

## **Moulsecoomb Project**

### **Key Findings Paper**

**Produced by the Planning for Real Unit (Accord Housing Association)**

**February 2020**



## Moulsecoomb Project – Key Findings Paper

### The Project:

The aim is to create a new community building on land next to the Moulsecoomb Community Leisure Centre to improve services and facilities for Moulsecoomb and Bevendean residents.

The hub could include a GP Surgery, Moulsecoomb Library, youth services, adult learning and a community café. Bringing services together into a new centre also frees up a number of sites to build up to 250 much-needed new homes. The City Council's aim is to build as many new council homes as they can.

This Project also offers the opportunity to relocate the existing sports pitches and to seek ideas about what other sports provision is wanted in the area.

### The Consultation Programme:

A programme of consultation events was delivered during January and February 2020 as follows:

Date	Location	Time
22 <sup>nd</sup> January	Moulsecoomb Leisure Centre	9am to 7pm
24 <sup>th</sup> January	The Bevy	12 noon to 7pm
29 <sup>th</sup> January	Holy Nativity Community Hall – Coffee Morning	9.30am to 12 noon
29 <sup>th</sup> January	Holy Nativity Community Hall – afternoon drop in	2pm to 6pm
30 <sup>th</sup> January	67 Centre – event for young people	5.30pm to 7.30pm
13 <sup>th</sup> February	St. George's Hall – drop in	12 noon to 2pm
13 <sup>th</sup> February	Moulsecoomb Primary School	3pm to 4pm
13 <sup>th</sup> February	Moulsecoomb Leisure Centre	5pm to 7pm

### Level of Participation:

Over the consultation events 224 individual participants recorded their attendance through the use of Gender, Age and Ethnicity Boards – we believe this number to be a slight underestimate as when events were busy we feel we missed recording people. The breakdown is as follows:

#### By Gender

Female = 143	Male = 77	Other = 4
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#### By gender and ethnicity:

Ethnicity	Female	Male	Other
White British	129	69	2
White Irish	4	0	0
White Other	5	4	1
Black or Black British	0	1	0
Asian or Asian British	1	1	1

Mixed	3	2	0
Other	1	0	0

**By gender and age:**

	Female	Male	Other
12 yrs. & under	13	9	0
13 – 16 years	26	3	0
17 – 20 years	7	2	0
21 – 25 years	5	1	0
26 – 36 years	17	9	0
37 – 47 years	21	10	2
48 – 58 years	19	17	1
59 – 69 years	16	14	1
70 years & over	18	12	0

As can be seen from the information / tables above strongest representation in terms of ethnicity has been recorded under White British and with regard to age strongest representation has been those 16 years and under and those between the ages of 26 and 70 years and over.

**Analysis of Views:**

A total of 1700 individual suggestions were placed on the 3D model during the various consultation events. Of these 1700 individual suggestions the following number were placed on key sites within the Project area:

**Key Sites on which views were sought:**

- Hub = 340
- Housing Sites = 390
- 67 Centre = 48
- Sports Provision Site = 94

A total of **872** individual suggestions representing just short of half of all the suggestions placed on the model.

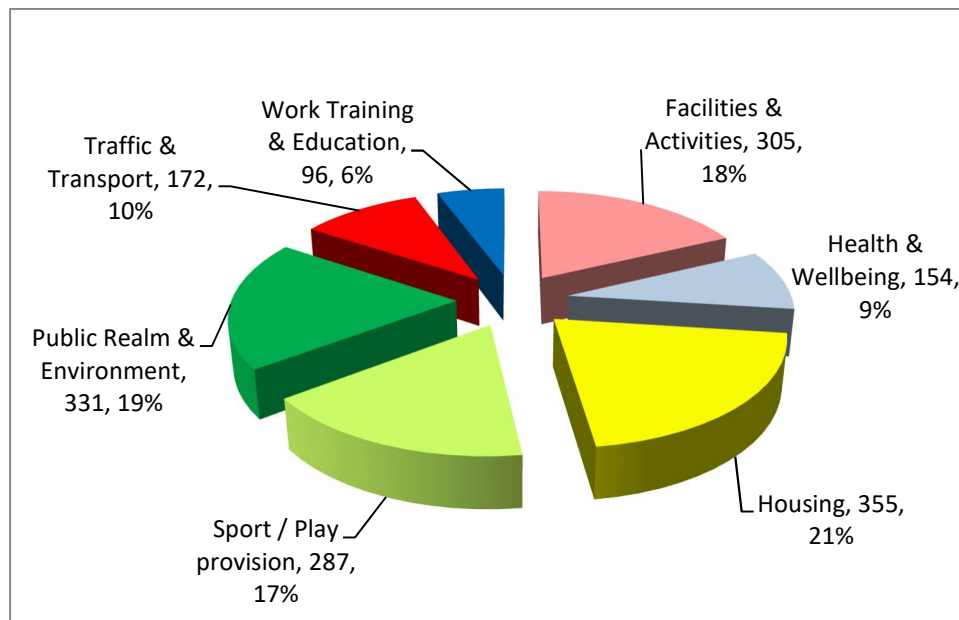
**Additional sites:**

- Moulsecoomb Leisure Centre = 77
- Moulsecoomb Leisure Centre / Hub = 10
- Moulsecoomb Leisure Centre Car Park = 14
- Moulsecoomb Health Centre = 60
- School Playing Field = 98

A total of 259 individual suggestions were recorded for these additional locations.

Many of those participating took the opportunity to put forward suggestions and / or concerns about the wider neighbourhoods of Moulsecoomb and Bevendean and it is hoped, through the Moulsecoomb and Bevendean Local Action Plan Group to review and consider all these ideas.

Overall the 1700 individual suggestions break down as follows by Theme:

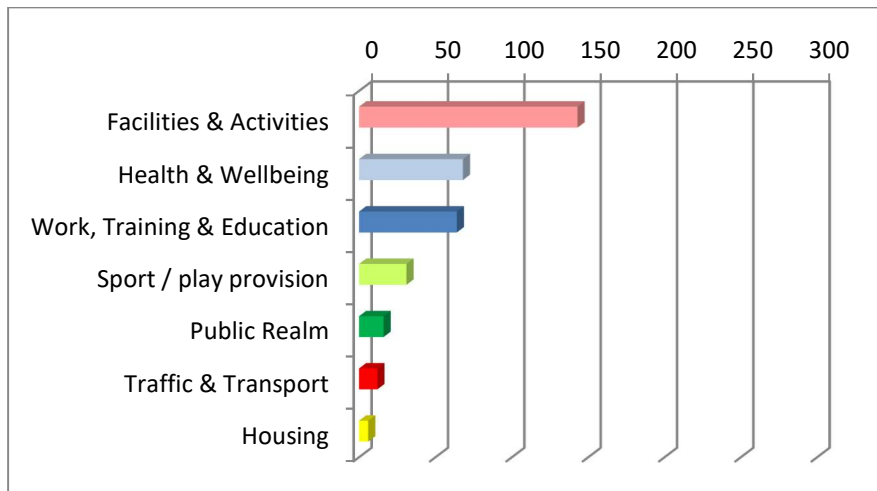


### Key Sites Analysis:

#### Hub:

The **340** individual suggestions placed on the proposed Hub site are made up as follows: the Hub itself – 311; the Hub outside area – 6; the Hub / new Youth Centre – 21; Hub / Moulsecoomb Health Centre – 1; and the Hub / Moulsecoomb Hall – 1.

