

Patcham Community Association

Report of Patcham Community Survey Results

May 2014

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The views expressed in this report are the views of the authors and are independent of those of Patcham
Community Association

Contents

1. Introduction

The Democratic Society was commissioned by Patcham Community Association to carry out an independent survey about Patcham to understand of the needs and wants of the community and get a sense of the community of Patcham. This report is a summary of our findings. The findings are to inform plans for a proposed Patcham Centre on the site of Patcham Court Farm. Depending on the results of this survey and other aspects of the development but it is anticipated that this may be the first in a series of consultations about the development, if it is decided that plans will proceed and there will be other opportunities for wider and deeper contribution by the community of Patcham to any plans.

The Democratic Society is an independent membership organisation, whose goals are to support the involvement of citizens in decisions and to improve democracy. We work on projects with communities and local and national government. You can read more about us and our other projects on our website <http://www.demsoc.org>. While this work has been commissioned and paid for by Patcham Community Association the findings are independent of them, and are a summary of the views and comments that were submitted to us. We do not claim this is a representative sample and more detailed work would be required to do this, but we do think we have heard a variety of opinions and spoken to a wide range of people.

2. Background to Patcham

Patcham is a ward on the north outskirts of the city of Brighton and Hove. It has a population of just over 14,000¹ people and covers an area of 7.85 sq km² (3 sq miles). The ward is bounded by the A23 to the west and the A27 crosses the middle of the area meaning that there it is a mix area of built up area and countryside.

Patcham is made up of Patcham Village on the Old London Road (conservation area) and then a number of newer estates of houses including Ladies Mile Estate and Mackie Road Estate. There are two areas of commercial focus in the ward: Patcham Village which includes a Coop, post office and parade of shops, which continues up Ladies Mile Road towards the community centre, schools and library. There are a number of others areas of shops such as a cluster on Carden Avenue and at Wilmington Parade. At the eastern end of Carden Avenue there is a retail park which includes shops such as Next, Matalan, Argos and Asda.

The area is well connected with transport links. It sits on both the A23 and A27. Has Preston Park railway station nearby and is served by a number of buses including the regular numbers 5 and 5A. There are a wide range of community facilities in Patcham Ward including Patcham Community Centre, the Old Boat Community Centre, a number of churches including All Saints, Methodist; schools including Patcham Nursery, Infants, Junior and High School, Carden Primary School and Patcham House School. Other community facilities include Patcham Youth Centre, a library and the Memorial Hall.

There are a number of green spaces including Ladies Mile Open Space, Horsdean Park Recreation Ground, Carden Park and Mackie Park as well as parts of the South Downs National Park in the ward. Withdean Park is also within the ward boundary. We found evidence of a thriving selection of clubs and societies and community events in Patcham including arts, environmental, heritage, sports, youth projects and groups for older people.

¹ 2011 Census accessed from <http://www.neighbourhood.statistics.gov.uk> on 8 May 2014

² from Generalised Land use Database (GLUD) from <http://www.neighbourhood.statistics.gov.uk> on 8 May 2014

3. Background to Patcham Centre on Patcham Court Farm

Patcham Court Farm site is located at the junction of the A23 and A27 and is a 1.4 hectare site. It is owned by Brighton and Hove Council and is listed as a site with significant development potential and allocated for employment creating opportunities in the Brighton and Hove City website. There are more details about the site here:

[http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/planning_projects/Patcham Court Farm Development Site Schedule May 2012.pdf](http://www.brighton-hove.gov.uk/sites/brighton-hove.gov.uk/files/downloads/planning_projects/Patcham_Court_Farm_Development_Site_Schedule_May_2012.pdf)

Historically there have been a number of attempts to develop the Patcham Court Farm site, which have included most recently a Park and Ride and a De Vere Hotels proposal for a hotel complex.

Patcham Community Association have plans for a development on Patcham Court Farm Site called the Patcham Centre. The plans are in an early stage but would involve a mix of community and business space, with the rent from the business space helping to cover the costs of the community space.

Early proposals for the Patcham Centre include a swimming pool, sports facilities, art studios, theatre space, café, restaurant, shops, offices, conference rooms and a bank. There would also be parking provided for the visitors to the centre.

This survey was undertaken as a small sample to understand whether there would be community support for the development of the centre and the sort of facilities which would be of interest, used and supported by the community.

2. Consultation

The aim of this survey was to provide a quick overview of the views of a variety of people from Patcham. To achieve this a two page survey was designed which could be completed by people online and on paper (and returned by post.) The survey included a number of open and closed questions to measure and get a sense of the views of the respondents. The full survey can be viewed in Appendix I.

