

Appendix B
Consultations
to early 2017



B

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to early
2017

B1
Coleford NDP
stakeholders
workshop 2013

B1

Report on Coleford Neighbourhood Development Plan (NDP) Stakeholder workshop event 30th September 2013

Date and time of event: 30th September 2013 from 7 – 9pm

Location: Coleford Baptist Church, Coleford

Promotion of event: This was planned as an initial workshop to begin cascading information about the NDP therefore organisations were invited by letter/email to send a representative. Connectors/leaders were also invited.

Attendees: names supplied- town clerk retains attendance list

Apologies:

Aims of the stakeholder workshop event:

- To involve representatives of key stakeholder organisations
- To enthuse people about the NDP
- To inform attendees about the process To capture initial thoughts from the different groups represented on vision and challenges (initial barometer- more public consultation to take place during the process)
- To clarify role of steering group + identify membership (including relationship between steering group and town council)
- To encourage people to volunteer to help
- To organise the first meeting of the steering group

Programme for the workshop event

6:30	Doors open (Sign in. Quiz. Refreshments available)
	Static display information: What is a Neighbourhood Development Plan? Facts about the parished area of Coleford – from 2011 census
	Map of parished area- (people to mark it to show where they come from)
	Prompt 'boards' questions - on tables around rooms <ul style="list-style-type: none"> ○ Challenges - What aspects/issues may hinder Coleford parish's development? ○ Pluses - What aspects/issues benefit Coleford parish's development? ○ Wish List - What changes/ improvements would you like to see in the parish? ○ Coleford's Future - What are the main challenges facing Coleford today? ○ Coleford Parish Map - Please stick a pin in where you live in the parish ○ Coleford's Future - Put a tick by the issues you think are a priority for the parish (Drainage & sewerage, Youth facilities, Sport & leisure facilities, Transport links, Regeneration, Housing, Tourism, History & Heritage, Environment, Employment, Health issues, Education facilities, Other (please specify))
7:00	Welcome from The Mayor + housekeeping
7:05	Presentation – Neighbourhood Development Plan- by Elin Tattersall GRCC Presentation focus: Purpose of neighbourhood planning, the process involved in undertaking the NDP and constraints which must be considered.
7:20	Activities –aims is to focus on issues and challenges for the next 20 years plus focus on the strengths of the area and draw together what kind of place they would like Coleford to be. NB – this is an initial stakeholder event to begin the thinking process. Future events and activities will allow the whole community to contribute.
7:50	Report back and bring together points made (Elin to facilitate)

8:15	Introduction to steering group roles Use list of organisations to prompt discussion about steering group membership and to form the steering group.
8:45	Next steps and finish

Outputs from the workshop event

Activity1:

Each group took one of the prompt board topics which had been displayed between 6:30 and 7pm and added comments. They then reported back to the whole group, providing the summary below:

Strengths/ Colefords' pluses - Summary <ul style="list-style-type: none"> • Diversity of types of employment – skills • Rural area • Heritage (Artists and musical talent in the community) • Centre • Facilities – refurbished golf course/hotel • Fire/Ambulance centres • GP • Local attractions – potential for tourism • High percentage of professionals (could offer apprenticeships and training) • Involvement <p>Shops selling local food and crafts</p>	Weaknesses/challenges facing Coleford today - Summary <ul style="list-style-type: none"> • People leaving our town centre and going to other towns (work/leisure/shopping). 68% of people travel outside the area for work • Flooding • Sewerage • Tourist industry needs underpinning • Empty shops (21 currently), number/proportion of charity shops and take-aways • Anti-social behaviour • Lack of local employment – opportunities
Opportunities/ 'Wish list'/Changes people would like to see Summary <ul style="list-style-type: none"> • Communities and facilities <ul style="list-style-type: none"> ○ Skate park ○ Facilities for children ○ Police station ○ Band stand ○ New home St. John's Church – community space • Tourism <ul style="list-style-type: none"> ○ Blue plaque ○ Town crier ○ Tump ○ Coach park ○ Information centre • Transport <ul style="list-style-type: none"> ○ Community transport ○ Bus times – links • Environment <ul style="list-style-type: none"> ○ Sewerage and drainage ○ Creating a safe feeling ○ Litter • Employment <ul style="list-style-type: none"> ○ Job creation 	Threats/Challenges that may hinder - Summary <ul style="list-style-type: none"> • Sewerage/surface water problem • Perceived threat from large supermarkets • Parking charges • Loss of GSK as main employer • Loss of RFDC as significant employer • Loss of NHS services (Coleford House) • Lack of job/career opportunities for young • Delay in fast broadband provision • Inadequate mobile phone reception • Inadequate infrastructure to support existing homes and potential future building

<ul style="list-style-type: none"> ○ Youth opportunities • Health <ul style="list-style-type: none"> ○ NHS Doctors and Dentists • Business and trade <ul style="list-style-type: none"> ○ Covered market ○ Free parking ○ Thriving economy ○ Local trader support ○ Diverse shops ○ National chains • Housing <ul style="list-style-type: none"> ○ Condition of rental ○ Type and location 	
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(See below for additional flip chart board points by individual groups)

Activity 2

In your groups and taking into consideration the points made to date, make a list highlighting ‘what kind of place should Coleford be (20 year time span)?’ (Vision)

Report back to whole group - Summary of points raised regarding vision (flip chart contents)

What kind of place should Coleford be in 20 years’ time?

