites only 154 were assessed in the quality audit.

Site ID	Site Name	Typology	Value Score
1000	Keynsham Memorial Park	F	67
39	Bath, Sydney Gardens	F	66
2700	Norton Radstock Greenway	N	66
700	Bath, Kensington Meadows LNR	N	65
708	Bath, Linear Park	N	63
706	Bath, Kennet & Avon Canal Towpath	N	62
29	Bath, Firs Field	F	60
35	Bath, Roundhill Open Space	F	59
717	Bath, City Farm	N	59
718	Bath, Round Hill LNR	N	59
2701	Westfield, Disused Rail Track	N	59
46	Bath, Royal Victoria Park	F	58
2702	MSN, Silver Street Woodland LNR	N	58

710	Bath, Lyncombe Vale Disused Railway	N	57
711	Bath, Lower Newbridge Slopes	N	56
3004	Batheaston Garden	F	56
45	Bath, Henrietta Park	F	55
22	Bath, Brickfields Open Space	F	54
58	Bath, Kensington Meadows	F	54
716	Bath, The Tumps	N	54
24	Bath, Corston View Open Space	F	53
40	Bath, Alexandra Park	F	53
53	Bath, Walcot Open Space	F	53
3009	Monkton Combe Village Hall	F	53
3023	Pamilton Recreation Ground	F	53
3035	West Harptree Playing Field	F	53
3063	South Stoke, Millenium Viewpoint	F	53
74	Bath, Sulis Meadows	F	52
707	Bath, Lansdown Cemetery	N	52
3006	Hinton Charterhouse Millenium Green	F	52
3036	Ubley Glebe Field	F	52
3055	Saltford, The Shallows	F	52
3027	Temple Cloud Recreation Ground	F	51
37	Bath, Parade Gardens	F	50
702	Bath, Beechen Cliff Woodland	N	50
712	Bath, Riverside Path	N	50
715	Bath, Stirtingale Farm / Rush Hill OS	N	50
722	Bath, Bathwick Cemetery	N	50
1004	Keynsham, Queens Road Open Space	F	50
1701	Keynsham, Manor Road Community Woodland LNR	N	50
2704	Radstock, Waterside (Access land)	N	50
3019	Farmborough Recreation Ground	F	50
3022	Timsbury Recreation Ground	F	50
3026	High Littleton Recreation Ground	F	50
3028	Clutton Village Hall	F	50
3034	East Harptree Playing Field	F	50
3038	Chew Stoke, Rectory Field	F	50
4	Bath, Larkhall Rec	F	49
21	Bath, Rosewarne Close Open Space	F	49
701	Bath, Abbey Cemetery	N	49
2023	Westfield, Jubilee Park (Silver Street)	F	49
3003	Paulton Memorial Park	F	49
3010	Wellow Playing Field	F	49
3017	Marksbury Village Hall	F	49
3029	Bishop Sutton Village Hall Field	F	49
3040	Publow Recreation Ground	F	49
51	Bath, The Circus OS	F	48
98	Bath, Woodland at Weston	F	48
2705	Radstock, Southfield (Access land)	N	48
3005	Bathford Playing Field	F	48
3014	PSJ Recreation Ground	F	48
3015	PSJ, Beacon Field	F	48
3016	Tunley Recreation Centre	F	48
3018	Newton St Loe Recreation Ground	F	48
3031	Saltford Recreation Ground	F	48

