



Creating a Draft Neighbourhood Area Plan

So that St George can grow with the aspirations of the community

**Collaboration with the:
Neighbourhood Planning Network
St George Neighbourhood Partnership
Students from the University of the West of England**

Contents

Executive Summary	3
1.0 Introduction	4
2.0 Involved parties	6
3.0 A general summary of St George's physical and non-physical aspects.....	8
3.2 Comparing St George to other wards in Bristol.....	9
4.0 Local planning policy that affects development in St George	12
4.2 New Residential Development.....	12
4.3 Centres and Retailing	12
4.4 Employment Land	13
4.5 Call for sites	13
4.6 Green Infrastructure	13
4.7 Summary of the Parks and Green Strategy Bristol 2008	14
4.8 Policy summary	16
5.0 Methodology	18
6.0 Results from survey conducted in St George	22
6.2 Results from the survey question 1: What aspects of St George do you think are good?	22
6.4 Results form the survey question 2 : What aspects of St George do you think are bad?	28
6.8 How might these aspirations be achieved?	39
7.0 Developing St George Neighbourhood Area Plan from the information gathered from the survey	45
7.2 Explanation of the Draft Neighbourhood Plan Produced by the Students	46
8.0 Analysis of Methodology	48
8.3 Overall methodology recommendations.....	50
9.0 The next step for St George Neighbourhood Partnership	52
10.0 Conclusion 'Grow your community'	55
References- links to relevant websites.....	56
Appendix A- Creating a Neighbourhood area plan	57
Appendix B- Brief and Timetable	65
Appendix C- Call for Sites.....	67
Appendix D- survey	68
Appendix E- Presentation sheets.....	69
Appendix F- Flyer & poster	71
Appendix G Agency Project Final Results	73
Appendix H- St George Neighbourhood Plan.....	87

Executive Summary

- The report looks at the work carried out by three students over the course of 6 weeks, working with the Bristol Neighbourhood Planning Network and St George Neighbourhood Partnership.
- The main task of this work was to create an evidence base for a draft neighbourhood plan. Following this the draft plan was created.
- The students began by looking at the general economic, social, environmental and political statistics for the St George area. The findings from this indicated that St George was a relatively average area in comparison with other areas of Bristol.
- The report then looks at relevant policy to the area, highlighting key policies in the Core Strategy and Parks and Green Space Strategy. Particular information is given to new residential development, green infrastructure and centres and retail.
- The next stage looks at the primary data capturing carried out by the students. Through the use of surveys the opinions of 154 people were collected.
- The survey asked people what they liked about the area of St George, what they disliked, what their aspirations were for the future of the area, and how these might be achieved.
- From these answers 6 main categories of interest were devised: Natural Environment and Parks, Transport, Business and Employment, Sense of Community and feeling of Safety, Character of the Area and Facilities.
- The main conclusions from these results were as follows.
- Many people liked the green space the area has to offer and want to see the quality of it maintained.
- Many people liked the shops on Church Rd but would also like to see the area gain more of a 'town centre' type feel with a better range of shops and more bars and restaurants.
- Many people thought the area lacked both community and leisure facilities.
- Many people though the area had problems with parking and issues with side streets being used as 'rat runs'.
- Many people feared crime and disliked antisocial behaviour in the area.
- Many people disliked the conversion of houses to flats and more generally the building of lots of flats in the area. This was also identified as a cause for some of the other problems already mentioned.
- The report finishes with recommendations for the St George Neighbourhood Partnership for their production of a neighbourhood plan.

1.0 Introduction

1.1 Contemporary Britain consists of rapid changes in terms of society, economy and the built environment. This makes it difficult to achieve mutual goals between the community, government and other stakeholders. Britain has been built on a democratic society and aims to include people's views in sculpting the shape of the country. This ambition to create a democratic society in control of its own future is becoming the central focus of planning. The planning system is changing to empower people to take an active role in delivering new positive development in the area they live. One such initiative taking place in Bristol allows Neighbourhoods to use plans drawn up from public participation to steer development in their community. This encourages positive and appropriate development.

1.2 The St George Neighbourhood Partnership represents their communities' opinions and views. This report aims to give the St George Neighbourhood Partnership the beginning of an evidence base which represents the community's feelings about the future of St George. This formal documentation will allow the St George Neighbourhood Partnership to participate in the planning process, overall, allowing the community of St George to have their say.

2

Section 2

Involved parties



2.0 Involved parties

- 2.1 'The Neighbourhood Planning Network (NPN) is a self-help network of independent voluntary neighbourhood groups who are or want to be more effectively involved in the planning system in Bristol' (www.bristolnbn.net).
- 2.1.2 Part of what the NPN do is to help the voluntary neighbourhood partnership groups produce a Neighbourhood Area Plan (Appendix A shows NPN Template for producing a Neighbourhood Area Plan). This communicates the general opinions of the neighbourhood. This document will then be used to influence the council's decision on planning applications that are located within the area of the neighbourhood.
- 2.1.3 St George Neighbourhood Partnership (ST George NP) is one the voluntary neighbourhood groups within Bristol. The St George NP is made up of a group of voluntary workers and Bristol City Councillors. The group is chaired by Ron Stone, vice chaired by Grenville Johnson and Abdul Razak Dahir, who is the Bristol Council support officer. Before the date of the 19th April 2010 St George NP had no Neighbourhood Area Plan.
- 2.1.3 Bristol City Council has listed potential land for development and preservation (to be explain more in depth later) throughout Bristol which has been labelled 'call for sites'. Many of the sites proposed for development fall within the wards of St George East and West. Meaning a Neighbourhood Area Plan is crucial if development is to be informed by local opinions and views.
- 2.2.1 On the 19th April 2010 students from the University of the West of England started a six week agency project with the NPN. The NPN gave the students the specific task of helping voluntary neighbourhood groups to produce a Neighbourhood Area Plan. This gave valuable experience to the students and allows the NPN to utilise human resource power.
- 2.2. This report contains the work carried out by the students who were assigned to help the St George NP. The NPN arranged a meeting on the 26th April 2010 with the St George NP and the agency project students. The outcome of the meeting was that the students would:

- Survey the public in St George and record individual views and opinions of the area.
- Express the results in an easy to understand paper format presentation
- Create a neighbourhood area plan from the results of the survey
- Present all information at a public consultation meeting on the 20th May and ask for more opinions and views of the area.
- Create a report explaining whole process and the results of all information collected.

(A more detailed brief and timetable has been attached in Appendix B)

3

Section 3

A general summary of St. George's physical and non-physical aspects



3.1 St George is located east of the centre of Bristol which gives the area a housing characteristic of being between central and suburban Bristol. Map 1 shows the location of St George east and west in relation to the other wards of Bristol.



Map 1. Showing locations of wards in Bristol

3.2 Comparing St George to other wards in Bristol

3.2.1 The Neighbourhood Profiles are documents created by the Bristol City Council.

They provide information on key aspects of specific wards and compare them with the rest of the city. The key aspects consist of general economic, social, environmental and political information. There are two relevant Neighbourhood Profile documents for St George East and West. The summarised information gives a sense of each ward.

Aspect	Figure	Bristol Ward Average	Bristol Ward Comparison
Population	11374	-	-
Ethnicity	8.8%	-	-
Jobs	2100	6560	Low
Average House Price	£158,000	£212,000	Low
Sense of Neighbourhood	52%	63%	Low
Crime (incidents between 2007-08)	81	154	Low
People who say they are happy	88%	90%	Low

Table 1 St George west summarised profile

Aspect	Figure	Bristol Ward Average	Bristol Ward Comparison
Population	11720	-	-
Ethnicity	4.4%	-	-
Jobs	1900	6560	Low
Average House Price	£166,000	£212,000	Low
Sense of Neighbourhood	58%	63%	Average
Crime (incidents between 2007-08)	127	154	Low
People who say they are happy	94%	90%	High

Table 2 St George east summarised profile

3.2.2 Overall St George appears to have no major problems in terms of its general economic, social, environmental and political aspects. However, the economic positions of St George appear to be lower than average when compared to the other wards in Bristol for example the ward has lower house prices and less jobs.

4

Section 4

Local planning policy that affect development in St. George



4.0 Local planning policy that affects development in St George

4.1 This section looks at the emerging Bristol City Councils Core Strategy and policy. The Local Development Framework (LDF) is a series of documents that will replace the Bristol Local Plan (1997) and provide a development framework for the city until 2026. The core strategy is the principle document in the LDF. Below is a summary of the core strategy that is relevant to St George:

4.2 New Residential Development

4.2.1 This part of the core strategy is not only concerned with the quantity of new housing development but also the approach to providing new affordable housing.

4.2.2 In the Core Strategy the East and West wards of St George fall into the category defined as the 'Rest of Bristol' identified in the Policy BCS5 'Housing Provision'. The 'Rest of Bristol' is expected to provide a minimum of 6,000 new homes in the years 2006-2026. By April 2009 1,991 of these new homes had been delivered and a further 2,332 had planning permission but had not been built.

4.2.3 It is expected that new residential developments will need to contribute to, 'a mix of housing tenures, types and sizes to help support the creation of a mixed, balanced and inclusive community'. In the Core Strategy policy BCS17 'Affordable Housing Provision' all new schemes in the area that consist of 15 dwellings or more should be made up of 30% affordable housing. Those schemes that are below 15 dwellings should contribute financially towards the provision of affordable housing.

4.3 Centres and Retailing

4.3.1 One of the aims of the Core Strategy is to support a network of accessible centres in Bristol as key focuses for development and that these should be the principle locations for shopping, community facilities, local entertainment and cultural facilities (policy BCS7). The aims of this are to promote social inclusion and reduce the dependency for cars by increasing the number of jobs near where people live. The two wards of St George contain Church Road, an area

identified within the Core Strategy as a 'Town Centre'. However, the core strategy does promote the maintenance of existing shops and facilities away from these centres.

4.4 Employment Land

4.4.1 The Core Strategy aims to provide a 'sufficient and flexible supply of employment land during the plan period' (policy BCS8). The policy also states that Bristol's Principle Industrial and Warehousing Areas will be retained. In St George these are located in the Netham Road/ Blackswarth Road Area as well as the bush Industrial Estate near Chalks Road.

4.5 Call for sites

4.5.1 As described earlier in the report the council have listed land for development or preservation over the whole of Bristol (A map of locations has been included in Appendix C). The sites were suggested by organisations and individuals and range of different uses. Some sites have already received planning permission and development work has started. From the 14th June 2010 to the 29th October there will be a six week consultation period in which the people of St George and surrounding areas will have the opportunity to express their views on the proposed developments. This information will be formally documented in the Development Plan Document. The policies in the Development Plan Document must incorporate the views and considerations of the community extracted by 'proper' community consultation. Any local development which requires planning permission must comply with the Development Plan Document.

4.6 Green Infrastructure

4.6.1 The Core Strategy seeks to 'safeguard and enhance' important green infrastructure, such as open spaces, recreation areas and wildlife sites across the city (Policy BCS9). Within the St George area are two strategic green infrastructure corridors: the River Avon Link to Kingswood (via Stradbroke and Magpie Bottom) and the Bristol & Bath Railway Path. The area also contains a

selection of green spaces with a variety of attributes including recreational, wildlife and historic interest, such as St George's Park and Trooper's Hill.

4.6.2 Policy BCS9 also states that open spaces should only be released for development where they are no longer important and where development would result in improved urban form or an enhancement to existing open spaces.

4.7 Summary of the Parks and Green Strategy Bristol 2008

4.7.1 'The Parks and Green Space Strategy (P&GSS) outlines a 20 year investment programme for the future provision of green space and the facilities and services that should be provided.' This document was written by Bristol City Council and adopted in 2008 for the majority of Bristol.

4.7.2 The document firstly identifies what type of land is classed as a park or green space that has legitimate public access. The types of green space are categorised as follows:

- Children and young people's space
- Formal green space
- Informal green space
- Natural green space
- Active sports space

4.7.3 The P&GSS explains how St George has a designated nature reserve. This type of land is categorised as natural green space. The Council created fig1 to explain the priority of standards required from parks and green space in Bristol.

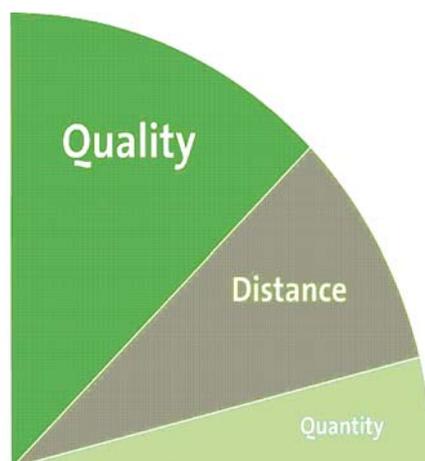


Fig 1. Priority of standards for Green space in Bristol

4.7.4 Every type of park or green space is to be of a minimal quality. This is a very difficult factor to measure so the main influencing factor of the quality will be the views of the local people. The neighbourhood area plan will be a very important in informing the council about the quality of green space.

4.7.5 The idea of categorising types of parks and green space is to ensure that people live within a specific distance of each type. Therefore, the P&GSS sets a maximum distance that any household should be away from a specific type of park or green space as table 3 shows.

Distance Standard	Distance 'as the crow flies' (metres)	Estimated Time (minutes walk)*
Distance to the nearest green space	400	9
Children's play space	450	10
Formal green Space	600	15
Informal green space	550	13
Natural green space	700	18
Active sports space	Determined by Playing Pitch Strategy (see text)	

**Table 3 showing proposed minimal distances of
Each type of green space**

4.7.6 The P&GSS aims to achieve enough quantity of each type of green space throughout Bristol. Table 4 shows the proposed minimal amount of green space per 1000 population.

	sq m/ capita	Hectares/ 1000 pop
Locality Component	18.0	1.80
City wide component (Destination parks)	9.8	0.98
Total Bristol Standard	27.8	2.78

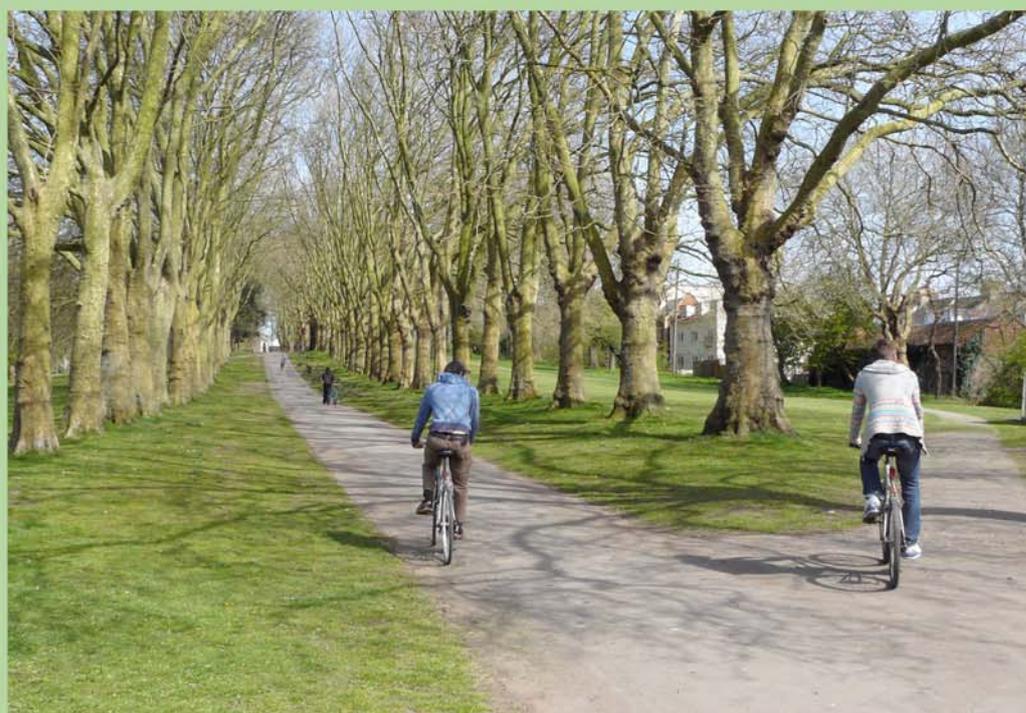
Table 4 showing proposed minimal amount of green

4.8 Policy summary

4.8.1 Overall the policy in the LDF is extremely important when creating a neighbourhood area plan because it is a statutory document. This means the Neighbourhood Area Plan must be inline with the policies in the LDF.

5

Section 5 Methodology



5.0 Methodology

5.1 It was decided at the meeting held on the 26th May 2010 between the St George NP and the students that a survey would be conducted in the St George area. This survey would aim to identify the personal opinions of the public, asking specifically what people find negative and positive about the area and how the area could be improved (sample of the survey in Appendices D).

5.1.1 The student agency project had a timescale of six weeks. This gave an approximately one time to conduct the surveying. Therefore, a technique of surveying that collected instant responses was favoured. These techniques included:

- Stopping people on the street
- Door knocking
- Distributing surveys to local business's
- Distributing surveys to schools (Cabot and Brunel Academy)
- Leaving surveys at St. George library
- Emailing surveys to members of St. George NP
- Placing an online survey on the St. George community centre web site

5.2 The open nature of the questions in the survey resulted in a variety of responses. Therefore, when analysing the information collected from the surveys individual categorises were created for each specific response for example 'liked the park'. This meant that a numeric record of the number of people who shared that specific response could be collected. This allowed trends to be identified from each of the specific response for example 12 people said they 'liked the park'.

5.2.1 Each specific response was then categorised into more strategic groups that included;

- Natural Environment and Parks
- Transport
- Business and Employment
- Sense of Community and feeling of Safety
- Character of the Area
- Facilities

5.2.2 The strategic categories gave a relation to each individual response creating a more understandable set of results.

5.3 The analysed information from the surveys had two purposes. Firstly, informing the development of a Neighbourhood Area Plan for St George. Secondly, it will form the beginning of an evidence base for the St George NP. The information gathered was presented at a community consultation meeting on the 20 th May 2010 (rescaled presentation sheets in Appendix E)

5.3.1 The consultation meeting was advertised primarily in conjunction with the surveying in which flyers were handed out to people who participated. As well a poster was pinned up in key locations of St George such as bus stops and pubs (example of the flyer and poster in Appendix F)

5.3.2 The public consultation meeting was arranged as an opportunity for the local people of St George to understand general opinions and views of the area. The public were also asked to further this information by writing a personal opinion on a 'sticky tag' and locating this information on a map as photo 1 depicts.