- Diverse, inclusive community. Recognises people’s contributions
- Green, open, clean, safe, welcoming environment
- A thriving retail town centre (relates to encouraging visitors and shoppers. Suggestion of pedestrianisation)
- Youth participation
- Encouraging tourism – a tourist destination in its own right (Attracting down in to the town from other tourist attractions)
- Buoyant local economy, with money staying in the local economy
- Encouraging artistic talent for both wellbeing and tourism
- Making Coleford not just a ‘9 – 5 centre (to combat anti social behaviour)

Activity 3

Whole group discussion- Best practice for Neighbourhood Development Plans is for a steering group to be set up with representation of different groups and interests in the community. List the groups and how they may be approached to see if they would be interested in sitting on the steering group (or a focus/theme group).

A template Terms of Reference/ Principles for steering group was also distributed – to be formalised by the steering group in its first meeting (town council clerk to convene).

Steering Group

Membership suggestions (whole group discussion- flip chart summary (verbatim))

- Town council –
- CA Partnership –
- Youth forum/young carers –
- Churches –
- Senior group –
- Major employers e.g. GSK, SPP, RFDC –

- British Legion
- FODDC –
- HOOF
- Tenants’ Association –
- Student from College. Coleford resident –
- Recreation ground –
- Education – e.g. governors –
- Local traders (alternative trades) –
- Health/mental health/disabilities –
- WDP council. FANs
- Residents (open invitation to be made for steering group/ theme groups)- one name provided on the evening- supplied to town council.

PROMPT BOARD RESPONSES (on display at beginning of event 6:30 – 7pm:

Coleford’s Priorities for the Future

Activity- put a tick by the issues you think are a priority for the parish or add your own with a ‘post it’)

- Drainage & sewerage – 7
- Flooding – 3
- Youth facilities – 5
- Sport & leisure facilities – 6
- Transport – 5
- Regeneration – 6
- Housing – 0
- Tourism – 9
- History and heritage – 6
- Environment – 4
- Employment – 8
- Health issues – 5
- Education – 4
- Arts & culture – 7

Prompt board and individual group responses

Flip chart and post it notes (verbatim) (These were reported back and formed the summary under Activity 1)

Strengths (Coleford’s Future : Pluses – what aspects/ issues may benefit Coleford’s Parish’s development) – Static prompt board –comments added at beginning of evening

- Dynamic and hard-working town council
- Centre for forest tourism
- People of Coleford are skilled and passionate but need focus
- Sense of belonging and cultural heritage
- Tourism centre
 - Campsites
 - Transport links
 - Cycle trails
- Town centre is unique but needs activity more often
- We have a cultural edge (and great local young musicians). This should be nurtured as Coleford is the district’s centre and needs to develop income streams and a cultural edge

- Town does have a distinct centre and boundaries (not like London suburbs or Bristol)
- Historic market town – should be a draw for tourists
- We are rural – More investment in local food and non-food production jobs, to replace lost industries. This will also support tourists who love local food and crafts
- A future plan for employment

Strengths (Coleford's Future : Pluses - what aspects/ issues may benefit Coleford's Parish's development) – Group A

- Diversity – agriculture, light industry, tourism, educational facilities
- Heritage – distinct heritage
 - Civil War
 - Industrial history
 - Clock tower
- Music – arena for entertainment - Coleford centre
- Forest holidays – access to walking, cycling, rock climbing etc.
- Local market
- Puzzlewood – film location
- Golf courses
- 'The Main Place'
- Local food and crafts (Heritage Centre)

Strengths (Coleford's Future : Pluses - what aspects/ issues may benefit Coleford's Parish's development) – Group A

- Historic centre
 - Wonderful recreation ground
 - Independent shops
 - Local food
 - Cinema with popular/cultural events
- 2 Golf courses/1 major bank/1 sub. Hotel, Bells, empty buildings available for accommodation, court building, fire station, district council offices
- Excellent youth facilities ripe for developing a proper youth service
- library which could be opened more regularly
- High % of professionals (potential for more apprenticeships and 'in-business' training, e.g. forest commission or accountancy)
- A will for more public elections (none for a decade)
- Basics for an incredible tourist centre, e.g. Designated Conservation area and buildings eg. as Lawnston House/Angel Inn that could be YHA or self-catering
- Local food, tourism, 3 attractions, recreation ground, 2 golf courses, hotel police hub will be Coleford Fire Station, ambulance

Weaknesses/Coleford's future: what are the main challenges facing Coleford today?