3039	Chew Magna, King George V Memorial Field	F	48
32	Bath, Weston Rec	F	47
703	Bath, Bristol & Bath Railway Path	N	47
704	Bath, Carrs Woodland LNR	N	47
719	Bath, Primose Hill Community Woodland	N	47
1700	Keynsham, Abbots Wood	N	47
3007	Freshford Memorial Hall	F	47
3011	Shoscombe Recreation Ground	F	47
3041	Corston Recreation Ground	F	47
3058	Stanton Drew, Old Socut Hut field	F	47
38	Bath, Green Park	F	46
41	Bath, Alice Park	F	46
44	Bath, Hedgemoor Park	F	46
60	Bath, Backstones Open Space	F	46
64	Bath, Hillcrest Drive OS	F	46
1702	Keynsham, Frys Picnic site	N	46
3001	Batheaston Recreation Association Field	F	46
3024	Pamlton, Wallenge Open Space	F	46
3025	Farington Gurney Recreation Ground	F	46
3030	Whitchurch Playing Field	F	46
3042	Bathampton, Canal Bank	F	46
26	Bath, Moorland Rec	F	45
30	Bath, Springfield Farm Open Space	F	45
63	Bath, Odd Down Open Space	F	45
705	Bath, Free Fields Woodland	N	45
709	Bath, Locksbrook Cemetery	N	45
2012	Westfield, Norton Hill Rec	F	45
49	Bath, Norfolk Crescent OS	F	44
76	Bath, Recreation Ground	F	44
714	Bath, St James Cemetery	N	44
720	Bath, Lansdown (Access land)	N	44
2009	Clandown Recreation Ground	F	44
3012	PSJ, Ecewiche Green	F	44
Value Average (sites undertaken in quality assessment)			44
1	Bath, Beazer Maze	F	43
15	Bath, Moorfields Sand Pits	F	43
88	Bath, Kaynton Mead	F	43
2006	Westfield, Westhill Gardens Recreation Ground	F	43
3002	Saltford, Manor Road Garden	F	43
3044	Bathampton, Sham Castle	F	43
3045	Batheaston car park	F	43
3064	Nempnett Thrubwell, Village Hall	F	43
19	Bath, Innox Park	F	42
25	Bath, Bloomfield Road Open Space	F	42
31	Bath, Newbridge Open Space	F	42
62	Bath, Hawthorn Grove Open Space	F	42
721	Bath, Prior Park (Access land)	N	42
2000	MSN, Staddlestones O/S	F	42
2001	MSN, SWSC	F	42
3049	Compton Dando, Fairy Hill	F	42
43	Bath, Queen Square	F	41
89	Bath, Rudmore Park (old railway)	F	41

1009	Keynsham Manor Road Playing Field	F	41
2703	Radstock, Bristol Road (Access land)	N	41
3013	PSJ, Eckweek Lane Play Area	F	41
3020	Camerton Recreation Centre	F	41
Value Average (all sites)			41
36	Bath, St Johns Closed Burial Ground	F	40
57	Bath, Batstone Close Open Space	F	40
99	Bath, Gainsborough Gardens	F	40
2005	Radstock, Southfields Rec	F	40
2706	Radstock, Northfield (Access land)	N	40
3037	Chew Stoke, Bilbie Road Play Area	F	40
27	Bath, Pennyquick Open Space	F	39
34	Bath, Brassmill Lane Open Space	F	39
56	Bath, Lambridge Street Open Space	F	39
59	Bath, Julian Road Open Space	F	39
2015	MSN, Hillside Crescent Play Area	F	39
3048	Bathford, Manor Drive	F	39
5	Bath, Homestead Park Open Space	F	38
8	Bath, Roundhill Park Open Space	F	38
12	Bath, St Saviours Open Space	F	38
16	Bath, Broadmoor Lane Open Space	F	38
50	Bath, Snowhill Open Space	F	38
54	Bath, St Stephens Millenium Green	F	38
61	Bath, Entry Hill Open Space	F	38
100	Bath, Kensington Gardens	F	38
2020	Radstock, Waterloo Road	F	38
3008	Bathampton Recreation Ground	F	38
3021	Camerton, The Daglands	F	38
7	Bath, Odins Road Play Area	F	37
11	Bath, Midsummer Buildings Open Space	F	37
14	Bath, Dunster House Play Area	F	37
20	Bath, Dartmouth Avenue Open Space	F	37
23	Bath, Dorset Close Open Space	F	37
33	Bath, Kelsons Field	F	37
77	Bath, Eastfield Avenue	F	37
78	Bath, Holcombe Green	F	37
90	Bath, Odd Down Playing Field	F	37
1014	Keynsham, Avon Mill Lane & Lookout Gdn	F	37
3051	PSJ, Frederick Avenue	F	37
3060	Wellow Car Park	F	37
65	Bath, Beaufort	F	36
2010	MSN, West Clews Rec (Welton Rovers)	F	36
2026	Radstock, Tom Huyton Memorial	F	36
48	Bath, Newton Road OS	F	35
52	Bath, Marshfield Way / Summerfield Road	F	35
66	Bath, Widcombe Crescent	F	35
3061	High Littleton, Gores Park	F	35
3062	Bathford Village Green	F	35
1005	Keynsham Holmoak Road Playing Field	F	34
2008	MSN, Spencer Drive O/S	F	34
3000	Batheaston Play Area	F	34
3050	East Harptree, Grey Hollow	F	34