6.0 Results from survey conducted in St George

6.1 The following results show the responses of the survey conducted in St George aiming to identify the neighbourhood's opinions and views of the area. As explained earlier a numeric record of the number of people who shared a specific response was collected. Then further strategic categories were created to compare similar responses.

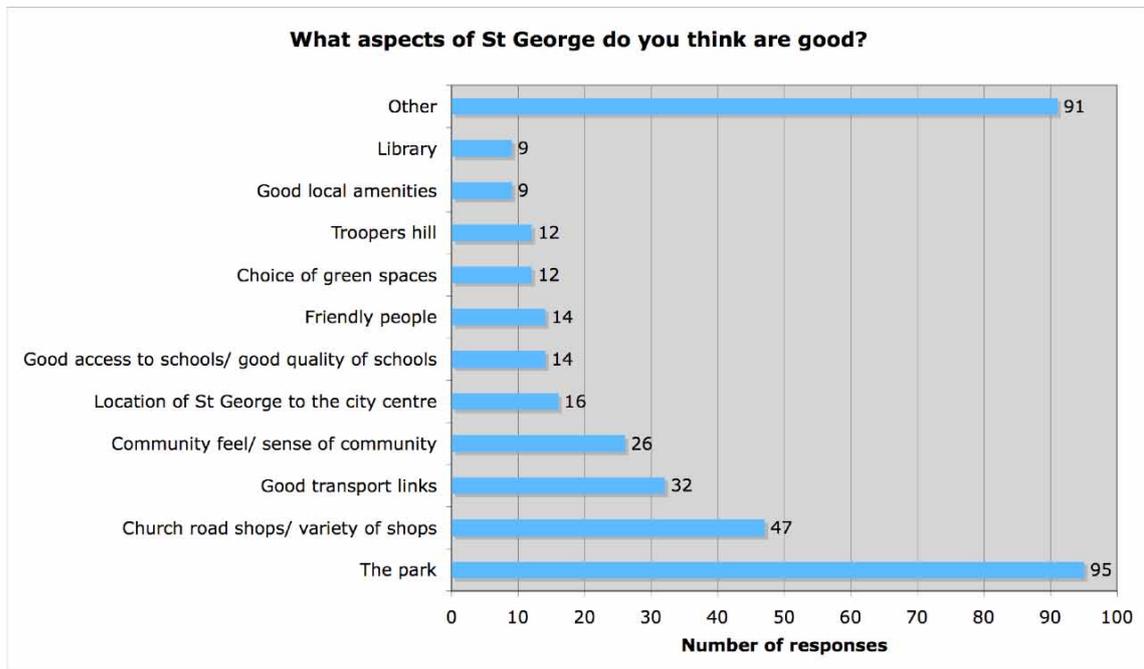
6.1.1 These results were in response to the question in the survey: What aspects of St George do you think are good? A full table of responses for all of the questions in the survey can be found in Appendix G and the a postcode map of where the surveys were taken.

6.2 Results from the survey question 1: What aspects of St George do you think are good?

Positive aspects mentioned	Responses	
	Number	Percentage %
The park	95	25.20
Church road shops/ variety of shops	47	12.47
Good transport links	32	8.22
Community feel/ sense of community	26	6.90
Location of St George to the city centre	16	4.24
Good access to schools/ good quality of schools	14	3.71
Friendly people	14	3.71
Choice of green spaces	12	3.18

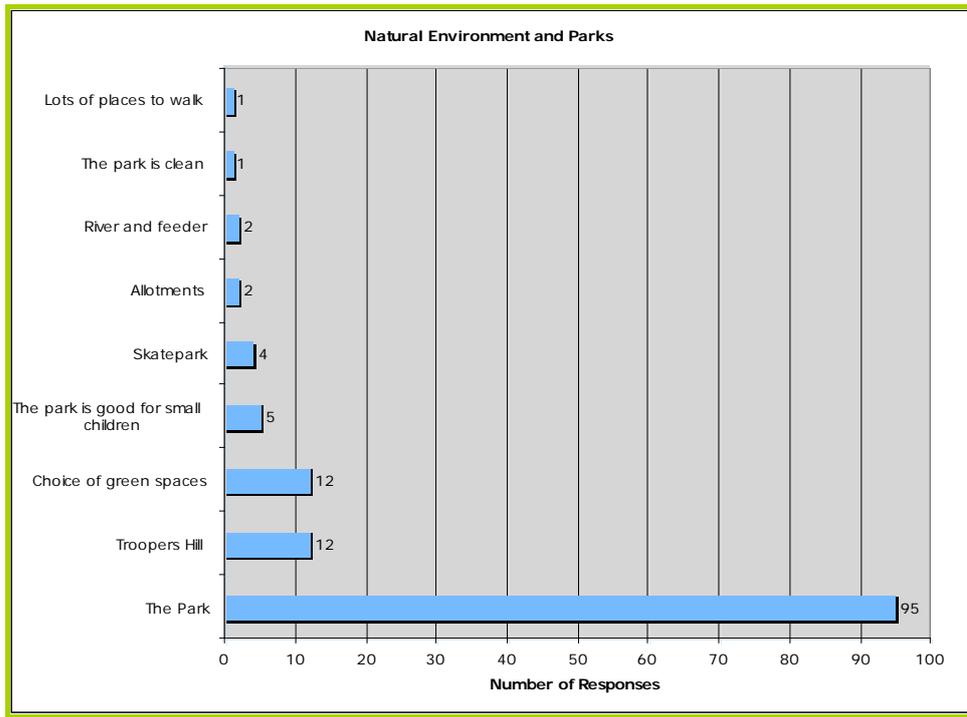
Troopers hill	12	3.18
Good local amenities	9	2.39
Library	9	2.39
Other	92	24.4

Table 5 Showing Top 11 Positive Responses

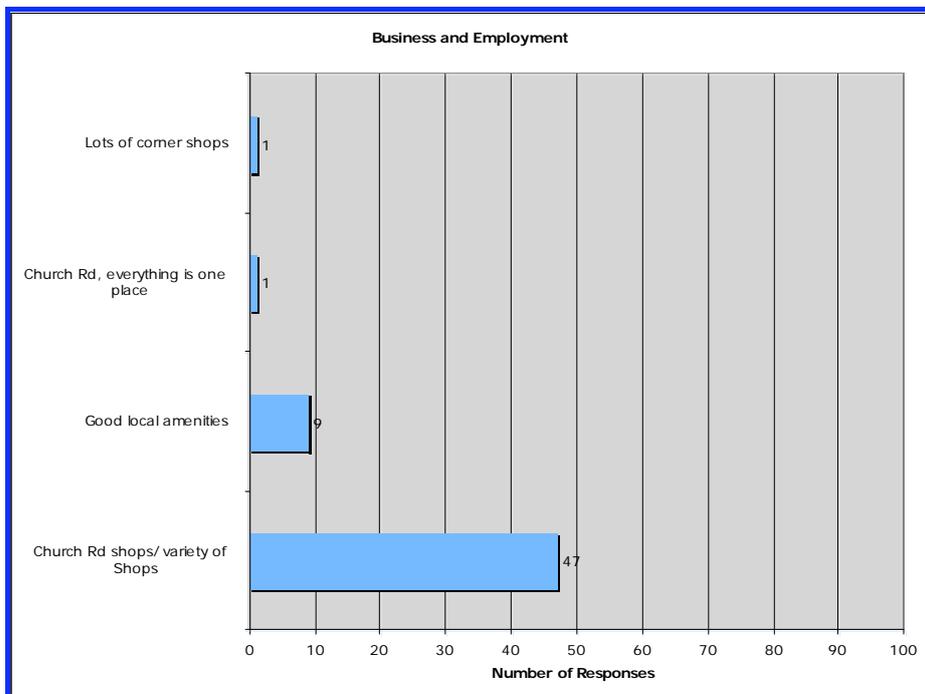


Bar Chart 1 showing top 11 positive responses

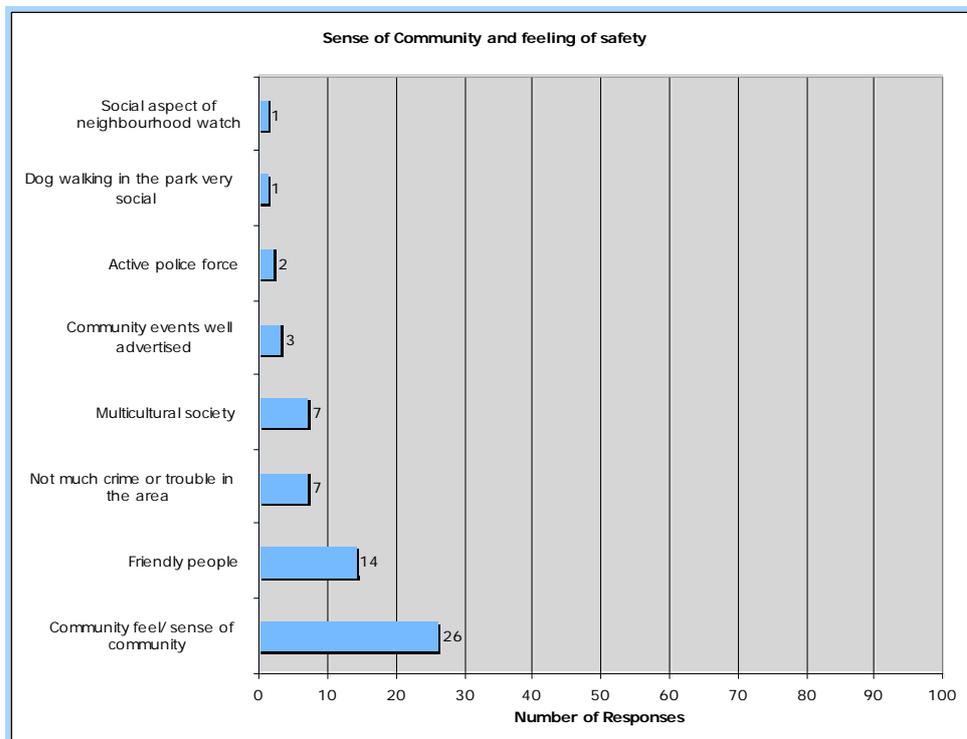
The follow bar charts show each positive response within a strategic category.



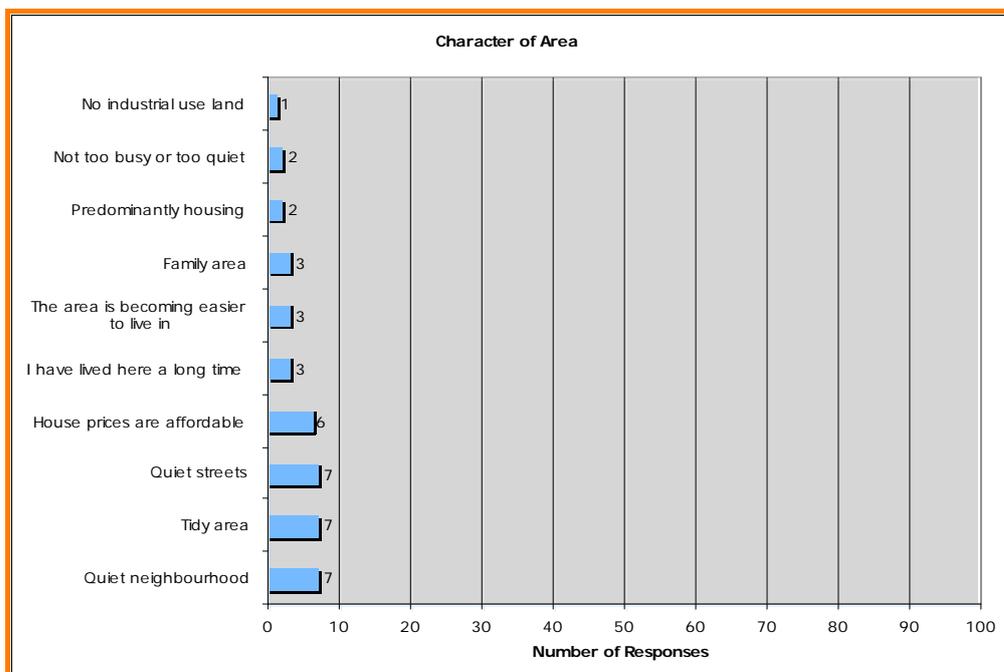
Bar chart 2 showing number of specific positive responses that relate to the **natural environment and parks**



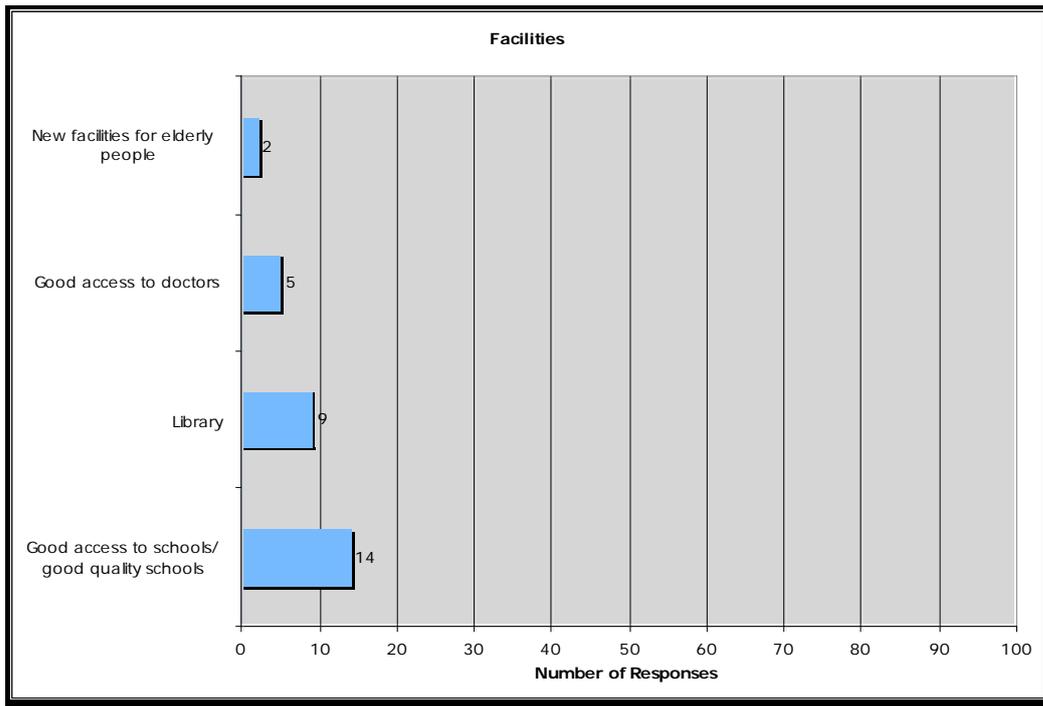
Bar chart 3 showing number of specific positive responses that relate to **business and employment**



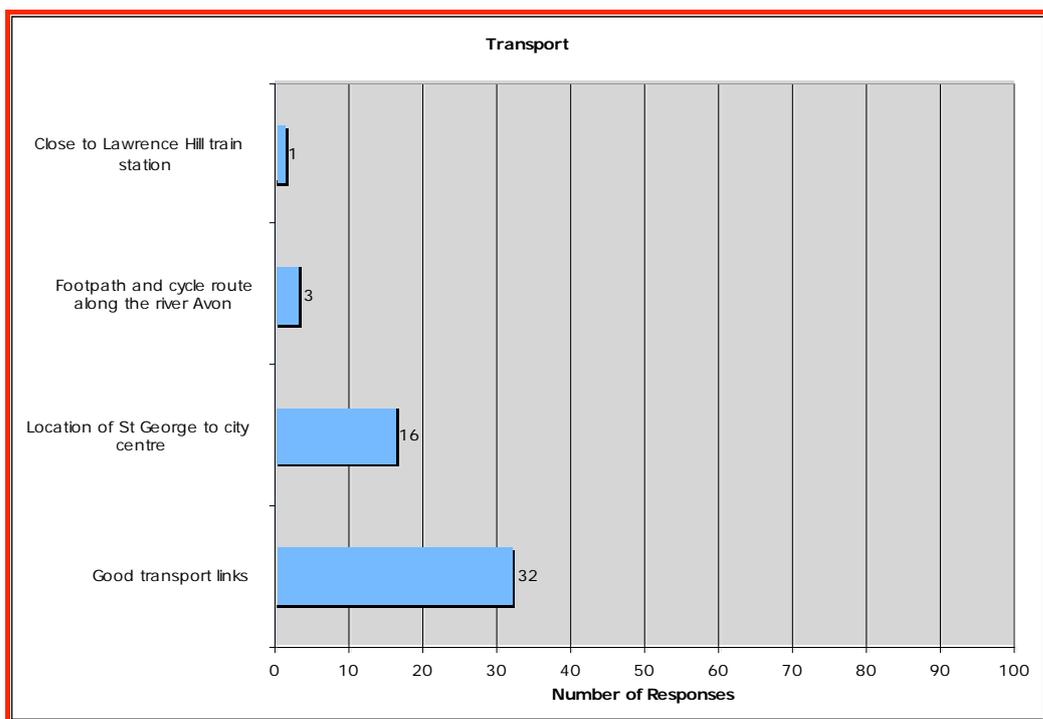
Bar chart 4 showing number of specific positive responses that relate to **sense of community and feeling of safety**



Bar chart 5 showing number of specific positive responses that relate to the **character of area**



Bar chart 6 showing number of specific positive responses that relate to the **facilities**



Bar chart 7 showing number of specific positive responses that relate to **transport**

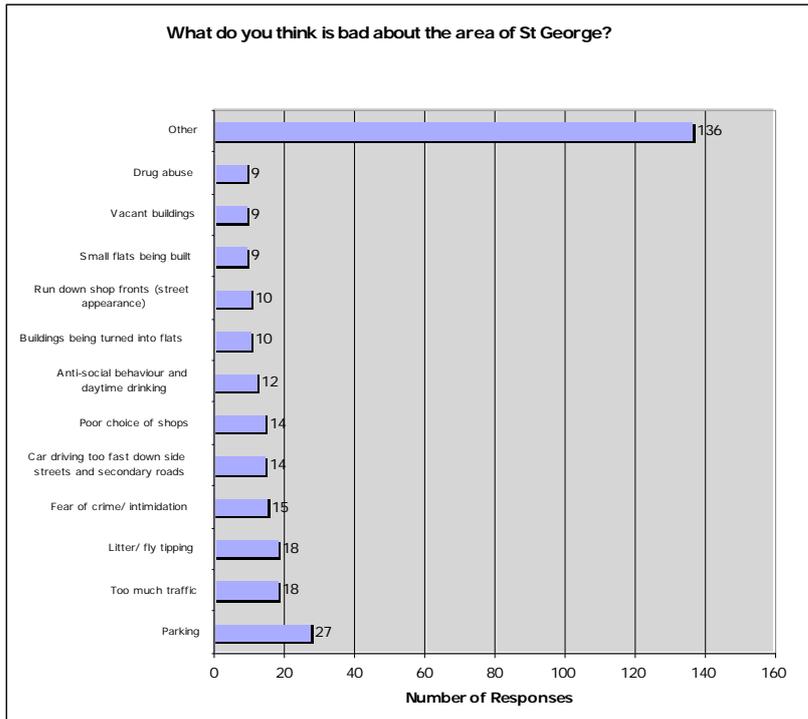
6.3 Bar charts 2-7 highlights the following from the results of Question 1

- St Georges Park was the most positive aspect mentioned in the survey.
- People felt that Church Rd was good for shopping specifically because of the variety of shops.
- Some people could relate to a sense of community.
- A few people liked the quietness and general aesthetic qualities of the streets.
- Not many people talked about facilities as being positive.
- Fair amount of people like the showcase bus service.

