



Ashley Vale Action Group Ltd

building a community

Community Planning Day

June 17th 2000 at St Werburghs City Farm Fair

CONSULTATION REPORT

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1. Introduction

The Ashley Vale Area

Ashley Vale is a small and unique neighbourhood in north-central Bristol in the west of England. Although very much a part of the inner-city district of St Werburghs, the area forms a distinctly 'rural' cityscape. Lying less than two miles from the city centre, the area is dominated by allotments, woods and other green spaces.

The area is surrounded on all sides by steep hills and embankments and the only road access is through a railway tunnel. A network of footpaths provide pleasant walks through the allotments and other green spaces. The eight acre Narrowways Hill to the east is former railway land that was bought for the community in

1996 and has since been designated as a Millennium Green. Narrowways Hill and the other green spaces in Ashley Vale offer a range of different sorts of wildlife habitat including ash woods, dense thickets, grasslands, orchards and other cultivated land. A number of butterfly species are attracted to



the area, and other common fauna include frogs, slow worms, hedgehogs, squirrels, bats and jays. Less frequent visitors include sparrowhawks and herons.

Most of the houses in the area were built at the beginning of the twentieth century, although a couple of houses and a mill had stood in the woodlands that then covered the valley for some centuries. During the first world war, the woods were cleared to provide land for the allotments that are still worked today. In addition to some 40 houses, the area now boasts a number of light industrial units and workshops, an organic food market, a City Farm and cafe, and a pub.

The houses lie along three streets – Hopetoun Road, Watercress Road, and the northern section of Mina Road – and on a couple of small lanes. The scaffolding site which is due to be re-developed is located at the junction of Watercress Road and Mina Road and backs onto the Narrowways conservation area.

St Werburghs as a whole, together with other surrounding neighbourhoods, offers a range of facilities. Shops, takeaway restaurants, playground areas, two primary schools, two secondary schools and the City of Bristol College all lie within 5 minutes walk.

The SGB Scaffolding Site

The former scaffolding yard is located in the middle of Ashley Vale. It faces a terrace of red-brick houses in Mina Road and a self-build house in Boiling Wells Lane, and it backs onto the Narrowways conservation area.



The site covers 2.1 acres and currently consists of a concrete slab with an office block on the southern side, a large shed in the middle and several smaller buildings around the edges.

Before the scaffolding company bought the yard in 1965, the site was used as a mason's yard and firelighter factory. In the nineteenth century, watercress beds had covered the area. This mixture of industrial and rural usage in the history of the site reflects the current mixed-use of the area as a whole, where light-industrial, residential and environment-enhancing activities exist side by side.

2. The Ashley Vale Action Group

The Formation of the Group

The Ashley Vale Action Group Limited grew out of a loose affiliation of people living in St Werburghs who wished to influence the re-development of the former scaffolding yard in Mina Road. The Group hopes that the development of the site will continue the mixed-usage tradition described above by retaining some workspace and we also hope to promote creative, imaginative and innovative housing design at affordable prices.

In May 2000 a non-profit making company limited by guarantee was formed in order to purchase and re-develop the site for the benefit of the community. A core group of about a dozen volunteers are co-ordinating the community's intervention in this development. The core group includes people with a range of appropriate skills and all are committed to a socially affordable, sustainable and ecological development that would reflect the unique character of our neighbourhood.

The aims of the Group are:

- to create an organisation capable of funding the buying and selling of the land;
- to divide the land into plots to re-sell for self-build housing;
- to promote ecological, innovative and affordable housing design;
- to attract a diversity of people to the community;
- to refurbish the existing office block to provide office, workshop or studio space;
- to provide a community facility and to enhance the local environment.

Why Self-Build?

Self-building allows people to become involved in the process of designing and building their own homes. It also provides an opportunity to avoid the formulaic approaches of commercial development, allowing people to investigate issues of ecological and energy-saving design. It allows people to determine exactly what materials are used in construction to ensure that only sustainable materials are utilised. And self-building also empowers people to express themselves, thus offering opportunities for creativity and skill-training.

