



# HELPING TO SHAPE THE FUTURE OF PODSMEAD

WHAT HAPPENS NEXT



Newsletter 3 – February 2018

# HAVE YOUR SAY:

**Thursday 22<sup>nd</sup> February 3.30pm – 6.30pm  
at Scott Avenue Green**

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The next Community Consultation event is on Thursday 22<sup>nd</sup> February from 3.30 – 6.30 on the Scott Avenue Green (*outside the shops and inside a heated marquee*). Please come along to see the latest plans and discuss your ideas for regenerating Podsmead.

The next meeting of the Neighbourhood panel will be late February/early March.

If you want to be involved but were not able to make the meeting on 1<sup>st</sup> please contact us on [regen@gch.co.uk](mailto:regen@gch.co.uk) or **01452 424344**.

## Who is behind this initiative?

Gloucester City Homes, Gloucester City Council and Gloucestershire County Council have worked together to develop a wide partnership which involves local residents, community groups, local schools, health services, the police and environmental groups.

**Gloucester  
City Council**  
*Transforming Your City*





# RESIDENTS DISCUSS PLANS FOR PODSMEAD IN THE FUTURE...

The latest Community event was held at  
The Ramblers on Sunday 14<sup>th</sup> January.

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This was an informal drop-in session where residents had the opportunity to see and discuss the initial ideas and options for Podsmead and ask questions about them directly to staff from GCH, Tibbald's (the master planners) and KMA (the Community engagement team) on a one-to-one basis.

This event featured the first illustrative plans which suggest potential changes to street layouts, buildings and greenspace.



*Photo of the Upper  
Horfield Estate in Bristol*

Residents were asked to complete a feedback form either in hard copy or online. If you were not able to come to the event your feedback is still really important.

Please view the illustrative plan video at [www.gch.co.uk/helpshapethefuture](http://www.gch.co.uk/helpshapethefuture) and let us know what you think by completing the online survey, contacting our customer services team or coming along to one of our Regeneration Drop-In sessions every Tuesday between 11am and 2pm at the Hello Gloucester van which will be parked on the green by the shops on Scott Avenue.

Whilst the event itself was not well attended we received some feedback on the day.



*Podsmead Event*

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**There was a mixture of positive feedback in relation to the proposals with residents commenting;**

- The potential to replace very dated blocks of flats with well-designed, more attractive modern blocks was felt to be worthwhile
- The relocation of the shops to a new, larger space with high quality hard landscaping, potential for a supermarket, healthcare facility and a purpose-built community centre is welcomed, subject to appropriate parking arrangements being put in place.
- Pleased to see that the Wildlife Trust is providing advice and is involved in this project
- Good to see better use of green space and Improving walkways and cycleways into and out of the estate to the north and west were seen as essential and that better lighting was necessary
- Welcome the inclusion of a skate park subject to the agreement of a temporary and then permanent position for it
- Road layout improvements and areas where pedestrian crossings could be introduced were well received, including across Cole Avenue as part of the suggested Podsmead retail and community centre re-development
- The Blackbridge Community Sports Hub was felt to be a positive asset

**Also some concerns expressed about;**

- Whether enough car parking for the suggested new retail hub could be provided

- The potential loss of green space
- Possible loss of the prefabricated bungalows over time
- The safety of the central space on Scott Avenue in relation to creating a new primary route
- Increased traffic on Podsmead road due to the proposed Crypt primary school and the adjacent Blackbridge Sports Hub, especially given the current lack of pavement and well-designed bus stops on the eastern side of Podsmead Road.
- What type of housing would be available
- Whether the re-development will actually happen and when

There was a very useful discussion at the drop in event about the proposed Skate Park and how this could best integrate within the masterplan and SPD. Because the equipment likely to be bought for the Skate Park could be re-located, the ideal compromise was a temporary location adjacent to Cole Avenue for up to 5 years before moving to a permanent location in the new Blackbridge Sports Hub. The benefits of re-locating would be:

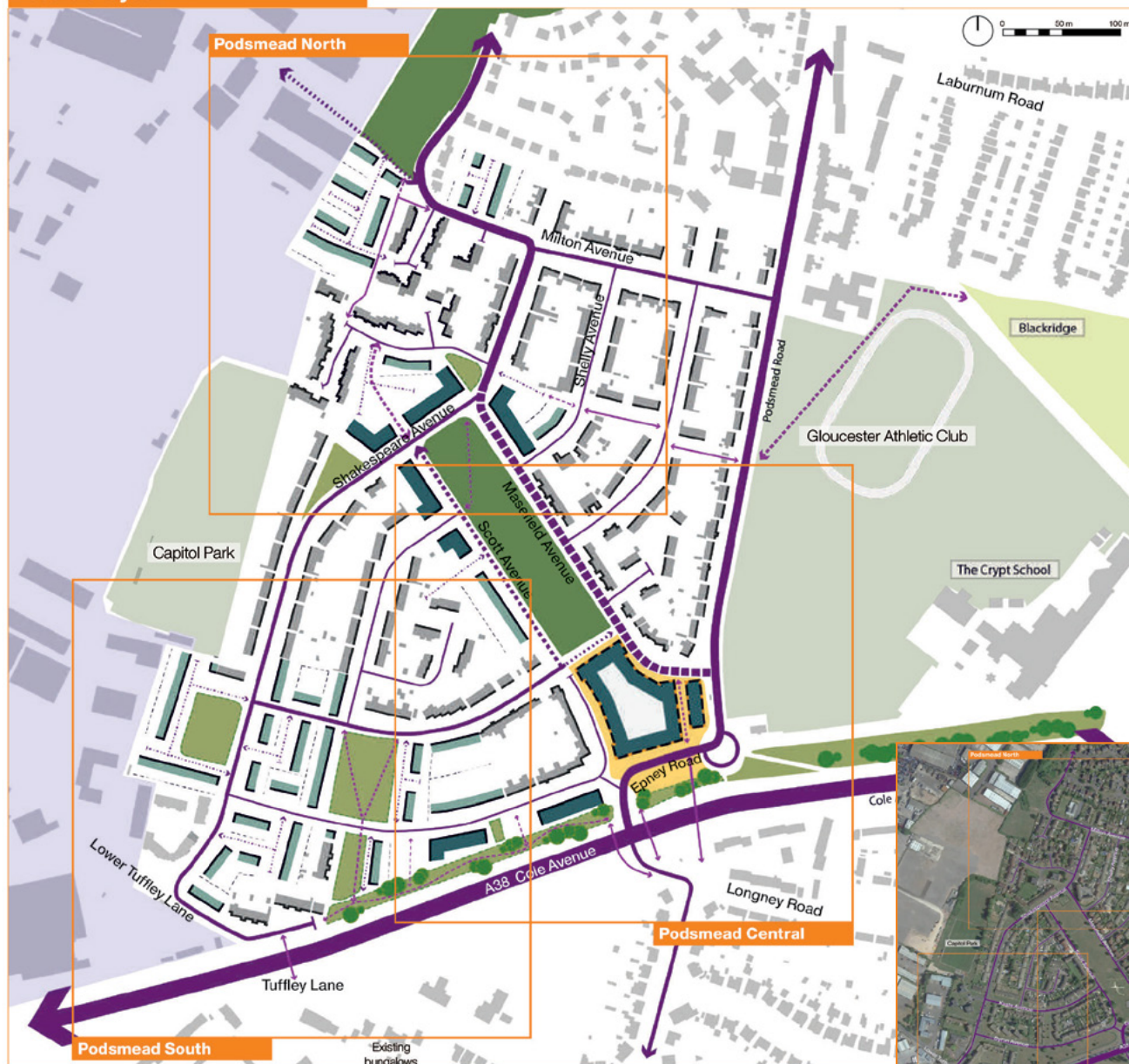
- Possibly a larger facility that could be part-funded as part of Blackbridge
- Better access and screened from traffic

Being part of a managed site it would be a more secure facility with access to a club house