6.4 Results form the survey question 2 : What aspects of St George do you think are bad?

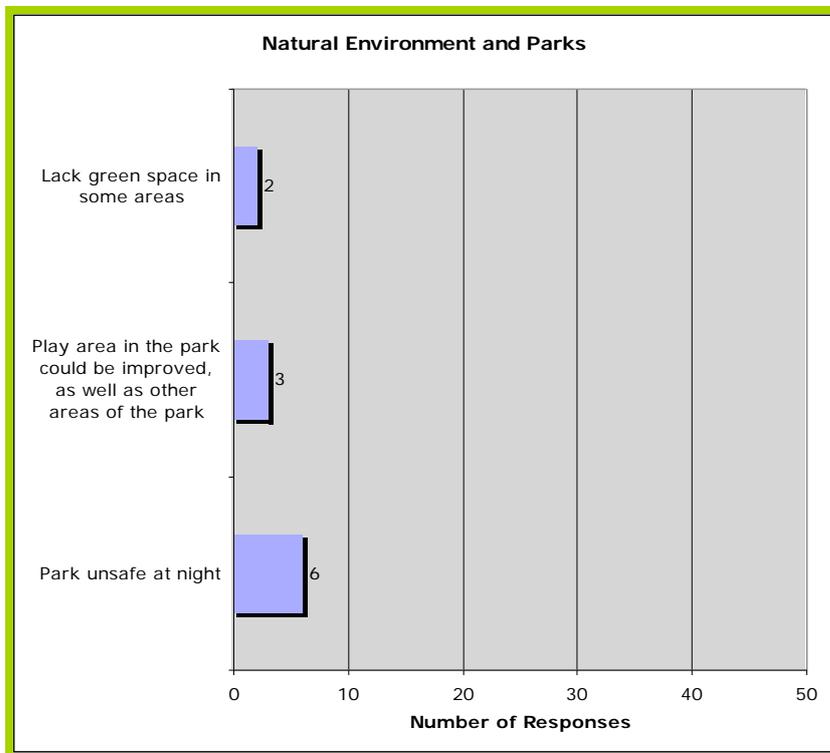
Response	Number of Responses	
	Number	Percentage %
Parking	27	8.97
Too much traffic	18	5.98
Litter/ fly tipping	18	5.98
Fear of crime/ intimidation	15	4.98
Car driving too fast down side streets and secondary roads	14	4.65
Poor choice of shops	14	4.65
Anti-social behaviour and daytime drinking	12	3.99
Buildings being turned into flats	10	3.32
Run down shop fronts (street appearance)	10	3.32
Small flats being built	9	2.99
Vacant buildings	9	2.99
Drug abuse	9	2.99

Table 6 showing the top 12 negative responses from the survey

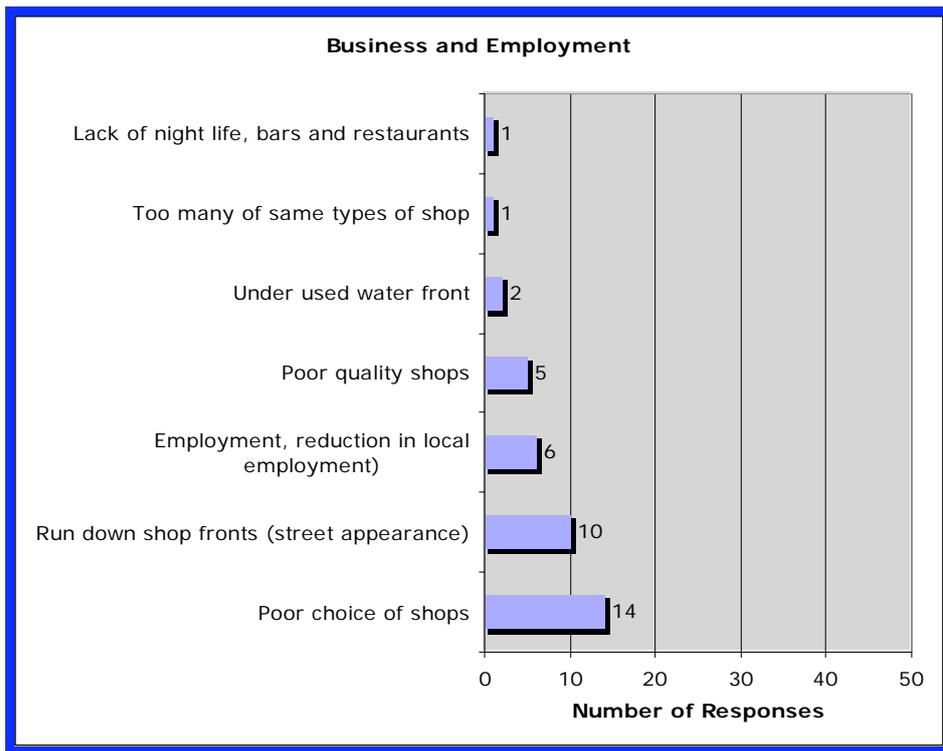


Bar Chart 8 showing top 12 negative responses

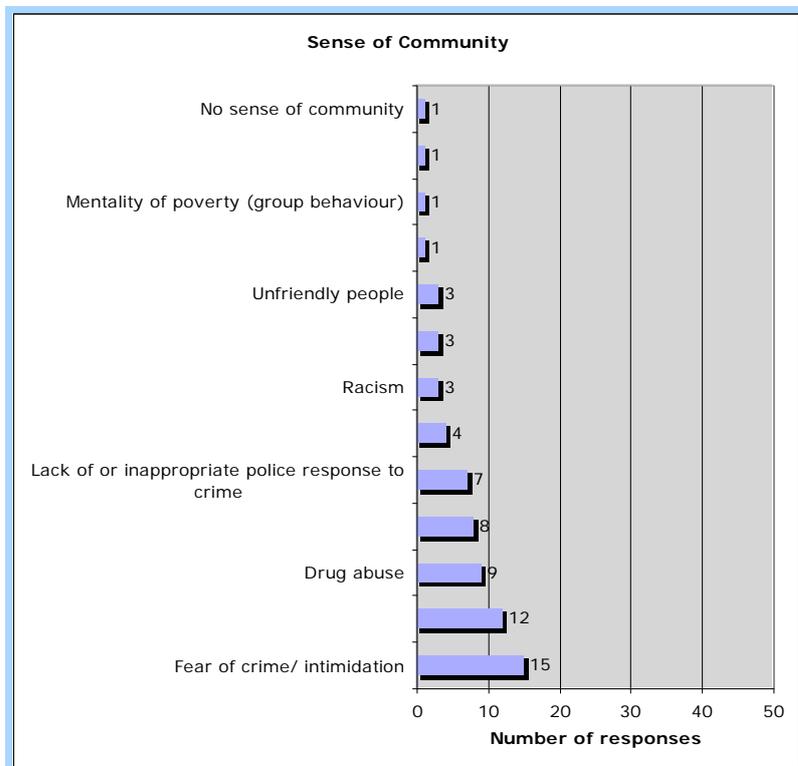
The follow bar charts show each negative response within a strategic category.



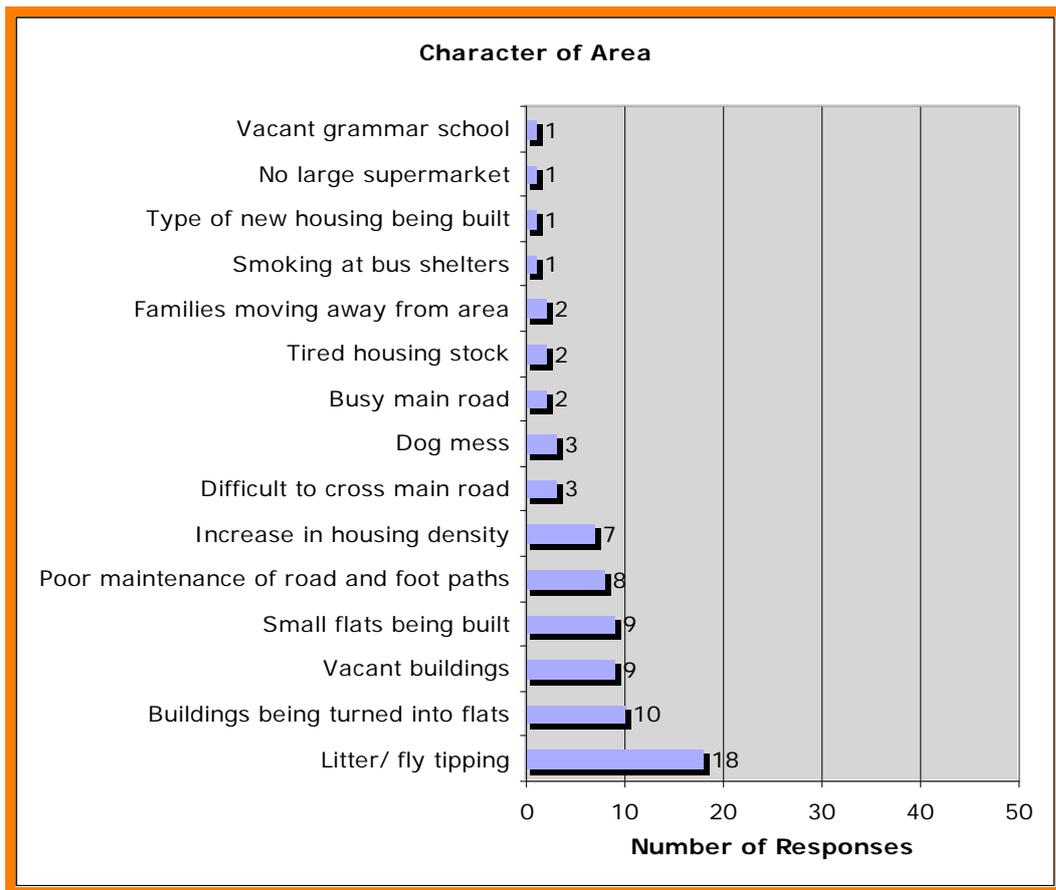
Bar chart 9 showing number of specific negative responses that relate to the natural environment and parks



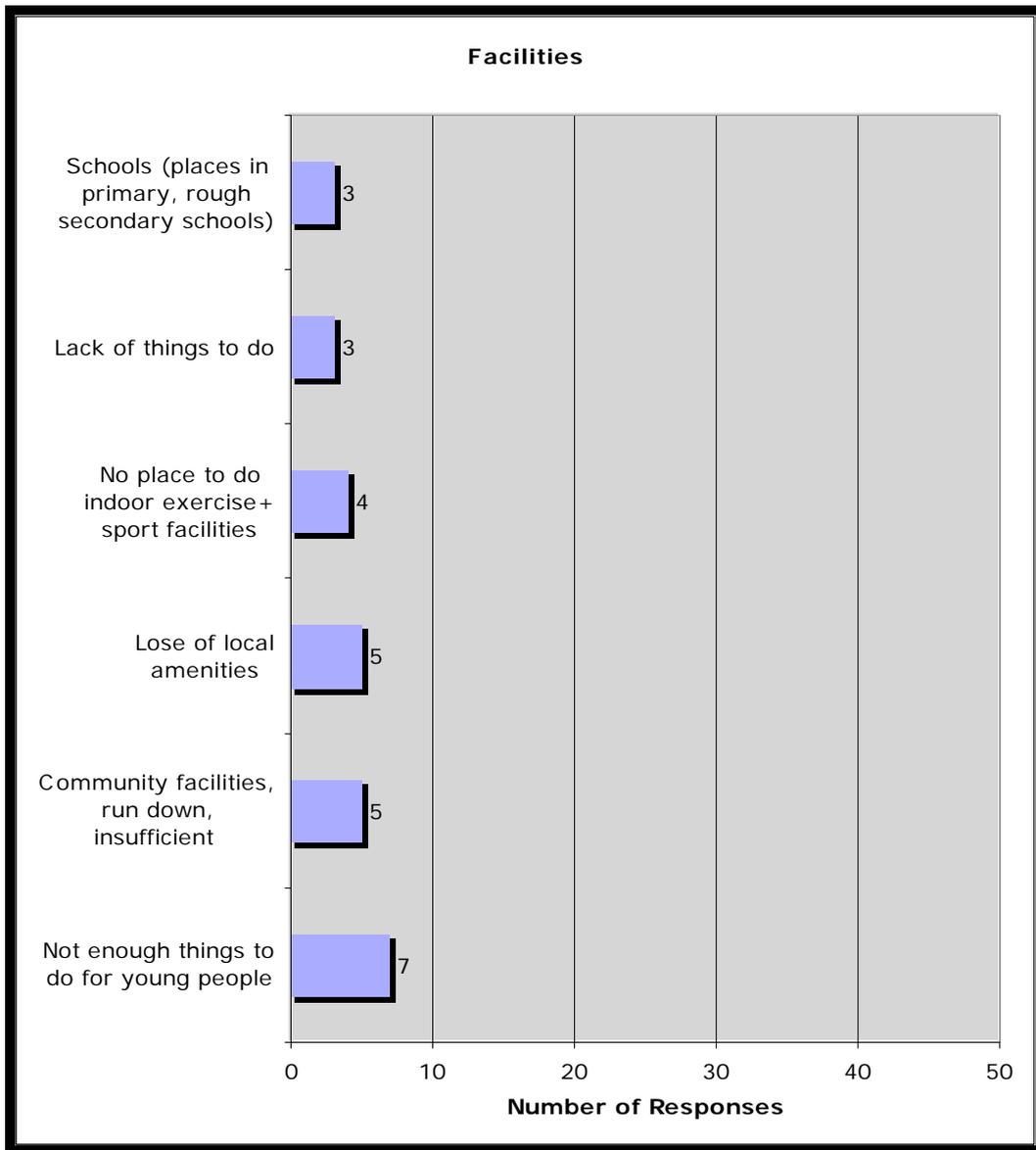
Bar chart 10 showing number of specific negative responses that relate to **business and employment**



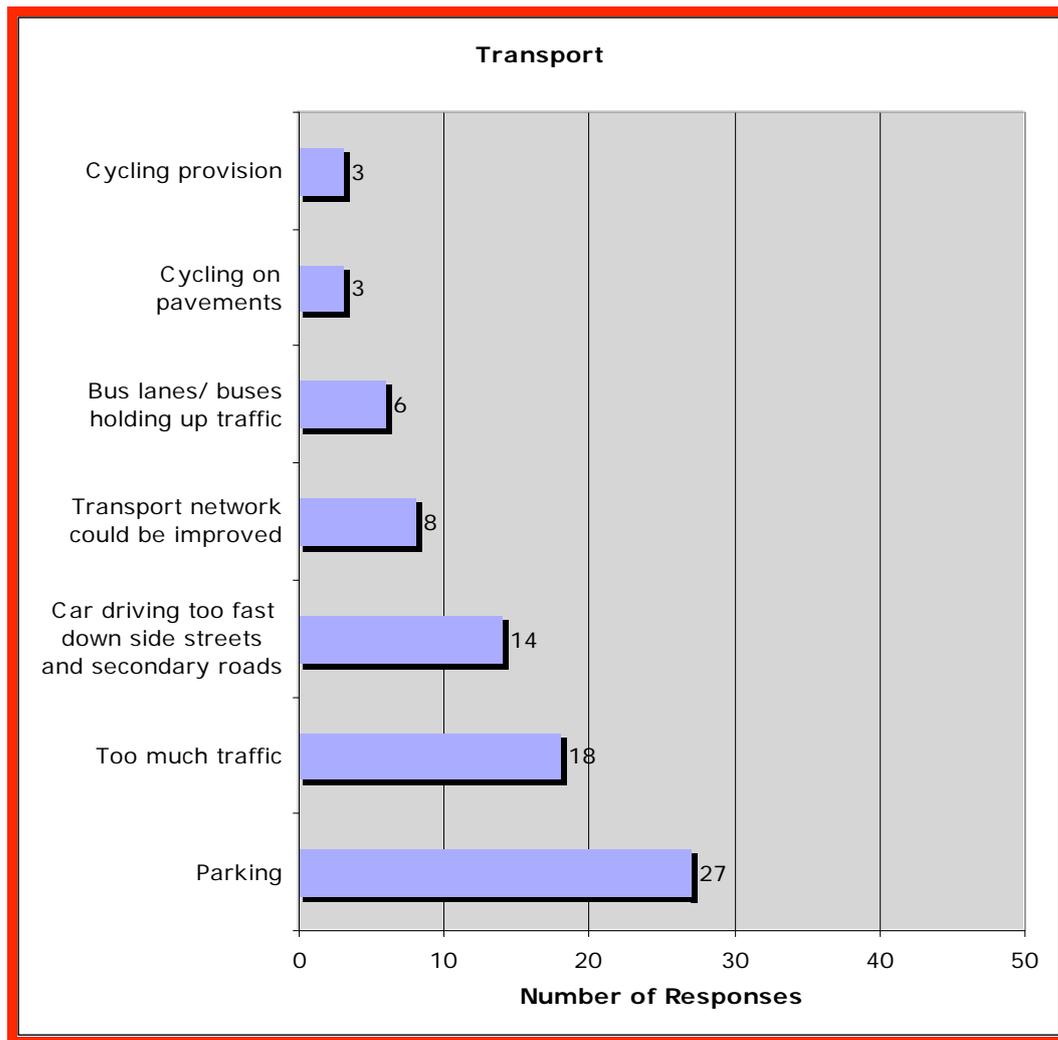
Bar chart 11 showing number of specific negative responses that relate to a **sense of community**



