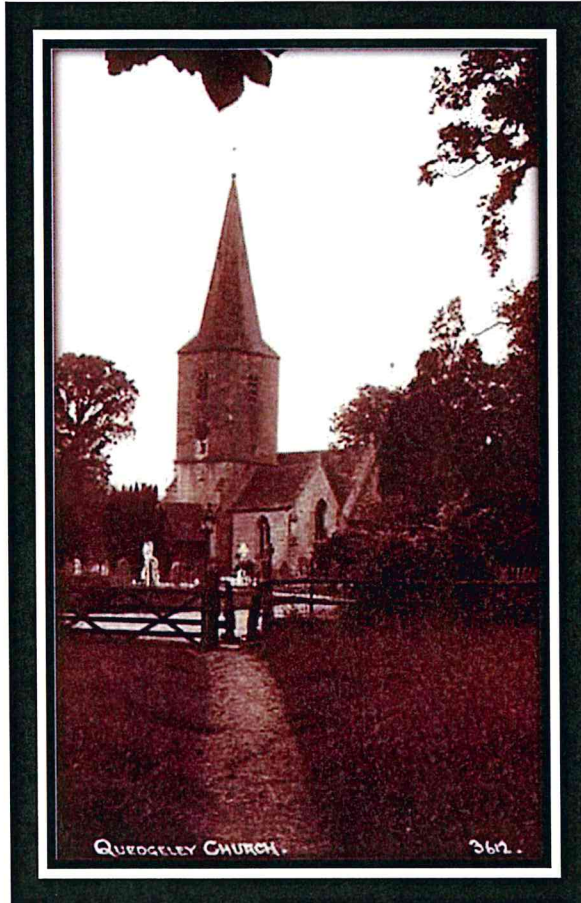


# QUEDGELEY VILLAGE

The past and present....



## Community Profile

CG4004

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## INTRODUCTION

Thinking of visiting Quedgeley? This report will hopefully provide you with a brief insight into what makes Quedgeley the place it is today, the history behind such a modern place and the people who make Quedgeley the vibrant bustling place it is today.

Upon first visiting Quedgeley, most people just see a very large housing estate, a mixture of old and modern, shops, pubs and a vast development that is still growing. Go behind the scenes however and there's a lot more to Quedgeley than meets the eye. Steeped in history, Quedgeley is not all that it seems and I hope this report gives local people an opportunity to appreciate how Quedgeley has formed over the years and those not familiar with the place, an opportunity to understand Quedgeley further.

I would like to thank local resident Mrs C Meek (CM) for taking the time to share her memories with me as well as lending me folders with newspaper cuttings, photos, memories etc. Further photos from the Quedgeley News (QN) and Parish Council's (QPC) websites.

