

Matson: Key changes since the January consultation

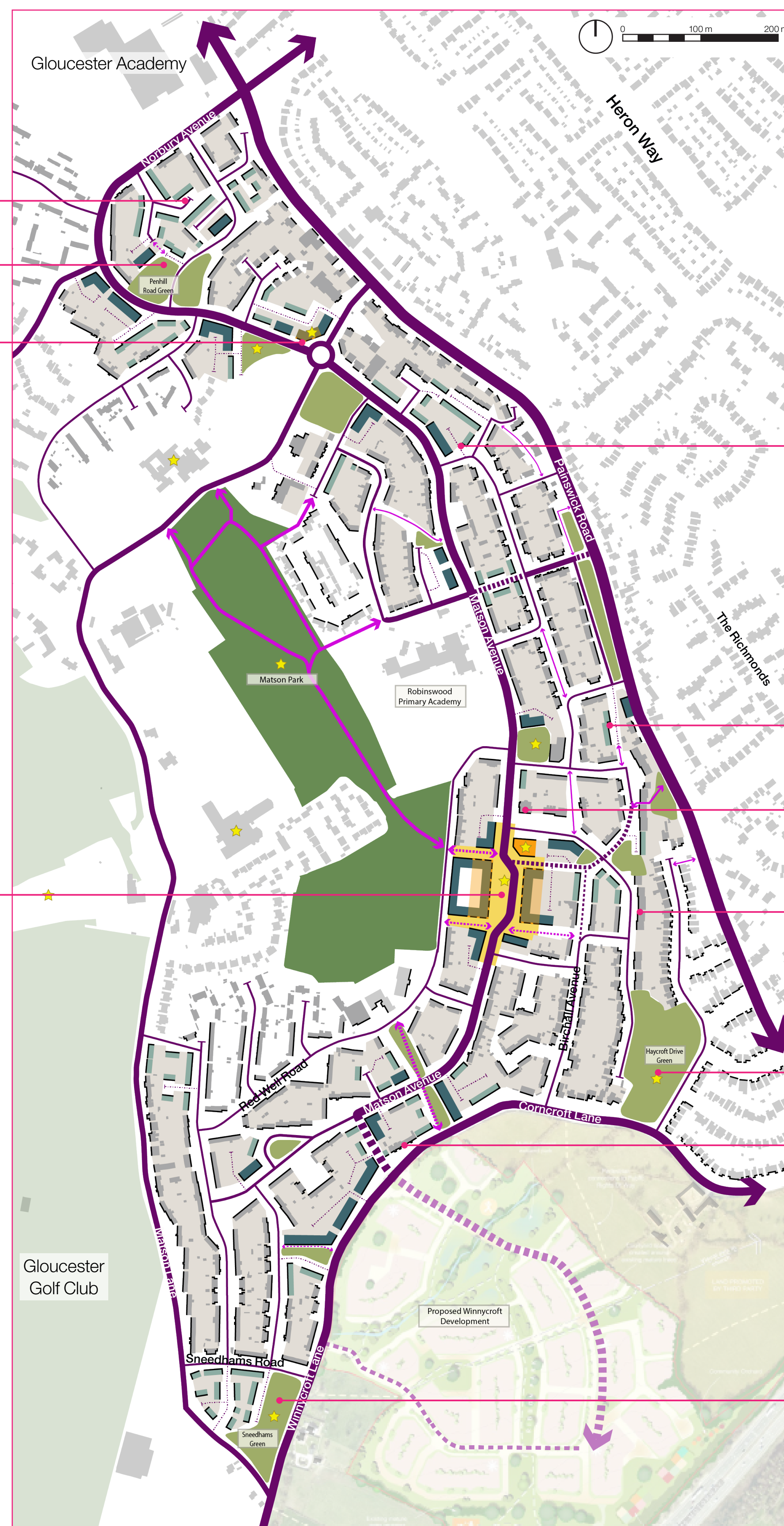
The layout for the new homes proposed near Norbury Avenue has changed to sit within the existing road layout. A new connection is proposed to link to the enlarged Penhill Road open space for easier pedestrian access.

You said: Some residents felt that most change was proposed in the south of Matson, with not enough focus in the north.
We did: We have enlarged the Penhill Road open space to make a better facility in the north.