Bar chart 12 showing number of specific negative responses that relate to the **character of the area**



Bar chart 13 showing number of specific negative responses that relate to the facilities



Bar chart 14 showing number of specific negative responses that relate to **transport**

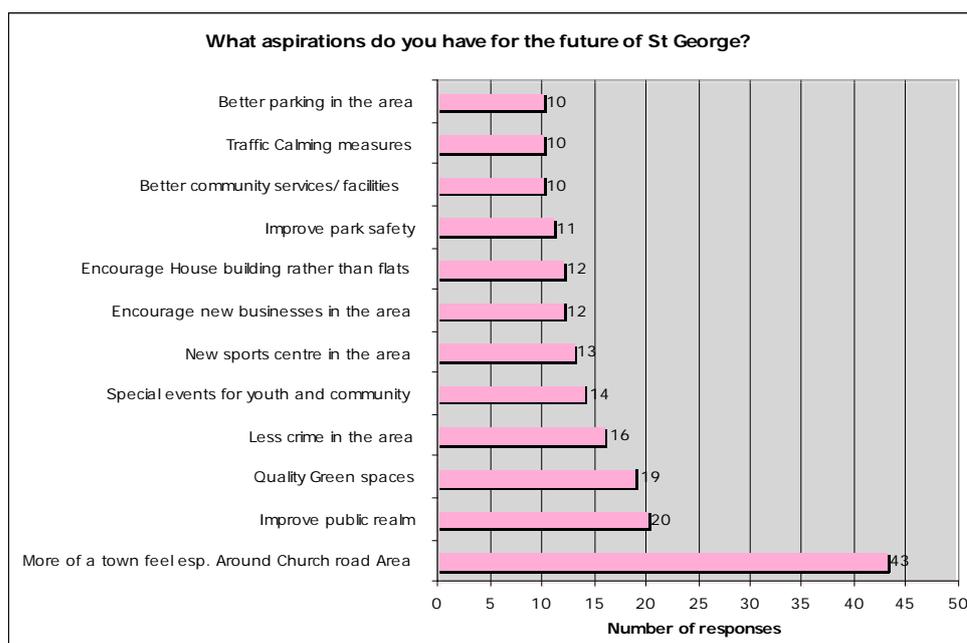
6.5 Bar charts 8-14 highlight the following from the results of question 2:

- Very few people criticised the natural environment or the parks in the St George area
- Many people felt the general quality and range of shops on Church Street was not good
- Many people feared crime within the area and found drug abuse a negative aspect of St George.
- Lots of people found littering and fly tipping a bad aspect of St George
- Lots of people disliked the increase in the number of flats in the area
- A few people felt that there were not enough activities for younger people and that community facilities were lacking in general
- Lots of people said there was too much traffic and cars drove too fast
- Lots of people highlighted parking as a major issue in the area

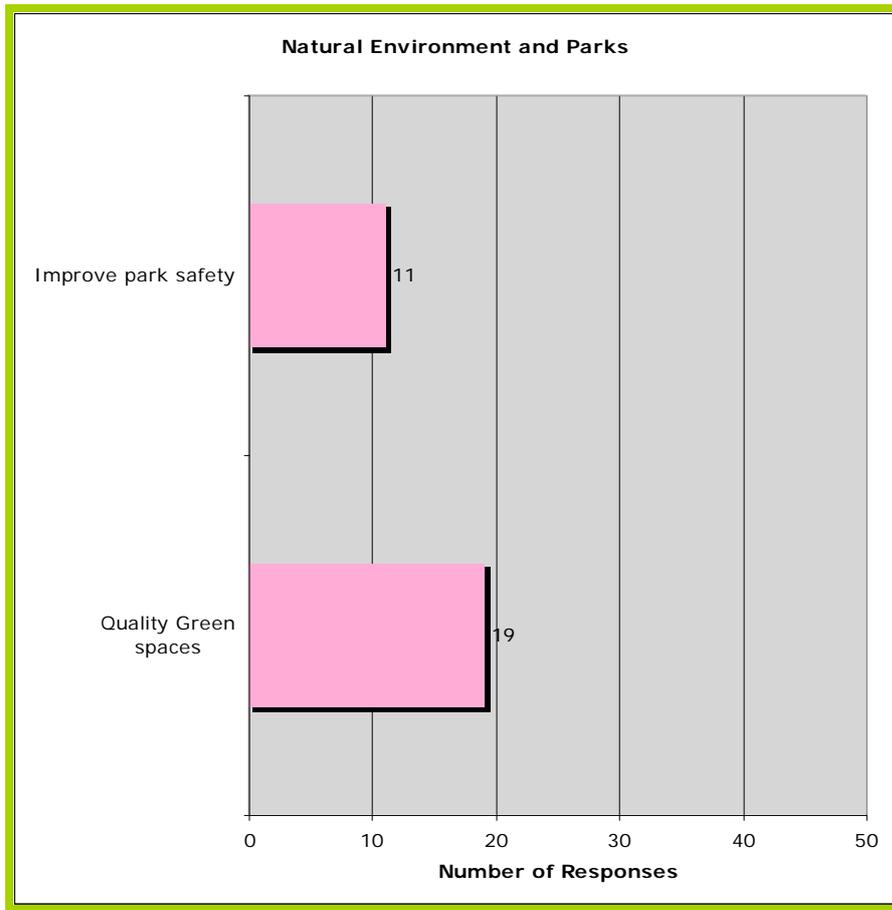
6.6 Results form the survey question: What aspirations do you have for the future of St George?

Response	Number of Responses	
	Number	Percentage %
More of a town feel esp. Around Church road Area	43	18.53
Improve public realm	20	8.62
Quality Green Spaces	19	8.19
Less crime in the area	16	6.90
Special events for youth and community	14	6.03
New sports centre in the area	13	5.60
Encourage new businesses in the area	12	5.17
Encourage House building rather than flats	12	5.17
Improve park safety	11	4.74
Better community services/ facilities	10	4.31
Traffic Calming measures	10	4.31
Better parking in the area	10	4.31

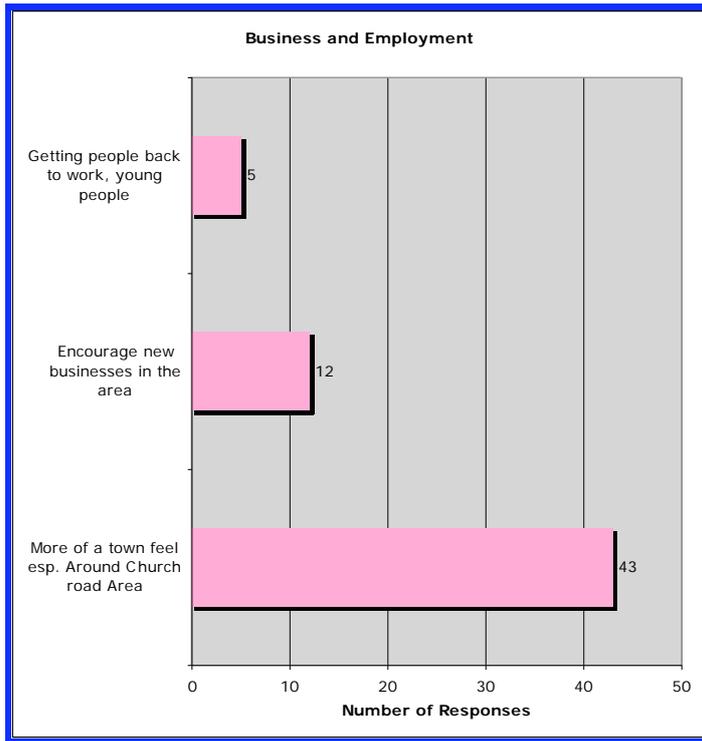
Table 7 showing the top 12 aspirations for St George from the survey



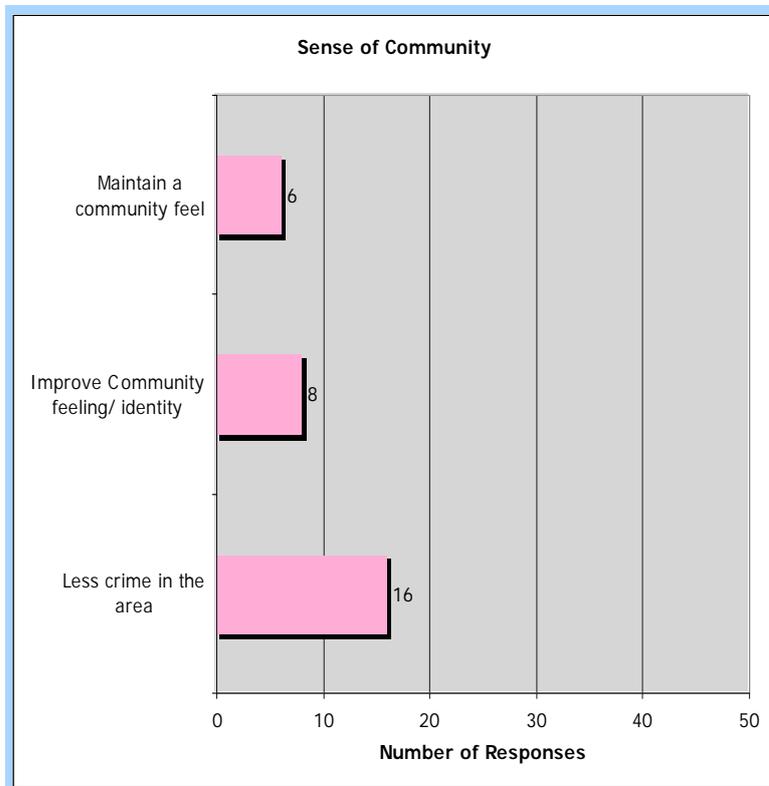
Bar chart 15 showing the top 12 aspirations for St George from the survey



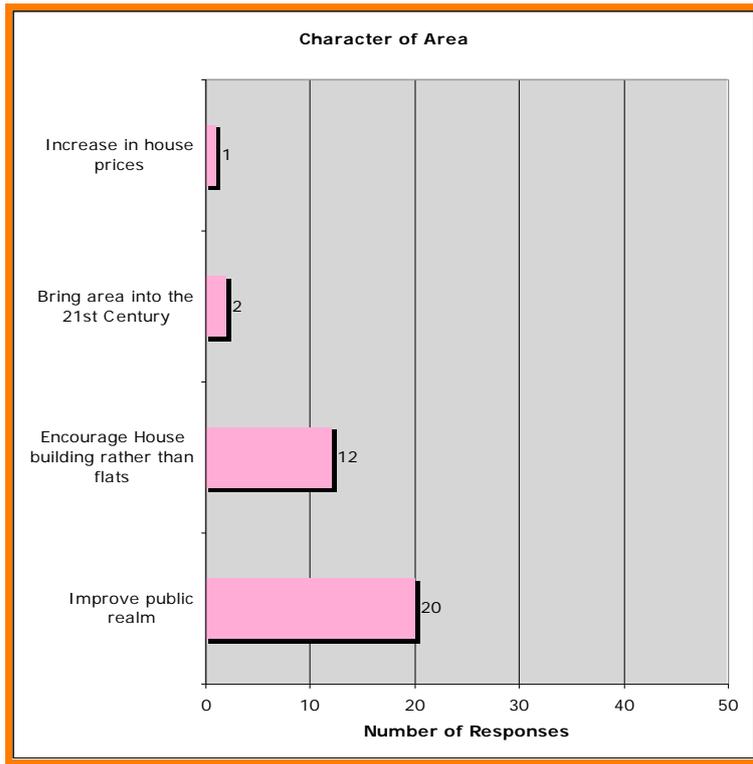
Bar chart 16 showing number of specific aspirations for St George that relate to the natural environment and parks



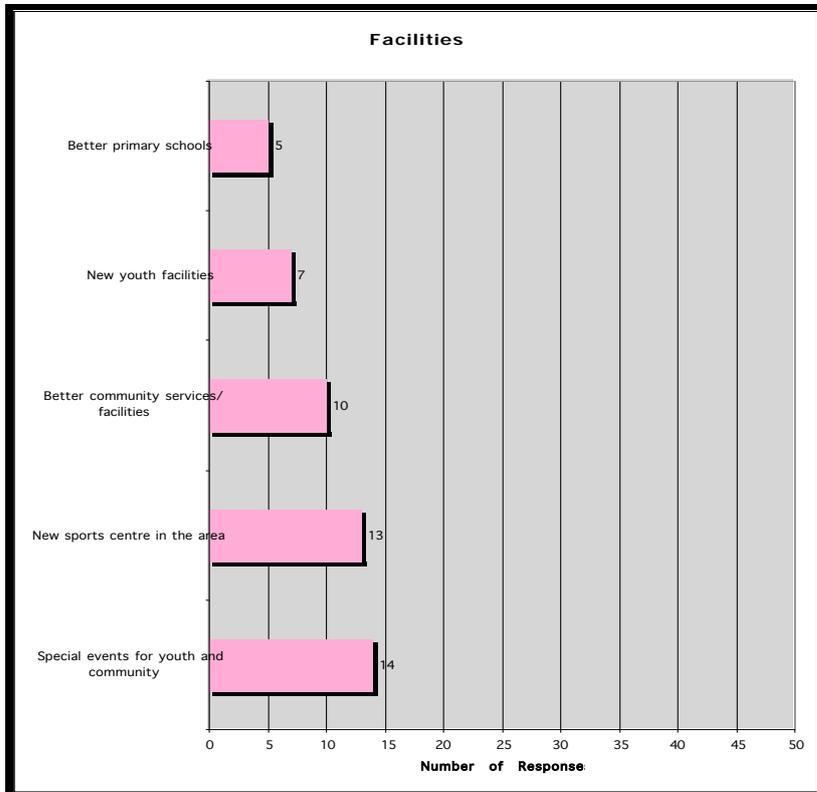
Bar chart 17 showing number of specific aspirations for St George that relate to the **business and employment**



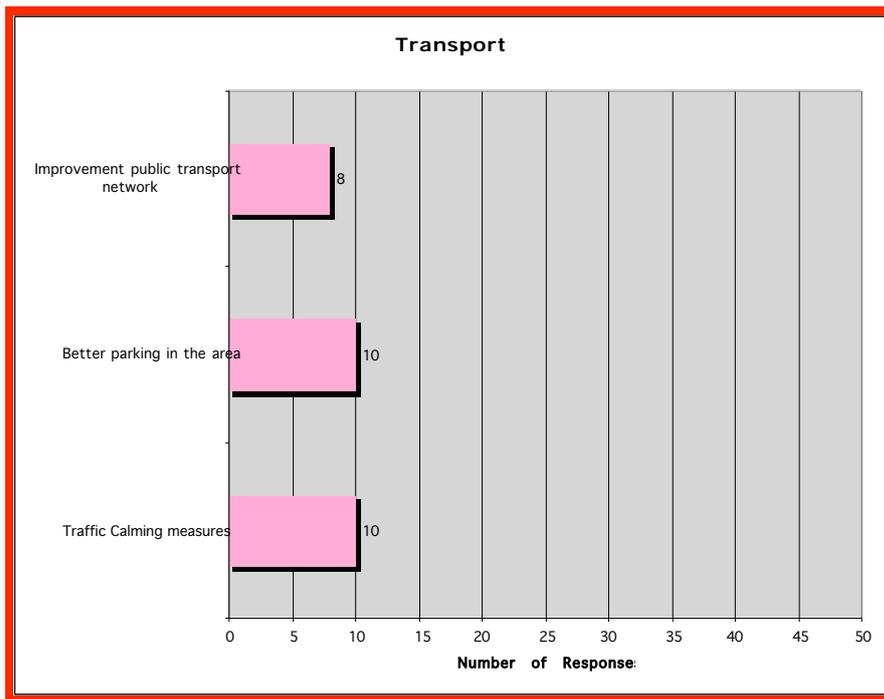
Bar chart 18 showing number of specific aspirations for St George that relate to the **sense of community**



Bar chart 19 showing number of specific aspirations for St George that relate to the **character of the area**



Bar chart 20 showing number of specific aspirations for St George that relate to the **facilities**



Bar chart 21 showing number of specific aspirations for St George that relate to **transport**

6.7 Bar charts 16-21 highlight the following from the results of question 3:

- People would like to see improvements made in St Georges Park such as improving the green spaces and the safety of the park at night
- A lot of people said they would like to see Church Rd gain more of a ‘town’ feel by improving the quality and quantity of the shops
- People would like less crime in the area and St George to gain more of a community feel
- People would like to see houses being built rather than flats
- People would like to see more community events and more general community services
- People would like to see better public transport services by providing more bus routes

6.8 How might these aspirations be achieved?

6.8.1 The answers below represent some of the ways suggested for how the aspirations raised in question 3 could be achieved. Next to these is the number of people who suggested that particular solution.