As well as the survey we carried out interviews with a number of active Patcham community members nominated by the community association or identified by us in our research and this work will be continued in any future consultations.

The survey was used for interviews with people on the street and on the phone. The report was publicised using both Patcham Community Association and Demsoc Brighton's social media, by the PCA email list and through an article in the Brighton and Hove Independent Newspaper. Paper copies, with postage paid envelopes were left at Patcham Community Centre, Patcham Library and the Old Boat Community Centre.

Two Demsoc researchers, Alistair Stoddart and Susie Latta, visited Patcham on a number of occasions to collect survey responses. This included morning, afternoon and evening and we made particular efforts to speak to young people. Visits were at different times of day and at different locations to catch a range of people. We also spoke to a number of Patcham community members including school teachers, publicans, community workers and asked them to complete the survey and tell others about the survey.

The survey had 95 responses. 41 of those were completed online and 54 were through interviews carried out by Demsoc or sent in by post. The questionnaire remains open and we will incorporate any responses into any future reports.

The first questions in the survey were open and designed to get a sense of the community of Patcham, both the good and the bad. It then looks at current demands for facilities. Current plans for the Patcham Centre are then tested to see if respondents would use them. We also asked if there are things they would like to see included and things which would not be supported in the development.

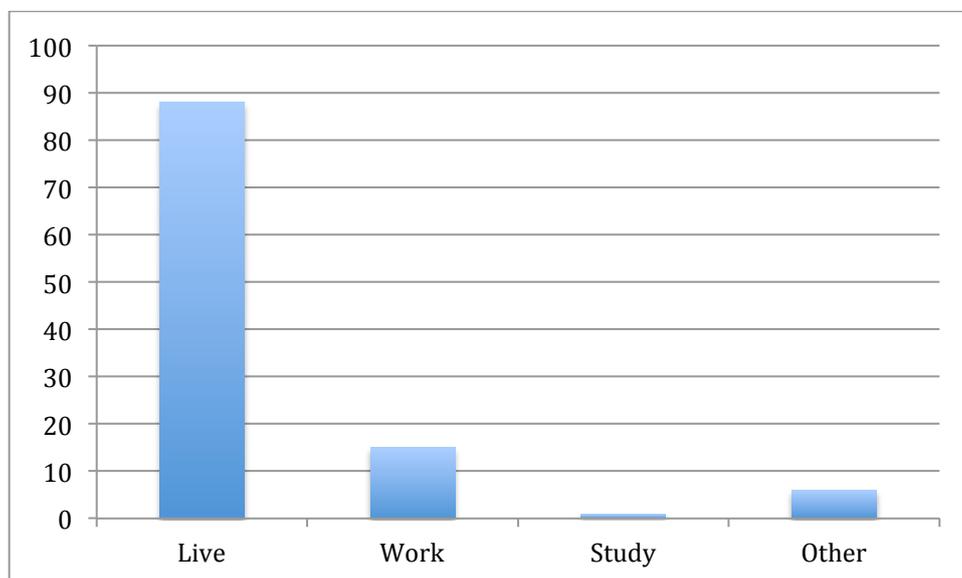
Finally we gathered contact details from people who wanted to be kept informed about the project. This was to give Patcham Community Association the start of a mailing list of people interested in any development and might be interested in further consultations.

We did not collect demographic data at this stage as it was a short survey to gauge immediate opinion and get a sense if there is support for further work. When we were interviewing we were conscious of asking people of a range of ages and backgrounds and of balancing the gender profile. If there is support for the project at this stage and it develops further then more in depth survey and consultation work would be carried out and a full demographic profile would be included to ensure a balance, and as far as possible representative view.

The survey was carried out in the ward of Patcham: at Patcham Community centre and Library, outside the Co-op in Patcham Village; outside Sainsbury's on Carden Avenue and in the Ladies Mile pub. We collected postcodes where people were willing to give them. Most respondents lived or worked in Patcham. We included people who were visiting Patcham, as well as residents and we felt these people would all be potential users of any facilities developed.

3. Survey Findings

The survey was for anyone to comment on Patcham. While we carried out interviews and distributed the paper surveys in the area, people were able to complete online surveys from anywhere. For this reason the first question asked respondents their connection to Patcham. The choices were live, work and study or other and it was possible to select more than one.



n=104

Figure 1: What is your connection with Patcham?

Most of those completing the survey lived in Patcham with a smaller number working in Patcham and only one person studying in Patcham. Those answering 'other' were visitors or people who lived nearby.

What is good about Patcham?