By taking part in a community-based self-build project, people will be able to share experiences with the other self-builders on the site. Helping each other with the house building will help build a real sense of community.

3. Planning for Real

In April 2000, the Ashley Vale Action Group applied for a grant from the Sustainable Neighbourhood Fund set up by Bristol City Council. This application was successful, with an initial grant towards a consultation exercise. Criteria for beneficiaries of the Sustainable Neighbourhood Fund are that environmental, social, economic and community needs are addressed, and, indeed, these are cornerstone principles of AVAG. The group wishes to reflect the aspirations and ethos of its wider community and to this end appointed an independent consultant to work with the group in order to find out reactions from the local community.

Planning For Real is an eye-catching 'hands on' method which, by using a 3D model as a focus, enables local people to put forward suggestions to 'show' how an area can be improved, or to point out specific problems. The 3D model is usually made by local people, often children, to a scale where individuals' front doors can be recognised and familiar landmarks can be located. The type of model normally used is made from polystyrene board. This enables the model to be taken 'to the people' rather than people being expected to come to it.

During the consultation exercise, the model is surrounded by 'suggestion' cards, which have pictures on as well as words. These are complemented by a good supply of blank cards for the individual ideas of local people, as there are always plenty of issues in an area which cannot be known in advance. Local people select cards, or write their own, and place these on the model to show what their needs are. The cards are colour coded: red for traffic, green for environmental issues and so on. This enables all those taking part to see at a glance issues and locations of concern by the dominance of the various colours on the model. The suggestions are then prioritised and options narrowed down.



It was agreed to adapt the *Planning For Real* process in order to fit the needs of the AVAG consultation and much of the above description fits with the event organised and run by the Ashley Vale Action Group on 17th June 2000. Prior to the event, Mark Leach of the Neighbourhood Initiatives Foundation visited the group to discuss the proposals and to develop a strategy for a consultation exercise. The group participated in a training session and role-playing exercise in order to reach an understanding of the *Planning for Real* process and to gain a sense of objectivity about gathering the views of a range of potential participants. The group made a 1:200 scale model of the scaffolding yard in its wider context of the area surrounding St Werburghs City Farm. They created option cards that picked out issues pertinent to the area: some of these were 'fun' but most were more serious. The following resources were used during the event:

- 1:200 plywood and timber model of SGB site and surrounding area (including St Werburghs City Farm).
- Colour coded option cards divided into categories – community facility; office block; future ideas about the area; housing type options.
- Questionnaire designed to record people's reactions to AVAG's proposals for the site.
- Display boards explaining and illustrating the history of the area.
- A brief history of AVAG, its aims and intentions mounted on A1 board.

- A1 size card mounted map of Bristol – for participants to pinpoint the location of their residence.
- Images of self-build housing and building schemes – to give people a flavour of what the group mean by innovative and ecological architecture.
- Display board with a table to record people’s age category, sex and ethnic background.

4. Publicity for the Consultation Exercise

The group decided during the month preceding the event, that it would be beneficial to co-incide the consultation exercise with the twenty year celebration event organised by St Werburghs City Farm. Since one of the objectives of any community consultation exercise is to reach as many people as possible, the Farm Fair seemed a good opportunity to do this. During the Fair people wander around browsing at a variety of stalls so they would naturally pass our stall. A newsletter informing people about the consultation exercise was circulated to homes in the immediate vicinity prior to the event and notices were posted in prominent places around the neighbourhood. The newsletter updated people on recent developments of AVAG and told people about the reasons for our consultation exercise.

5. Description of the Consultation Process

The consultation exercise started at 12 noon on Saturday 17th June and finished at 7pm in the evening. During this seven hour period, basking in hot sunshine, a steady stream of people gathered around the model and display boards. Mark Leach (NIF) and several members of AVAG (usually up to five at any one time) talked to as many people as possible, conducted questionnaire interviews, helped people place their option cards, recorded all options selected, noted names and addresses of people wishing to self-build/help build/be kept informed/rent workshop or office space etc etc. One member of AVAG showed many potential self-builders around the site during the event (we had gained permission to do so from the owners).