More of a town feel especially around Church road area

Possible Solution	Number of Responses
More shops, restaurants, bars, cafe	24
Regeneration of the high street	5
Encourage a diverse range of shops	1
No large companies	1
Encourage a butchers to open	4
Create hubs of groups of shops	1
Encourage a new green grocers	2
Reduce tax rates for small shops	1

Bring area into the 21st Century

Possible Solution	Number of Responses
Encourage money into the area	1

New sports centre in the area

Possible Solution	Number of Responses
Invest money in local facilities	3
Build a new swimming pool	2
Hold events to raise money	2
Build a new football stadium	1

New youth facilities

Possible Solution	Number of Responses
New centre for children's activities	1

Special events for the youth and the wider community

Possible Solution	Number of Responses
Council could put on more events at	2

better times	
Better advertisement for community events	1

Getting people back into work, especially young people

Possible Solution	Number of Responses
Community service for dole money	1

Encourage new businesses into the area

Possible Solution	Number of Responses
Create a local business plan with local traders	1

Better community services/ facilities

Possible Solution	Number of Responses
Consult with local people how money should be spent	3
Better multifunctional community centre with café and sports facilities	2
More money for the library	1
More facilities for the elderly	
The council to take more of a forward looking approach to help local community groups and give them more encouragement	1
Access to financial support in order to develop self help schemes	1

Maintain a community feel

Possible Solution	Number of Responses
Limit large scale development	3
Support local shops	1
Encourage young professionals to settle in the area	1

Improve community feeling/ identity

Possible Solution	Number of Responses
Community projects and community facilities	2
Actively engage the community in the planning of the public realm	4
Funding for a community liaison officer	1
Support elderly/ disabled people with social network of volunteers with 'odd hour to spare' schemes	1

Improve Public realm

Possible Solution	Number of Responses
Plantings on roads	2
Rubbish collection	2
General street maintenance	1
Build higher quality houses	1
Force shop owners to maintain their shop fronts and surrounding streets	2
Street repairs	5
Improve quality of pavements	1
Conditions on what materials can be used in housing	2

Improve public transport network

Possible Solution	Number of Responses
Create joined up cycle network	1
Bus links to other part of Bristol	2
Newsletter to offer lift share scheme	1

Less crime in the area

Possible Solution	Number of Responses
Greater police presence	8
Tougher sentences	1
Better communication between the police and the public	4

Quality green spaces

Possible Solution	Number of Responses
Well maintained park	1
Park ranger	2
Increase rubbish collection	2
More for young children to do	1
Bigger skatepark	3

Traffic calming measures

Possible Solution	Number of Responses
Sleeping policemen	1
One car per household	1
Speed bumps on Beaufort Rd	1

Improve park safety

Possible Solution	Number of Responses
Neighbourhood watch scheme around park	1
Police patrols in park	2
Lighting in park	1
Cameras in park	1

Better parking in the area

Possible Solution	Number of Responses
Build a car park	1
Pay machines	1
1 car per household	1
Parking permits	1

Better primary schools

Possible Solution	Number of Responses
More money	1
More schools	1
Smaller class sizes	1

6.9 Consultation meeting results

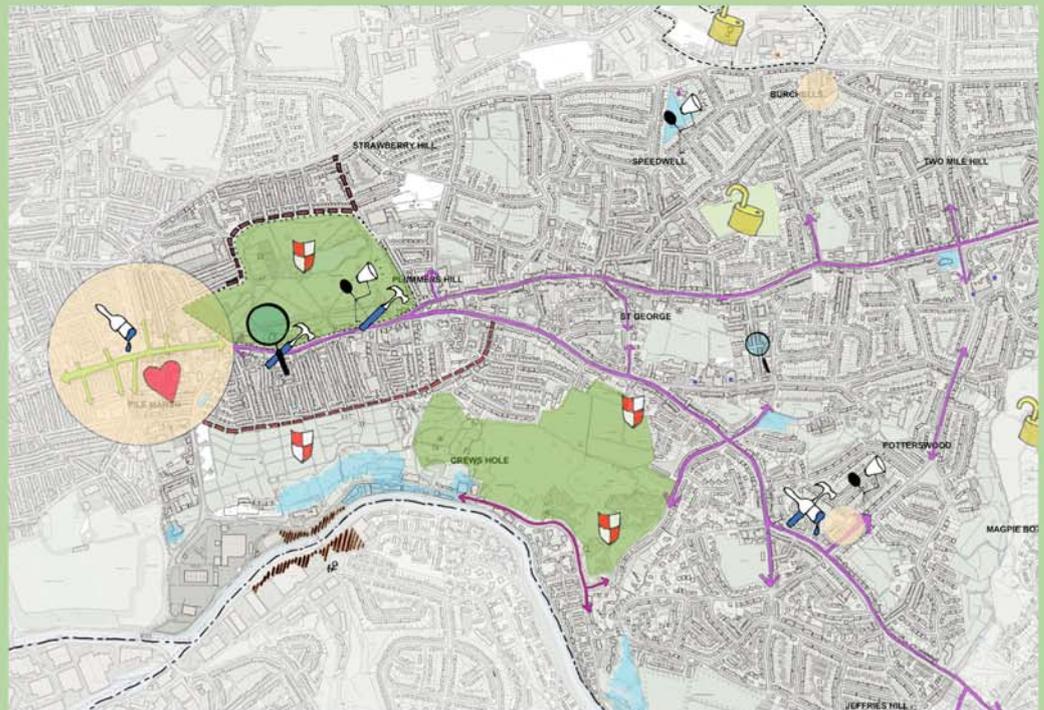
6.9.1 The consultation meeting as explained earlier had the opportunity for guests to express further information about St George by writing their opinions and views on a 'stick tag' then placing it on a map. Below shows an example of a few comments raised

- Traffic ramps on troopers hill rd
- Introduce measures to restrict traffics speed ie speed bumps
- Classical music in the park
- Make better use of the library eg cafe for the park
- Festivals in st George park
- 173 crew hole to be removed and road widened
- Crews hole road- do not widen- use give way signs widening will speed up traffic
- Bus services Crews hole road
- Cafe in park
- Better lighting in park
- Better lighting in the park
- Picnic area in park
- Good performance space in park
- Dog fouling- more dog waste bags provided
- More ashtrays and rubbish in the park
- More live music events in the park
- Good pubs with restaurants- less takeaways
- Replace band stand
- Church road- improve area with good quality arts venues restaurants and cafe
- Better play equipment for 8-12 years old in the park
- More community facilities for teenagers
- Window boxes hanging on shops, baskets on lampposts on a 420
- Good quality outdoor cafes
- Community facilities at Wesley Church hall
- Keep some open space unimproved and 'natural'
- Arts facilities for St George
- Big St George community centre
- Improve shop front in Kins way precinct
- Passing place for Beaufort road
- Remove/ improve derelict building on crews hole road
- Repair pavements in parts of the 420
- Redevelop meadow vale community centre to provide better facilities for the community
- Improve derelict buildings opposite worlds end pub
- Crofts end playing field- provide areas for activates, tennis etc

7

Section 7

Developing the St. George Neighbourhood Area Plan from the information gathered from the survey



7.0 Developing St George Neighbourhood Area Plan from the information gathered from the survey

7.1 This summary describes the general opinions and views from the people of St George about the area. These descriptive aspects have been interpreted from the results of the survey.

7.1.1 St George is generally perceived as a good area with not many serious problems.

7.1.2 The results of the survey highlighted that the park was the most positive aspect of St George. However, people still felt that this valuable asset to the community could be improved.

7.1.3 Many people felt that Church Rd was a good shopping street and enjoyed that there is a variety of shops. However, people felt that Church Rd could be improved by encouraging a greater variety of shops and encourage new uses in the vacant buildings. Some surveys specifically suggested a new butchers shop and green grocers.

7.1.4 The survey also highlighted the potential of the River Avon for transportation and employment. This suggestion links up with some peoples aspirations to improve transport and employment in the area. The potential use of the River Avon for transport was also highlighted by Brislington Neighbourhood Partnership in presentation at UWE on the 27th May 2010.

7.1.5 The people surveyed seem to feel part of an accepting diverse community. However, many people feel this community spirit could be strengthened by providing more opportunities for the public to meet. For example some people expressed an aspiration to increase community festivals and physical spaces. There seems to be no heart or community centre where everyone feels welcome. Therefore, increasing the opportunities for community interaction should be a primary aim.

7.1.6 There seems to be a shortage of available community leisure facilities. The opening up of currently unavailable leisure facilities such as those in the

academies would require little development and provide a range of facilities for the community.

7.1.7 People feel strongly about maintaining the appearance and physical characteristics of the area. This mainly concerns maintaining the current housing density and reducing the quantity of flats be built.

7.1.8 The new showcase bus route along church road is considered a positive aspect to some people. Unfortunately, the general transport system was criticised because it provides very little opportunities to travel anywhere accept the centre of Bristol. Therefore, some people suggested that the transport system should provide more opportunities for travel specifically in the north and south directions.

7.1.9 Side streets being used as 'rat runs' were a common negative aspect in St George. Beaufort road was highlighted by a number of respondents as a particular problem.

7.2 Explanation of the Draft Neighbourhood Plan Produced by the Students

7.2.1 Overall people felt that the area needed no major alterations. The general consensus was to maintain and enhance the current assets located in St George. The draft Neighbourhood Area Plan express's this general consensus by using an easily understood map that uses simple images. For example a hammer represent where work was required and a shield represented an area that should be protected. (Draft Neighbourhood Area Plan in Appendix H).

Section 8

Analysis of Methodology



8.0 Analysis of Methodology

8.1 The most important aspect to creating a Neighbourhood Area Plan is collecting well informed opinions and views. This information has to be accurately and honestly recorded otherwise the information could be considered to be false or skewed. The quantity and range of feedback from a survey is important when validating and capturing a representative and accurate picture of the area. Therefore, this section of the report will critique the methods used when conducting the survey and recommendations will be left for further projects.

8.1.1 The first major critique of the surveying process was the quantity captured. This survey captures the views of 154 about the area of St George. This could be considered an efficient quantity when considering the timescale of one week. However, when considering that 20,000 people live in St George the survey captures a very small percentage. The stronger trends revealed from the survey such as 'like the park' could be considered a justified public opinion. However, the weaker less talked about opinions carry very little justified power. Therefore, conducting a larger survey would reveal more justified public opinions.

8.1.2 A successful survey of this nature should adequately represent the demographic of the area. The tables and pie chart below show demographic information collected from survey. As can be seen from this information this survey can be considered successful in terms of the range of people represented.

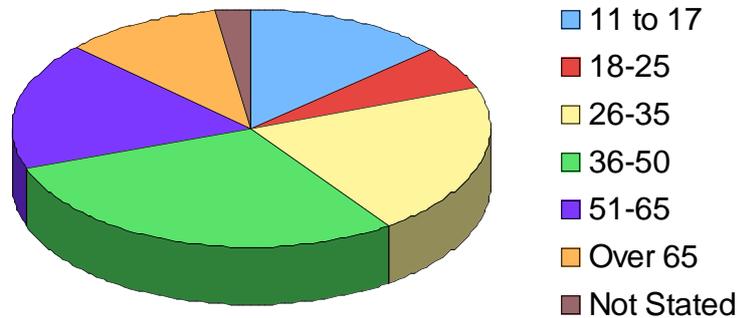
Female	Male	Not Stated
82	68	4
54.7%	45.3%	

Table 8 showing quantities each gender that participated in the survey

Yes	No	Not Stated
18	124	12
12.7%	87.3%	

Table 8 showing number of people who considered themselves an ethnic minority who participated in the survey (ward profiles earlier showed that average was

6.6% people considered themselves an ethnic minority)



Pie chart 1 showing age ranges that participated in the survey

8.1.3 Tables 8 & 9 reveal that the survey incorporated an even mix of gender and a percentage of people who considered themselves an ethnic minority which was approximately equal to the number in the area as the profile ward revealed.

8.1.4 Pie chart 1 shows a generally even spread of ages that participated in the survey. However, there was low level of participation in the age range of 18-25.

8.1.5 The quality and quantity of information varied with each different surveying technique. Door to door surveying generally resulting in a lower quality completed questionnaire. A possible reason for this was that people were often 'put on the spot' and rushed their answers. Surveys left with local businesses and schools tended to give a better response as they had more time to complete them.

8.2 Recommendations

8.2.1 Informing the local people of St George about planning issues such as the 'call for sites' should be implemented prior to the survey. This would have given people an opportunity to understand the system and possibly encourage people to participate in surveys. The quality of the responses could have been greater and the opinions given could have been more relevant to the planning process.

8.2.2 Informing people could have been achieved by leafleting people's houses with an explanation of the planning system and why it is a good idea if everybody to get involved. A website could also be created with a range of information and techniques for gathering information. An example of such a website would be the Gloucester Heritage Urban Regeneration Company (www.gloucesterurc.co.uk). This website is funded and the St George NP is a voluntary group so it could be difficult for the group to create. However, having a website would be a valuable tool and reduce the need for human resources while conducting surveys.

8.3 Overall methodology recommendations

8.3.1 The survey needs to capture a larger audience in order for it to be seen as representative and comprehensive.

8.3.2 The target audience of the survey could include more people between the ages of 18-25. This is a very important age range as they are often the young and educated members of society. However, this age range was the smallest that participated in the survey.

8.3.3 The surveying techniques need to encourage higher quality answers. The higher quality answers were produced from leaving the surveys with people so they could think about the questions and have sufficient time to produce quality answers.

8.3.4 Informing the general public about the planning system and the latest issues such as the 'call for sites' would provide a good base of knowledge. This could be done by leafleting houses and creating a website. This would highlight the need for people to get involved with St George NP and provide an increase in quality responses.

Section 9

The next step for St. George Neighbourhood Partnership



9.0 The next step for St George Neighbourhood Partnership

9.1 The St George NP has the task to turn the draft Neighbourhood Area Plan into a final version.

This will require two stages.

9.1.2 Firstly by gathering more information to a level that the group feels satisfied with. This can be done by referring back to the last section of this report headed 'Overall methodology recommendation'.

9.1.3 Secondly the St George NP need to physically produce a well presented final version of a Neighbourhood Area Plan. This can be done by using the draft Neighbourhood Area Plan presented in this report as a base and building on with further researched information.

9.1.4 The graphic presentation of this plan needs to be clear and understandable. This can be done by the use of simple diagrammatic symbols such as area zoning, arrows and simple diagrammatic symbols. The symbols used in the draft version use playful iconic images such as hammers, paintbrushes and shields each containing a metaphorical meaning. Alternatively the book '*Shaping Neighbourhoods*' by B, Hughs contains guidance on produce diagrammatic maps of this nature.

9.1.5 Once the St George NP has produced a Neighbourhood Area Plan that they feel satisfied with they should aim to validate the document through community consultation. This has been suggested in the 'Template for producing a Neighbourhood Area Plan' which is a NPN document (attached in Appendices A).

9.1.6 Once the Neighbourhood Area Plan has been validated its purpose is to be used a resource when the council decide planning applications in the area of St George. The St George NP need to understand how and when to use this document otherwise the effort spent creating it would all be to waste.

9.1.7 One of the key considerations to using the Neighbour Area Plan is understanding that the document carries very little power compared to the national and local planning policies as described in the 'Local policy that affects development in St George' section in this report. For example if the LDF states x amount of houses need to be built in St George and the Neighbourhood plan states otherwise the Neighbourhood plan will be out ruled by the

power of the statutory document. Therefore, the Neighbourhood Plan Should work with Local policy and aim to produce development that best suits the community.

9.1.8 Once the Neighbourhood Area Plan has been validated and is used effectively the document should inform development and help to produce a planning system which gives local people more power.

10

Section 10

Conclusion 'Grow your Community'



10.0 Conclusion 'Grow your community'

10.1 Overall the work conducted in this project represents the beginning stages of creating a Neighbourhood Area Plan for St George. This document will allow the community to influence development in a positive manner and allow people to have more of a say. This has only been possible through the work of many volunteers such as the NPN and St George NP. Their work is admirable and furthers the goal of greater community involvement in the planning system.

10.2 The production of Neighbourhood Area Plans is vital component in measuring the success of the planning system as a whole. These plans act as test against which national and city wide policy can be tested at a neighbourhood level. By feeding the information gathered through the process of creating a neighbourhood plan, back into the earlier stages of the planning process it is hoped that the cyclical process that is planning can continue to improve as time passes.