Out of these 340 individual suggestions the greatest number were recorded under Facilities & Activities with 143; with Health & Wellbeing and Work Training and Education being the next highest recorded suggestions with 68 and 64 suggestions respectively. Sport / play provision was the fourth highest with 31 suggestions.



Of the suggestions put forward under Facilities & Activities, the most frequent suggestions relating to **Facilities** were: a community café / internet cyber cafe, the Library, adult learning space; multi purpose space including meeting space for local groups and organisations including places for people / older people to meet and socialise; storage facilities for community groups; an information access points; a cash point; and a building that is light and airy and welcoming and friendly with disabled access and extensive opening hours.

With regard to activities / provision within the Hub itself the top suggestions from across the themes were:

- Mental health support (14 suggestions)
- Support & counselling for young people (7 suggestions)
- A gymnastics club / facilities (6 suggestions) – it should be noted however that 54 suggestions for this provision were placed on the Moulsecoomb Leisure Centre. It should also be noted that there was strong representation at the consultation events by members of the Gymnastics Club.
- More vocational training for 13 – 16 year olds; employ and develop local people for local jobs; a community swap shop; a Food Bank; a fruit and veg box scheme locally run (5 suggestions each)
- Apprentice information; Doctors to speed up waiting times; an NHS Dentist; local blood donor sessions (4 suggestions each)
- Playgroup including for under 5's; Police Hub / presence; advice and support sessions; alternative health therapies; growing and selling food locally run; a job search club; local job information point; and youth provision (3 suggestions each).

There were numerous other suggestions put forward by either two people or one person.

The external space next to the Hub generated a number of single suggestions for a youth shelter; a play area for children; dog walking area and poop scoop bins; home zones / safe play streets; and planting to encourage wildlife.

**Other key messages:**

**Transport / getting to the new facility:** we recorded 29 requests for a bus route/service to link Moulsecoomb and Bevendean; 8 suggestions for a community mini bus / community transport / dedicated transport; 3 suggestions for a shuttle bus; 2 suggestions for transport to the Hub; 1 suggestion for a more frequent public transport service; and 1 suggestion for a bus up and down Moulsecoomb Way. These suggestions were placed on a variety of locations but all link to the need to address how local residents from across the area will be able to access the new facility and was a particularly strong message from residents of Lower Bevendean. There were also requests for pedestrian and cycle links, certainly between Lower Bevendean and the new facility, which would shorten the present route(s) that residents use.

**Doctor's Surgery:** the residents of Lower Bevendean did not wish to lose yet another Doctor's Surgery and wanted their Surgery in The Avenue to remain along with the pharmacy. The majority of suggestions for a GP Surgery were, in fact, placed on Moulsecoomb Health Centre rather than the Hub. However, the fact that the information boards at the consultation events, and the message from those facilitating, was that the Hub could include a Doctor's Surgery which may have resulted in participants feeling that they did not need to put the "flag" for the GP Surgery onto the Hub location.

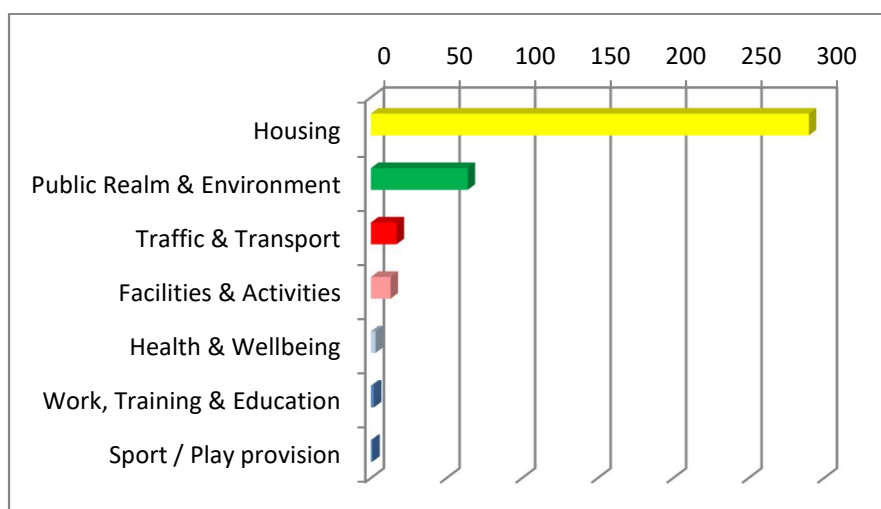
**Library:** The opportunity was provided for participants to make comments / suggestions about Moulsecoomb Library and Hall. In terms of the Library there were 8 requests for it to remain where it is and 5 suggestions for it to be sited at the Hub, 2 suggestions for it to be sited at the Moulsecoomb Health Centre and 1 suggestion placed on the Sports Provision site. Again because the information boards and the message we were giving to participants they may have felt that it was not necessary for them to tell us that they wanted to Library located at the Hub.

**Good News Organisation presently located at the Hillview Centre:** it was obvious at the consultation events from the representations / comments made by the person running this Charity and the members who were involved and benefitting from the provision / services, that they were all anxious that alternative **local** premises were found for them as their Centre was being demolished as part of the housing proposals.

**Housing Sites:**

This area on the model generated 390 individual suggestions of which 290 were directly linked to the housing provision; 64 suggestions about the Public Realm and the Environment; 17 suggestions about Traffic and Transport; 13 suggestions about Facilities and Activities; and 3 suggestions for Health and Wellbeing, 2 suggestions for Work, Training and Education, and one suggestion about Sport / play provision. It should be noted

however that placed on the 67 Centre site (within the Housing Sites area) there were 34 suggestions relating to Sport / play provision and 10 suggestions linked to the Public Realm and Environment that will need to be taken into consideration.



The **key messages** that can be drawn from the results are:

It should be noted that whilst the overall layout of the housing sites as shown on the model did not generate any adverse comments, a number of comments were recorded relating to the parking provision shown (see comments under Traffic and Transport).

Housing:

- Greatest need is for family housing (36 suggestions)
- The homes must be affordable (23 suggestions)
- The incorporation of renewable energy / sustainable energy (20 suggestions)
- Housing suitable for disabled people / people with different levels of mobility (20 suggestions)
- Flats for younger people (13 suggestions)
- Homes that energy efficient (17 suggestions)
- There should be a mix of homes including family housing (16 suggestions)
- Housing for elderly people (14 suggestions)
- That what is required is Council housing / social housing for rent / social rent (11 suggestions)
- A welcoming / neighbourly place to live should be created (11 suggestions)
- Housing for first time buyers (11 suggestions)
- Designing for the needs of: families (8 suggestions); older people (8 suggestions); children (5 suggestions); and teenagers (2 suggestions)
- No high rise / ridge height issues (7 suggestions)
- Integration of new and existing communities (6 suggestions)

Public Realm:

- Green roofs (12 suggestions)
- Work with natural features (8 suggestions)
- Make future provision for electric cars (7 suggestions)
- Create Home Zones / safe play streets (6 suggestions)
- Ensure good street lighting; link by pedestrian route(s); create zones of semi-public space; planting and green spaces; and recycling facility (4 suggestions each)
- Street flower beds, the planting of trees, create a meeting place; a play area for children; and ensure area is kept clean and tidy (3 suggestions each)
- A community composting scheme and community food growing space (2 suggestions each) – please see 67 Centre site below.