It is no exaggeration to state that all those involved in running the consultation exercise were overwhelmed and uplifted by the enthusiasm shown. Most of the group were hoarse at the end of the day from talking to so many people!

6. Analysis of Results

Profile of Participants

An estimated 250 people took part in the consultation exercise, which reached a representative sample of the community with equal numbers of males and females getting involved. All age groups were represented. About one-fifth of respondents were under twenty, although there were few over-sixties, as was the case for the Fair as a



whole. Four-fifths of respondents described themselves as white, with the other fifth describing themselves as Asian, Black/African-Caribbean or Other.

Three-quarters of the respondents lived within a one mile radius of the site with about another fifth living further afield but still within Bristol. The remaining respondents came from across the UK or from other countries.

Due to the informal nature of the event, people tended to dip into the exercises, some completing

questionnaires, others choosing option cards. Some people did everything and spent a considerable time discussing the implications of the scheme and articulating their views.

Questionnaire Results and Responses

The administered questionnaire sought responses to some of the ideas for the site which have been proposed by the Ashley Vale Action Group. The questionnaire consisted of seven tick-box questions (see Appendix 1). The responses show that the Action Group's plans are overwhelmingly supported by its wider community. Approximately 150 questionnaires were completed.

- As many as 99% of respondents stated that ideas for the development of the site should come from the people who live in the area rather than commercial developers.
- 97% believed that the design of access to the site should give priority to pedestrians and cyclists rather than to motor vehicles.

- 92% believed that a mixture of housing and workspace rather than just one or the other would be best for the site, although a number noted that this depended on the environmental sensitivity of the organisations using the workspace.
- 95% of respondents also believed that it would be good if part of the site were used to generate income for the local neighbourhood.
- Responses to the future of the existing office block were more mixed, but over half of the respondents believed it should be retained, with one person making the suggestion that a rooftop café should be added. A quarter of the sample responded 'don't know' to this question, perhaps reflecting that the answer to this question depends on a more detailed knowledge of the site and the current condition of the office block.
- 96% of respondents thought it would be good to develop different styles of building such as timber-framed houses. A number also specified ecological design as an important issue here.
- 88% of respondents believed that self-building would help create a sense of community. Some of the 10% who responded 'don't know' to this question revealed in their comments that they felt this depended on whether the self-builders stayed on afterwards or sold up.

Option Cards and the Model

The central focus of the consultation exercise was a 1:200 scaled model of the site, its surrounding neighbourhood and natural boundaries: from the railway tunnel on Mina Road; the railway tunnel on Boiling Wells Lane; the City Council allotments; the community-run Narrowways Conservation Area and St Werburghs City Farm. Models of the existing terraced houses were fixed, whilst potential new build options for the site were moveable, so that people could experiment with ideas for density and layout. A table displaying colour coded option cards (see Appendix 2) was set alongside the model, so that participants could select and record their ideas for the future of the site and the surrounding area. All the options selected were recorded and are analysed below. A total of 977 option cards were selected, although there was no restriction on the number any individual could select.

'C' Category cards denoted community facility. The highest numbers selected in this category all related to environmental features such as public garden, pond, woody glade, village green, and hydroponics. Outdoor art (sculptures/fountains) was also particularly popular. A lot of interest was shown in alternative energy sources and ecological technologies, suggesting that environmental issues are important to local people.

'OF' Category cards denoted office development ideas. Popular ideas in this section were yoga studio, meditation room, small scale food processing, local food trading co-

op, community banking, and community computer facility. Any of these options would need to be tested for their economic viability, but they do indicate that socially sensitive enterprises would have the most appeal.

'F' Category cards denoted broad reaching ideas for the future of the area. Again, there is an apparent awareness of environmental issues, particularly those appertaining to transport. There is strong support for the prospect of turning this inner city residential area into a Home Zone; initiating a Community Car Sharing Scheme, and a recognition of the need for a switch in emphasis away from motor vehicles to cycles/pedestrians.