Apendices



References- links to relevant websites

Neighbourhood Planning Network, www.bristolnbn.net/

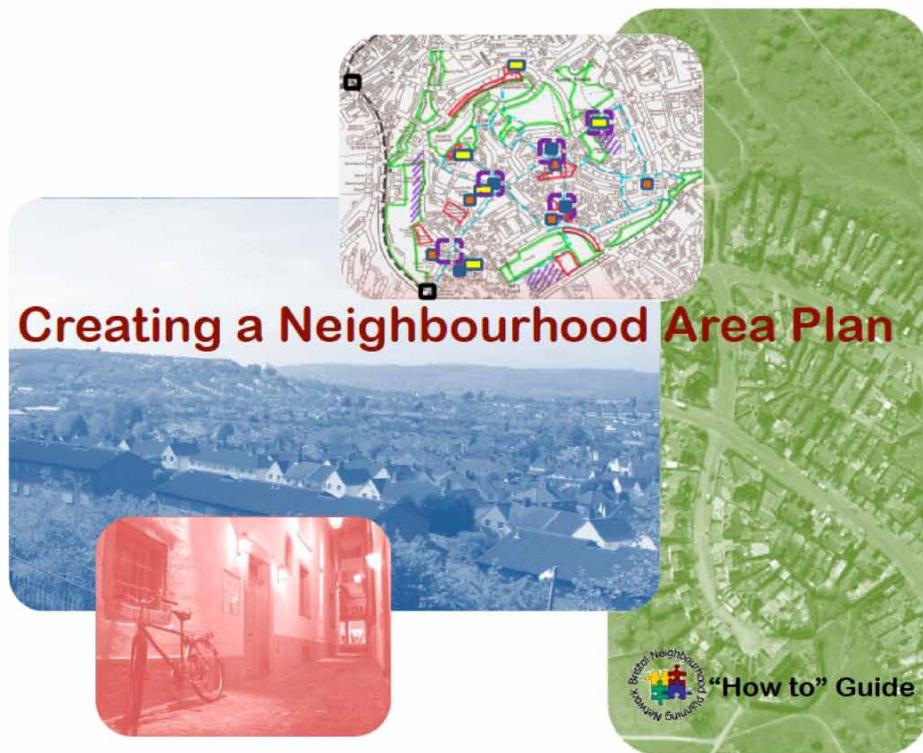
Bristol City Council www.bristol.gov.uk

Planning information www.planningportal.gov.uk/

University of the west of England www.uwe.ac.uk/

Troopers Hill www.troopers-hill.org.uk

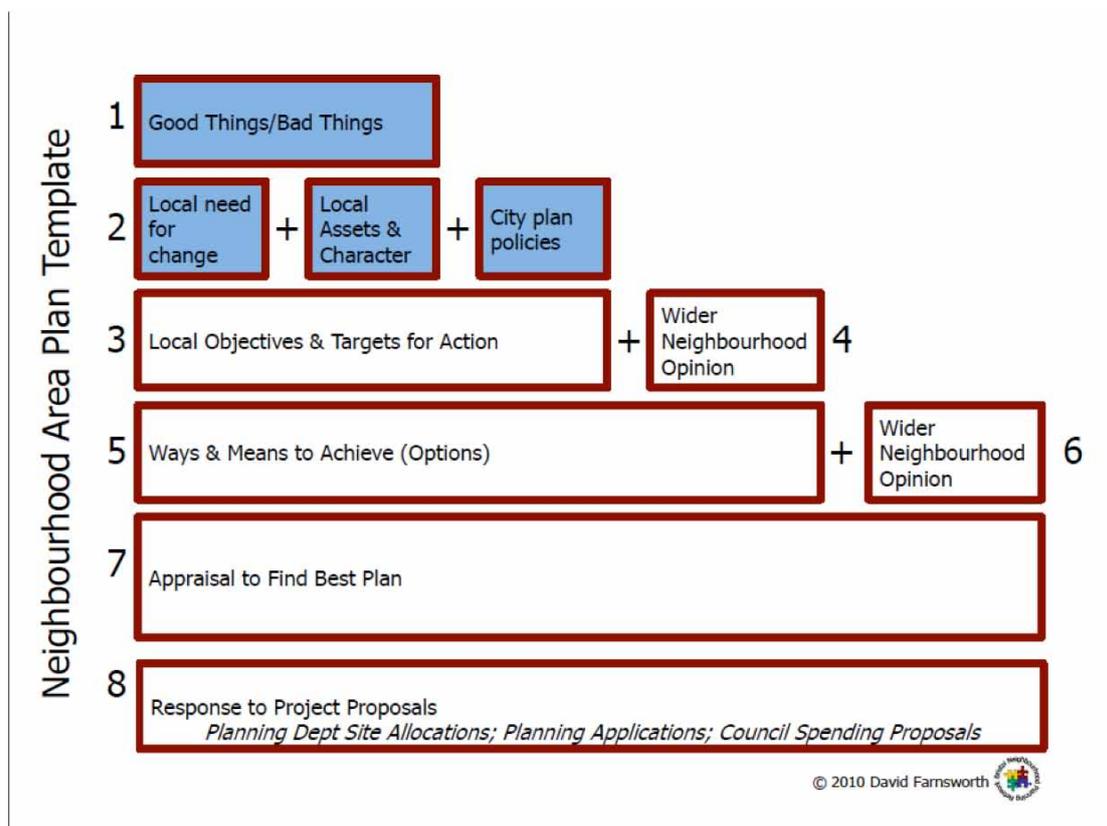
Appendix A- Creating a Neighbourhood area plan



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Why?

- The neighbourhood is a good meeting ground between residents and professional planners
- Gives a context for pre-application responses
- Gives priorities for S106 planning obligation spending
- Tests the feasibility of the city Core Strategy
- Gives a platform for involvement in transport projects
- Gives a context for deciding Council service spending
- Helps the response needed to primary school review
- Helps the response needed to area green space plans
- Gives the basis for the response to the Draft Site Allocations Development Plan



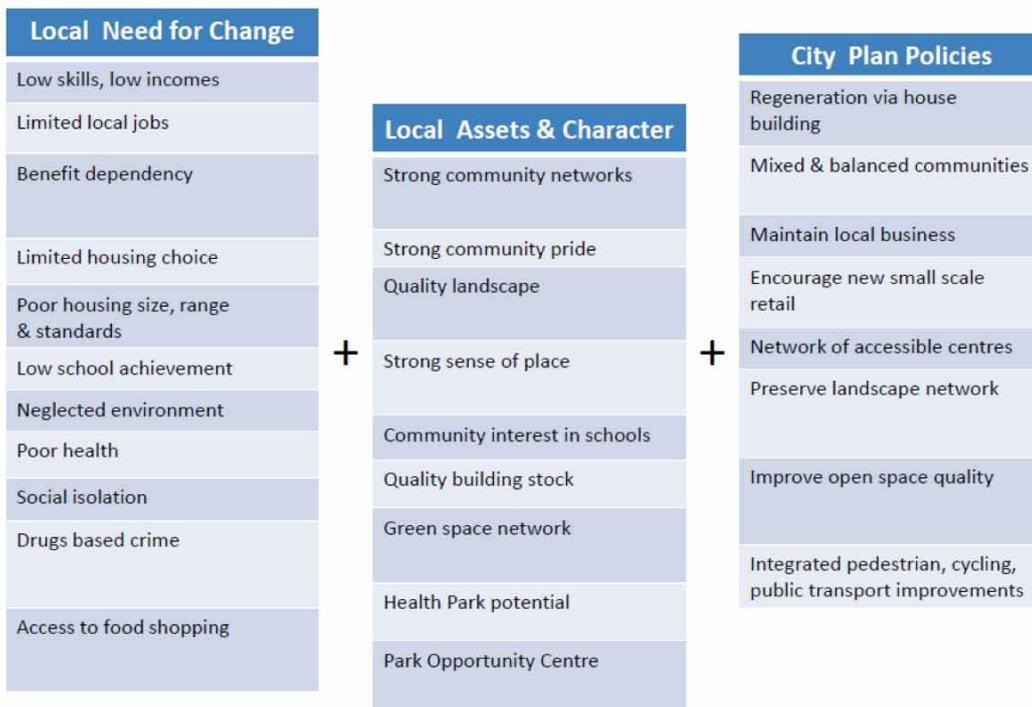
Steps 1 & 2: Evidence Base Content

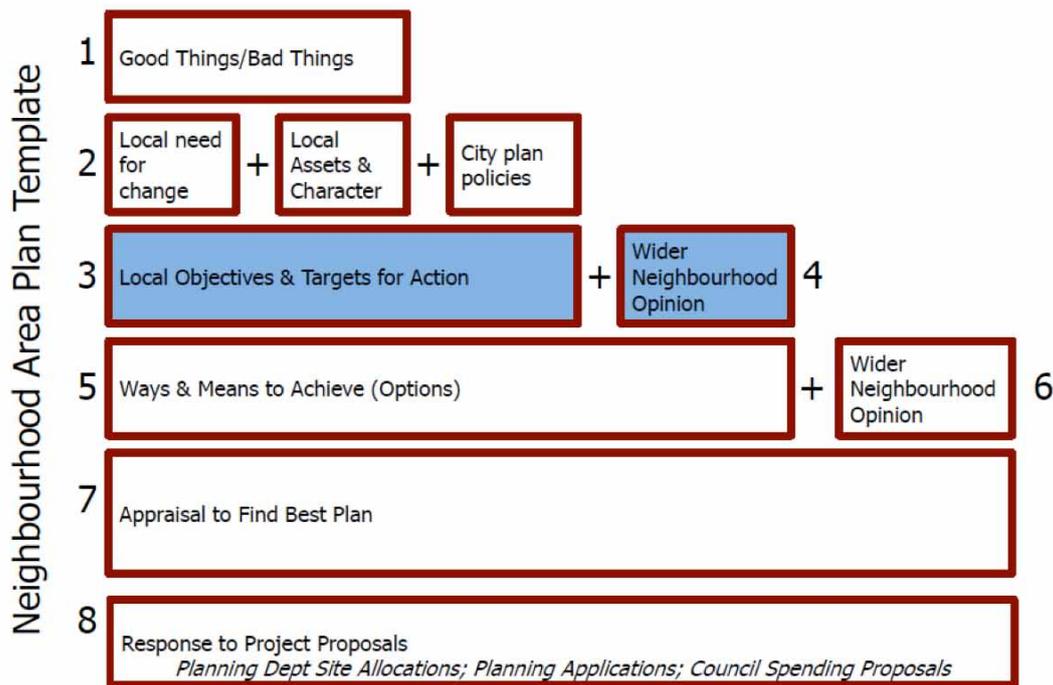
- Begin by asking logging the residents' view of the good things to keep (strengths) and the bad things to change (weaknesses) about the neighbourhood.
- Use a checklist of all the ingredients of neighbourhood quality: housing; employment; community facilities in health, schools, leisure; shopping; access to transport; environmental quality; social health; community unity; management of resources.
- Use neighbourhood statistics and profiles to prompt thinking.
- Look at the requirements and function that the city strategy expects from your neighbourhood.
- Decide how far the city strategy is an opportunity to correct the weaknesses of your neighbourhood or a threat to its strengths and character.

Sources of Information

- BCC ward profiles
- Quality of Life Indicators x Ward
- Bristol Development Framework: Core Strategy submission version March 2010
- Bristol Development Framework: Evidence Base
- Lessons from comparable projects

Step 1 & 2: Example of Evidence Base





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Steps 3 & 4: Objectives for Action

Content

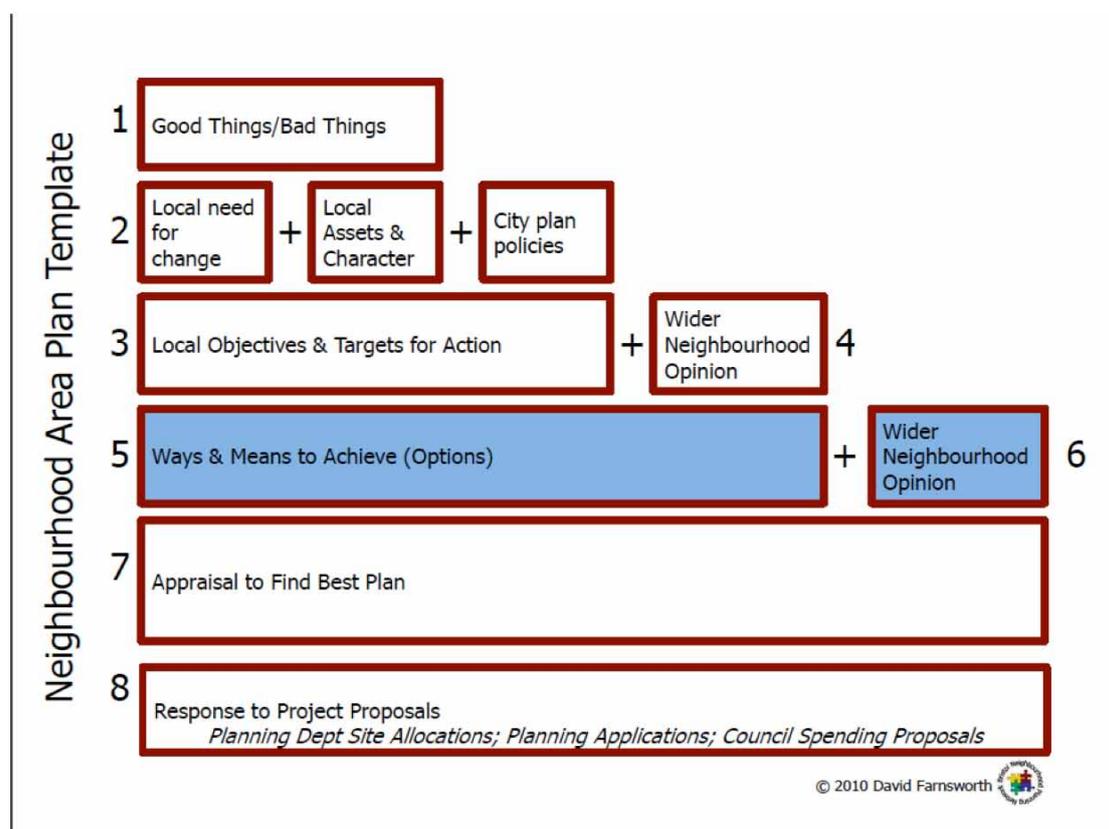
- Decide upon a balance between:
 - neighbourhood strengths and character that you wish to keep
 - the opportunity for change that you wish to take
 - the city-wide policies that you wish to adopt
- Form the answer as a set of neighbourhood objectives.
- As far as possible put quantity as well as quality targets on each objective.
- Take a simplified version of the chosen objectives to as wide as possible a sample of local opinion.

Sources of Information

- Interview local social & community organisations
- Fill out questionnaires at shopping centres or events
- Conduct a random sample household survey

Step 3 & 4: Example of Objectives endorsed by wider community

Neighbourhood Objectives & Values	Neighbourhood Opinion Surveys
Raise income via employment & training	57% of adults left school without a qualification Highest level of all benefit claimants in Bristol
Future proof economy/environment	100% support in Futures Conference
Improve primary schools & provision	Poor educational attainment levels
Reinforce close-knit neighbourhood	96% say local events v important
Improve local services	69% favour dispersed facilities
Widen local housing choice	64% want 3 or 4 bedroom
Refurbish existing housing stock	53% in favour (22% N/A)
Access ecology landscape, indoor & outdoor	96% want green space preserved Area Green Space Plan, poor health
Keep a pride of place	100% support from Futures Conference
Access to low cost transport	71% say very important,
Community investment in advance of private	Strong support in Futures Conference
Improve arts, culture & sport	Added objective in Futures Conference
Facilities for young people	High numbers of young people & high levels of ASB



Steps 5 & 6: Ways & Means (Options)

Content

- Taking each objective, explore different land use/transport actions and provision that would meet the objective.
- In planning the provision for each type of land use/transport, use current sustainability standards for:
 - Sustainable housing
 - Informal & formal open space standards
 - Retail
 - Employment
 - Social/health facilities
 - Transport networks
- Incorporate City planning policies already in the pipeline.
- Make a separate note of economic, social and environmental action that seem needed but do not involve land use planning
- Use interviews, questionnaires and surveys to check wider neighbourhood views.

Information Sources

- City Council thresholds for provision of schools, open space
- Retail catchment areas
- City Planning Dept sustainability appraisals & criteria

Steps 5 & 6: Example of Ways & Means

Local Objectives & Targets for Change	Ways & Means to Achieve: Site Allocations
Raise local incomes through skills training	Sites for green economy companies
Healthy Lifestyle Education	Local health park, walking/cycling network
Reinforce social capital schools & retail	Dispersed local centres in hierarchy
Meet local housing need and refurbish	Dispersed housing sites & retrofit programme.
Preserve landscape & open space assets	Urban forest network & formal parks



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Step 7: Appraisal to find Best Plan

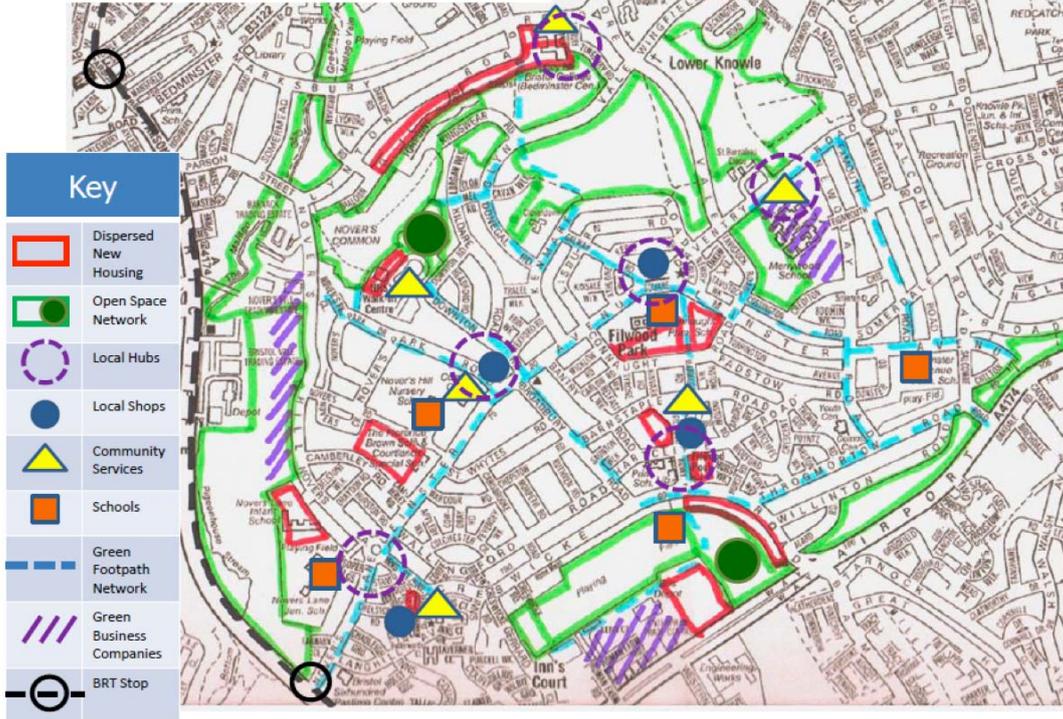
Content

- Compare plan options using the tests of:
 - How far does it meet the local objectives & targets?
 - At what order of cost?
 - How feasible is it to deliver?
 - How flexible is it if the need for action or opinion on objectives change
- Draw up a neighbourhood-wide land use plan

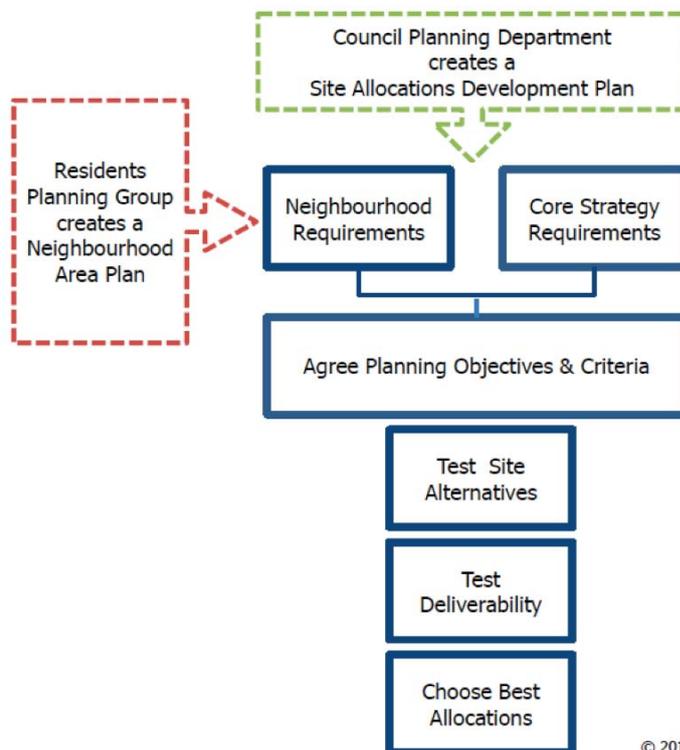
Information Sources

- Development costs
- Delivery on comparable planning projects

Step 7: Example of Best Plan



Process for creating a Site Allocation Development Plan



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OUWE & Bristol Neighbourhood Planning Network

St George East & West

Agency Project Brief

Introduction

As a city Bristol has recently submitted a finished copy of its Core Strategy, the main document in its Local Development Framework, which as a series of documents will replace the Bristol Local Plan (1997) and provide a development framework for the city until 2026.