- Coach park for tourists
- Car parking charges (x2)
- Managing drunks on Friday, Saturday
- Sustaining rural tourism and growing lengths of stay and increasing spending
- Flooding
- Nothing to attract tourists (shops etc.)
- Lack of job/career opportunities
- Few facilities to draw in tourists and visitors
- Engaging residents in their own future

- Lack of facilities
 - Coach parking
 - Tourist information
- Empty shops
- Resources for elderly
- Central government support
- Flooding/sewerage
- Car park
- Tourism – coach parks
- Shops
- Employment
- Anti-social (behaviour)

Opportunities/ Coleford's future:– what changes/improvements would you like to see in Coleford parish? Group D

- Band stand
- Encourage a fully inclusive community
- Communities and facilities
 - Buchanan Recreation Ground facilities for all
 - Police station to provide facilities for community
- New home for St. John's Church congregation
- Community hub in St. John's Church
- Speak up for Coleford, Forest a community-run radio station
- Improved community facilities
- Tourism – blue plaques for 'notables'
- Town crier
- Develop tump with some heritage displays
- Facilities for tourists
 - Coach park
 - Tourist information
 - Attractions
- Information for tourists and local people
- Cooperation between neighbouring NDP groups
- Free rural/town high speed broadband
- Development of community transport, robust and reliable enough to render cars inefficient and unnecessary
- Transport – links and at more frequent buses at peak times and other transport links
- Employment creation – business park
- More investment in creating opportunities employment etc
- Litter bins
- Improved sewage and drainage system
- Safe feeling in community
- Health – Doctor's (2) and NHS dentist
- Covered Market Area
- Free parking
- More supermarkets (x2)
- Local trader support
- More diverse shopping – national chains?
- More local (less outsourcing) trades and supplies (including retail)
- High quality tea shop

- Housing – better repair of rented property in town centre
- Protection from overdevelopment as a dormitory town
- Communities to be asked to decide type and location of housing developments
- Regular farmers' market for Coleford town centre
- Coordinated 'tourism offer' for the area (work together rather than compete)

Threats/Coleford's future: challenges – what aspects/issues may hinder Coleford parish's development

- All sewage from surrounding areas goes through Coleford, Staunton-Berryhill etc.
- A strategic 100-year vision
- Loss of GSK/loss of NHS provision
- Unimaginative, pre-conceived planning and development agendas
- Internet retail
- Parking charges
- Democracy in Buchanan Trust
- Inertia
- Multi-national supermarkets (that take money out of the town)
- Lack of job/career opportunities
- Changes in disposable income

