

HELPING TO SHAPE THE FUTURE OF MATSON





Tibbalds CampbellReith

Multidisciplinary Joint Venture

Kevin
Murray
Associates



Welcome to the first of the **Shaping Matson Community** newsletters. These will be sent out to every home and business in Matson so that everyone is kept fully informed about the programme of renewal. More importantly, the newsletters will be a good way to make sure that everyone who lives or works in Matson is given the opportunity to come to the consultation events and study visits, so that you have every opportunity to help guide the process and shape the design of your community.

We will be working with residents and community stakeholders to agree the principles for redevelopment which will form part of a Supplementary Planning Document or SPD. This will be a legal planning document, developed through a wide consultation process, for final agreement by Gloucester City Council in 2018. Once in place, this type of SPD provides a 'blueprint' for how the area will continue to develop over the next 20 years or more. This is really important to ensure that Matson keeps pace with the city-wide renewal programme and

that it is fully connected with our wonderful historic city, so that existing and future communities are much better served.

This proposed SPD will be a local policy document for Matson that will form part of the emerging city-wide Local Plan for Gloucester. The Local Plan sets out how the local planning process needs to guide the city's programme of social, economic and environmental enhancement. Being involved in this process provides a real opportunity to shape your neighbourhood.

For more information please contact GCH on 01452 424344 or contact@gch.co.uk

JOIN US
THURSDAY 16TH
NOVEMBER

Community Design Workshop

At Gloucester Academy
Painswick Rd,
Gloucester, GL4 6RN
4.00pm to 7.00pm
with presentations at 4.30pm
and 6.00pm
All welcome – bring the whole
family.
Light refreshments will be
provided.

This first community design workshop will give you a chance to meet the masterplanning design team Tibbalds Campbell Reith. The Tibbalds team will work with the community to help put together a plan for Matson.

We hope that everyone will see this as a real opportunity for change, because by working together we can lay the foundations for positive change that will endure for generations to come.



MEET THE MASTERPLANNERS



Sarah Jenkinson

“Tibbalds were appointed in September 2017 by GCH to provide design services to lead the development of the Supplementary Planning Document (SPD).

We are a team of planners, urban designers, engineers and landscape architects who will work together, with GCH, the Council, local service providers, businesses and residents to look at the different factors that currently impact the estate. This will allow us to work out the real options that are available for the best possible redevelopment proposal for Matson.

The SPD will present the principles for a successful masterplan which is programmed

for completion in April 2018. It will then go out to formal public consultation with the aim of being adopted as part of local planning policy later in 2018. Only after this has happened would the more detailed design work take place for a planning application to get approval for the redevelopment. This design work takes many months; typically over at least a year for projects of this size.

It's important that everyone is aware that this is a long process and your involvement along the way will make the proposals more successful and meaningful to Matson as a neighbourhood. We really look forward to meeting you and working with you to develop the SPD.

WE HAVE
ALREADY
STARTED
CONVERSATIONS
WITH RESIDENTS
AND PARTNERS
OF THE MATSON
COMMUNITY AND
THIS IS WHAT
RESIDENTS HAVE
TOLD US SO FAR
ABOUT WHAT ITS
LIKE TO LIVE IN
MATSON

In August and early September this year, residents were invited to take part in two 'walkabouts' led by community engagement consultants Kevin Murray Associates. Members of the community who came on each walkabout completed a feedback form based on the Place Standard tool to give us more information about what it's like living on the estate; what they like about it and what frustrates them.



1. Moving Around Matson
Pavement parking causes obstruction; routes are quite direct but not always easy to use for people of limited mobility due to poor surfaces, for example mobility scooters and walkers can find it difficult in places.

2. Public Transport
Buses are frequent, although they can be unreliable; routes generally good for getting into the city centre and other areas. Older workers with free bus passes can't use them to get to work before 9.30am making cost an issue.

3. Traffic And Parking
Parking is poor, with people using green spaces to park in places. Houses without driveways mean that there is a lot of on-street and pavement parking which makes it hard for people with pushchairs or mobility aids to get by safely. The main through routes need slower speed limits to make crossing the road easier and safer.

4. Streets And Spaces
There are good parks and green spaces, although play equipment needs to be replaced; some parks can flood leaving areas damp and less usable for a long time.

5. Natural Spaces
Good spaces, but could do with some work; good assets for the community; lots of green space, but could be more accessible to all ages.

6. Play And Recreation
More play areas for children are needed, especially for those living in flats; facilities for teenagers are also needed.

7. Facilities And Amenities
The shops could do with a face-lift and a decent supermarket selling fresh produce would be welcomed.