The aim of this project is to create a draft copy of a Neighbourhood Plan for the St. George area of Bristol, created from an evidence base of information put forward by local residents, working in collaboration with local interest groups. The St George area does not currently have a group specifically dedicated to planning issues but does have a Neighbourhood Partnership made up of a number of community based groups in the area who have shown an interest in becoming more involved in local planning issues.

At present the majority of people feel unable to connect with the planning process, either viewing it as over complicated, feeling unable to influence it, or believing it does not affect them. The idea of creating a Neighbourhood Plan is to encourage local residents to engage more actively in planning issues in their local area and instill a sense of belief that they can make a difference.

The Neighbourhood Area Appraisal that this project will lead into will form part of the neighbourhood requirements that along with Core Strategy Requirements will be the start of the process on site Allocation Decisions. These decisions will form the basis for where development could occur and influence the outcome of future Planning Permission Applications.

Objectives

The objectives of this project are:

- To assist the residential groups in St George in their task of creating a Neighbourhood Plan consisting of area land use and transport objectives, identified through an evidence base that identifies and analyses good and bad things, local assets and local aspirations.
- To identify and then prioritise the various town planning and transport actions necessary to achieve the objectives identified.
- To produce a report that provides an analysis of the data and that can act as a resource for the neighbourhood group in the future when they continue with the area plan making process.

Method

St George Development Group will use the report created at the end of this project as a resource. The first stage of the report is to identify local issues that have already been outlined by Bristol City Council in their large evidence base. This will be followed by a community engagement activity to find initial planning related opinions about the area. This will be achieved by asking the public to participate in surveys, in which the four main questions are likely to be:

- What aspects of St George do you think are good?
- What aspects of St George do you think are bad?
- What aspirations do you have for the future of St George?
- How might these be achieved?

The survey will aim to capture a diverse range of people from different age groups and ethnic origins. This will be achieved by carrying out the questionnaires in different areas such as parks, schools, shopping centres and people's houses. Leaflets will also be given out inviting the community to a public consultation meeting on 20th of May.

In the community consultation the views of those who participated in the survey will be portrayed in a format to be determined. The people who attend the meeting will be asked to express further opinions on the presented information. The information gathered at this meeting will be used in the draft neighbourhood plan.

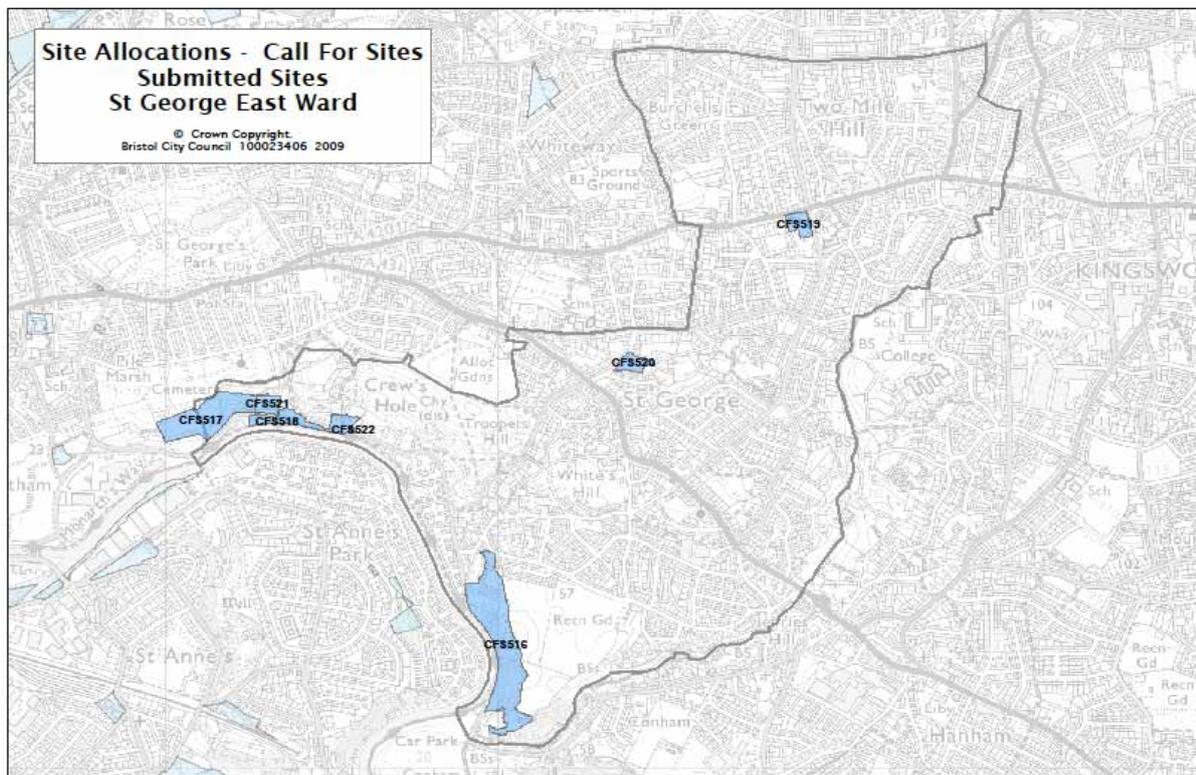
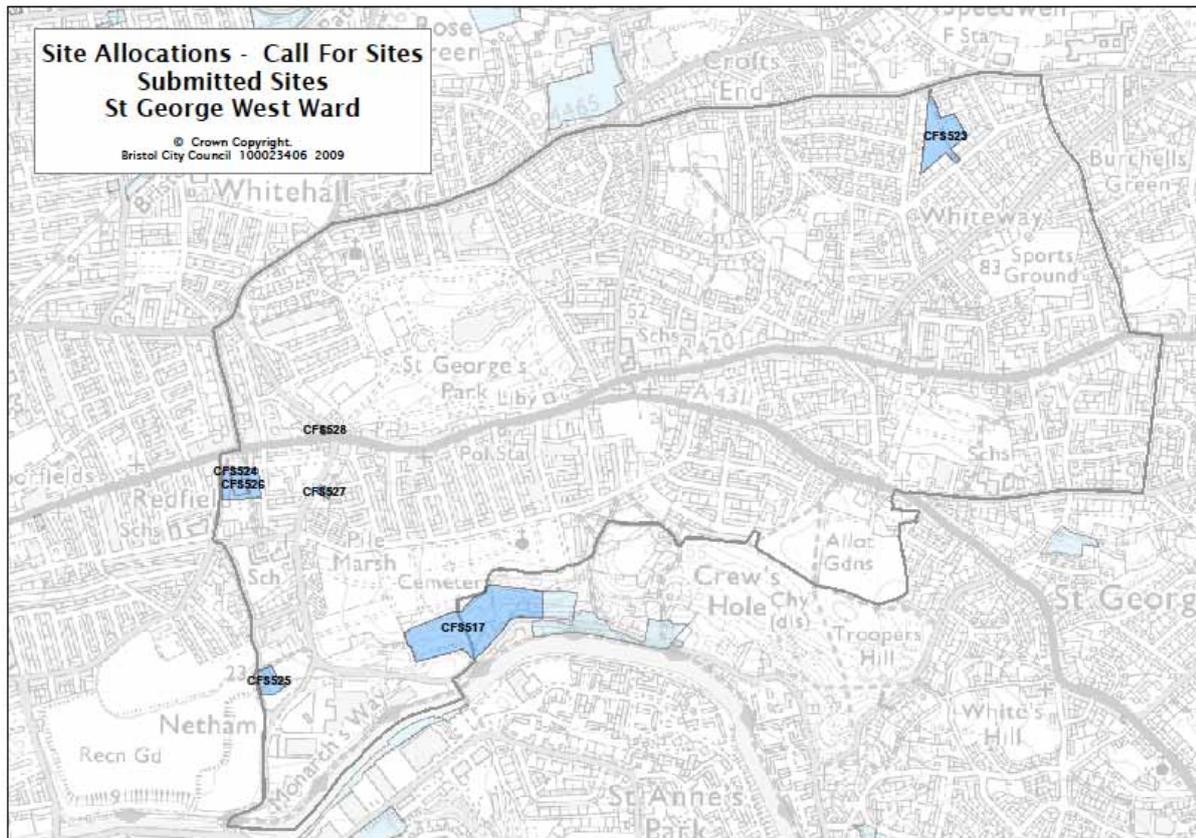
Evidence Base

In order for the work to be used as a consideration in the statutory development plan document on site allocations; it is necessary for analysis to consist of the following:

- Local issues already identified (from the BCC evidence base)
- Local issues from new research work with community
- A local planning objective to preserve what is good and changes what is bad
- Town planning measures – ways and means to achieve this

The result of this project is to produce a report analysing the evidence gathered and a draft neighbourhood plan.

Appendix C- Call for Sites



Appendix D- survey

Survey

The St George Neighbourhood Partnership wants to learn more about the aspirations of local people living and working in the St George area. The information you give us will be used to develop a local planning guideline for the St George area for the next 15 years. The current guidelines that Council Planning officers use today were agreed in 1997.

Planning guidelines cover a great deal but include which areas should be kept for employment, where homes should be built, what green spaces should be protected and what money from developers should be used for in the local area. This questionnaire is to help the St George Neighbourhood Partnership say for you what those planning guidelines should be for St George.

The area of "St George" for this exercise is covered by this map, which as you can see covers from Speedwell to Crews Hole and from the east end of Redfield to the west edges of Kingswood and Hanham.

1. What aspects of St George do you think are good?
2. What aspects of St George do you think are bad?
3. What aspirations do you have for the future of St George?
4. How might these be achieved?

Gender? Male Female

What is your age group?

Under 11	<input type="checkbox"/>	11 to 17	<input type="checkbox"/>	18 to 25	<input type="checkbox"/>	26 to 35	<input type="checkbox"/>
36 to 50	<input type="checkbox"/>	51 to 65	<input type="checkbox"/>	over 65	<input type="checkbox"/>	Not stated	<input type="checkbox"/>

Do you consider yourself an ethnic minority?

Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not stated	<input type="checkbox"/>
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Do you consider yourself disabled?

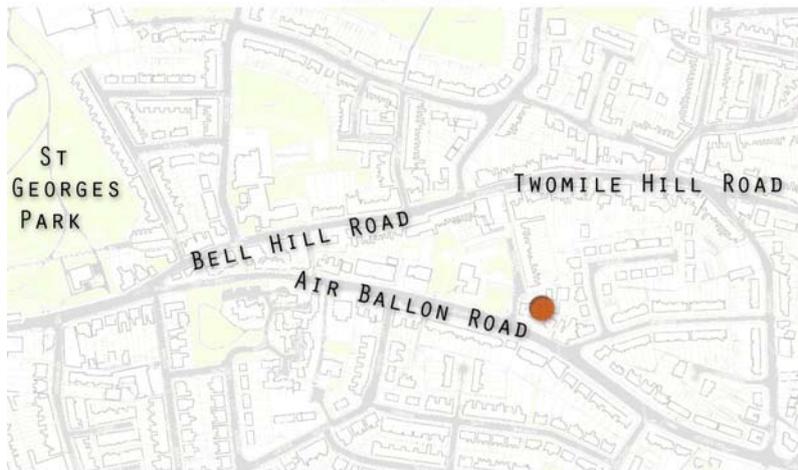
Yes	<input type="checkbox"/>	No	<input type="checkbox"/>	Not stated	<input type="checkbox"/>
-----	--------------------------	----	--------------------------	------------	--------------------------

What is your postcode?

What area do you consider yourself to live in?

HAVE YOUR SAY
ABOUT THE FUTURE OF
ST GEORGE
COMMUNITY CONSULTATION
MEETING

THURSDAY 20TH MAY 2010, 7PM TO 9PM
SUMMERHILL METHODIST CHURCH,
5 AIR BALLOON ROAD,
ST GEORGE,
BRISTOL,
BS5 8LB



HELP CREATE YOUR NEIGHBOURHOOD PLAN.

St George



Grow your Community

Are you keen to see positive changes?

Do you want to make a difference?

Have your say about the future of St George!

You are all invited to a community consultation meeting at Summerhill Methodist Church on the 20th May 7pm to 9pm.

Drop in and be part of a community effort to share ideas and understand how you can make a difference.



Help create your neighbourhood plan

Appendix G Agency Project Final Results

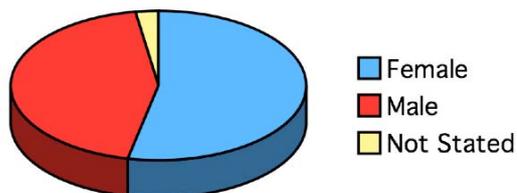
These results summarize the views of the 154 people who responded to the survey concerning the future of St George

Demographics

For the purposes of the percentages shown in the tables below, people who did not respond to that particular question were omitted.

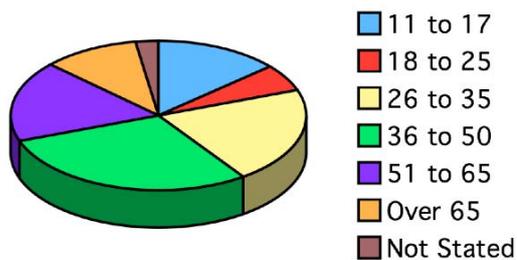
Gender

Female	Male	Not Stated
82	68	4
54.7%	45.3%	



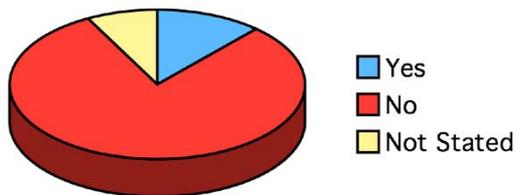
Age Group

11-17	18-25	26-35	36-50	51-65	Over 65	Not Stated
21	9	32	45	27	16	4
14%	6%	21.3%	30%	18%	10.7%	



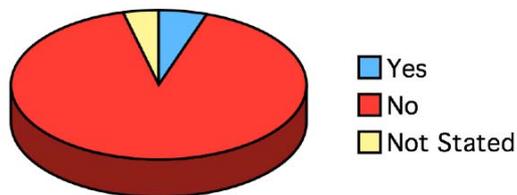
Do you consider yourself an ethnic minority?

Yes	No	Not Stated
18	124	12
12.7%	87.3%	



Do you consider yourself disabled?

Yes	No	Not Stated
8	140	6
5.4%	94.6%	



What do you call the area you live in?

As pie chart

What is postcode?

On map

The following results are those from the four main questions in the survey. As people were able to give more than one answer to each question the total number of responses is more than the number of people who were surveyed.

1. What aspects of St George do you think are good?

A full table of responses for all of the questions in the survey can be found in the appendices.