B2
Coleford NDP
consultation
results 2014

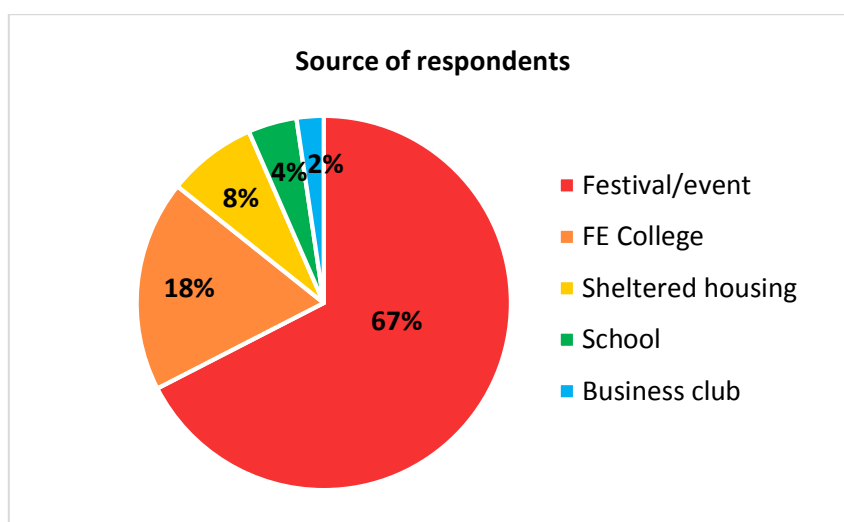
B2

Coleford Neighbourhood Development Plan

Results of initial public consultation, Apr-Jul 2014

A) Background

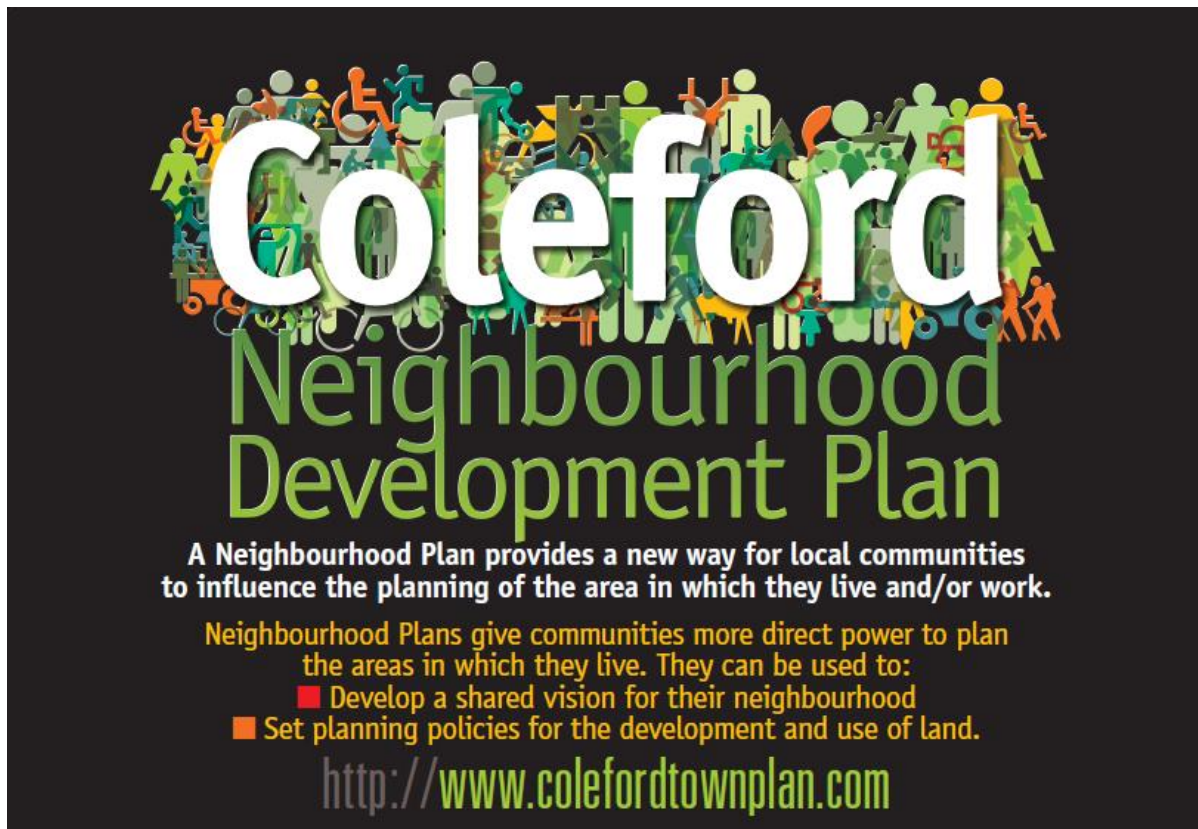
- Initial public consultation took place between April 2014 and July 2014 by means of a short questionnaire which was made available at a number of venues and events in the parish of Coleford.
- The total number of respondents was **427**.
- A list of the various venues and events, and the number of respondents at each, is shown below, along with a graphical summary.
- The biggest source of respondents was festivals/events (two thirds).



Venue/event	Further Details	Respondents
Transport festival	Stalls at 2 locations	174
Busking festival	Stall	76
Battle of Coleford event	Stall	21
Broadwell event	Stall	17
Tufthorn sheltered housing		14
Parkside sheltered housing		16
Mile End sheltered housing		3
Coleford FE College	Lunchtime session	78
Lakers secondary school	Citizenship class	12
Ellwood School	End of school collection	6
Main Place Monday Business Club	Talk & information collection	10
TOTAL		427

B) Questionnaire

- Images of the front and back sheets of the questionnaire are displayed below:



<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
I live in Coleford	I work in Coleford	I am visiting Coleford

Three things I like about Coleford:

1 _____

2 _____

3 _____

Three things that could be improved (and how):

1 _____

2 _____

3 _____

I am:	1 - 25	26 - 45	46 - 65	65 and over
	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

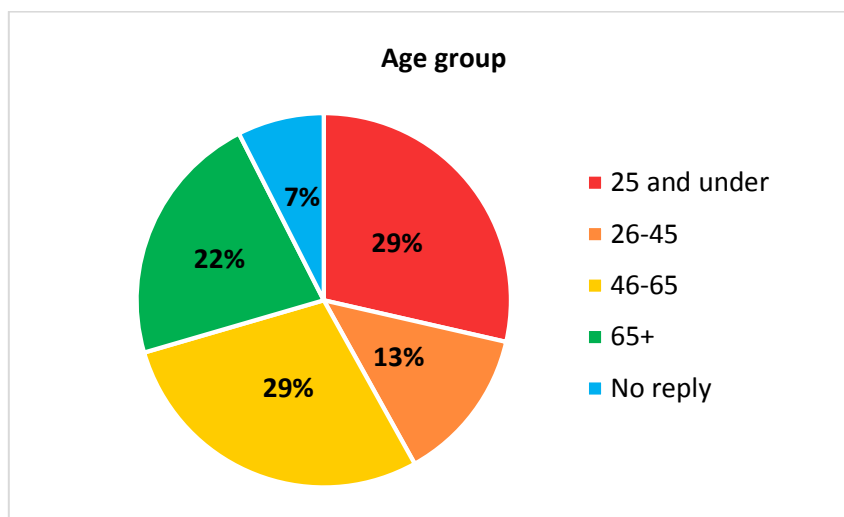
Postcode: If you wish to be kept informed or wish to participate further, please give us a contact:

email: tel/mobile:

C) RESULTS

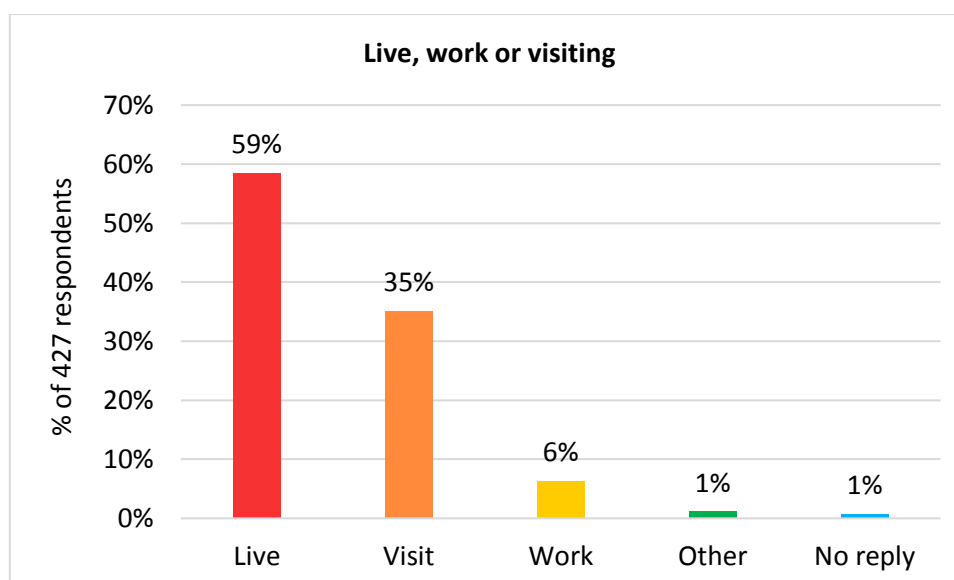
1. Age group

- There were similar proportions of people in the 25 and under, 46-65 and 65+ categories but fewer in the 26-45 age range.



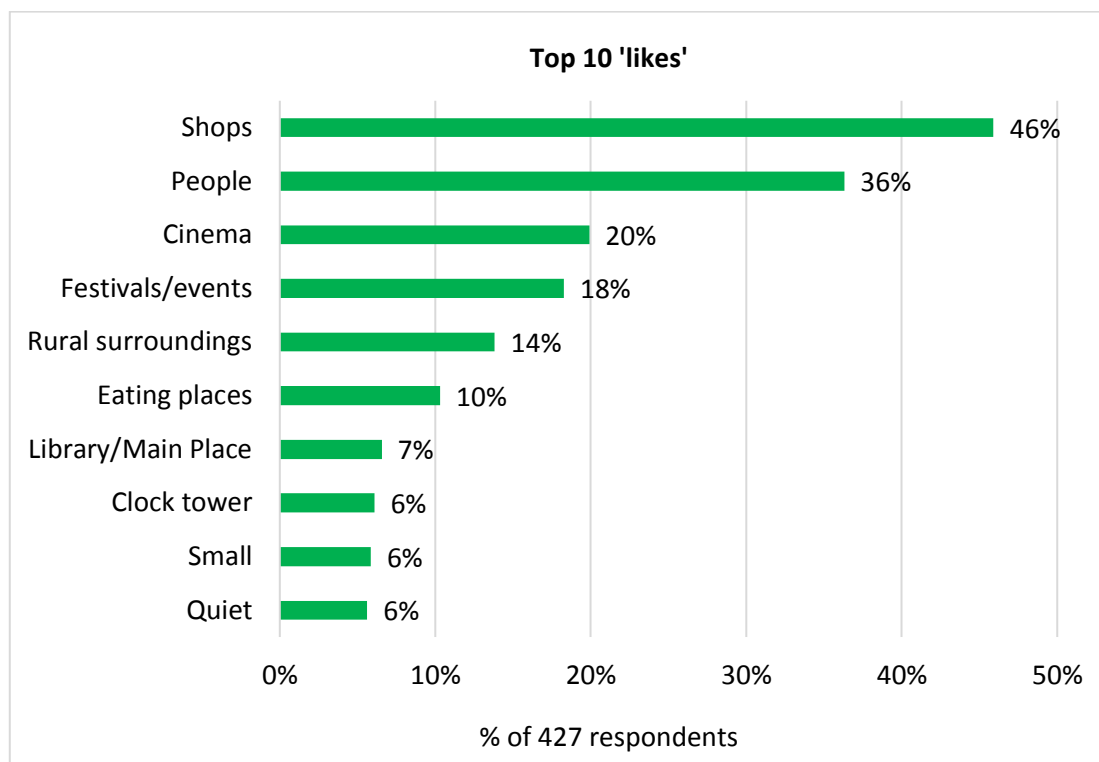
2. Live, work or visiting

- Nearly 60% of respondents live in Coleford, while just over a third were visiting.
- N.B. 8 respondents ticked two options rather than one (e.g. live and work) so the numbers add to more than 100%.



3. Things I like about Coleford

- Respondents' comments have been categorised. The top 10 are shown in the chart and table below.
- The top 10 items for respondents who *live* in Coleford are the same as in the overall list and they are roughly in the same order, with shops and people again clearly in first and second place. There is one additional item in top 10 for the 'Live' category which appears in joint 10th place, namely the Christmas lights.
- Of the top 10 items for respondents who were *visiting* Coleford, 8 are the same as in the overall list, with the top 6 in the same order. The additional items in the top 10 for the 'Visiting' category are that it is close to home/easy to get to and the town centre/Main Place.