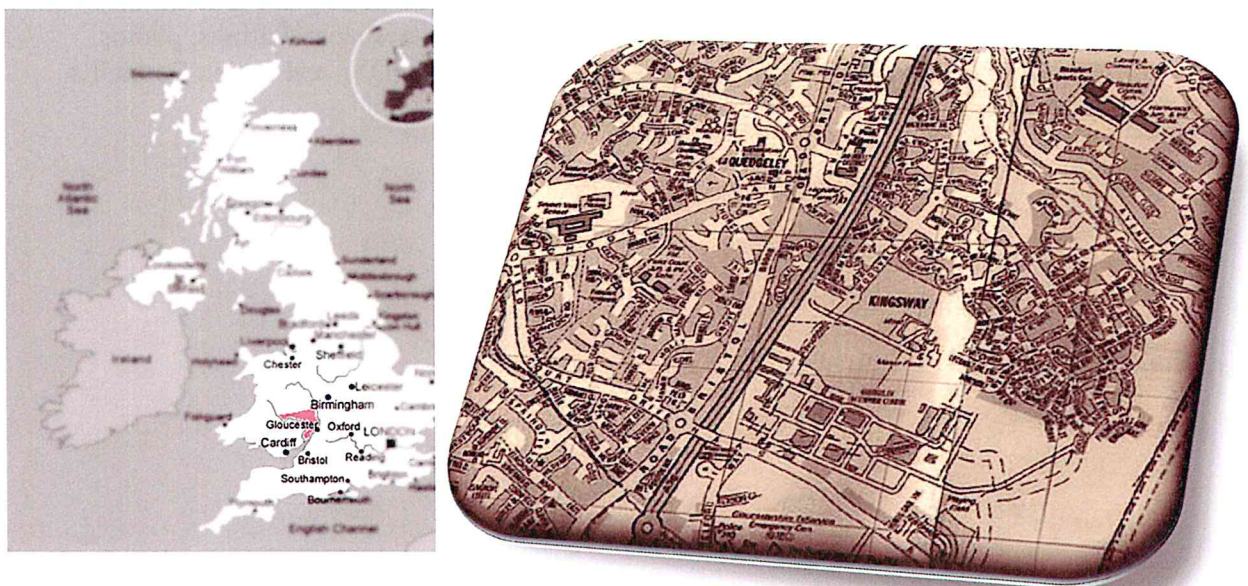


## **PART ONE – the place.....**

### **1.1 Welcome to Quedgeley.....**

Picture a village and you might picture a small community, a village green, houses, shops, a village pub and post office. Quedgeley Village as it's officially known incorporates an area of 675 hectares (1420 acres) and a population of 18840, taken from 2011 census records and is growing rapidly!! There is no official centre to speak of and cannot boast a market town, however Quedgeley should not be underestimated in what has become a vibrant and busy 'village' with a strong community spirit.

*Figure 1*



*Figure 1 MAP of UK showing Gloucester City highlighted in the South West.*

*Figure 2 Ariel view of Quedgeley/Kingsway showing the A38 running through the middle*

Where is Quedgeley? Steeped in history Quedgeley lies on the left hand bank of the River Severn, 3 miles south of the centre of Gloucester City, South West UK. The Parish is flat and rises at its highest only to the 100-ft contour.

The name 'Quedgeley' incorporates two main areas known as Quedgeley and Kingsway and despite all coming under the umbrella of Quedgeley Parish, both sides remain very keen to retain their identity accordingly. 'Old Quedgeley' or 'the original part' as known by the locals and once an ancient civil parish is one defined community west of the A38 (a bypass commenced in 1969) whereas Kingsway lies on the East. Formally an R.A.F. maintenance unit Kingsway is a growing

development which originally started in 1992 with planning permission granted for 3660 houses at the time. The A38 or Quedgeley Bypass as it's now known creates a significant physical boundary bisecting the Parish and there is also a brook, known locally as The Qued, probably the same as the one called Townsworth Brook in the Middle Ages, which marked part of the eastern boundary, crossing the northern part of the parish and several other small streams intersect the parish.

It is fair to say that although Quedgeley is still known today as a village, it is indeed large enough to be a town and is one of the largest parishes in Gloucestershire.

### 1.2 A Brief History

Quedgeley is an ancient civil parish, with properties originally built along the route of the Roman

Figure 2 – Bristol Road as it was (QN)



Road between Gloucester and Bristol (now the B4008 Bristol Road). Originally known as The King's Way, Bristol Road was the main road running from north to south and was until the formation of the A38, the only main route used by all types of vehicles. Written memoirs from one local resident, Mary Beacall who died in 1966, recalls "There were half a dozen large farms, some with interesting names like Woolstrop, Dawes, Field Court and Highcliffe. There was also Queen Anne's Farm with a beautiful thatched roof. Here Henry VIII and Anne Boleyn were

reputed to have stayed the night!"