#### Traffic & Transport:

- Make future provision for electric cars / electric car charging points (9 suggestions)
- Parking as shown on the model - comments and issues: parking to be built under the housing not outside houses; too many cars parked here; worry about conflict between cars and pedestrians; try to keep cars restricted to certain areas – provide car park area; no cars parked here to save / defeat pollution; parking for disabled required; provide sufficient parking spaces in new development for houses to avoid new residents parking on existing residential roads; and a parking scheme for residents.

In terms of the access roads into the housing sites (from Hillside and from Hodshrove Lane), residents from Hillside made a number of points about parking / dangerous parking. The points they made were that along most sections of Hillside there were too many parked cars and that this led to dangerous parking at particular locations including the junction with Lewes Road which caused accidents and suggested a parking scheme for residents. With regard to Hodshrove Lane most comments related again to too many cars parked there, dangerous parking, and the need to improve street lighting.

A number of “flags” requesting “family housing” and “flats for younger people” were placed along Hodshrove Road which has been interpreted as a desire to see houses of multiple occupation bought back into use for family housing and for the need to provide accommodation for younger people elsewhere.

#### 67 Centre site:

This site, located within the area highlighted for housing, generated a range of ideas relating to Sport / play provision and the Public Realm of which the following are the most frequently suggested:

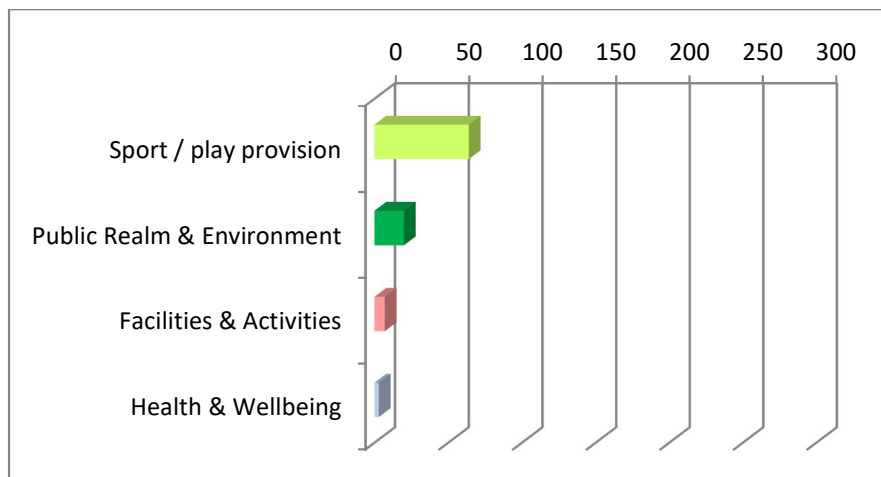
- Gymnastics Club / Facility (10 suggestions). As mentioned above the Moulsecoomb Leisure Centre appears to be a more favoured location for this provision with 54 suggestions.



- A skate park (8 suggestions)
- An adventure playground and a basketball court (2 suggestions each).
- The Public Realm suggestions show that local residents saw this space as providing an opportunity to create a community space which could be used for allotments / community food growing / community garden / sensory garden as well as a providing a seating area, space for community “pop up” activities; and a wildflower meadow. It was also seen as a possible location for a recycling facility and litter bins. (Please note that apart from allotments (2 suggestions) all the other suggestions for put forward just once).

### Sports Provision Site:

This location on the model generated 94 individual suggestions, with the greatest number of suggestions being linked to Sport / play provision (64 suggestions) and the Public Realm and Environment (20 suggestions).



It is understood that this is the site considered the most suitable for the relocation of the existing pitches.

This site was seen as the location for a range of sport / play provision (some of the requests also appearing at other locations notably the 67 Centre site and the School playing field):

- A skate park / skate park & pump track for BMX's (13 suggestions). Note: there were 8 suggestions for a skate park placed on the 67 Centre site as well as 5 suggestions placed on the School Playing Field.
- A swimming pool (7 suggestions) plus a swimming pool / water park (1 suggestion). Please also note the requests for a swimming pool referred to below under Moulsecoomb Leisure Centre.
- Other sport / play provision suggestions included a playground for under 5's – also suggested on the School playing field and outside the Hub; an outdoor gym; gymnastics club / facility (4 suggestions each); floodlit sports pitches and a football

/kick about area (3 suggestions each); and an adventure playground – also suggested for the School playing field, astro turf, a basketball court, and the need for activities for parents and children (2 suggestions each).

In terms of suggestions for the Public Realm and Environment many of these reflected suggestions made for the 67 Centre site such as community food growing space; a community garden; seating area; and space for community “pop up” activities.

### **Additional locations within the vicinity of the Project Site:**

#### **Moulsecoomb Leisure Centre:**

77 suggestions were placed on Moulsecoomb Leisure Centre with a further 10 suggestions recorded as Moulsecoomb Leisure Centre / Hub with the greatest number being the 54 suggestions made by members of the Gymnastics Club for a gymnastics club / facility. Apart from the gymnastics club the other biggest demand was for a swimming pool / small swimming pool / swimming pool and water park (11 suggestions – 10 for the Leisure Centre and 1 recorded as Moulsecoomb Leisure Centre / Hub) – it should also be noted as mentioned above that 7 suggestions for a swimming pool and 1 suggestion for a swimming pool / water park were also placed on the Sports Provision Site.

There were numerous single suggestions for a range of activities and provision which need to be considered against the range of suggestions put forward for delivery through the Hub to decide which location would suit best.

#### **Moulsecoomb Leisure Centre Car Park:**

The key message from the consultation about this area was for the provision of electric car charging points (5 suggestions); the need for more parking and managed parking (2 suggestions each); parking for those with a disability and a car park barrier (1 suggestion each).

#### **Moulsecoomb Health Centre:**

60 suggestions were placed on the Health Centre with the majority being linked to Health & Wellbeing (38 suggestions) and Facilities & Activities (18 suggestions).

#### **Health & Wellbeing:**

- GP Surgery (8 suggestions)
- NHS Dentist (5 suggestions)
- Support & counselling – mental health (3 suggestions); for young people (3 suggestions), support & counselling service (2 suggestions), support for teenage mums (2 suggestions), and someone to talk to if you have a problem (1 suggestion)

- Healthier lifestyles – health information point (2 suggestions), advice & information on healthy eating (1 suggestions), more exercise opportunities for children (1 suggestion), and weight loss advice (1 suggestion).
- General – local blood donor sessions (4 suggestions), and pregnancy advice when unplanned (3 suggestions).

