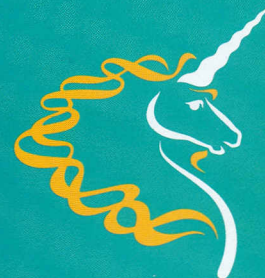




# *The* **AVON** **VALLEY** *project*

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*Your questions  
answered*

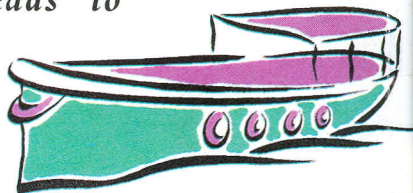


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CORPORATION**



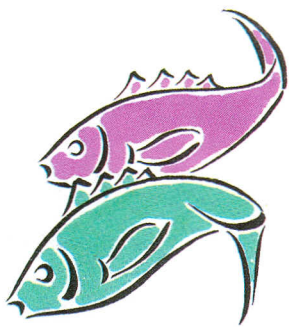
*As you will know by now, Bristol Development Corporation has been given the task of bringing new life and prosperity to the stretch of city running along the Avon from Temple Meads to*

*St. Annes. Much of this has become derelict, and a good deal of it is run down and sadly lacking in local facilities.*



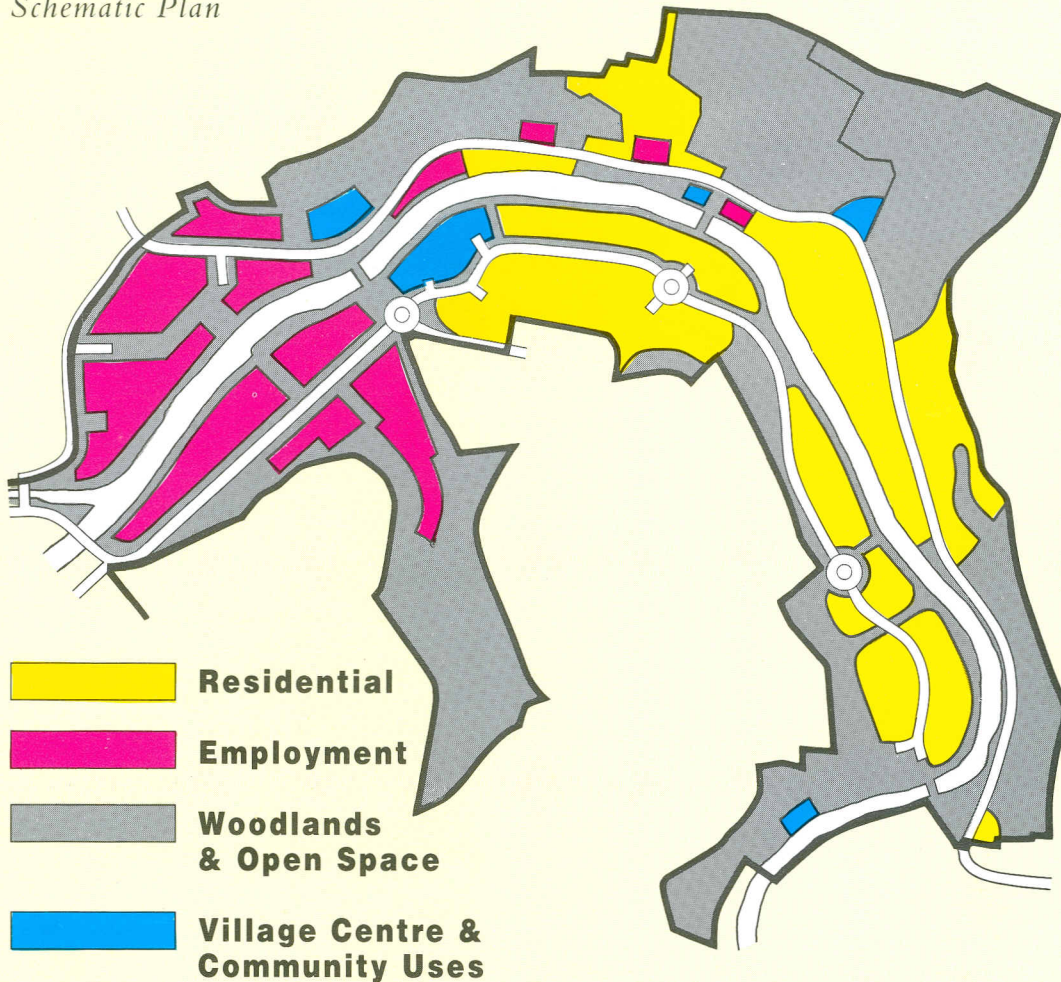
*This leaflet sets out the main proposals for the development of the area. They include housing, new employment opportunities, new local amenities*