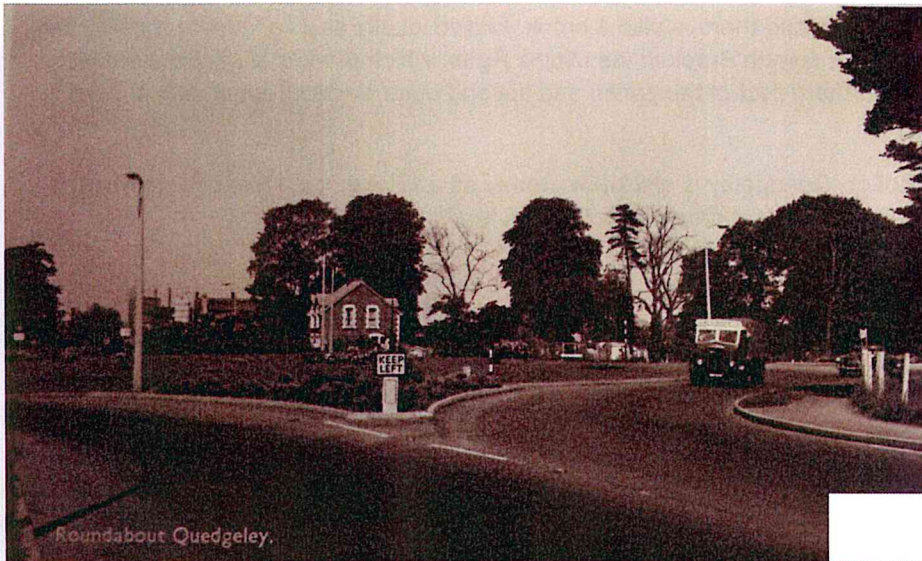
Before and after pictures of Bristol Road.



Figure 3 – Bristol Road now (QN)



Figure 4 – The main roundabout in Quedgeley as it was (CM)



Roundabout  
before Tesco

The proximity of the city and the course of the main Gloucester-Bristol Road through the middle of the parish have greatly influenced its development over the years and certainly over the last 30 – 50 years, having spoken to long term residents, they can recall significant changes, some of which are highlighted below:-

**1962**

The original village hall built in 1928 burns down and is rebuilt on its original site.

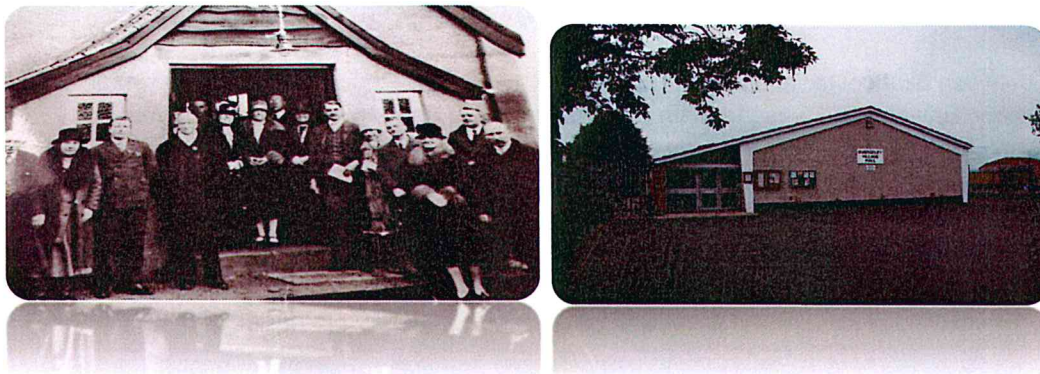


Figure 5 - Village Hall in 1928 (CM), Figure 6 - rebuilt in 1962 (CM). Figure 7 below – official reopening notice (CM).



THE  
Quedgeley Village Hall

OFFICIAL OPENING  
OF THE  
NEW VILLAGE HALL

BY MILES CURTIS - HAYWARD, ESQ.

supported by

Major Birchall, Mr. A. E. Keys, Mr. W. R. Watkins  
and others

will take place on

**SATURDAY, FEBRUARY 17, 1962**

at 3.0 p.m.

