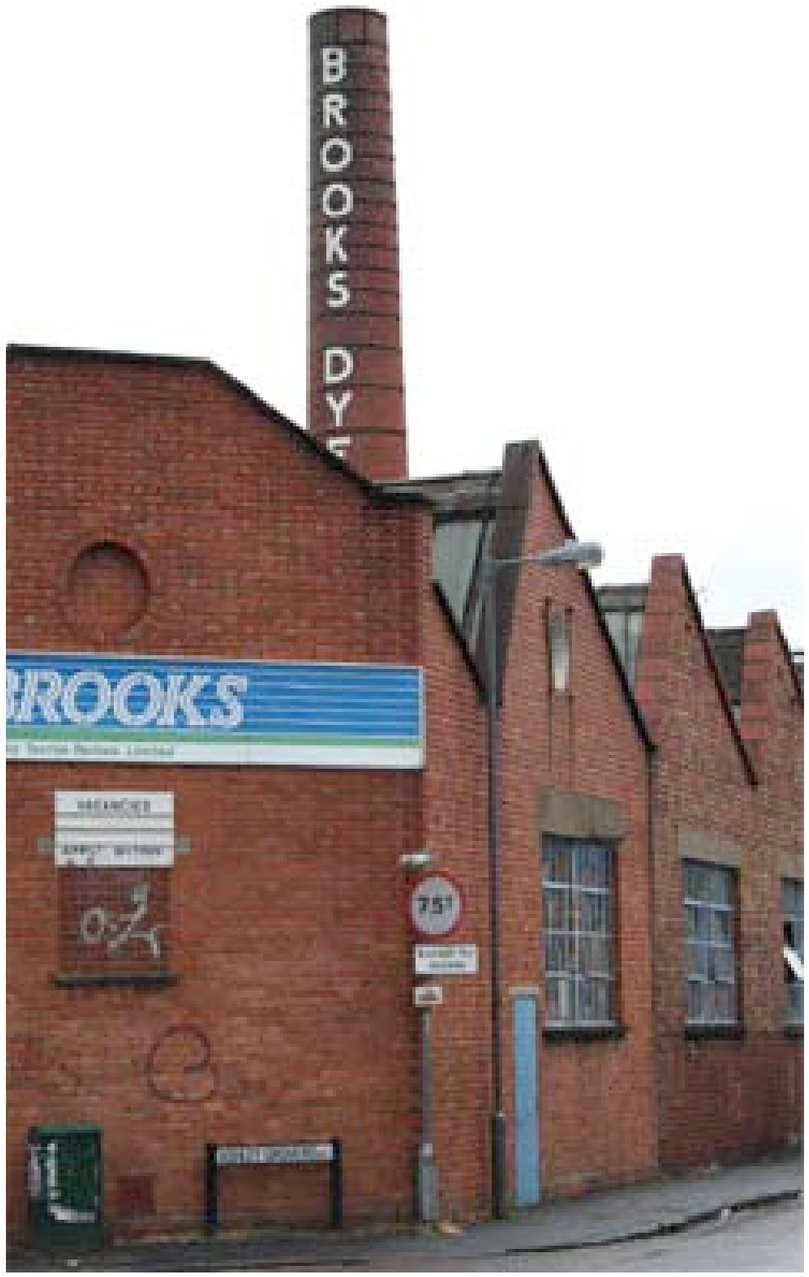
A Community Plan for the future development of Brooks Dye Works.....



..... as told by the people who live, work and visit St Werburghs, Bristol.

MAY 2010

Published by Brooks Planning Group,
a sub-group of St Werburghs Neighbourhood Association.
www.stwerburghs.org

1 A FEW WORDS FROM BROOKS PLANNING GROUP .....

In December 2008, St Werburghs Neighbourhood Association held a public meeting to discuss the future of Brooks Dye Works Site. The meeting endorsed the need for a Community-led plan for the site and Brooks Planning Group formed to deliver this. We are a group of local residents and we have (slowly, we're working voluntarily) carried out a consultation of the views and ideas of local residents, businesses and community groups. In April 2009, a series of drop-in events were held to present a draft Plan to our community.
This Community Plan is the final result. It has been produced by local people, without any funding or professional design input.
It doesn't look like a corporate planning document ... because it isn't.

St Werburghs always rises to the occasion when presented with opportunities, and we have been delighted by the interest, support and contributions from local people. We believe the development of Brooks Dye Works can indeed be an opportunity for the neighbourhood, so it was imperative that ideas, concerns and hopes were gathered together in a Community Plan to help us to guide and inform future planning applications and pre-application discussions. This is community led planning … intended to be of mutual benefit to the whole development process.

The planning group wish to thank all who have contributed and to say that, in putting this document together, we believe we have represented the views of all we have consulted as honestly and clearly as possible.

What now? This community plan forms a strong base from which St Werburghs Neighbourhood Association expect to influence any development proposals that are put forward by the owners at both pre-planning application stage and in response to any planning application.

Contact
Email: saintwerburghs@googlemail.com Tel; Judy Preston 07908219834
Find updates on the community website www.stwerburghs.org (click on Neighbourhood Association, and then Brooks Site Campaign)

Introduction

This Plan very simply presents seven key themes. The themes represent the most consistently repeated views, hopes and concerns of those who took part in our extensive consultation.

Seven key themes:-

Mina Road Park	page 3
Paths through the site	page 4
Roads around the site	page 5
Housing	page 6
Local businesses and jobs	page 7
Community facilities	page 8
Existing Buildings	page 9

HOW DID WE CONSULT?

* A door to door survey of residents living very near to the site
* A paper and online survey of the neighbourhood
* Interviews with local businesses, including shops
* Interviews with young people, local children and parents
* Interviews with a diverse number of local community groups
* Open events to consult on the draft Plan

Detailed results of the consultation are available
as an Appendix to this Plan.
They can be found on www.stwerburghs.org
(click on neighbourhood association and then Brooks campaign)
or contact Judy 07908219834

IN A NUTSHELL,

The **results** are, that we wish to see **a mixed-use development** that is mostly residential along with some **small-scale employment** opportunities, particularly manufacturing workshops and artist/craft studios. We would particularly welcome **a cluster of green businesses** to complement and support those already existing in the neighbourhood.

Dwellings should be **low rise, family homes,** a mixture of affordable social housing and private ownership, that includes accommodation designed for elderly people in the area. **Homes should be in keeping with the scale and style of terraced homes** adjacent to the site. The scheme should have lots of **green space and trees** in the form of both private gardens and public spaces.

The community wishes to see **Mina Rd Park extended** into the site, along with **new pedestrian and cycle routes** to improve access and connections to other parts of the neighbourhood. We want see the inclusion of **community buildings** that fill the gap in current facilities, along with a new market/public space. **Existing buildings and the chimney**, in particular, should be retained as a local landmark. Many residents would like to see **low energy buildings** used in the design of a new scheme.

Local residents **do not want a road through** the site. Residents already hate the **impact of through traffic** on their quality of life.The new development must seek to improve the situation and mitigate against further traffic imposed by the development.