*and many environmental improvements. It also explains how these proposals will affect you, as local residents, and what kind of changes and improvements you can expect over the next few years.*



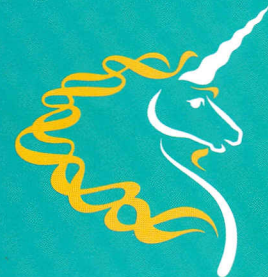
# AVON VALLEY DEVELOPMENT FRAMEWORK

*Schematic Plan*



## The **AVON** **VALLEY** *project*

*Your questions  
answered*



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DEVELOPMENT  
CORPORATION**

## NEW DEVELOPMENT

### *What will the developments include?*

#### **ST ANNE'S BOARD MILL**

The St. Anne's Board Mill site covers nearly 50 acres. This large stretch of land offers scope for mixed development which will include:

- *housing*
- *commercial space*
- *a village centre*

**Housing** Around 650 new homes are planned. These will range in size, cost and tenure so that local people are not priced out of the market by high-cost housing that ignores their needs.

**Commercial Space** 120,000 sq. ft. of business and industrial space will be developed to bring much-needed employment into the area. This will be sited next to St. Anne's Road alongside the recently built industrial units. Bristol Development Corporation has already started to look for potential business occupiers.

**Village Centre** At the moment people in this area have very few local facilities. An important part of the new proposals is the building of a village centre, with a small supermarket, local shops, small offices for local businesses, a pub and health centre. It will be built next to the river where people can enjoy walks along the water.

#### **CREW'S HOLE**

Private housing development is already taking place alongside Crew's Hole Road. Planning permission exists for a total of 290 houses on the north side of the river. Further west, the Corporation proposes the retention of employment uses, which may involve the relocation and redevelopment of unsightly uses on one or two prominent sites.



### *What about other facilities?*

As local residents, you know better than anyone what other facilities are most needed. Bristol Development Corporation is prepared to fund a scheme for new community facilities, either improving existing buildings or by providing a purpose-built new centre. The Corporation would like to know your views on:

- *what facilities or services are most lacking at the moment.*
- *what problems there are with the kind of facilities that do exist, and how you think these could be best solved.*
- *the best location for any new facilities.*

## THE ENVIRONMENT

### *What will happen to the riverside?*

One important result of the development plan is that both banks of the River Avon will be open to the public to enjoy. At the moment some of the paths are overgrown and in places it's impossible to get to the water at all. Footpaths will be constructed on both sides of the river, with the north bank upgraded for cyclists. At least one more footbridge is planned, to improve pedestrian access to different parts of the river and to the new housing which will be built. The Corporation wants to encourage greater use of the river itself for boating and other water-based activities. Moorings and other waterside facilities will be built as development takes place.