'G' Category cards denoted housing issues and incorporated options surrounding the principles of AVAG's scheme for the development of the SGB site. The consultancy exercise as a whole was an attempt to seek endorsement of the AVAG aspirations for the site and its surrounding area (rather than the presentation of a 'blank sheet'). However, in order to justify an agreement with those aims, it was important to present all options evenly. In fact there was an overwhelming endorsement of AVAG's aims for 20-30 homes and self-build housing. Again there was a recurrent theme in the popularity of landscape options and the most commonly chosen option card of all was Trees. The fact that the self-build option was chosen frequently does suggest that there is an underlying desire on the part of local people for empowerment in development proposals affecting their communities.

Other Feedback

The independent consultant from the Neighbourhood Initiatives Foundation, Mark Leach, commented at the end of the consultation exercise that it had been a remarkable success, both for the understanding of the issues shown by participants, the number taking part, and for their enthusiasm.

A further endorsement came from the local MP, Valerie Davey, who attended the Farm Fair celebrations, and who commented: "this project is important, not only for its content, but for the community activity it encourages to ensure that it happens. You can't put a price on the community development and activity which a project like this is generating, and its embodiment of the aims of Local Agenda 21".

One of the local Councillors, Helga Benson, said that "I can't think of a better way of developing the site".

Although AVAG now has a sufficient number of potential self-builders interested in purchasing plots, many more people wished to record their names and addresses and to be put on a reserve list. In addition, several people expressed an interest in renting space in the office block: for example a blacksmith; a drumming workshop; timber workshop; community artists; musicians lets schemes; community studios etc. Many people gave their names and addresses and wished to be kept informed and some volunteered to help in the building process. Several of these people had had specialised experience in innovative forms of construction such as straw baling and earth houses.

7. Conclusions from the Consultation Process

The consultation exercise demonstrates that there is overwhelming support for community involvement in development proposals. The consultation process exceeded all the expectations of the group and provides a strong endorsement for the AVAG scheme. The intention of AVAG is to create a sustainable development which will contribute vitality and tolerance to a small inner city area, and which will reflect the qualities of that area, rather than allow an imposed and superficial notion of regeneration to take place. For regeneration to be sustainable it needs to work in harmony with existing patterns, practices and community networks.



The area of St Werburghs is rich in character and houses a diverse mixture of people. There is a prevailing respect for the ecology and character of the area and AVAG's community consultation exercise has demonstrated the depth and extent to which people would like to see this enhanced in any future development. Also valued are the facilities offered by the City Farm, the Narrowways Conservation Group and the St Werburghs Community Association. The Ashley Vale Action Group has sought to be part of this network of community groups, and to further develop and strengthen it.

If a private developer were allowed to disregard the views of the people of the area, that community strength will be damaged. The affirmation and enthusiasm for the ideas of the AVAG project should be recognised as an opportunity to create a model for excellence in the field of community participation and partnership.

8. Action Planning

Local Agenda 21

The ideas of AVAG reflect many of the core values of Bristol's Local Agenda 21 Strategy, which seeks to encourage people to work towards a flourishing community, a "vibrant economy and a healthy environment". The background to the Local Agenda 21 Strategy was the United Nation's Earth Summit that took place in Rio de Janeiro in 1992. Bristol City Council's discussion document about its Agenda 21 strategy states that local authorities "play a vital role in educating, mobilising and responding to the public to promote sustainable development". In addition it states that the City Council must gain commitment to sustainable development and the Agenda 21 process from communities.



Even before AVAG researched the Local Agenda 21, it embodied much of the ideology of this process. We believe that the most viable way for communities to develop is in partnership and co-operation with the local authority and other organisations and community networks. We are seeking support from members of the Council, The Bristol Civic Society, as well as other organisations, for our proposals. We will also look to these organisations to actively oppose developments which are contrary to the ideas of sustainability.

If this strategy is successful, the site will be acquired by AVAG and re-developed for self-build housing, and we will work in partnership with a Housing Association to provide the requirement for affordable, rented

accommodation – perhaps for elderly people to ensure the widest possible age range of people within the development.