Full table of Responses for Question 1

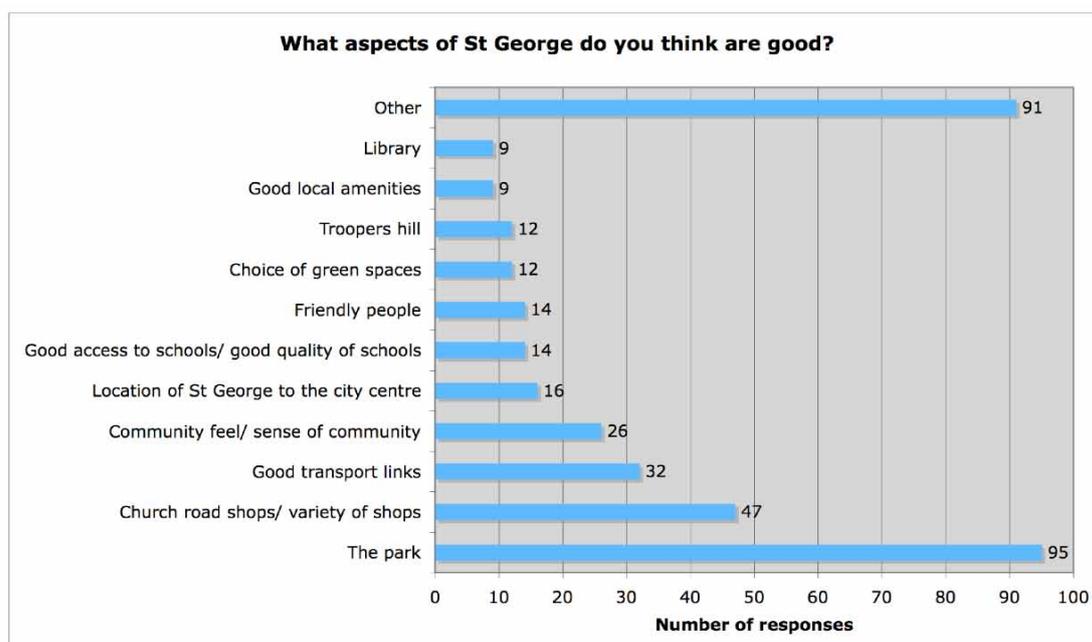
Aspects mentioned	Responses	
	Number	Percentage %
The park	95	25.20
Church road shops/ variety of shops	47	12.47
Good transport links	32	8.22
Community feel/ sense of community	26	6.90
Location of St George to the city centre	16	4.24
Good access to schools/ good quality of schools	14	3.71
Friendly people	14	3.71
Choice of green spaces	12	3.18
Troopers hill	12	3.18
Good local amenities	9	2.39
Library	9	2.39
Not much crime or trouble in the area	7	1.86
Quiet streets	7	1.86
Tidy area	7	1.86
Multicultural society	7	1.86
Quiet neighbourhood	7	1.86
House prices are affordable	6	1.59
The park is good for small children	5	1.33
Good access to doctors	5	1.33
The skate park	4	1.06
Community events and how well they are advertised	3	0.80
Footpath and cycle route along the river Avon	3	0.80

I have lived here along time	3	0.80
The area is becoming easier to live in	3	0.80
Family area	3	0.80
Predominantly housing	2	0.53
Not too busy or too quiet	2	0.53
New facilities for elderly people	2	0.53
River and feeder	2	0.53
Active police force	2	0.53
Allotments	2	0.53
The park is clean	1	0.27
Lots of places to walk	1	0.27
Close to Lawrence hill train station	1	0.27
Lots of corner shops	1	0.27
Social aspect of neighbourhood watch	1	0.27
New development leading to regeneration	1	0.27
Church Road, everything in one accessible place	1	0.27
No industrial land use	1	0.27
Dog walking in the park is very social	1	0.27
Total	377	

Top 11 Responses

Aspects mentioned	Responses	
	Number	Percentage %
The park	95	25.20
Church road shops/ variety of shops	47	12.47
Good transport links	32	8.22

Community feel/ sense of community	26	6.90
Location of St George to the city centre	16	4.24
Good access to schools/ good quality of schools	14	3.71
Friendly people	14	3.71
Choice of green spaces	12	3.18
Troopers hill	12	3.18
Good local amenities	9	2.39
Library	9	2.39
Other	92	24.4



These results were then put into the following 6 categories to make them more accessible. These categories help establish some of the trends that are discussed in the analysis that follows this section.

Natural Environment and Parks

Aspects mentioned	Responses	
	Number	Percentage %
The Park	95	25.20
Troopers Hill	12	3.18
Choice of green spaces	12	3.18
The park is good for small children	5	1.33
Skatepark	4	1.06
Allotments	2	0.53

River and feeder	2	0.53
The park is clean	1	0.27
Lots of places to walk	1	0.27
Total	134	35.54

Business and Employment

Aspects mentioned	Responses	
	Number	Percentage %
Church Rd shops/ variety of Shops	47	12.47
Good local amenities	9	2.39
Church Rd, everything is one place	1	0.27
Lots of corner shops	1	0.27
Total	58	15.38

Sense of Community and Feeling of Safety

Aspects mentioned	Responses	
	Number	Percentage %
Community feel/ sense of community	26	6.90
Friendly people	14	3.71
Not much crime or trouble in the area	7	1.86
Multicultural society	7	1.86
Community events well advertised	3	0.80
Active police force	2	0.53
Dog walking in the park very social	1	0.27
Social aspect of neighbourhood watch	1	0.27
Total	61	16.18

Character of the Area

Aspects mentioned	Responses	
	Number	Percentage %
Quiet neighbourhood	7	1.86
Tidy area	7	1.86
Quiet streets	7	1.86
House prices are affordable	6	1.59
I have lived here a long time	3	0.80
The area is becoming easier to live in	3	0.80
Family area	3	0.80
Predominantly housing	2	0.53
Not too busy or too quiet	2	0.53
No industrial use land	1	0.27
New development leading to regeneration	1	0.27

Total	42	11.14
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Facilities

Aspects mentioned	Responses	
	Number	Percentage %
Good access to schools/ good quality schools	14	3.71
Library	9	2.39
Good access to doctors	5	1.33
New facilities for elderly people	2	0.53
Total	30	7.96

Transport

Aspects mentioned	Responses	
	Number	Percentage %
Good transport links	32	8.22
Location of St George to city centre	16	4.24
Footpath and cycle route along the river Avon	3	0.80
Close to Lawrence Hill train station	1	0.27
Total	52	13.79

2. What aspects of St George do you think are bad?

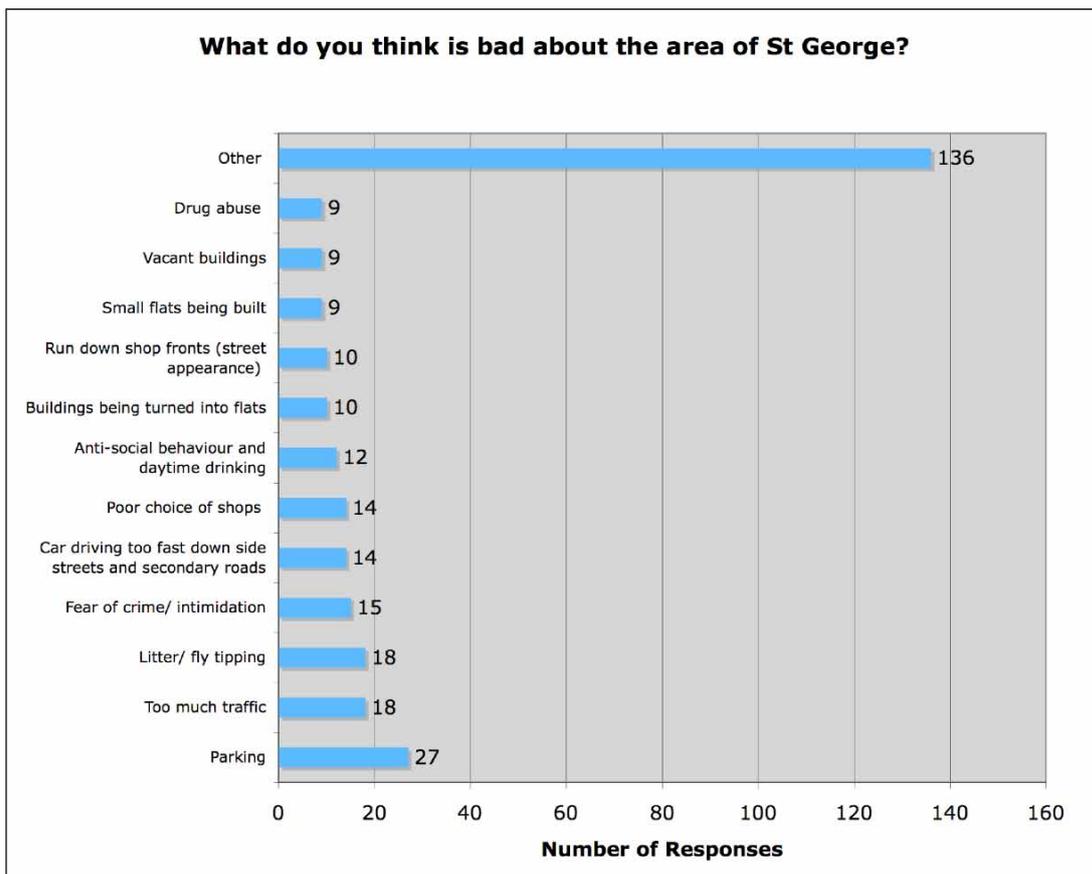
Full Table of Responses for Question 2

Response	Number of Responses	
	Number	Percentage %
Parking	27	8.97
Too much traffic	18	5.98
Litter/ fly tipping	18	5.98
Fear of crime/ intimidation	15	4.98
Car driving too fast down side streets and secondary roads	14	4.65
Poor choice of shops	14	4.65
Anti-social behaviour and daytime drinking	12	3.99
Buildings being turned into flats	10	3.32
Run down shop fronts (street appearance)	10	3.32
Small flats being built	9	2.99
Vacant buildings	9	2.99
Drug abuse	9	2.99
Poor maintenance of road and foot paths	8	2.66
Transport network could be improved	8	2.66
Petty crime, i.e. vandalism	8	2.66
Increase in housing density	7	2.33

Not enough things to do for young people	7	2.33
Lack of or inappropriate police response to crime	7	2.33
Park at night and feeling of safety	6	1.99
Employment, the reduction in local employment	6	1.99
Bus lanes/ buses holding up traffic	6	1.99
Community facilities, run down, insufficient (library, swimming pool closure)	5	1.66
Lose of local amenities	5	1.66
Poor quality shops	5	1.66
Violent crime	4	1.33
No place to do indoor exercise+ sport facilities	4	1.33
Schools (places in primary, rough secondary schools)	3	1.00
Lack of things to do	3	1.00
Play areas in park could be improved, as well as other areas of the park	3	1.00
Unfriendly people	3	1.00
Dog mess	3	1.00
Cycling on pavements	3	1.00
Racism	3	1.00
Lack of street lights	3	1.00
Cycling provision	3	1.00
Difficult to cross main road	3	1.00
Lack green space in some areas	2	0.66
Families moving away from area/ change in demographic	2	0.66
Tired housing stock	2	0.66
Under used water front	2	0.66
Busy main road	2	0.66
Prostitution	1	0.33
Too many of the same type of shop	1	0.33
Not very multicultural	1	0.33
Mentality of poverty (group behaviour)	1	0.33
Lack of night life, bar restaurants	1	0.33
Vacant grammar school	1	0.33
No sense of community	1	0.33
No large supermarket	1	0.33
Type of new housing being built	1	0.33
Smoking at bus shelters	1	0.33
Total	301	

Top 12 Responses

Response	Number of Responses	
	Number	Percentage %
Parking	27	8.97
Too much traffic	18	5.98
Litter/ fly tipping	18	5.98
Fear of crime/ intimidation	15	4.98
Car driving too fast down side streets and secondary roads	14	4.65
Poor choice of shops	14	4.65
Anti-social behaviour and daytime drinking	12	3.99
Buildings being turned into flats	10	3.32
Run down shop fronts (street appearance)	10	3.32
Small flats being built	9	2.99
Vacant buildings	9	2.99
Drug abuse	9	2.99



Question 2 Categories

Natural Environment and Parks

Aspects mentioned	Responses	
	Number	Percentage %
Park unsafe at night	6	1.99
Play areas in park could be improved, as well as other areas of the park	3	1.00
Lack green space in some areas	2	0.66
Total	11	3.65

Business and Employment

Aspects mentioned	Responses	
	Number	Percentage %
Poor choice of shops	14	4.65
Run down shop fronts (street appearance)	10	3.32
Employment, the reduction in local employment	6	1.99
Poor quality shops	5	1.66
Under used water front	2	0.66
Too many of the same type of shop	1	0.33
Lack of night life, bar restaurants	1	0.33
Total	39	12.96

Sense of Community

Aspects mentioned	Responses	
	Number	Percentage %
Fear of crime/ intimidation	15	4.98
Anti-social behaviour and daytime drinking	12	3.99
Drug abuse	9	2.99
Petty crime, i.e. vandalism	8	2.66
Lack of or inappropriate police response to crime	7	2.33
Violent crime	4	1.33
Racism	3	1.00
Lack of street lights	3	1.00
Unfriendly people	3	1.00
Not very multicultural	1	0.33
Mentality of poverty (group behaviour)	1	0.33
Prostitution	1	0.33
No sense of community	1	0.33
Total	68	22.59

Character of Area

Aspects mentioned	Responses	
	Number	Percentage %
Litter/ fly tipping	18	5.98
Buildings being turned into flats	10	3.32
Vacant buildings	9	2.99
Small flats being built	9	2.99
Poor maintenance of road and foot paths	8	2.66
Increase in housing density	7	2.33
Difficult to cross main road	3	1.00
Dog mess	3	1.00
Busy main road	2	0.66
Tired housing stock	2	0.66
Families moving away from area	2	0.66
Smoking at bus shelters	1	0.33
Type of new housing being built	1	0.33
No large supermarket	1	0.33
Vacant grammar school	1	0.33
Total	77	25.58

Facilities

Aspects mentioned	Responses	
	Number	Percentage %
Not enough things to do for young people	7	2.33
Community facilities, run down, insufficient	5	1.66
Lose of local amenities	5	1.66
No place to do indoor exercise+ sport facilities	4	1.33
Lack of things to do	3	1.00
Schools (places in primary, rough secondary schools)	3	1.00
Total	27	8.97

Transport

Aspects mentioned	Responses	
	Number	Percentage %
Parking	27	8.97
Too much traffic	18	5.98
Car driving too fast down side streets and secondary roads	14	4.65
Transport network could be improved	8	2.66
Bus lanes/ buses holding up traffic	6	1.99
Cycling on pavements	3	1.00
Cycling provision	3	1.00
Total	79	26.25

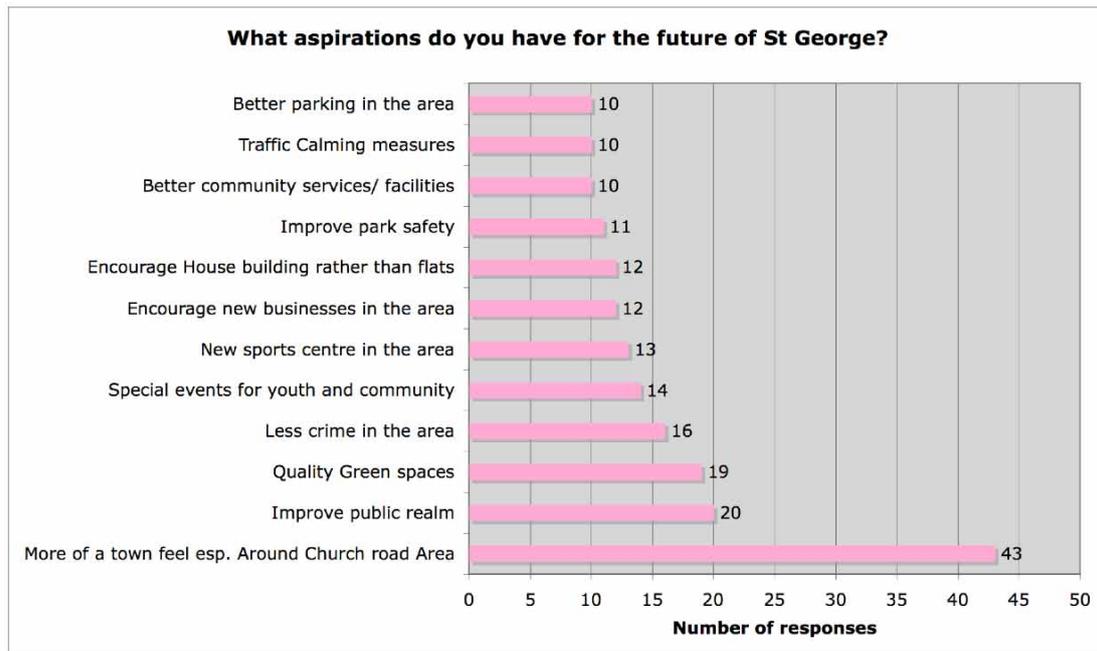
3. What aspirations do you have for the future of St George?

Full table of Results for Question 3

Response	Number of Responses	
	Number	Percentage %
More of a town feel esp. Around Church road Area	43	18.53
Improve public realm	20	8.62
Quality Green Spaces	19	8.19
Less crime in the area	16	6.90
Special events for youth and community	14	6.03
New sports centre in the area	13	5.60
Encourage new businesses in the area	12	5.17
Encourage House building rather than flats	12	5.17
Improve park safety	11	4.74
Better community services/ facilities	10	4.31
Traffic Calming measures	10	4.31
Better parking in the area	10	4.31
Improve Community feeling/ identity	8	3.45
Improvement public transport network	8	3.45
New youth facilities	7	3.02
Maintain a community feel	6	2.59
Getting people back to work, young people	5	2.16
Better primary schools	5	2.16
Bring area into the 21 st Century	2	0.86
Increase in house prices	1	0.43
Total	232	

Top 12 Responses

Response	Number of Responses	
	Number	Percentage %
More of a town feel esp. Around Church road Area	43	18.53
Improve public realm	20	8.62
Quality Green Spaces	19	8.19
Less crime in the area	16	6.90
Special events for youth and community	14	6.03
New sports centre in the area	13	5.60
Encourage new businesses in the area	12	5.17
Encourage House building rather than flats	12	5.17
Improve park safety	11	4.74
Better community services/ facilities	10	4.31
Traffic Calming measures	10	4.31
Better parking in the area	10	4.31



Question 3 Categories

Natural Environment and Parks

Aspects mentioned	Responses	
	Number	Percentage %
Quality Green Spaces	19	8.19
Improve park safety	11	4.74
Total	30	12.93

Business and Employment

Aspects mentioned	Responses	
	Number	Percentage %
More of a town feel especially around the Church Rd Area	43	18.53
Encourage new businesses	12	5.17
Getting people back into work, particularly young people	5	2.16
Total	60	25.86

Sense of Community

Aspects mentioned	Responses	
	Number	Percentage %
Less crime in the area	16	6.90
Improve community feeling/ identity	8	3.45
Maintain a community feel	6	2.59
Total	30	12.93

Character of Area

Aspects mentioned	Responses	
	Number	Percentage %
Improve public realm	20	8.62
Encourage house building rather than flats	12	5.17
Bring area into 21 st century	2	0.86
Increase in house prices	1	0.43
Total	35	15.08

Facilities

Aspects mentioned	Responses	
	Number	Percentage %
Special events for youth and community	14	6.03
New sports centre in the area	13	5.60
Better community services/ facilities	10	4.31
New youth facilities	7	3.02
Better primary schools	5	2.16
Total	49	21.12

Transport

Aspects mentioned	Responses	
	Number	Percentage %
Traffic calming measures	10	4.31
Better parking in the area	10	4.31
Improvement to public transport network	8	3.45
Total	28	12.07

Appendix H- St George Neighbourhood Plan