#### Facilities & Activities:

- Suggestions that the Good News Charity and its activities move into the Health Centre as it was understood there was underused space available.
- Library to sited here (2 suggestions)
- A pharmacy (2 suggestions)
- And a range of single suggestions.

#### School Playing Field:

98 suggestions were placed on the School Playing Field on the model of these the largest majority were linked to Sports / play provision and the Public Realm (40 and 47 suggestions respectively).

#### Sport / play provision:

- The most requested sports facilities were around football including a football pitch, football goal posts, a football / kick about area; a junior football team, a basketball court / hoop, and an outdoor 3G pitch (funded through Sport England & FA and run by the Leisure Centre). The single most requested facility was a skate park (5 suggestions) – it should be noted that suggestions for a skate park were also placed on the 67 Centre site (8 suggestions), the Sports Provision site (11 suggestions), the Hub (1 suggestion) and Moulsecoomb School (1 suggestion).
- Requests for play provision included an adventure playground (3 suggestions) and for a play area for children / playground for under 5's (4 suggestions).

#### Public Realm and Environment:

- For the most part the suggestions showed a wish to see the area enhanced through planting including trees and keeping and maintaining the open space, ensuring that the area is kept clean and tidy, creating a community garden and / or sensory garden, creating a community orchard, creating a forest garden, a wildflower meadow, and creating a meeting place. The highest number of requests was for poop scoop bins (4 suggestions).

#### Wider Moulsecoomb and Bevendean:

Residents of Lower Bevendean told us that they felt they were losing, or had lost, many facilities. They were keen to develop a project around the Scout Hut and Community Garden. They did not want to lose their Doctor's Surgery on The Avenue or their pharmacy

– they were worried in case their Doctors moved into the new Hub. They stressed the need for transport to get them to the new Hub facility. They felt that their greatest asset was its greenness and needed ways of accessing it, enjoying it, and sharing it and that it should not be built on.

In the Moulsecoomb and Bevendean area the overall sense from the suggestions put forward was that residents wished to see an enhanced and safer public realm with improvements to road surfaces, wider pavements, improved street lighting, street flower beds, home zones / safe play streets created, grass verges better maintained with the stopping of parking on verges and pavements, more litter bins, improved shop fronts, and for more use to be made of Hodshrove Wood (the treed area between Hodshrove Road and Birdham Road). Also identified was a concern around teenagers with nothing to do which in turn generated suggestions for teenage friendly spaces, more play, sport and activity provision in the wider area. Other key issues for residents were parking problems, reducing traffic speed, and new safe crossing points.

## **Moulsecoomb Project**

**Process and Outcomes Paper for**

**Workshop held on**

**Thursday, 5<sup>th</sup> March 2020**

## **Moulsecoomb Project**

The Workshop held from 6pm to 8pm on 5<sup>th</sup> March 2020 at St. George's Hall, formed part of the second stage of the Planning for Real process aimed at engaging the residents of Moulsecoomb and Bevendean around the regeneration of a number of sites in Moulsecoomb.

### **Format:**

Whilst the consultation events generated suggestions from residents not only about the sites / proposals that the Council were seeking views on but also enabled residents to put forward suggestions for the wider Moulsecoomb and Bevendean neighbourhood, the Workshop focussed on reviewing and sorting the suggestions made about the sites / proposals. It is hoped that a separate Workshop to look at and where possible progress the suggestions put forward for the wider area of Moulsecoomb and Bevendean will be held with members of the Local Action Plan Groups supported by Anke of the Trust for Developing Communities.

The format for the Workshop was one of small group work around the four key “themes”:

- The new Hub
- The Housing Sites
- Sports Provision
- The Public Realm and Environment

“Theme” table had a Facilitator (BHCC Moulsecoomb Project Team Member) and a support “expert” drawn from BHCC “in house” Architect’s Team (Housing Sites and Public Realm) and a BHCC Officer from Leisure Services (Sports Provision).

### **Process:**

The first activity for each “theme” table was, through the use of a concentric circle exercise, to review and prioritise the suggestions from the consultation events relevant to that “theme”. The concentric circle activity begins with all the suggestion/priority cards relating to a “theme” being placed around the outer edge of the circle. Residents who have joined this “theme” table then walk once around the concentric circle in order to read and become familiar with what is written on the different cards. Once back to their starting position they then walk around the concentric circle again, this time moving in one space (circle) those suggestions that they support and consider important. Once this activity has concluded those cards which have reached closest to the centre (bull’s eye) of the concentric circle are recorded as “HIGH” priority; those cards reaching a middle position are recorded as “MEDIUM” priority; and those remaining in the first few spaces (circles) are recorded as “LOW” priority. Some cards do not make it onto the concentric circle / are not moved at all and these cards are recorded as “not taken forward”.

Following the concentric circle activity, “theme” tables then went on to work in slightly different ways:

- The new Hub: as there were so many different elements (community facilities; community activities; health & wellbeing; and work, training and education) and suggestion cards to “prioritise”, the concentric circle activity took up the whole Workshop.
- The Housing Sites: this group used the 3D model created for the consultation events and “blocks” to scale representing different household sizes to work with residents to develop a layout which would provide the number of houses required.

- Sports Provision: this group used a large map showing both the proposed “sports provision” site and the site of the 67 centre together with templates of various types of sports provision. The templates were produced at the same scale as the map.
- Public Realm and Environment: this group used a large map, of the whole scheme area (the housing sites, the Leisure Centre / new Hub and the car park, the School playing field, the sports provision site and the 67 Centre site) together with various templates to help them visualise the improvements to the public realm they had identified were the most important. The group then annotated their decisions / choices directly onto the plan.

### **Outcomes:**

The analysis below goes through each “Theme” giving a comparison between priorities chosen at the Workshop and the key messages to come out from the consultation events together with a description / record of the activity undertaken by each table.

### **THE NEW HUB:**

The consultation with residents highlighted a number of key messages – note: some of the following suggestions with regard to facilities / provision and facilities / services were also placed on the Medical Centre as well as the new Hub site:

- Facilities / provision: a building that is light and airy, welcoming and friendly, with disabled access and extensive opening hours. A community café / internet café; the Library; GP Surgery / bigger GP Surgery; space – for adult learning, multi purpose, meeting space for groups and for residents to socialise, large rentable space; storage facilities; information access point; internet access / excellent wifi; and a cash point.
- Activities / services:
  - Community swap shop; Food Bank; bulk buy food club; play group; community choir / singing group; dance class / group; more exercise opportunities for children.
  - Mental health support; support & counselling for young people; advice & support sessions; an NHS Dentist; local blood donor sessions; fruit and veg box scheme; and Doctors to speed up waiting times.
  - More vocational training for 13-16 year olds; employ and develop local people for local jobs; apprenticeship information; local job information point and job search club; somewhere to access information; and youth provision.