Having acquired the site, we will be eligible for the remainder of the Sustainable Neighbourhood Grant and we will instigate a survey and refurbishment of the existing office block. The office block will be rented to small enterprises, voluntary groups and community groups, with the possibility of also creating small workshop spaces. Any income generated from this enterprise will be ploughed back into community projects furthering the aims of the Ashley Vale Action Group to create an environment which is sustainable in the broadest sense. Such initiatives may include a Home Zone in which

priority is given to pedestrians and cyclists. There is a possibility that a Development Trust could be set up to organise and run the future work spaces within the office block. The Self-Builders might form a co-operative organisation which could assist their building process. If such organisations were formed and took off, the Ashley Vale Action Group would have fulfilled its aims and purposes.



The Hill, the Yard, the Street

In 1996, action by the residents of St Werburghs led to the purchase of Narroways Hill on behalf of the community and its subsequent designation as a Millennium Green. Drawing on the success of this experience, the Ashley Vale Action Group is confident of enabling local control of other developments in the area. The purchase of the SGB scaffolding yard will be another stage in the empowerment of this community, enabling local people to realise the hopes and ideas they expressed during this consultation exercise.

APPENDIX 1

AVAG Planning Day Questionnaire – Responses

A total of about 150 one-page questionnaires were completed. Percentages for each response are shown here rounded to the nearest whole number, with actual numbers in brackets, followed in italics by any additional comments that were recorded.

AVAG Planning Day Questionnaire

1. Should ideas for the development of the site come from the people who live in the area or from commercial developers?

People who live here: 99% (148)
 "not just St Werburghs, but this part of Bristol"
 "mostly"
 "definitely"
 "anyone with a positive and sensitive mind"
Commercial developers: 1% (1)
 "no way"
 "we could make them obsolete + live in a better world"
Don't know: 0% (0)

2. In designing access to the site and the surrounding neighbourhood, should priority be given to motor vehicles, or to pedestrians and cyclists?

Motor vehicles: 2% (3)
 "no way, should be motor vehicle free"
 "buses"
 "with children"
Pedestrians and cyclists: 97% (142)
 "this is a vulnerable group so needs most consideration"
 "creative energy"
 "75% priority"
Don't know: 1% (2)

3. Which would be best for the site: a mixture of housing and workspace, housing only, or workspace only?

Mixture of housing and workspace: 92% (135)
 "depends on noise"
 "if work is ecologically sound"
 "suit demand sensitively"
 "depending on type i.e. safe"
 "depending on type of workshop"
Housing only: 5% (8)
Workspace only: 1% (2)
Don't know: 1% (2)

4. Would it be good if part of the site were used to generate income for the local neighbourhood?

Yes: 95% (140)
 "reduces the need for people to travel to work"
 "at a small level"
No: 1% (2)
Don't know: 4% (6)

5. Should the existing office block be demolished or retained and refurbished?

Demolished: 17% (25)
"tree should be planted"
Retained: 57% (85)
"Only with roof top cafe. Good housing."
"But edging towards don't know"
Don't know: 26% (38)
"It's an eyesore as it is but it seems to be sound – maybe conversion to suitable space."

6. Do you think it would be good to develop different styles of building, such as timber-framed houses?

Yes: 96% (141)
"eco-homes"
"strawbale, turf roofed, cob houses etc."
"all sorts of ecologically sound materials inc. straw bales"
"+ Mudbrick Domes"
"more keen on energy saving aspect than timber frames"
"what suits the community"
No: 1% (1)
Don't know: 3% (5)
"Depends!"

7. Do you think it would help create a sense community if a group of people all build their own homes?

Yes: 88% (127)
"yes, I've seen it happen and it does"
"it may be one way to encourage a sense of community"
"maybe some"
"possibly"
"until they sell up, cash in & move out!"
No: 1% (2)
Don't know: 10% (15)
"Not necessarily. Depends if its done collectively or individually. It's the shared experience more than specific activity."
"depends whether self builders stay on"

Other recorded comments in response to the questionnaire:

"There should be emphasis on the creativity side of development for + by the community to encourage a resource and community based ideas. Not commercial."