TO WHICH ALL RESIDENTS IN THE PARISH ARE CORDIALLY INVITED

Following the opening ceremony and the inspection of the premises  
refreshments will be served to the O.A.P. members of the parish

**A VILLAGE SOCIAL EVENING**

will be held from 7.0 p.m. to 11.0 p.m.

**TO WHICH ALL PARISHIONERS ARE INVITED**

Refreshments will be provided and admission will be FREE

come and See YOUR NEW HALL and have an enjoyable afternoon and evening

Committee regrets that the wearing of Stiletto Heeled Shoes must be Strictly Prohibited at  
in the New Hall in order to preserve the magnificent floors, and it is hoped that all ladies will  
co-operate fully with the Committee in this respect.



**1974 – 1978**

The first main estates created were called Church Drive and Courtfield Road, the 'original part' of Quedgeley. Church Drive by its very name is situated metres from St James' Church, a medieval 12<sup>th</sup> Century Church, once known as Saint makes the Apostle and Saint Mary Magdalene. Reported to go back to 1095.

**1980**

Planning permission was granted for two major new infrastructure roads, now called Severnvale Drive and Fieldcourt Drive, both which now serve as main spine roads with estates running off them. This was a turning point for Quedgeley regarding expansion.

Figure 6 – Press cutting (CM)



**1983**

Anger began to rise amongst local residents over having no substantial shopping facilities despite a growing community, a controversial story of which hit the headlines of the local paper. As a result of this protest, Tesco, now known as one of the largest Supermarket chains in the UK was built, along with other smaller shops. This site is still there today.

Figure 7 – Aerial view before Tesco was built (CM)



Tesco Before & After



Figure 8 – Tesco now (CM)



Pictured below is the A38 bypass which commenced in 1969 – To the left is Original Quedgeley and to the right is Kingsway

Figure 9 – The A38 (CM)