You said: Some residents felt that having all commercial and community facilities in the existing central area would mean that the north of Matson would not have enough facilities close by.
We did: There is now ground floor space facing onto the Matson Avenue / Matson Lane roundabout that could be used for commercial or community use.

You said: For some residents, the large oak in the centre of Matson and space around it means a lot to them.
We did: We have made changes to the layout to ensure the oak is at the heart of the new Matson centre. We have also kept part of the existing road layout. The aim is to relocate a new community centre, library, shops and other facilities in this area.

Key	
	Existing vehicular routes
	Proposed vehicular routes
	Existing pedestrian routes
	Proposed pedestrian routes
	Existing buildings
	Proposed houses
	Proposed Flats
	Proposed flats above shops and/or community uses at ground floor
	Retained open space
	Proposed public open space
	Central neighbourhood area
	Proposed community centre
	Community facilities



Please note, this proposed masterplan is still to be discussed in detail with Gloucester City Council and Gloucester County Council. Their comments will also be taken account in the masterplan that will be included in the upcoming Supplementary Planning Document.

The layout on the Winsley Road, Matson Avenue site has been simplified and includes more houses rather than flats.

Some of the walk-up flats off Garnalls Road could be replaced with houses.

You said: Some residents would really like there to be a good pub in the new neighbourhood, which is welcoming for all.
We did: We have now kept the existing pub in it's current location, as it is well placed next to the new centre.

The existing road layout along Hill Hay Road, as well as the existing houses and bungalows to the north and east are now mainly being kept in the proposed plans. These help to keep a simpler, well over-looked street network.

You said: For some residents, the open space next to Haycroft Drive is important to them.
We did: The underground utilities in this location make it more difficult to build on this area so development has been removed on this site.

The layouts around the sites next to Winnycroft Lane and the south of Matson Avenue have been simplified to make clear frontages and well-defined public and private space.

The open space around Sneedham Road has been made bigger with suggested locations for new homes being more spaced out towards the rural southern boundary.