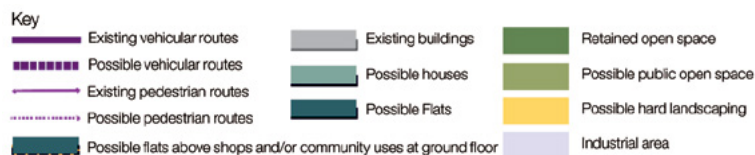
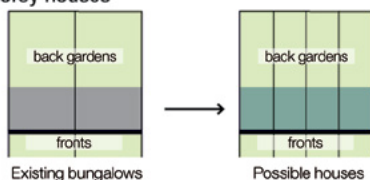
All residents at the drop-in were keen to see more detailed plans and have the opportunity to comment more fully, particularly about the location and design of the retail area and the new community centre.

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## Possible layout



### Possible replacement of bungalows with to 2+ storey houses





# STUDY VISITS



*Leisure and Neighbourhood Centre  
at the Spirt Quarters Estate*

On Saturday 20 and Wednesday 24 January, residents from both Matson and Podsmead joined GCH staff and representatives from Gloucester City Council, Gloucester Police, Gloucester Care Commissioning Group and Kevin Murray Associates on visits to Spirit Quarters neighbourhood, in Coventry and Upper Horfield in Bristol, where they met with local residents and stakeholders who have and continue to be involved in the community-led regeneration of their estates.

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The visits began with brief presentations giving information on what both estates were like prior to the regeneration taking place and some of the problems residents faced, followed by a bus tour (in Coventry) and walkabout (in Bristol) to see first-hand the changes that had taken place.

## **Both estates shared similar problems to Matson and Podsmead including:**

- Poor quality housing – damp, cold
- High levels of anti-social behaviour
- Community demographic was changing
- Lack of good quality community facilities

## **Those who attended found the visits very informative and agreed that there were some good ideas for the regeneration of Matson and Podsmead, including:**

- Benefits of community-led regeneration
  - Well-designed homes – including lifetime homes
  - Energy efficient homes
  - Safe streets
  - Attractive and well maintained parks and play spaces
  - Good transport and access to jobs and services
  - Apprenticeship schemes as part of the regeneration process
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# YOUR VOICE COUNTS

**Interested in establishing a Neighbourhood Panel that gives your community a stronger voice?**

The first meeting to explore how best to set-up Neighbourhood Regeneration Panels for Matson and Podsmead was held on Thursday 1<sup>st</sup> February.

The meeting focused on possible ways to set up representative Panels for Matson and Podsmead and agreeing the terms of reference.

The purpose of these panels is to act as a local steering group, giving the community a stronger voice in the regeneration process.

These groups would be supported to evolve and deepen their level of engagement as the regeneration process transitions from the early masterplanning stages into a formal planning programme for the next decade or so.

The role of an Independent Residents Advisor was also discussed and residents volunteered to assist with the appointment of the advisor with the intention of having them in place by the end of March 2018 if possible.



The role of the Independent Residents advisor will be to support the Neighbourhood Panels, providing independent advice and support to residents whilst working with GCH, the City and County Councils, the NHS and other regeneration stakeholders.

The next meeting of the Neighbourhood Panels, will be late February/early March. If you want to be involved but were not able to make the meeting on 1<sup>st</sup> please contact us on [regen@gch.co.uk](mailto:regen@gch.co.uk) or **01452 424344**.



# MAKE YOUR VOICE HEARD

From 6<sup>th</sup> February a regular Regeneration Drop-In will be provided every Tuesday from 11am – 2pm in the Hello Gloucester van, which will be parked on the green by the shops on Scott Avenue.

The drop in will be staffed by a member of the Regeneration team, so if you want to look at the illustrative plans in more detail and ask any questions please just come along and talk to us.



**Got a question or  
want more information?**

**Email:** [regen@gch.co.uk](mailto:regen@gch.co.uk)

**Visit:** [www.gch.co.uk/helpshapethefuture](http://www.gch.co.uk/helpshapethefuture)

**Join the Facebook Group:**

**Help Shape The Future of Matson & Podsmead**

**Call:** 01452 424344

Your  
**voice**  
counts!



Photos from the study visits