To get a picture of the community in Patcham the survey asked what is good about the area. The sense of community was mentioned by many. People felt it was a friendly place, with a good community spirit. A number of people had grown up in the area or left and returned and people had many friends locally. The village feel was mentioned by many, with the area having the community feel of a village. Patcham Village itself was seen as focus of the community. The historic part of the village was mentioned as adding to that sense of pride in the area.

While having a village feel many people enjoyed the closeness to Brighton and other towns such as Burgess Hill. There was easy access to all the facilities of a big town when needed, while keeping the local spirit of the village. This was helped by good transport links: bus, rail and road (and even the airport) were mentioned as making the area a good place to live. A particular mention goes to the number 5 and 5A buses making connections into Brighton very fast and journeys convenient. The accessibility was a key benefit of the area and that there were lots of facilities within walking distance made it a good place to live. Although parking is mentioned below as one of the downsides of the area, people considered local driveways and parking to be better than many other areas and liked the fact that parking in Patcham is free.

The combination of being on the edge of a town, with a village feel and with lots of green space and access to the countryside and Downs was frequently mentioned as a benefit of the area. The nature, the views and the quiet of the area were all attractions. And with all of that some also mentioned that they liked Patcham due to its proximity to the sea.

Peace, quiet, safe and clean were all mentioned. It was seen as a low crime area and good for children, families and for the elderly. The community centres and library were mentioned as well used facilities for the area and schools, doctors' surgeries, churches, shops and pubs were all praised as adding to quality of life. Respondents thought there was lots going on and many local clubs and groups: from playgroups; sports clubs; children's activities and church groups (All Saints and the Methodist Church) were all mentioned as adding to the community and making it a great place to live. Allotments were mentioned as popular local amenities with a waiting list.

It was felt that housing was of a good quality, size and people got more for their money than in other areas, including drives, gardens. Houses and gardens are well kept making it attractive.

Historical character; proximity to open downland; proximity to Brighton whilst feeling separate from Brighton

Lovely rural setting close to Town and Sea. Excellent bus services, local shops, supermarket, schools, Community Centre, Doctor. Interesting Old Village. Close to Motorways, Close to Children's Recreation Grounds and Parks. Safe and peaceful area to live.

What should change in Patcham?

When asked what they would change about Patcham 40% of respondents to the survey said they would change nothing or very little about the area. Of those who did suggest improvements the biggest issue was traffic or road improvements including parking provision and enforcement; cycle lanes, road surface and pavement repairs and speed limits enforcement. There was mention of litter as a problem. Some people suggested that more clubs and groups were needed, for example for young people between the age of 13-18, more for the elderly and theatre and arts groups.

Are any Facilities needed in Patcham?

Many people answered that more facilities were not needed saying they went into Brighton if they needed more than was available locally. Of those saying that more facilities were needed a number mentioned a cinema or theatre saying that a more thriving arts community would be a benefit to the area. Sports facilities including a gym and swimming pool were requested by some but people suggested it should be affordable not exclusive. Some, however mentioned that the Withdean Sports Complex was close enough to Patcham to make a gym in the area a lower priority. Others suggested a wider range of shops (greengrocer, butcher, pharmacy) others mentioned more restaurants, cafes or pubs. A number of people suggested a bank or cash machine as needed in Patcham. Some people did think that a new community centre was needed as a hub for the community but others mentioned that money should be invested in the existing facilities. More facilities for young people were requested including sports and arts facilities, a skate park.

Early proposals for the Patcham Centre include some specific proposals for new facilities for the community. The survey asked if people would use these facilities.