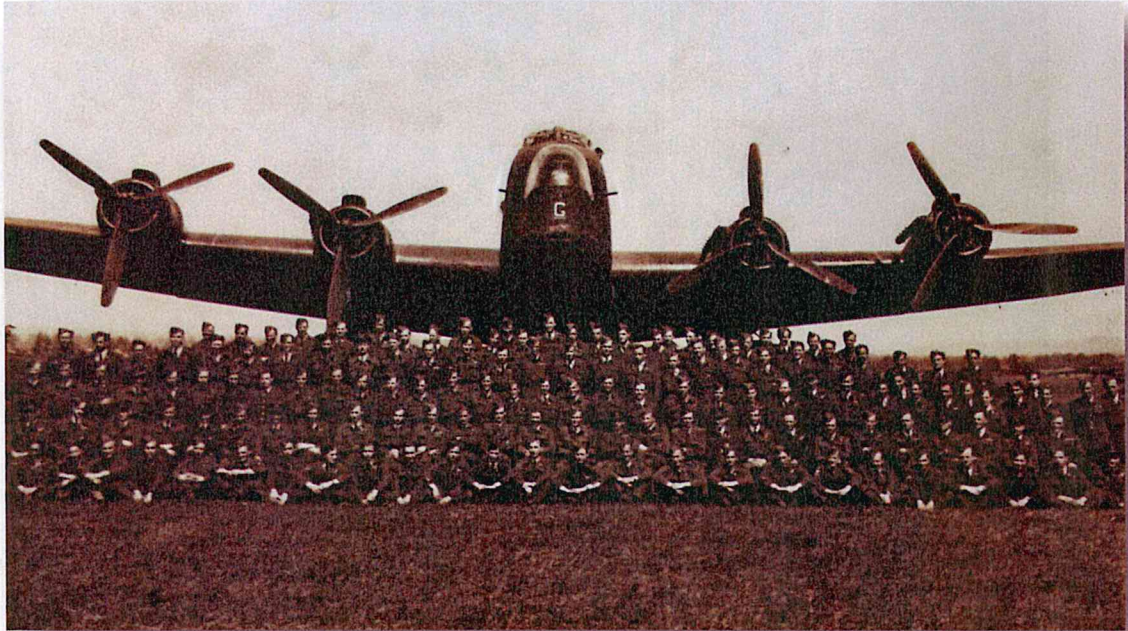


## 1992

Planning permission was granted for the commencement of Kingsway. Formally a military site, it was owned by the R.A.F. and was the No5 national filling factory supplying ammunition. 6364 people were employed at the site, mainly women and the factory produced over 40.5 million explosives, fuses and other components.

1996

Figure 10 – RAF Military Camp



RAF Military Camp

Pictures from the Military camp where 6364 people were employed and now a housing estate.

Figure 11 (CM)



Figure 12 – The camp before redevelopment (CM)



### 1.3 Quedgeley present....

Quedgeley is a mixture of ancient history and modern, coming together and trying to blend as one.

Original Quedgeley boasts numerous community buildings and assets, such as a Community Centre built in 1992, a Village Hall, reconstructed in 1962, a sports centre, built in 2012 and the home ground for Quedgeley Wanderers Football Club, a Cemetery, a Nature Reserve and various play parks. The area is substantially built up, however there are distinctive areas which are designated parks known as Dimore I, situated on Fieldcourt Drive and Fisher's Meadow situated on School Lane. Dimore 1 provides a skatepark for young people and Fisher's Meadow is enjoyed by dog walkers and used for various community events.



Figure 13 – Quedgeley Community Centre (QPC)

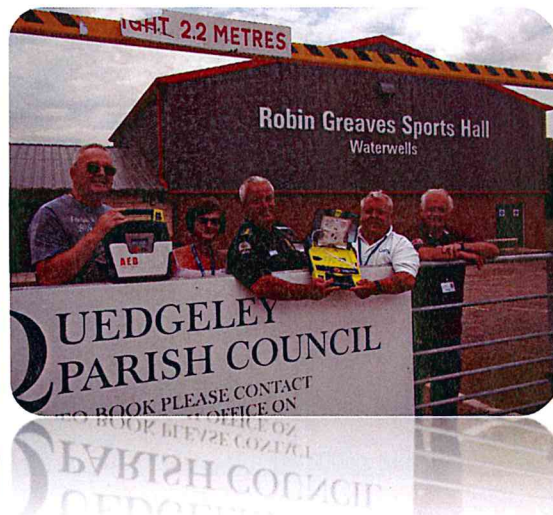


Figure 14 – Waterwells Sports Centre (QPC)

There is a controversial site called Clearwater which is situated off Clearwater Drive. This piece of land runs along the sharpness canal and is enjoyed by many residents for either walking, dog walking or general use. Partly owned by Gloucestershire County Council and Gloucester City Council, there has long been a threat that a school or additional houses will be built on this land in years to come.

There are two shopping centres one boasting Tesco Extra, the post office, various small businesses, 2 doctor surgeries, a chemist and the library and the other boasting retail shops such as NEXT, Boots, Matalan etc, estate agents, takeaways etc. As well as this there are a good compliment of public houses, including Friar Tucks, originally called The Plough and thought to be one of the oldest pubs in Quedgeley and The Haywain, formally known as The Basket Maker, named after the Cale family, from which Richard Cale was the basket maker from Quedgeley.



Figure 15 – Richard Cale (CM)

Figure 16 – Newspaper cutting regarding the Cale family history. (CM)



Figure 17 – The Plough as it was (CM)



Figure 20 – The Plough now (CM)

Kingsway boasts a community centre and a sports pavilion, both constructed in 2014, 2 large football pitches, a rugby pitch and cricket pitch, various small shops such as hairdressers, takeaways etc, one public house and allotments. All of this has come to Kingsway over the last 2 years due to S106 funds, ie funds provided by the developer for community use for being allowed to build on the land. This has benefitted the people of Kingsway greatly, although has not proved as popular with those residents still living in the original part of Quedgeley.