Matson: Matson North



Existing layout - Aerial Photograph



Key

Existing vehicular routes

Proposed vehicular routes

Existing pedestrian routes

Proposed pedestrian routes

Existing buildings

Proposed houses

Proposed Flats

Community use

Public open space

Proposed layout



Relocated and improved play area

Relocated and improved play area

Matson: Matson Northern Centre



Existing layout - Aerial Photograph



Key

Existing vehicular routes

Proposed vehicular routes

Existing pedestrian routes

Proposed pedestrian routes

Existing buildings

Proposed houses

Proposed Flats

Public open space

Community use

Proposed layout



Proposed play area

Matson: Matson Centre

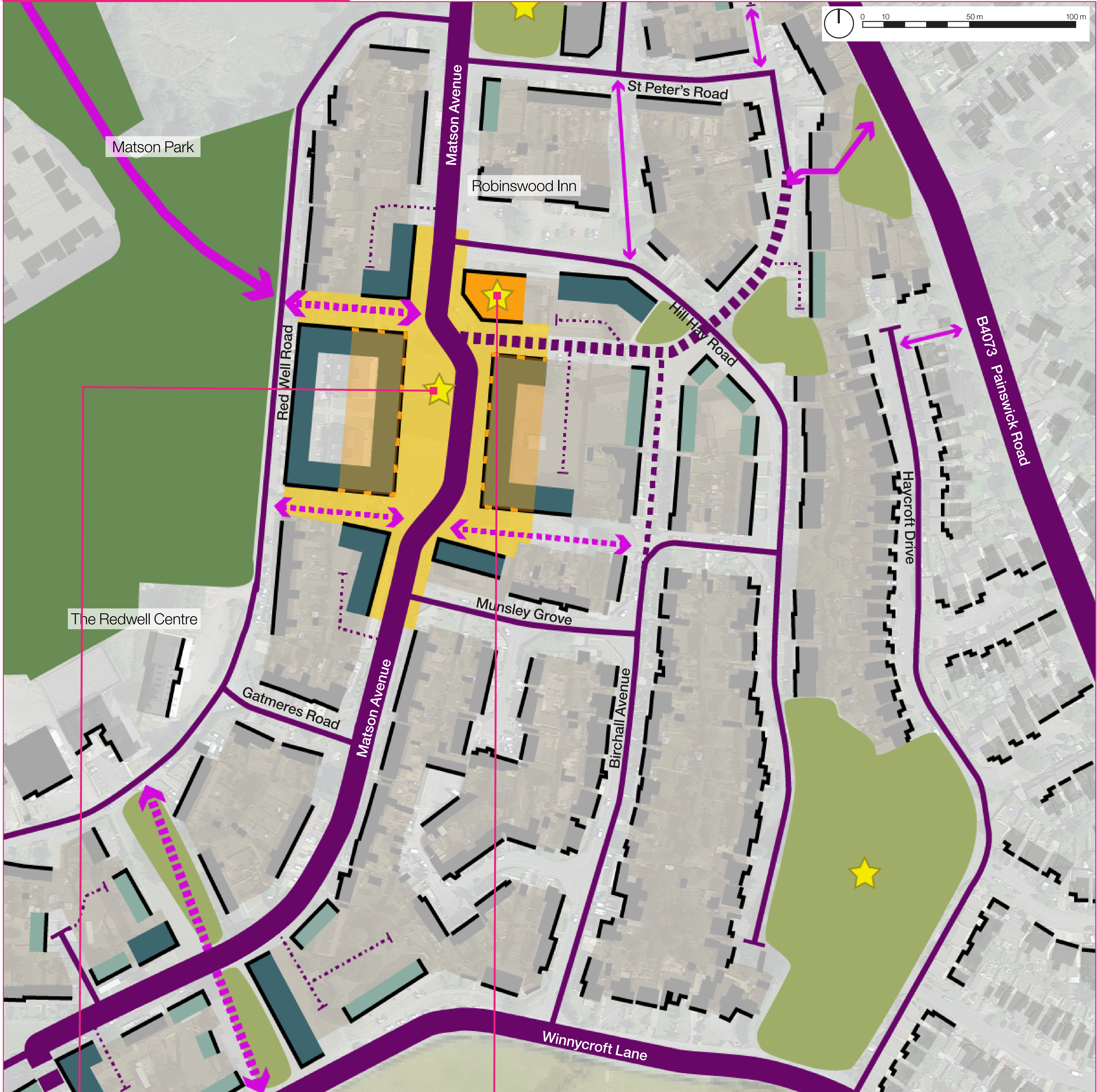


Existing layout - Aerial Photograph



Key					
	Existing vehicular routes		Existing buildings		Proposed community centre
	Possible vehicular routes		Proposed houses		Public open space
	Existing pedestrian routes		Proposed Flats		Proposed central neighbourhood area
	Possible pedestrian routes				Community use
	Proposed flats above shops and/or community uses at ground floor				

Proposed layout



Improved central neighbourhood area

Proposed community building

Matson: Matson South



Existing layout - Aerial Photograph



Key	Existing vehicular routes	Existing buildings	Community use
Proposed vehicular routes	Proposed houses	Public open space	
Existing pedestrian routes	Proposed Flats		
Proposed pedestrian routes			