3067	High Littleton, Eastover Road	F	34
3057	Shoscombe, Applecroft	F	34
3059	Timsbury, Southlands Drive OS	F	34
3065	Clutton, Burchill Close play area	F	34
3066	Bishop Sutton, Cappards Farm play area	F	34
9	Bath, Berkley House Open Space	F	33
10	Bath, Inman House Open Spaces	F	33
55	Bath, Northfields Open Space	F	33
70	Bath, Cotswold Road OS	F	33
72	Bath, Moorfields Road OS	F	33
85	Bath, The Oval (centre)	F	33
1012	Keynsham, Winscombe Close OS	F	33
2002	MSN, The Hollies Garden	F	33
2003	Writhlington Village Hall	F	33
3032	Saltford Education Land	F	33
3033	Saltford, Claverton Road Open Space	F	33
3	Bath, Wildcombe Play Area	F	32
6	Bath, Cranmore Place Open Space	F	32
28	Bath, Woodhouse Park Open Space	F	32
75	Bath, Newbridge Fields OS	F	32
84	Bath, Roundhill Grove	F	32
2018	MSN, Clevedon Road	F	32
2019	MSN, Jubilee Gardens	F	32
3052	PSJ, Back of hillcrest	F	32
3053	PSJ, Bath Road	F	32
3054	PSJ, school field	F	32
3056	Saltford, Anson Close open space	F	32
2	Bath, Beacon Hill Open Space	F	31
80	Bath, Axbridge Road	F	31
82	Bath, Pennard Green	F	31
87	Bath, Rudmore Park	F	31
96	Bath, Cameley Green	F	31
97	Bath, Cleeve Green	F	31
102	Bath, Chanlder Close Junior play area	F	31
1015	Keynsham Shopping Centre	F	31
2004	Radstock, Woodborough Road Open Space	F	31
2014	MSN, Greenacres Play Area	F	31
2031	MSN, Charlton Park OS	F	31
3043	Bathampton, Holcombe Vale	F	31
42	Bath, Shaftesbury Road Memorial Garden	F	30
68	Bath, Poolemead Road	F	30
79	Bath, Coxley Drive	F	30
81	Bath, Sheridan Road (east end)	F	30
83	Bath, Eleanor Close (rear)	F	30
92	Bath, Trinity Road	F	30
93	Bath, Trinity Road rear	F	30
1008	Keynsham, Downfields Open Space	F	30
2011	Westfield, Waterford Park Play Area	F	30
2013	Westfield, Shakespear Avenue Play Area	F	30
2016	MSN, Clapton Road Rec	F	30
2032	Westfield, Chaucer Road	F	30
3046	Batheaston, Rear of Catherine Way	F	30

3047	Bathford, Mountian Wood	F	30
17	Bath, Stirtingale Road Play Area	F	29
67	Bath, Abbey View OS	F	29
94	Bath, Durley Park	F	29
1001	Keynsham, The Hawthorns OS	F	29
1006	Keynsham, Park Road Open Space	F	29
1011	Keynsham, Milward Road OS	F	29
1013	Keynsham, Lays Drive	F	29
2024	Clandown, Fosse Green	F	29
2027	MSN, Oliver Brooks Road play area	F	29
2030	MSN, High Meadows	F	29
69	Bath, Langdon Road OS	F	28
73	Bath, Green Park Road riverbank	F	28
95	Bath, Parry Close	F	28
103	Bath, Blackmore Close	F	28
1002	Keynsham, Teviot Road Open Space	F	28
2021	Writhlington, Manor Copse East	F	28
2028	MSN, Millfield OS	F	28
2007	Haydon, Grovewood Road Play Area	F	27
2029	MSN, St Barnabas OS	F	27
2033	MSN, Valley Walk	F	27
86	Bath, Willow Green	F	26
1007	Keynsham, Chalfield Chase Play Area	F	26
2025	Radstock, Church Street Recreation Area	F	26
1010	Keynsham, Conway Green	F	25
91	Bath, Ballance Street play area	F	23
1003	Keynsham, Vandyk Avenue Open Space	F	23
71	Bath, Chelwood Drive	F	22
101	Bath, Chelwood Drive play area	F	21

Table 13 Value Scores

2.0 Summary

This information is combined with the quality audit report (set out in Appendix B) and a combined quality / value assessment report produced (set out in Chapter 7 of the main strategy).

A criteria normally used in a value assessment such as this is 'community value' however no data was available from studies carried out to date, thus the value scores can only be seen as a guide at this stage.