"There should be something to counter the pollution from M32, Ikea & Tesco traffic to help St Werbs clean its air."

"Emphasis on open space, creative activities – things not already available in St Werburghs. Already have a few cafes, community centre for various activities. Need to fill gap – i.e. theatre/cinema/small venue possible for acoustic music. Market would be good – sell farm produce/local co-op/etc – bring community together. Wind turbines and other natural energy sources would be really good. Educational/nature trails, botanical gardens, picnic area – good idea to teach children importance of wildlife – also alternative energy education/ move away from pollution etc. Sounds brilliant."

APPENDIX 2

List of Options for the Option Cards

Key:

C = community

OF = office block

F = future

G = housing/general issues

Option	No. of yes's
C1 Casino	3
C2 Dance space/Keep Fit	8
C3 Yoga Studio	1
C4 Fringe Theatre	12
C5 Hydroponics for waste water treatment	15
C6 Housing for People with Learning Difficulties	5
C7 Housing for People with Physical Difficulties	7
C8 Training Centre for Charities/Voluntary Groups	7
C9 Workshop for bicycles, motorbikes, cars	6
C10 Recording Studio	5
C11 Meeting Room	5
C12 Small Sports Hall	6
C13 Swimming Pool	13
C14 Café	8
C15 Plant nursery	7
C16 Children's nursery	13
C17 Temperance Centre	2
C18 Snooker Hall	2
C19 Food co-op trading post	7
C20 Health Centre	4
C21 Elderly People's Day Centre	4
C22 Small Alternative Cinema	12
C23 Cyber Café	9
C24 Library	2
C25 Art/Craft Studio	11
C26 Small Art Gallery	3
C27 Photographic Studio/Dark Rooms	3
C28 Animation Studio	1
C29 Counselling Centre	1
C30 Crematorium	1
C31 Massage Parlour	3
C32 Religious Centre (what kind?)	2
C33 Small Ice Rink	3
C34 Skate Board Park	8
C35 Dry Ski Slope	7
C36 Public Garden	18
C37 Restaurant	5
C38 Woodcraft Folk Hut	4
C39 Adventure Playground	12
C40 Alternative Energy Info. Centre	9
C41 Central Energy Generating System for local homes	11
C42 Replica of Stonehenge	3
C43 Extension to City Farm	8
C44 City of Bristol College workshops	3
C45 Village Green	19
C46 Pond	22
C47 Bowling Green	3
C48 Picnic Area	9
C49 Football/hockey/frisbee pitch	2
C50 Gym - (with treadmills linked to electricity generator?)	5
C51 Bus Stop	4
C52 Imitation beach	6
C53 Low Cost Housing (Housing Association)	9

Option	No. of yes's
C54 Outdoor Art space (sculptures/fountains)	25
C55 Acoustic live music bandstand	6
C56 Relaxation Centre	9
C57 Electric car charging point	6
C58 Local history/wildlife museum	5
C59 Botanical garden	11
C60 Wind turbines	9
C61 Water turbine to run off culvert	13
C62 Community centre	8
C63 Recycling centre	10
C64 Youth Club	1
C65 Police Station	0
C66 Bowling Alley	0
C67 Shopping mall	0
C68 Light manufacturing factories	0
C69 Social club	3
C70 Nightclub	2
C71 Garden centre	0
C72 Genetic engineering laboratory	3
C73 Market (indoor/outdoor)	10
C74 Crazy golf course	4
C75 Woody glade	22
C76 More houses	1
C77 Veterinary clinic	1
C78 Brewery	1
C79 Horse stables	2
C80 Bingo hall	2
Your ideas?: Recording Studio	1
Your ideas?: village police station	1
Your ideas?: Take down all walls from site	1
Your ideas?: Venue for live music	1
Your ideas?: Multi-purpose community facility	1
Your ideas?:community garden space	1
Your ideas?: Venue for live music	1
Your ideas?: Artificial ski slope	1
	520