Proposed layout

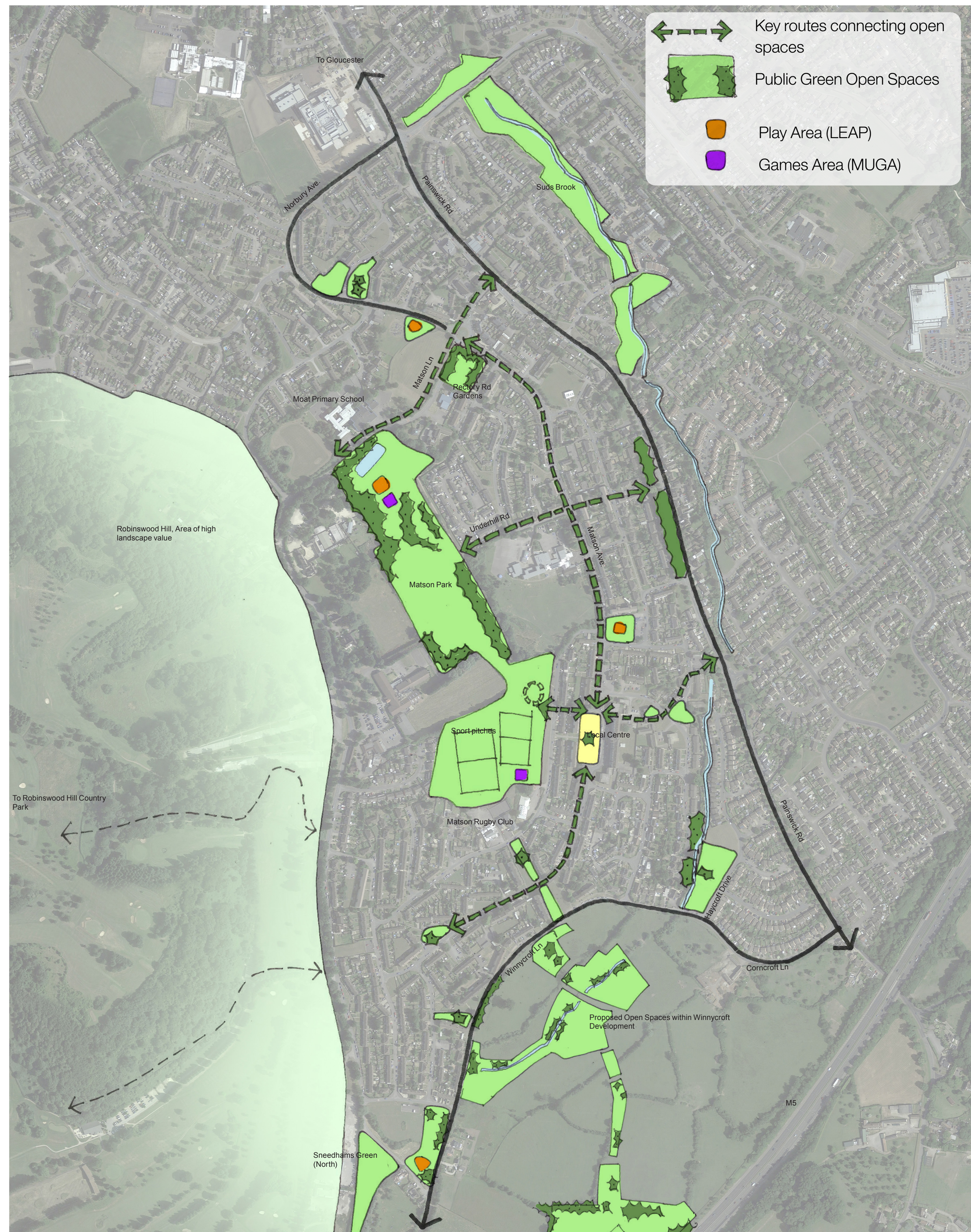


Proposed play area

Matson Landscape Strategy



Sketch Landscape Structure Diagram



Landscape Opportunities

There are opportunities to improve the quality of open spaces through improvements to their design and the facilities they provide, as well as their distribution and accessibility. The landscape strategy seeks to:

- Enhance existing open spaces by improving their quality and usability for all residents
- Allow for new open space paths and routes to improve accessibility across Matson
- Improve access into Matson Park from Matson Avenue by improving green routes
- Provide additional play areas to give play opportunities for all young people
- Retain most of the Matson Oaks and other significant, mature trees
- Embraces the green infrastructure-led standards of Gloucestershire Wildlife Trust's Building with Nature to improve:
 - + Wildlife - habitat and connectivity, linking existing and new green corridors,
 - + Water - introducing sustainable urban drainage (SUDs) features to the open spaces, complimenting existing SUDs features such as Suds Brook
 - + Wellbeing – encouraging community involvement in the design and types of activities for each open space.

What do you like about the strategy for enhanced green space?
Do you have any concerns about what the strategy seeks to achieve?