Other key messages included:

- In order to enable residents to get to the new Hub facilities and use the activities and services there was a need for improved transport provision.
- Residents of Lower Bevendean in particular did not wish to lose their Avenue Surgery and pharmacy.
- There was support for both the Library being sited at the new Hub as well as requests for it to remain where it was presently located.
- There was strong representation from members of the Good News Organisation (Hillview Centre) for an alternative venue / location to be found for them so that they could continue their work locally.
- There was also strong representation

The residents who joined this “theme” table worked through a number of concentric circle activities in order to get through the immense number of suggestions made relating to Facilities and Activities; Health and Wellbeing; and Work, Training and Education.

The table below shows the **HIGH** priorities that were identified through the concentric circle activities under the various headings:

<b>HIGH PRIORITY – GETTING TO THE NEW HUB</b>	
Bus route: Moulsecoomb to Bevendean; buses to link Upper / Lower Bevendean & Moulsecoomb; a bus to incorporate both Lower Bevendean & Moulsecoomb especially as the service will affect both areas; a direct route to Moulsecoomb by bus.	
Dedicated bus for Bevendean and Moulsecoomb to get residents around; dedicated transport link to Bevendean and Moulsecoomb; dedicated transport from Hub to Bevendean – circular route	
Bevendean to Moulsecoomb not easy – we need buses (lots); clear walking routes; bike tracks. Transport essential to get Lower Bevendean residents to new Hub; more frequent public transport service needed; bus lane between Bevendean Health Centre and other facilities.	
Community transport: locally run; will be needed to get residents from Bevendean to new Hub facility; community mini bus; mini bus covering streets off main routes; one or two community owned or controlled electric mini buses to move folk around.	
Shuttle bus Moulsecoomb to Bevendean; shuttle services / buses with more frequency.	

<b>HIGH PRIORITY</b>			
<b>Facilities</b>	<b>Activities</b>	<b>Health &amp; Wellbeing</b>	<b>Work, Training &amp; Education</b>
Community Workspace	Good News activities & projects must be kept in area – need to find new premises	Mental Health support; support & counselling for young people; support & counselling sessions	Employ & develop local people for local jobs
More places for older people to meet	Good News: many different services / activities provided to be kept / enabled to carry on.	Befriending scheme	Somewhere to access information
Disabled access	Debt advice	Someone to talk to if I have a problem	More information about apprenticeships
Central space for booking & getting info about adult / community learning		More exercise opportunities for children	Job Search Club
Teenage friendly area		Exercise for the elderly	Evening classes – various
Police Hub / presence		Fruit & veg box scheme	Job related training – better links with industry
Building design: several sections formed with central garden area / quadrant incorporating seating area, toddlers & young children’s play area; and a youth area		Wellbeing Centre	New enterprises to be encouraged and supported



HIGH PRIORITY			
Facilities	Activities	Health & Wellbeing	Work, Training & Education
			More opportunities to help people find work
			Skill & Training Centre

For the MEDIUM and LOW priorities identified by this group please see the table for the Hub in the Appendix at the end of this document.

### THE HOUSING SITES:

We know that one of the key message to come out of the consultation events was that the housing layout as shown on the model did not generate any adverse comments but did generate a number of comments around overall height of the new houses which indicated that local residents did not want the new housing to exceed existing ridge height. The greatest demand was for family housing and housing for people with different levels of mobility and, equally as important, that the housing should be affordable which was further defined as Council housing / social housing for rent. The need for the homes to be energy efficient incorporating renewable / sustainable energy was also important as well as creating a development that was welcoming and neighbourly and which integrated new and existing communities.

There were a range of suggestions in terms of the public realm ranging from green roofs, working with the natural features, making future provision for electric cars, to creating Home Zones, planting and green spaces, street flower beds, and creating meeting spaces and play areas. **It should be noted that:** the numerous public realm suggestions were given to the Public Realm “theme” table to consider and prioritise at the Workshop, hence they are not included as identified “priorities” in this Group..

The parking provision / layout as shown on the model generated concerns and suggestions and the residents on Hillside, a road that would feed into the new housing development, highlighted their concerns around parking / dangerous parking issues along this road.

The priorities generated through the concentric circle activity reflected the key messages from the consultation with the following identified as **HIGH** priorities:

- Housing for families; affordable homes; Council owned / social housing / social rent; and not student accommodation.
- Energy efficient; incorporating renewable energy sources; high environmental standard to limit climate impact; and Passive Haus / eco homes.
- Height of buildings
- The Council to maintain / upkeep their housing areas.

NOTE: one of the **LOW** priorities that came out of the concentric circle activity was for a “Parking Scheme for residents on Hillside” – at the consultation event residents identified that there were parking / dangerous parking issues along Hillside, including at its junction with Lewes Road, which they were concerned about as Hillside was seen as an access road into the new housing.

The residents who chose to join this “theme” were supported by Laura and Issi, Officers from Brighton & Hove Council representing Regeneration and the “in house” Architect’s Team. Using the 3D model and

small squares of materials, representing different household sizes, they were able to work up a potential housing layout which provided 240 homes (see images below).



The layout worked up shows that residents were happier with the taller building being on the lower sections of the housing sites and that these blocks themselves should be staggered in height. The layout also shows family housing located on higher ground facing these taller blocks and that rather than long blocks of housing the preference was for smaller blocks with open space around them.

#### **OUTDOOR SPORT AND PLAY PROVISION:**

We know from the consultation events that residents' placed sport and play provision suggestions across a number of sites including: the "sports provision" site; the 67 Centre site; and the School Playing Field. Whilst indoor provision, notably the request for a gymnastics club / facility, were focussed on Moulsecoomb Leisure Centre, the new Hub, and the Boxing Club.

In terms of outdoor provision the key messages from the consultation identified the greatest demand was for a new space / venue for the gymnastics club; the provision of a Skate Park; the desire for the "promised" swimming pool from the time of the consultation about the Leisure Centre; football provision in a number of different formats – pitches, goal posts, kick about areas, and a 3G pitch; play areas – for under 5's, for children, and an adventure playground; and outdoor fitness – outdoor gym, fitness trail, jogging track, and outdoor exercise for older people.

Seen as background reasons for the requests were comments placed on the model identifying "teenagers with nothing to do", "more activities for our young people", and "teenage friendly areas".

At the Workshop residents who had joined this "theme" table identified the following **HIGH priority**:

- A Skate Park

Their **MEDIUM** priorities included many of the suggestions that had come through as key messages from the consultation events including:

- Swimming pool
- Play areas – for under 5's, adventure playground, and natural play area
- Exercise: an outdoor gym, and outdoor fitness trail
- Outdoor sports: basketball court, 3G pitch, keeping the current football courts, and astro turf.
- Pump track for BMX's / BMX and mountain bike trail

Note: It was agreed that Officers of the Council and the Manager of the Leisure Centre would hold discussions with the Gymnastics Club.

With these priorities in mind and working with Charlotte and ? from Brighton & Hove Council, the residents used a selection of templates representing different types of sports provision including several sizes of skate parks, differing sizes of football pitches, and single and double Multi Use Games Areas (MUGA's).