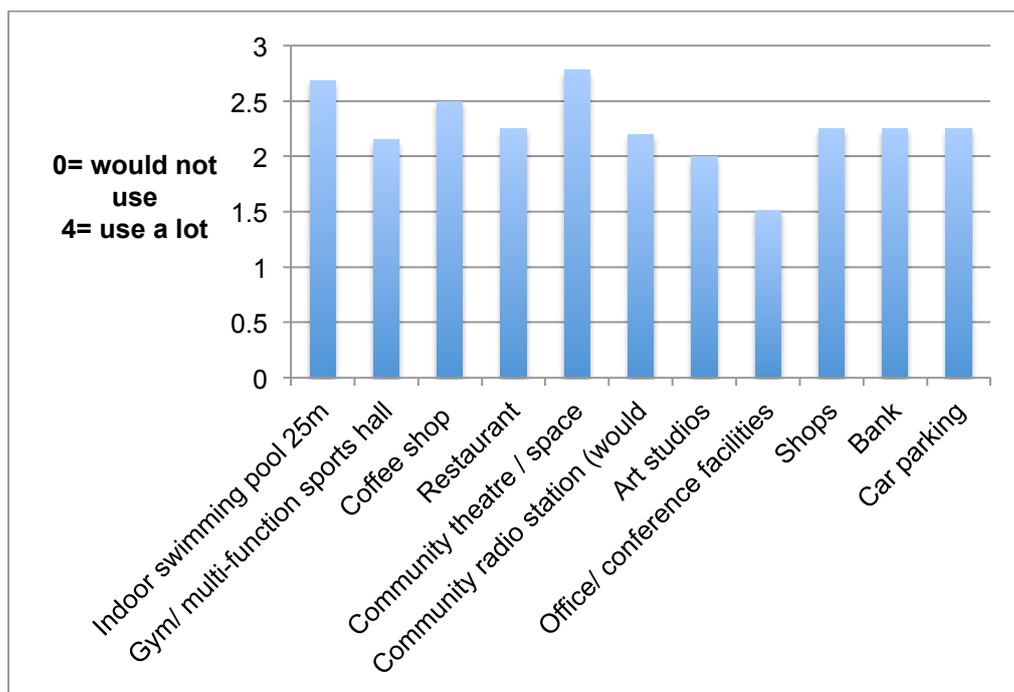


Figure 2: Would you use any of these facilities?

The facilities which were most popular with respondents were a swimming pool and community theatre space, with people suggesting this space could also be used as a cinema. There were requests that these should be affordable and pay as you go, particularly the sports facilities. Other options were popular with many people saying they would use them. Some people were concerned that facilities should not take away trade or support from existing facilities and businesses. While office and conference facilities were not as supported as others many respondents qualified their answers saying they would not use it personally but there could be a demand from others. We suggest demand for this space should be assessed using other research methods. Parking was seen as important both for the users of any facilities but also by way of solving the parking problems that people felt the area suffered from. Other things suggested for the site were facilities to let people know about the heritage of the area and give information and access to the Downs, a farm shop and there was suggestion that any new site would need increased bus services. There was a suggestion that affordable housing was needed.

The survey asked what people did not want to see on the site and many of the suggestions of developments that should not be included on the site reflect previous planning proposals for this and other nearby areas. People did not want to see supermarkets, park and ride or a travellers' site. Other things that people did not want to see were nightclubs, fast food outlets and housing. There was concern about anything on the site that would affect the quiet and tranquillity of the area, increase the traffic or lead to a loss of green space. There was concern over any loss of current facilities including the allotments and library.

There were a number of comments on the proposed early designs and plans saying they were not in keeping with the area and the site was not suitable for such a development.

Many of the respondents left contact details and asked to be kept in touch with the project. The Democratic Society will pass on all of these details so that people can be kept informed and these will form a useful basis for future consultations.

4. Conclusions and Recommendations

The people surveyed are generally very happy with Patcham and the facilities that they have in the area. They love the peace, quiet, and community feel of Patcham. The accessibility of facilities both in Patcham and the easy access to other places, in particular Brighton, is a strong attraction of the area and many people don't feel the need for lots of facilities locally.

However there is support for some new facilities in the area, along the lines of what is proposed in the Patcham Centre development. Especially for a swimming pool and community arts, theatre or cinema space. People feel that any development should include some of the community and village feel that people like about Patcham and should be developed without having a detrimental what people love about Patcham. There was also concerned about the development sustainable so it does not impact on existing services and facilities.

If plans for this development progress, we recommend including more people from Patcham in early and more detailed work on the development to ensure that plans reflect the needs and desires of the community.

Consultation Questionnaire

Patcham Community Survey

Patcham Community Association have asked for this survey so they can find out more about Patcham, the people who live, work and study there and what they would like in the future.

1. What is your connection with Patcham

Live

Work

Study

Other

2. What is good about Patcham?

3. What would you change about Patcham?

4. Do you think any new facilities are needed in Patcham?

5. Would you use any of these facilities?

	No, I wouldn't use	Possibly	Yes, occasionally	Yes lots
Indoor swimming pool 25m	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Gym/ multi-function sports hall	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Coffee shop	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Restaurant	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community theatre / space	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Community radio station (would you listen?)	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Art studios	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Office/ conference facilities	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Shops	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Bank	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>
Car parking	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>

Patcham Community Survey

6. Is there anything else you would like to see in the area?

7. Anything that you would not like to see in the area?

***8. Would you like to be kept informed of community activities and developments in Patcham? Please leave your email or postal address below and Patcham Community Association will send you updates.**

Name:

Address 1:

City/Town:

Postal Code:

Email Address:

Thank you for completing this survey. If you have completed on paper please send back to us at The Democratic Society, 39-42 East Street Brighton BN1 1HL