Figure 21 – Kingsway Community Centre (QPC)



Figure 22 – Kingsway Sports Pavilion (QPC)

Ask a local where the main centre of Quedgeley is and they will say Tesco! There is no official village green or town centre, however locals tend to gravitate to Tesco as it is centrally based between the two areas, provides the largest supermarket and provides a good cup of coffee!

#### 1.4 Transport

Transport links to Quedgeley are good with the No 12 bus leaving Gloucester City every 10 minutes and servicing regular bus stops throughout the area. Also in place is the No 66 which runs from Gloucester to Stroud, via Quedgeley. There is a park and ride which operates a 'Bristol' bus running at weekends at a subsidized rate in order to attract local residents.

In 2000 -2005 the government sponsored Gloucester City Council to run an initiative called Safer City. This was designed primarily to restrict car usage and reduce traffic injuries and deaths. Under this project, the vehicle link between Kingsway and original Quedgeley was restricted to buses only.

The traffic appraisal justified the vehicle restrictions and claimed there would be no impact upon emergency vehicles attending serious incidents within the Kingsway development, however there have been 2 serious injuries within the last 2 years where restricted access has contributed to failure to attend the location within the emergency service target response time.

The A38 splits Original Quedgeley and Kingsway by running straight through the middle of the Parish and directly accesses the M5. This results in fast paced traffic which has unfortunately caused serious accidents. There are pedestrian zones in place, however the pace of the traffic does not always complement the desire to cross. As a result of this, the local council are now

considering moving the pedestrian zones back to ensure that the public are not waiting on the roadside itself.

The introduction of Kingsway has meant a significant increase in cars without the parking facilities which so many new developments lack. Many roads are narrow with little thought having gone into traffic movement/parking at the planning stage. This has resulted in multiple complaints being received by the parish office from residents who find themselves in dangerous situations due to other people's negligent parking. Further exasperating the problem is that many of the roads have not yet been adopted by the local council, meaning problems encountered by the residents are not dealt with swiftly and often leave people not knowing where to go.

To those who walk, they will find all local amenities within easy walking distance.

### **1.5 Where is Quedgeley heading?**

The Parish Council is keen to support Quedgeley as a whole and operates from two offices, supporting both original Quedgeley and Kingsway. Both areas have different needs with Quedgeley requiring more support towards pathways/grass verges/traffic measures etc and Kingsway requiring support towards parking/lighting/bookings facilities. Over the last couple of years, the council have considered implementing a Neighbourhood Plan, however Quedgeley is now so built up that the council felt that very little could be gained from designing such a plan as very little green space is now available for development.

Quedgeley in general is still growing with Kingsway development still ongoing and numerous housing estates being generated, as well as new schools to support those new communities. The council work hard to support both sides of the A38 with a balanced view and provide noticeboards all around the area with up to date information of interest to all residents.

The public buildings are well used and have provided both communities with good public facilities, however still to be built is a larger doctors surgery designed to cope with the ever increasing population of Quedgeley and incorporate the existing surgeries currently in place and bursting to the seams.

Yes, it's built up, yes there are issues in gelling both areas together, however generally people living in Quedgeley enjoy a safe environment, nice surroundings, good transport links and good facilities, with resident's welfare discussed monthly between the council and police, enabling the council to appreciate crime within the community and address problematic areas, ie where Youths might congregate etc.



**PART TWO**    *The People .....*



*Figure 23 – The community!! (QPC)*

Quedgeley is a vibrant place in which to live and despite the physical division caused by the A38, there is to some degree a real sense of community which is further enhanced by means of annual public events, such as the Easter egg hunt, fireworks display and Kingsway big lunch which always prove popular with all residents in Quedgeley and help to bring the community together.