They developed 4 possible layouts concentrating their provision on the “Sports Provision” site and the 67 Centre site. The photographic images below show their 3 options:



Option 1



Option 2



Option 3



Option 4

All 3 options show a potential new extension to the side of the Moulsecoomb Leisure Centre (on the Hodshrove Lane side) which has been identified as a possible location for the Gymnastics Club (subject to discussion between the various relevant parties).

**Option 1** shows the relocation of just one of the Multi Use Games Areas and the provision of a Skate Park, both benefitting from floodlighting, on the “**sports provision**” site with an adventure playground sited on

the **67 Centre site**. This option also shows the potential extension to the Leisure Centre to accommodate the Gymnastics Club (subject to discussion)

**Option 2** shows 2 x Multi Use Games Areas taking up practically the whole of the available space on the “**sports provision**” site, with an adventure playground located behind and within what appears to be the grounds of the Children’s Centre, and a much larger Skate Park taking up the majority of the available space at the 67 Centre site. This option also includes a potential extension to the Leisure Centre to accommodate the Gymnastics Club (subject to discussion).

**Option 3** shows a single pitch / Multi Use Games Area and a Swimming Pool located on the “**sports provision**” site, again with an adventure playground on the green space between this provision and the Children’s Centre, with a large Skate Park taking up most of the available space at the **67 Centre site**. Again this option also shows a potential extension to the Leisure Centre to accommodate the Gymnastics Club (subject to discussion).

**Option 4** shows a half skate park and half adventure playground on the 67 Centre site; double pitches / Multi Use Games Areas (MUGAs) on the Sports Provision site; and an outdoor gym on the green space between the pitches and the Children’s Centre. As with all the other options described above this option shows a potential extension to the Leisure Centre for the Gymnastics Club (subject to discussion).

It is understood from those residents working on this “theme” that their preferred option is **Option 4**.

**It should be noted** that the residents working with Officers on the **Public Realm “theme” table** were also considering / looking at uses for the **67 Centre Site**.

#### **PUBLIC REALM AND THE ENVIRONMENT:**

We know from the consultation events that repeated suggested have come up across the different sites on the model – the housing sites including the 67 Centre site; Hodshrove Lane and the area that will link the new Hub with the Leisure Centre and the Health Centre; the Leisure Centre car park; the external space around the new Hub; and finally the School Playing Field.

The key messages from the consultation event can be broken down under a number of sub headings:

- Community Facilities: allotments, community composting scheme, community food growing space, community garden, community orchard, sensory garden, forest garden and recycling facility; a meeting space, and space for community “pop up” events / area for community events; a children’s play area and a youth shelter.
- Environmental enhancements: green roofs, keep / create as much open space as possible, planting and green spaces, area kept clean and tidy / well maintained, tree planting, planning to encourage wildlife, wildflower meadow, improved street lighting, CCTV cameras, and litter bins.
- Movement: connectivity routes, cycle paths, and designed so children can play in street.
- Cars: electric car charging points; parking – issues / provision / management; and conflict between cars and pedestrians.

The **HIGH** priorities for this “theme” table were to keep / create as much open space as possible; enclosed communal space for the flats including, for example, seating and raised beds; a connectivity route between areas; and with regard to the School Playing Field that this area needs to be kept free and open.

Their **HIGH / MEDIUM** priorities reflected many of the key messages the suggestions made at the consultation events highlighted and included:

- Community Facilities: allotments, creation of a meeting place; children's play area; and space for community "pop up" events.
- Environment enhancements: planting & green spaces; street flower beds; park area with mature trees & grass / park; litter bins; improved street lighting; and work with natural features.
- Movement: footpath suitable for disabled; and cycle racks.
- Cars: electric car charging points.

Also identified as a priority and important were that there needed to be meaningful communication with the local community during works, and protection from noise and dust whilst building.

Following the concentric circle activity to identify priorities, the residents who joined this "theme" table developed a Public Realm scheme and enhanced environment across the following key locations:

- The public realm element of the Housing Sites
- The 67 Centre site
- Hodshrove Lane
- The Leisure Centre car park which would also serve the new Hub
- The connections between the various facilities including the Medical Centre
- The "sports provision" site
- The School Playing field

The following is a description of the scheme that was developed and captured on the large scale map of the area which showed the above locations:

#### **Housing Sites:**

Lower Housing Site – section from Hillside to a point just beyond the first two large blocks:

- Written on or near the two large blocks: "High density = more amenities" and "Art incorporated into building as in municipal housing in Germany"
- Written along the section of the road: street flower beds; community food growing space; sensory garden (?); and bike stores
- Within the "V" shaped space created by the two large blocks: litter bins; recycling facility.
- The open space along the back of the family housing: planting and green space, willow tree (?)
- Beyond the two large blocks and in the space before the third large block: a line has been drawn across the open space / road and the words "Car Free" written with an arrow pointing back along the road in the direction of Hillside.

Lower Housing Site – section from just before third large block to Hodshrove Lane:

- Written on the road near the third large block and the family housing: bike stores, create Home Zones
- Boundary of Housing Site with Children's Centre land: area for willow tree
- Within the grounds of the Children's Centre and behind the third large block: keep the lovely lavender that grows here.
- The Sports Provision site: noise barrier – shrubs / trees.
- 67 Centre Site: Play area to be visible from houses for safety. Potential replacement for Hodshrove play park which could be changed to allotments. *Note: this site was also under consideration for various suggestions by the Public Realm "theme" table group.*

- Along boundary behind long block positioned where existing pitches are: keep the hedge / extend / add trees.

Hodshrove Lane: Well lit please; continue nice paving (from lower Hodshrove Lane); keep trees in this area (arrows to trees from by the Leisure Centre car park down towards the school).

Upper Housing Site – presently where Good News Centre located: No comments written on the map for this housing site.



School Playing Field:

- Top left hand corner: Community garden & allotments & sensory garden. A multi-function green space bounded by trees.
- Top right hand corner: Allotments for School use?

Leisure Centre Car Park:

- Area close to new Hub site: electric car charging (include wherever there is parking created)
- Area near Medical Centre: flat wide path connecting Medical Centre to other facilities (wheelchair width). More connections between facilities.

### Next Steps:

*I am sure that you all will already have started to progress the outcomes from the Workshop.*

For the Officers and the Architects Team to begin to interpret / evaluate / discuss the various schemes that have emerged from the different “theme” tables at the Workshop and to hold follow up internal and, possibly, stakeholder discussions.

I feel that we need to put together a “community newsletter” to provide feedback to the community and local groups and organisations which says a big thank you to residents who have given of their time, provides information about the results from the consultation events, talks about the Workshop and progress made, and lets people know that the next step will be to come back out to them, once a scheme has been drawn up, in the form of an exhibition.

The preparation for an exhibition of the developing scheme / Master Plan.

18<sup>th</sup> March 2020



## Appendix Tables

### The new Hub:

#### Hub - Consultation Key Messages

Most frequently requested:

##### Facilities:

A community café / internet cyber café; Library; GP Surgery / bigger GP Surgery  
Adult Learning space

Multi purpose space including meeting space for community groups and for residents to socialise

Storage facilities

Information access points

A Cash Point

Large rentable space

Internet access / excellent wifi

A building that is light and airy, welcoming and friendly, with disabled access and extensive opening hours.