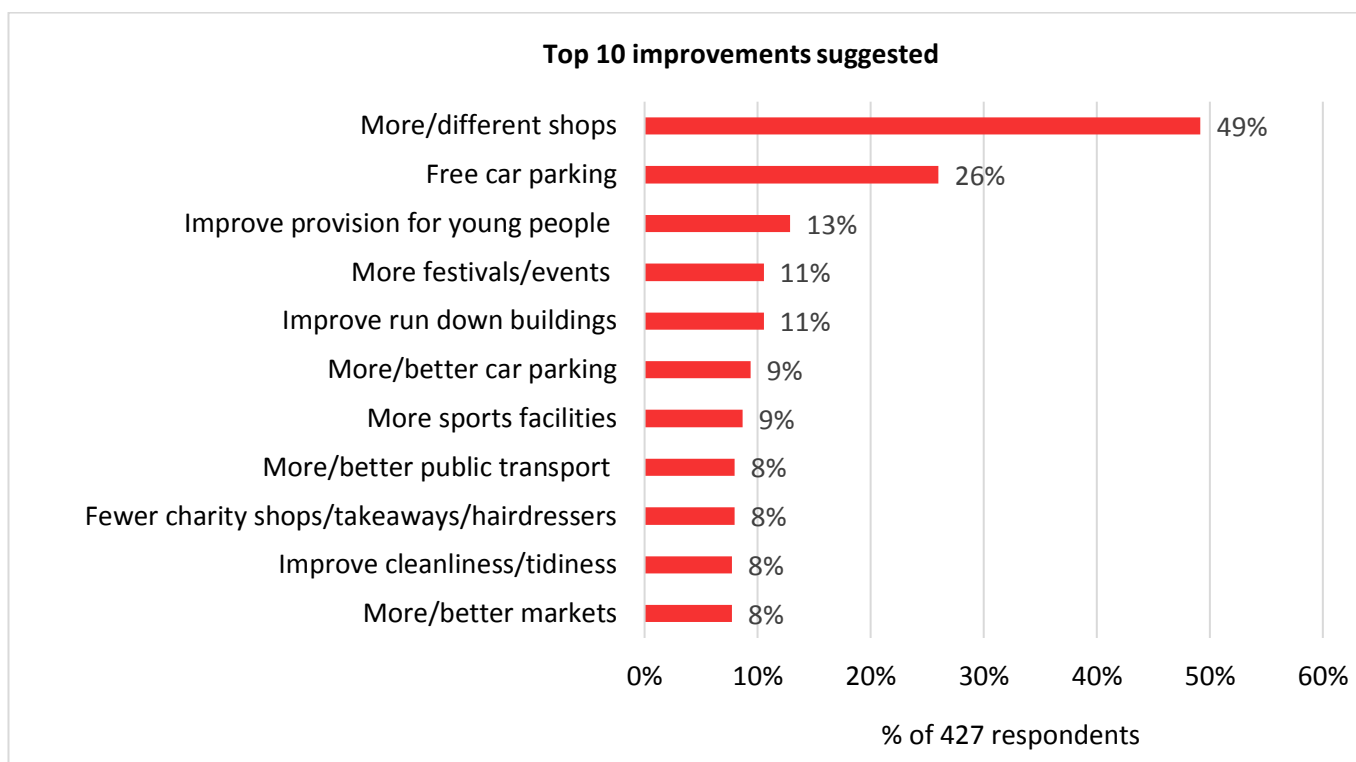
Top 10	No. of comments	% of 427 respondents
1. Shops (e.g. independent, supermarkets, bakers)	196	46%
2. People (friendly, community spirit etc.)	155	36%
3. Cinema	85	20%
4. Festivals/events (e.g. transport, busking)	78	18%
5. Rural surroundings/close to countryside/forest	60	14%
6. Eating places (cafes, takeaways, restaurants etc.)	44	10%
7. Library/Main Place*	28	7%
8. Clock tower**	26	6%
9. Small	25	6%
10. Quiet	24	6%

*19 of the 28 specifically mentioned the library.

**N.B. 20 other respondents mentioned architecture/buildings in general and 4 mentioned St John's Church.

11. Things that could be improved

- Respondents' comments have been categorised. The top 10 are shown in the chart and table below. (There are actually 11 items in the list because two tied in 10th place.)
- The top 10 items for respondents who *live* in Coleford all appear in the overall top 10 and the top 4 are in the same order, with 56% suggesting more/different shops, 29% free car parking, 16% improved provision for young people and 12% improving run down buildings. (As mentioned above there are actually 11 items in the overall list below; the item from this list which is missing from the top 10 for those who live in Coleford is more/better markets which comes in 12th place.)
- Of the top 10 items for respondents who were *visiting* Coleford, 9 also appear in the overall list, with the top 2 in the same order (41% suggested more/different shops and 19% free car parking). The additional item in the top 10 for those who were visiting is more support for local businesses e.g. lower business rates.