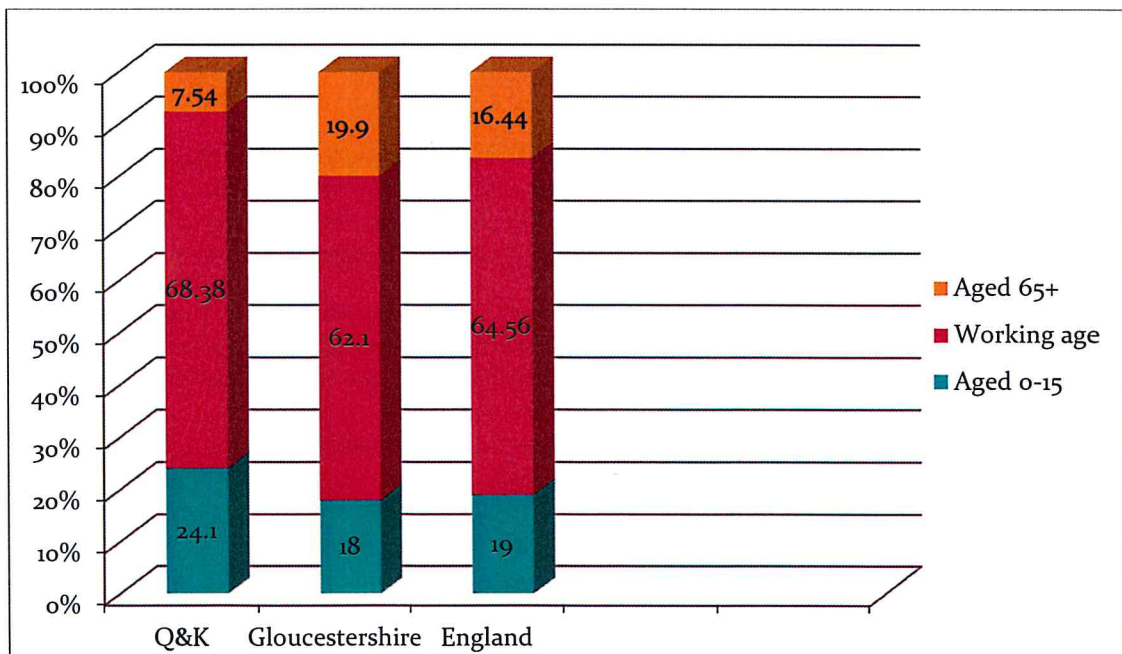
We have already established that Quedgeley is a large parish and hindered by the infrastructure in place. That said, there is still a strong sense of community and residents are trying to interlink and engage. This sometimes does prove to be difficult though due to the sheer difference between communities. Both areas have very separate identities, needs and age groups and have in place their own community centres, schools etc. This enables both areas to live separately which hinders the constant desire of the parish council to join these areas together. Some locals when referring to Quedgeley will mean Quedgeley as a whole (including Kingsway), some are only referring to original Quedgeley, it can all get very confusing!



Figure 24 – Xmas party for the elderly (QPC)



Figure 25 – Quedgeley Fun Day (QPC)  
The Community coming together



The population age profile for the area shows a significantly lower proportion of those aged over 65 years of age than the rest of Gloucestershire and England. The proportion of under 16s and the working age population is notably higher than the rest of the county and the national average.



## 1.6 The Community

The figures below have been taken from the 2011 census

Quedgeley – relating to 16-64 year olds		Kingsway – relating to 16-64 year olds	
No of males	2478 (557 in 1961)	No of males	3747 (nil in 1961)
No of males in full time employment	89.6%	No of males in full time employment	90.9%
No of males retired	1.8%	No of males retired	1.4%
No of males as student	3%	No of males as student	3.6%

This indicates that there are significantly more males residing in Kingsway and of those a higher percentage are working full time. A lower amount are retired, however a similar number are students. I am unable to provide a comparison in numbers from 1961 due to the fact that Kingsway at that time had not been developed.