##### Activities / Services:

Community swap shop; Food Bank; play group; bulk buy food club; community choir / singing group; dance class / group; more exercise opportunities for children.

Mental health support; support and counselling for young people; an NHS Dentist; local blood donor sessions; advice and support sessions; fruit and veg box scheme; Doctors to speed up waiting times

More vocational training for 13-16 year olds; employ and develop local people for local jobs; apprenticeship information; local job information point and job search club; somewhere to access information; and youth provision.

##### Other key messages:

Transport / getting to the new facility: bus route / service to link Moulsecoomb and Bevendean; community mini bus / transport; a shuttle bus

Doctor's Surgery: Lower Bevendean residents in particular do not wish to lose their Surgery in The Avenue along with the local pharmacy

Library: there was support for both the Library being sited at the Hub as well as requests for it to remain where it was presently located.

Good News Organisation (Hillview Centre): strong representation from members of this Group for an alternative venue / location to be found so that they could continue their work locally.

Gymnastics Club: also made strong representation for a new venue / facility with the majority, over 54 cards, placed on the Leisure Centre and 6 suggestions on the Hub.

#### Hub - Workshop Priorities

##### HIGH Priority

##### Getting to new Hub:

Bus route: Moulsecoomb to Bevendean; buses to link Upper / Lower Bevendean & Moulsecoomb; a bus to incorporate both Lower Bevendean and Moulsecoomb especially as the service will affect both areas; there is no direct route by bus to Moulsecoomb - we need one as we are always lumped with Moulsecoomb; residents of The Orchard also need this bus service.

Dedicated bus for Bevendean and Moulsecoomb to get us around; dedicated transport to link Bevendean and Moulsecoomb; dedicated transport from Hub to Bevendean - circular route

Bevendean to Moulsecoomb is not easy - we need buses (lots), clear walking routes, bike tracks; what about Lower Bevendean residents - no transport; transport for Lower Bevendean residents essential to get them to new Hub; public transport - more frequent service; Bus lane between Bevendean Health Centre and other facilities.

Community transport - locally run / will be needed to get residents from Bevendean to new Hub facility; community mini bus; mini bus covering streets off main routes; one or two community owned or controlled electric mini buses to move folk around in most convenient way.

Shuttle bus Moulsecoomb to Bevendean; shuttle services / buses with more frequency.

##### FACILITIES

##### HIGH Priority

Community Workspace

More places for older people to meet

Disabled access

Central space for booking and getting information about adult / community learning

Teenage friendly areas

Police Hub / Presence

Should have several sections formed with a central garden area / quadrant enclosed by the surrounding buildings. The central garden / courtyard could have many uses and be secure from vandalism; seating area for the public; play area for toddlers and young children; seating area whilst waiting to see service providers; and a youth area.

##### MEDIUM Priority

Community Centre / Hub



### Hub - Workshop Priorities

Community Café with plenty of volunteer training opportunities

Pharmacy

Cash point; cash point - free

Welcoming & friendly

Extensive opening hours; the community buildings and service provider units (Hub & Health Centre) could cater until mid evening and provide 12 / 14 hours opening between the projects - this would enable workers and shift workers to take part.

Multi purpose space; more flexible space for hire

Meeting room in community space - 1 to 1 for BHCC supported employment clients, accessible and confidential

Free hot desk space for freelancers (like at Moulsecoomb Library) wifi, plugs, desks, quiet

Somewhere to meet; places to socialise & meet others

Base for community organisations & staff

Storage facilities for community groups

Wifi bench; Internet access; access to computers

More nursery places

Incorporate renewable energy sources - solar

Design for needs of families

Integration of new and existing community important

#### LOW Priority

GP Surgery / bigger GP Surgery

The Avenue GP Surgery: residents expressed concern about its possible loss together with Pharmacy and wanted it to stay.

NHS Dentist

Library

Community Café; internet / cyber café

Sprung dance floor

Light & airy; modern design; half modern / half traditional design; combined entrance - Hub / Leisure Centre

Large rentable spaces; meeting space for local groups / organisations; adult learning space; rooms / space for parties and events

Community space to have an attached outside space specific to the Hub so can hire inside and outside together

Toilets with accessible facilities

Community Notice Board

### Hub - Workshop Priorities

#### ACTIVITIES / SERVICES

##### HIGH Priority

Good News activities and projects must be kept in area - need to find new premises for Charity.

Good News: many different requests for the various services / activities provided by Good News to be kept / enabled to carry on.

Debt advice

##### MEDIUM Priority

Community Swap Shop

Credit Union

Activities that bring the community together; hold a Fun Day

Arts & Crafts Club for all ages; activities / hobbies club

Exercise group for all

Reading & writing classes

Food Co-op; Community Food Hubs are needed - the Bevy is becoming one but need 3 or 4 in Moulsecoomb & Bevendean - no more Food Banks; Community Fridge

More activities for our young people; teenagers with nothing to do

Advice & information sessions

Coffee mornings

New mums / baby group

Other: Hub - must include all of the existing services provided within the buildings which are being knocked down. There will not be a lot of room for extra services once these are catered for. Moulsecoomb Health Centre - is underused and needs to be incorporated in a better way and used to its full potential. Moulsecoomb - modern design. General: Care needed around raising expectations - at the time the Leisure Centre was built the public asked for a supermarket and a swimming pool and got neither.

##### LOW Priority

Bulk buy food club; community choir; book club for children; cookery classes / cook & eat sessions; more newsletters / positive news; tool library; keep fit classes; support & advice sessions; music club; Tai Chi classes; Coffee Shop; a Moulsecoomb branch of "a band of brothers" is to be set up which will need a room where up to 40 can meet and where we can make a noise and not be disturbed and not disturb others.

Other: Don't tread on local business's toes; how are you going to fit all the groups running at the moment into one Hub; this should be about children & younger generation and making provision for them.

## **Hub - Workshop Priorities**

### **HEALTH & WELLBEING**

#### **HIGH Priority**

Mental Health support; support & counselling for young people; befriending scheme ; support & counselling service; someone to talk to if I have a problem

More exercise opportunities for children; exercise for the elderly

Fruit & veg box scheme - locally produced

Wellbeing Centre

#### **MEDIUM Priority**

Health & First Aid training; healthy eating advice & information; smoking cessation group; support for teenage mums; access to information on drugs & alcohol misuse; weight loss advice; exercise for back problems.

#### **LOW Priority**

Healthy eating to be encouraged at school; local blood donor sessions wanted; alternative health therapies; hospital car service; parenting advice and support; advice & support sessions.