	No. of comments	% of 427 respondents
1. More/different shops e.g. more variety, clothes, supermarkets	210	49%
2. Free car parking	111	26%
3. Improve provision for young people e.g. youth club, skatepark, sports	55	13%
4. More festivals/events e.g. bring back music festival	45	11%
4. Improve run down buildings e.g. town centre, shop fronts, specific sites*	45	11%
6. More/better car parking e.g. coach park, on-street, off road, disabled spaces	40	9%
7. More sports facilities e.g. swimming pool, leisure centre, astroturf	37	9%
8. Fewer charity shops/takeaways/hairdressers etc.	34	8%
8. More/better public transport e.g. more frequent, more routes	34	8%
10. Improve cleanliness/tidiness e.g. litter, dog mess, weeds, verges	33	8%
10. More/better markets	33	8%

* Specific sites:

- St John's church e.g. save/restore/use (11 comments)
- Pyart Court e.g. close/improve (8 comments)
- King's Head e.g. improve (5 comments)

12. Additional information

- A small number of respondents made additional comments, mainly verbally in the course of discussions, which were captured in written form and are available for reference. Broadly speaking, most of the issues were similar to those raised through the main questions in the survey.
- Views were also gathered by “60 second” films, see links below.
<http://youtu.be/NgQpKYkCIJA>
<http://youtu.be/3-jWe2pE5BM>

D) COMPARISON WITH WORKSHOP EVENT – SEPTEMBER 2013

Introduction

- This was an initial workshop event to begin cascading information about the NDP. Organisations were invited by letter/email to send a representative and connectors/leaders were also invited.
- Workshops at the event generated a ‘SWOT’ table listing strengths, weaknesses, opportunities and threats, as well as a summary of what people would like Coleford to be like in 20 years’ time.
- On the whole, there was a broad similarity between the issues raised at workshop event compared with those arising from the 2014 consultation (i.e. the consultation which is the subject of this report), particularly in terms of potential improvements.

Strengths / What people like about Coleford

- The strengths mentioned at the workshop event included the rural area and involvement. These are similar to the categories of ‘rural surroundings’ and ‘people e.g. community spirit’ found in the top 10 of what people said they liked about Coleford in the 2014 consultation.
- The town centre, tourism potential and GP service were also perceived as strengths, and these were mentioned by several people in the 2014 consultation.
- Other identified strengths included shops selling local food/crafts and the artistic and musical talent in the community. However in the 2014 consultation only two people mentioned local produce and none explicitly mentioned local artistic or musical talent, though the latter may be implied through the common request for more music festivals.
- The following were mentioned as strengths in the workshop event but were not included in the list of ‘likes’ in the 2014 consultation: diversity of employment/skills, high percentage of professionals, refurbished golf course/hotel and fire/ambulance centres.

Weaknesses, opportunities, threats, how people would like to see Coleford / Suggested improvements

- Almost all of the issues raised in the weaknesses, opportunities, threats and the vision of how people would like to see Coleford in 20 years’ time were also cited as potential improvements in the 2014 consultation, most commonly the lack of diversity of shops, too many charity shops and takeaways, more support for local traders, free car parking, a skatepark, St. John’s church, a coach park, improved public transport and litter (all of which were included in the top 10 list in the 2014 consultation).
- Issues arising from the workshop event which were not in the top 10 in the 2014 consultation but were nonetheless mentioned by several people, included promoting tourism (including a tourist information centre), the dislike/threat of large supermarkets, too many empty shops, pedestrianisation, antisocial behaviour, facilities for children, more jobs, improved health provision (more doctors and dentists) and greenery.
- In addition, one or two people in the 2014 consultation also mentioned the following which arose at the workshop event: the need to address infrastructure in line with new housing development, issues of flooding/drainage, mobile phone reception, a covered market, a police station, broadband, feeling safer and encouraging artistic talent (“local links for artists’ exhibitions”).
- Issues from the workshop event not covered in the 2014 consultation included community transport, the condition/type/location of rental housing, youth participation and specific suggestions such as a bandstand, blue plaques and a town crier.

B3
Coleford NDP
consultation
2015

B3

Coleford Neighbourhood Development Plan – Consultation 2, 2014

“The first consultation gave us a lot of evidence about characteristics and issues in Coleford Parish. Now we need your local knowledge and ideas on how to progress these themes. We would be grateful for your thoughts on the following questions.”

A) Information

- 45 people filled in a questionnaire
- The full comments are available in a separate spreadsheet
- This report provides a summary of the key points/most common answers
- The sections and questions are shown in the same order as in the questionnaire

B) Results

Bus stop

12 answers:

- | | |
|--------------------------|---|
| • Coleford main car park | 3 |
| • Coleford car park | 1 |
| • Ruffet Close | 2 |
| • Sunny Bank | 2 |
| • Broadwell | 1 |
| • Lakers | 1 |
| • Milkwall (Calico) | 1 |
| • Woodgate | 1 |

Coleford Town Centre

1a: You wanted a more attractive town centre. How can we do that?

(Think about: the look of the town centre, its layout for pedestrians and cyclists; traffic management, tourist facilities.)

40 people made suggestions. The most common were:

- | | |
|--|--|
| • Flowers/shrubs | 7 (e.g. tubs and hanging baskets) |
| • More shops | 5 (e.g. big brands) |
| • Astro turf | 4 |
| • Benches/seating areas | 4 |
| • Christmas lights | 3 |
| • More colourful | 3 (e.g. houses) |
| • Modernise | 3 (e.g. buildings) |
| • Pedestrianise | 3 |
| • Improve shop fronts/run down buildings | 3 (e.g. encourage owners to repaint regularly) |

1b: Are there any special spaces or buildings that you want to identify and suggest how?