8. Work And Local Economy
There are good training and volunteering opportunities but more employment space is needed. There aren't enough childcare facilities.

9. Housing And Community
Ageing housing stock and larger family homes needed. Newer housing developments are attractive, have better street layouts and fit in well.

10. Social Contact
The opening times of community facilities could be extended; the facilities are good but options for using them are limited.

11. Identity And Belonging
Communication of what goes on around the estate could be better but it's a resilient community.

12. Feeling Safe
Older people especially can feel intimidated if certain groups are around; there is a different feeling of safety at different times of the day and night. [There were different perceptions amongst different age groups]

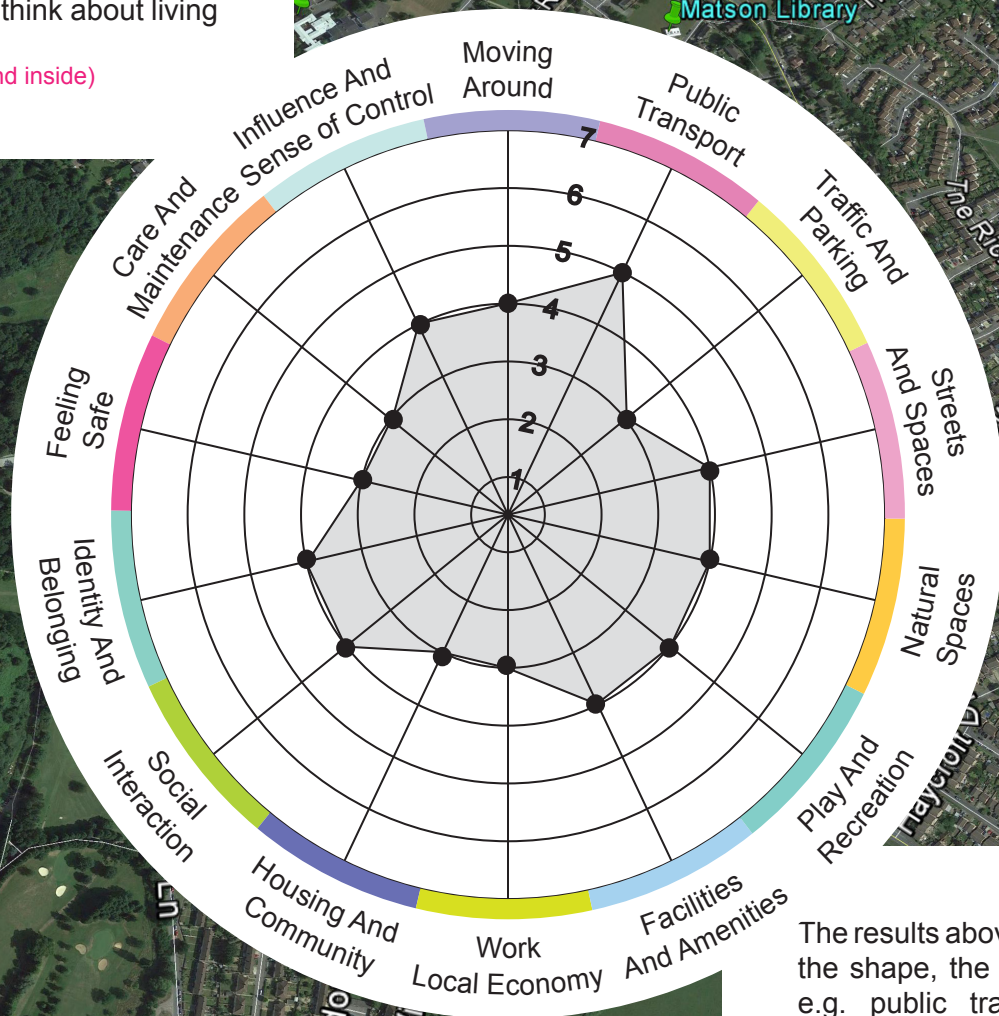
13. Care And Maintenance
Certain areas (i.e. near the shops) have litter problems, with questions about whether the Council's contractors doing as much as they should.

14. Influence And Sense of Control
Community groups are open and accessible but official organisations can be less receptive.

Are these statements ones that you agree with? Is this a good description of the Matson that you know and live in? Come to the Design workshop at Gloucester Academy on Thursday 16th November to have your say, your views are really important.

This graph represents what you as a community think about living in Matson.

(Further details found inside)



The results above show, the wider the shape, the higher the score, e.g. public transport provision scored highly but housing, work and local economy had the lowest scores.



www.gch.co.uk/shapethefutureglos