Option	No. of yes's
OF1 Commercial Office space	3
OF2 Small scale local food processing	12
OF3 Local food trading co-op	12
OF4 Classrooms for training	3
OF5 Design workshops	5
OF6 Dance studio	5
OF7 Yoga studio	13
OF8 Art studios	8
OF9 Offices for voluntary groups/charities	3
OF10Meditation rooms	14
OF11Alternative medicine practitioners	7
OF12Music recording studios	4
OF13Meeting rooms for community groups	9
OF14After school children's activities	8
OF15Drugs rehabilitation centre	5

Option	No. of yes's
OF16 Drop-in centre	6
OF17 Women's space	2
OF18 Community computer facility	13
OF19 Storage space	0
OF20 Scrap store	10
OF21 Community banking	16
OF22 Fitness centre	4
OF23 Ceramics workshop	5
OF24 Pool tables	3
OF25 Light manufacturing	4
OF26 Residential flats	1
OF27 Hostel	2
OF28 Police station	1
OF29 Counselling services	2
OF30 Photography dark rooms	2
OF31 Shop space	10
OF32 Community video library	2
Your Ideas?: men's space	1
Your Ideas?: Lets	1
Your Ideas?: Caribbean bar on roof	1
Your Ideas?: Radio station	1
Your Ideas?: Homeopathic medical centre	1
Your Ideas?: Workshops	1
Your Ideas?: Edible perrenial plants	1
Your Ideas?: Community craft workshops	1
Your Ideas?: Fruit trees under glass	1
Your Ideas?: Slimming club	1
Your Ideas?: Laboratory science for the people	1
Your Ideas?: Herbal garden and herbal products	1
Your Ideas?: Animal Rescue Centre	1
Your Ideas?: Rural emphasis - no loud music	1
Your Ideas?: Traveller's site	2
Your Ideas?: combined heat & power - CHP system	1
Your Ideas?: ATM cashpoint	1
Your Ideas?: Horse riding school	1
Your Ideas?: Co-housing would be good	1
Your Ideas?: All round sustainable city principles	1
Your Ideas?: Community recording studio	1
Your Ideas?: Lots of landscaping on the housing site	1
Your Ideas?: Tele cottage	1
Your Ideas?: Train station by tunnel	1
Your Ideas?: Water features	1
	220

Option	No. of yes's
F1 Home Zone	14
F2 Community Car Sharing Scheme	14
F3 Neighbourhood Watch	7
F4 Cycle lanes/paths	20
F5 Turn Ashley Vale into an Independent State	2
Your Ideas?: Grey Water Reedbed	1
Your Ideas?: Shared social co-housing	1
Your Ideas?: Total energy - feed National Grid	1

Option	No. of yes's
Your Ideas?: Community café - shared cooking/eating	1
Your Ideas?: Lots of landscaping on the housing site	1
Your Ideas?: Training conference rooms to rent	1
Your Ideas?: Slimming centre	1
Your Ideas?: shared social/co-housing (ecological)	1
	65

Option	No. of yes's
G1 High density housing (40-60 homes)	1
G2 Medium density housing (30-40 homes)	3
G3 Low density housing (20-30 homes)	23
G4 High rise flats	1
G5 Self-build housing	25
G6 Private developer	2
G7 Houses facing inwards	14
G8 Houses facing outwards onto Boiling Wells Lane	0
G9 Road straight through housing site	0
G10 Cul-de-sac	7
G11 Woodchip burner to heat and power local homes	14
G12 Wind turbines to power local homes	22
G13 Trees	33
G14 Benches	11
G15 Industrial use	0
G16 Recreational use	9
Your Ideas?: Train station by tunnel	1
Your Ideas?: accessible housing/workspace	1
Your Ideas?: Low density - eco/low-energy examples	1
Your Ideas?: Grey water reed bed with flow forms	1
Your Ideas?: Bike ramps	1
Your Ideas?: Animal rescue centre	1
Your Ideas?: Low density - eco/low-energy examples	1
	172

Total no. of option cards selected = 977