Quedgeley – relating to 16-64 year olds		Kingsway – relating to 16-64 year olds	
No of females	2628 (564 in 1961)	No of females	3936 (nil in 1961)
No of females in full time employment	56.9%	No of females in full time employment	57.7%
No of females retired	3.2%	No of females retired	2.9%
No of females as student	3%	No of females as student	2.8%

This indicates that there are significantly more females residing in Kingsway and of those a slightly higher percentage are in full time employment. A lower amount are retired and a similar amount are students. Again there is no comparison in numbers from 1961 due to Kingsway not existing at that time

Total overall population	18840
Population under 16	4535
Working age population	12884
Older people over 65	1421

The above population figures have been taken from the GRCC report June 2016 who used figures from 2013, however having accessed the maiden data projected population figures for mid 2014, the figures are suggesting a population of 19430 and this can only increase further.

Quedgeley has long been a settled community. This is mainly due to the fact that the estates have been in place for so much longer and this has given the community a chance to settle. They have become accustomed to their own amenities, including 3 long established infants' schools and the local secondary school, as well as the parish office which until 2015 had always only ever been based in original Quedgeley. The residents have a strong sense of togetherness



Figure 26 – The Parish Office (QPC)

and value their surroundings and this could be due to the fact that the area is in the main private housing.

There are also two main areas which are dedicated to

the older generation, Woodlands Park which is a collection of static homes, mainly occupied by older people and Parklands which is a collection of bungalows entirely given over to the older generation and with their own warden in place.



Figure 27 – Quedgeley Wanderers Youth Team (QPC)

Activities take place in the community centre and the village hall which cater for all ages, however in comparison to Kingsway, more activities take place to cater for older people, such as Quedgeley Seniors Exercise Class, Quedgeley District Golden Age Club and Quedgeley Luncheon Club. These activities are held on a weekly basis and are solely in place in order to give older people in Quedgeley a place to go and meet other people and not feel lonely in their community. There are also numerous activities for the younger generation, such as Zumba, slimming groups, aerobics etc, tumble tots etc to name a few.

There is also an established sports centre, 'Waterwells' which is the home ground for Quedgeley Wanderers Football Club and this facility is hired out on a regular basis for five aside tournaments etc.





Figure 28 – Quedgeley Wanderers (CM)

Council funded a community builder in order to help build Kingsway into a community. The focus was to set up groups based on people's needs, primarily the younger generation, being the higher denominator in Kingsway, such as Zumba, toddler groups, dog walking, park run, rugby, cricket etc.

As well as this, community events have been held, such as community litter picking, Kingsway Big Lunch and Christmas events in order to try and bring the community together. Indeed, Kingsway Big Lunch has proved a big success for Quedgeley as a whole and has achieved high attendance figures in excess of 5000. There is also a Kingsway Residents Association who have their own website and who meet monthly in order to steer Kingsway in a positive direction. Kingsway has always been hindered by bad press which came about in the early stages of development when the estate suffered from anti social behavior. This stigma has never left Kingsway and still precedes the area now, although by working closely with the Police and the Community Builder, slowly groups have formed and problematic youths have been educated on what else is available to do in their community rather than cause trouble.

Kingsway is a far more diverse community. A new community slowly trying to gel and a mixture of several different housing estates, each with their quota of private and social housing. There is a particularly large quota of social housing and military housing. In 2014 Gloucestershire City



Figure 29 – Quedgeley Wanderers original photo (CM)

Figure 30 – Community Litter Picking event (QN)



*Residents work to make Quedgeley a better place in which to live. Community events take place on an annual basis and with Kingsway increasing, it is even more imperative that new residents are given the chance to integrate whilst still retaining the original ethos of this once very small community. Come back in a few years time – where no doubt Quedgeley will remain a very popular place in which to live.*



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Figure 31 – The Parish Council staff (QPC)

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