### *How will open spaces be affected?*

Plans for developing the Avon Valley are based on making the most of the area's natural advantages. With the river running through it and many wooded areas providing enjoyable green spaces, this area has the potential to become one of the most attractive parts of the city. The planned development will give the Avon Valley the feel of a rural park, with woods and open spaces linked by a network of footpaths. Pathways between new buildings will be planted with trees, shrubs and flowers, and will be carefully designed to be well-lit and completely accessible to people in wheelchairs or with prams and

pushchairs. These paths will link up with the riverside walks and with new footpaths through the woodlands. At the moment, apart from St. Anne's wood and Nature's Garden, all the woodlands are in private ownership and not easily accessible. Under the development proposals, these green spaces will be opened up to the public so that more people can enjoy them.

The Corporation is about to start on a ten year woodland management programme. This is needed to ensure that these valuable wooded areas survive in the future for local people to enjoy whilst also protecting the rich wildlife that lives there.

The woodland management will include:

- *thinning out some trees to encourage the next generation of trees to germinate and develop.*
- *reducing the numbers of invasive species, such as sycamore, to stop them taking over completely.*
- *creating and maintaining woodland glades for the benefit of wildlife.*
- *planting new trees, shrubs and wild flowers.*
- *creating and improving footpaths and walks.*

This programme offers plenty of opportunities for local groups to join in activities such as flower and tree planting, pulling up sycamore saplings and clearing scrub.



## VISITOR CENTRE

As well as its landscape and wildlife, the Avon Valley has a fascinating industrial history. Bristol Development Corporation has proposed a visitor centre to give residents and visitors a base from which to explore and learn about the area's industrial and environmental history and conservation projects in its woodland.

## ROADS AND TRAFFIC

A number of proposals have been put forward by Bristol Development Corporation to ease congestion and make life more pleasant for pedestrians and cyclists in the area.

Plans have been submitted to Avon County Council to improve Crew's Hole Road, deterring traffic from using it as a through route and providing better lighting and footpaths.

The Corporation is also working with the County Council to find ways of improving the junction of Netham Road and Feeder Road and to ease the traffic congestion caused by the poor condition of the two bailey bridges at the junction.

The proposals for the development of the St. Anne's Board Mill site include a new service road off St. Anne's Road. Its construction will also provide an opportunity to improve the busy junction of Newbridge Road, St Anne's Road and Whitby Road.

## COME AND TELL US YOUR VIEWS

We are holding two exhibitions to inform people about our proposals for this area and would like to invite you to attend. Corporation staff will be available to discuss your queries and suggestions and you will also be invited to fill in a questionnaire to help us consider your ideas and requests. We are also holding two meetings to discuss the proposals for management of the woodlands.



This programme is as follows:

## 7-11 OCTOBER, ST ANNE'S

### VENUE:

St Annes Park School, Lichfield Road

<b>Monday 7</b>	9.00-5.00	<b>Thursday 10</b>	9.00-9.00
<b>Tuesday 8</b>	9.00-5.00	<b>Friday 11</b>	9.00-5.00
<b>Wednesday 9</b>	9.00-7.00		

## 14-18 OCTOBER, ST GEORGE

### VENUE:

The School Room, St George Baptist Church, Summerhill Road

<b>Monday 14</b>	9.00-5.00	<b>Thursday 17</b>	9.00-9.00
<b>Tuesday 15</b>	9.00-5.00	<b>Friday 18</b>	9.00-5.00
<b>Wednesday 16</b>	9.00-7.00		

## PUBLIC MEETINGS

### ST ANNE'S PARK SCHOOL

Thursday 10 October Woodland Management 7.00-9.00 (pm)

### ST GEORGE BAPTIST CHURCH

Thursday 17 October Woodland Management 7.00-9.00 (pm)

If you would like to know more about the proposals, or have any other questions you would like to ask about how the development of the Avon Valley will affect you, please contact:

**Leslie McWilliam, Community Relations Manager**  
**Bristol Development Corporation, Techno House,**  
**Redcliffe Way, Bristol BS1 6NX. Telephone (0272) 255222.**