### **WORK, TRAINING & EDUCATION**

#### **HIGH Priority**

Employ & develop local people for local jobs

Somewhere to access information

More information needed about apprenticeships

Job search club

Evening classes: various topics

Job related training - better links with industry

New enterprises to be encouraged and supported

More opportunities to help people find work

Skill & Training Centre

#### **MEDIUM Priority**

More vocational training for 13-16 year olds; guidance and support for those starting work; volunteer opportunities; growing and selling food - locally run; local job information point; computer internet training; training in mental health; adult education courses; job related training - better links with secondary school

#### **LOW Priority**

Retraining opportunities; study space; Time Bank scheme; transport to get to work; gardening service - locally run

## The Housing Sites:

### Housing Sites - Consultation Key Messages

Greatest demand was for:

Family housing; housing for people with different levels of mobility / disabled people; housing for elderly; flats for younger people; and housing for first time buyers

Affordable homes

Council housing / social housing for rent

Designed to meet the needs of families; older people; children and teenagers

Energy efficient, incorporating renewable / sustainable energy sources

Welcoming and neighbourly

Integration of new and existing communities

No high rise

Future provision for electric cars / car charging points

Parking: concern around parking provision within housing development

Parking: issues along Hillside identified

### Housing Sites - Workshop Priorities

#### HIGH Priority

Housing for families

Affordable homes

Council owned / social housing / social rent

Energy efficient / incorporate renewable energy sources / high environmental standard to limit climate impact / Passiv Haus / eco homes

Height - issues & suggestions

Not student accommodation

Council must maintain / upkeep their housing areas

Space too narrow & small for houses

#### MEDIUM Priority

Housing for elderly people / design for the needs of older people

Housing suitable for disabled people / people with differing levels of mobility

Design for the needs of families

Housing for local people

Make future provision for electric cars / car sharing scheme - community run

Create a welcoming / neighbourly place to live

Integration of new & existing community important

Design for the flats - look at Chates Court Farm flats near Albion Hill where the flats are stepped up about 6 heights and set back as they go up,. Each flat having its own balcony. Dated now but a lovely and useful design - giving light & space

Hillside - traffic to be slowed down.

#### LOW Priority

Flats for young people

Housing with gardens

Design for the needs of children

Design for the needs of teenagers

Make space for storage of bicycles

Work with natural features

Mix of homes including family housing

Block to reduce social isolation - build for inter generations

Green roofs; green walls

Green walls

Electric car charging points

Parking: issues & suggestions

Parking: for disabled needed

Parking: parking scheme needed for Hillside

More convenience stores - nothing nearby

## Sports Provision Site(s):

### Sport Provision - Consultation Key Messages

#### Most requested:

Gymnastics Club / Facility

Skate Park

Football pitch / goal posts / kick about area / 3G pitch

Play provision: an adventure playground and playground / play area for children

Outdoor gym / fitness trail / jogging track / outdoor exercise space for older people

Floodlights for sports pitches

Basketball court / hoop

Pump track / BMX / Mountain Bike trail

Astro turf

Multi Use Games Area (MUGA)

Seen as background reasons: teenagers with nothing to do; more activities for our young people; and teenage friendly areas

### Sport Provision - Workshop Priorities

Gymnastics Club / Facility - ACTION: for discussion between Council, the Leisure Centre, and Gymnastics Club

Leisure Centre needs updating - ACTION: for discussion between Council and Leisure Centre

#### Seen as "givens"

Teenagers with nothing to do; more activities for our young people; and teenage friendly areas

#### HIGH Priority

Skate Park

#### MEDIUM Priority

Swimming pool

Adventure playground

An outdoor gym

Basketball Court

Pump track for BMX's / BMX & Mountain bike trail

Astro turf

Outdoor fitness trail

Outdoor 3G pitch with certain restrictions re. lighting like The Manor. Sport England & FA funding - run by the Leisure Centre

Keep the football courts. Free access to all. The current football courts are well used by all ages.

Natural play area

Playground for under 5's

#### LOW Priority

Floodlights for sports pitches

Football / kick about area; football goal posts; football pitch

Junior football team

Community use of school sports pitches

Jogging track / more exercise opportunities for children

MUGA / Astro turf

Activities for parents & children

Basketball hoop

Organised team games; organised children's games

Outdoor exercise space for older people

Community activities

Boxing club needs more promotion

## **Public Realm & Environment:**

### **Public Realm - Consultation Key Messages**

Suggestions & concerns placed across a range of sites / locations

### **Community space & facilities:**

Allotments; community composting scheme;  
community food growing space; community orchard

Community garden; sensory garden; forest garden

Recycling facilities

### **Environmental Enhancements:**

Green roofs

Keep / create as much open space as possible; planting  
and green spaces

tree planting; planting to encourage wildlife;  
wildflower meadow

Area to be kept clean and tidy / well maintained; litter  
bins

Improved street lighting

CCTV cameras

Connectivity routes - both pedestrian and cycle.

Designed so children can play in street

### **Cars:**

Electric car charging points

Parking: issues / provision / management

Conflict between cars and pedestrians

## **Public Realm - Workshop Priorities**

### **HIGH Priority**

Keep / create as much open space as possible

Enclosed communal space for the flats would also be necessary including, for example, seating and raised beds.

A connectivity route between areas will be needed

School playing field: Keep this free and open / keep green spaces / keep, don't build on it, need this area to be free.

### **HIGH / MEDIUM Priority**

Planting & green spaces

Children's play area (*added in writing on card - 67 Centre*)

Create a meeting place

Space for community "pop up" events

Allotments

Electric car charging points

Open spaces need to be maintained

Street flower beds (*added in writing on card - prefer shrubs / low maintenance*)

Park areas with mature trees & grass / park

Litter bins (*added in writing on card - everywhere around the site*)

Cycle racks (*added in writing on card - secure / covered around flats*)

Footpath suitable for disabled

Improved street lighting

Work with natural features (*added in writing - keep trees already there*)

Meaningful communication with local community during works

Noise & Dust protection whilst building

### **MEDIUM Priority**

Create Home Zones / safe play streets; design so kids can play in the street - parking on just one side?

Drives? Cul-de-sac?

Recycling facility

Community growing space / places to grow food

Trees to be planted

Ensure area is kept clean & tidy

Community garden; Sensory Garden; Community Orchard

Community composting scheme

Create a zone of semi public space around housing

Planting to encourage wildlife

Ensure good street lighting; Improved street lighting

### **Public Realm - Workshop Priorities**

Dogs: dog mess problem; dog poop scoop bins; dog walking area

Public art (*added in writing on card - 1. incorporate into design; 2. allow community ability to ? do this*)

Area for community events

Ensure good street lighting

Create a zone of semi private space around housing

Well lit outside

Large round house, permanent, for community gatherings.

### **LOW Priority**

Playground for under 5's / accessible for mums and prams

Leisure Centre / new Hub car park: more parking & managed parking; parking for disabled; too many cars; car park should have barrier.

Wildflower meadow

Muck about area

Hodshrove Lane parking issues: parking dangerously; parking problems outside school; parking - too many cars; management of car parking; no parking here

CCTV / more CCTV cameras

Seating area / benches to rest and spend time on

Teenage friendly areas

Youth shelter

Grass verges to be maintained

Improved shared space / paths (wheelchair widths) from Leisure Centre and picnic table, seating and planting up to Medical Centre