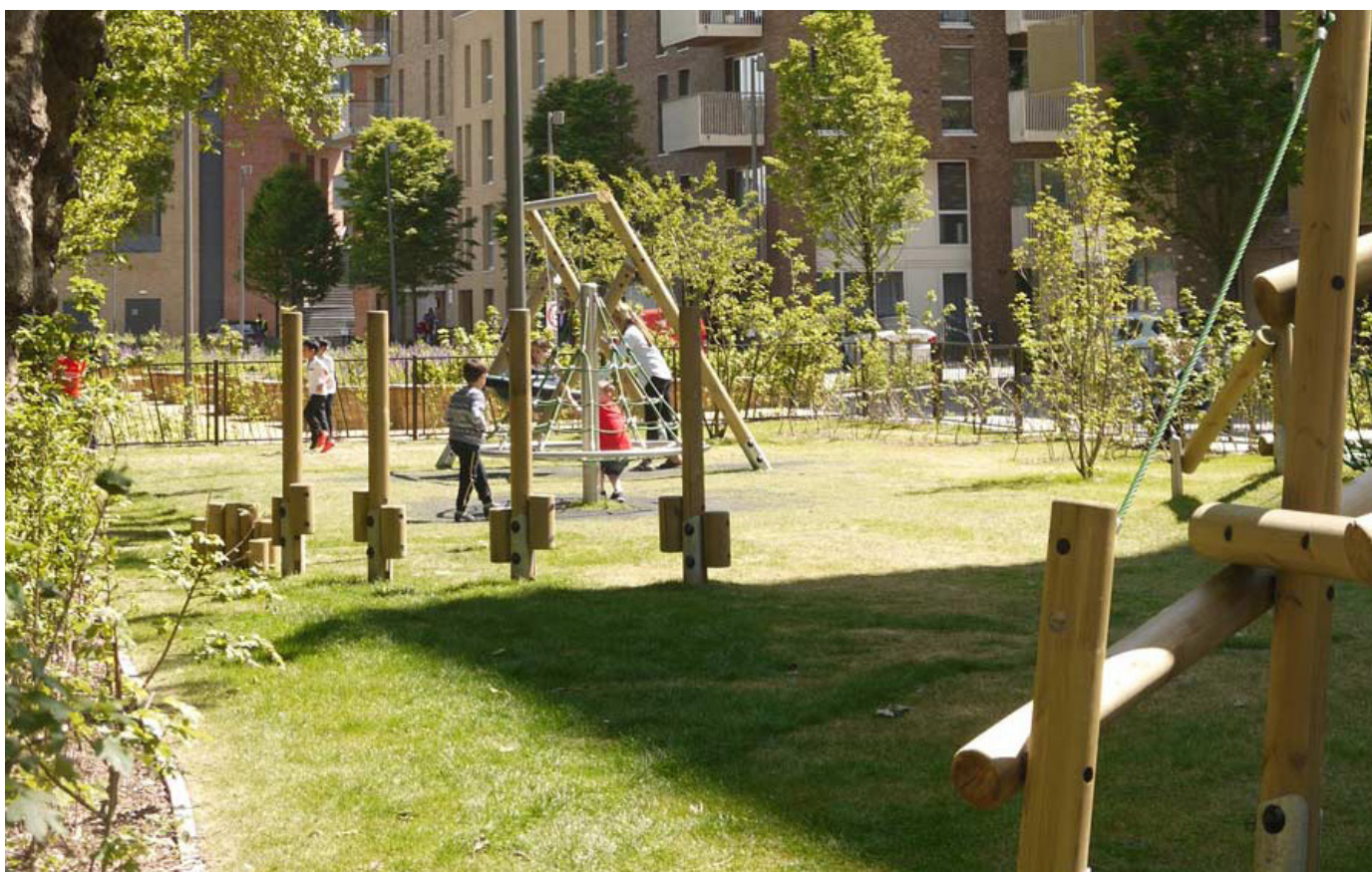
Gateway Entrance to Park at Burgess Park in Southwark



Allotment Gardens



Green Open Space with Sustainable Drainage Features at Ladywell Fields in Lewisham



Play Trails at St Andrews Housing Development in Bromley by Bow

Examples of other new housing



Example of terraced housing with parking. Derwenthorpe, York



Example of housing facing onto green open space



Example of housing on a small residential street



Example of housing facing onto green open space



Example of play areas overlooked by housing



Example of flats above ground floor shops/community facilities



Example of well-overlooked neighbourhood green



Example of terraced houses



Example of a central space as an opportunity for a market