(King's Head, Lawnstone House, St John's Church have been raised)

14 people named special spaces/buildings. These are listed below, showing the number of comments for each (if more than one) and a summary of what people said:

i) The three buildings mentioned in the question:

- King's Head (4) (refurbish and use as public house with accommodation and room hire; renovate/demolish; an eyesore; where the Battle of Coleford began)
- Lawnstone House (2) (replace with garden)
- St John's Church (should not be left to fall into disrepair, keep surroundings tidy)

ii) Other spaces/buildings

- Clock tower (2) (markets/exhibitions/music/brass bands; around clock tower)
- Kaplans café (2) ("because it's a good café")
- Fetter Hill iron works
- Stone and coal work
- Baptist church (better signage)
- Main Place (cramped upstairs)
- Danter (tidy it up – they had a grant)
- Hotels
- By Crusty Loaf and outside shops
- Old pub opposite Raymond's stores (paint and keep tidy)

Shopping

2a: You wanted a bigger range of shops – just in the centre or in the localities too?

- Centre 10 (e.g. clothes, chain stores)
- Localities/outside centre 5 (e.g. supermarket)

N.B. These figures include 3 people who would like both (i.e. centre and localities).

2b: How can independent shops be supported?

(Markets were suggested, but what type and where can they be located, and made accessible for everyone?)

25 people made suggestions, summary below:

- Advertising 7 (Charcoal Grill; free/low cost in papers; more widespread)
- Lower business rates 5
- **Market** 4 (**weekly, good range, large, indoor, corner of car park**)
- Free parking 4
- Use them 4
- Fundraising/charity 3
- Start-up grants
- Help with décor/maintenance to get started
- Help with electricity to light windows at night to encourage window shoppers who will buy the next day
- Prevent existing shops taking new shops to court
- More volunteers
- Re-introduction of local loyalty card
- Shopping buses from villages

3a: Visitors and local people told us they wanted to know more about Coleford. If there was a heritage trail, where should it go?

17 people suggested locations (one person each unless specified):

- Whitecliff (5)
- Town centre (2) (e.g. booth in summer months)
- To sites of interest (2)
- Burial path (2) (already done, promote it more)
- Musket works (2)
- Around Coleford
- As in Coleford walk leaflet
- Beechenhurst
- Behind park
- Berry Hill to Edge End
- Caradoc Stone site
- Dark Hill
- Fetter Hill
- Leading to woods
- Throughout Forest of Dean

3b: Is there a need for new cycle trails, footpaths and information points? If so where?

- Yes 10 (e.g. town centre; town map in car park; burial path; scowles; signposts in forest; various/anywhere/everywhere)
- No 13 (e.g. not used; maintain existing; promote existing; cycle trails adequate; footpaths great)

3c: Which local sites are particularly valuable to you and should be retained/restored?

20 responses

The most common answers were:

- Charcoal Grill 3
- Clock Tower 2
- Cannop Ponds 2
- Mallards Pike 2
- Buchanan 2 (children's playground; meadows)
- St John's Church 2

3d: You wanted a Tourist Information Centre in the town, please suggest a location.

19 people specified locations (one person each unless specified)

- Clock Tower 9
- Cinema/near cinema 2
- Where it used to be 2
- Empty shop 2 (e.g. shop for sale next to Newsagents)
- Town council
- Council offices
- Tesco
- Near Co-op
- Town centre, easy to find
- In place of William Hill
- Railway Museum
- Adjacent to centre and Independent Chapel. View of St. John's Church.

Community and communities

4a: Please ring your part of Coleford parish below and describe what makes it distinctive

Mile End; Broadwell; Coalway; Edenwall/Palmers Flat; Gorsty Knoll; Milkwall; Tufthorn; Whitecliff; Scowles; Crossways/Lower Lane; or if Coleford town (state where)

17 people gave their location:

- Mile End 2
- Broadwell 2
- Milkwall 1
- Whitecliff 2
- Coleford town 2 (Bells Place; Hampshire Gardens)
- Other answers 9 (Albert Road (2); Berry Hill (2); Poolway Court (2); Staunton Road (Sparrow Hill) Sunnybank; The Links)

Two people said what made their location distinctive:

- Berry Hill – supportive neighbours
- Poolway Rise - easy access to town centre and relatively spacious

4b: Is it important that there are these separate settlements, and that this plan should recognise this? Yes/No

- Yes 23
- No 2

4c: The Five Acres College site with its sports/leisure facilities is a key one in the Berry Hill NDP. If the College moves, and the site is redeveloped, what would best serve your needs?

20 responses

The most common answers were:

- Swimming pool 4 (bigger, with cafe, seating, diving boards)
- Theatre 3
- Sports centre 2
- Skate park 2
- Housing 2 (e.g. affordable) (however 2 other people said they did not want housing there)

4d: How can we maintain and improve sport/leisure facilities throughout the parish?

13 people made suggestions, see summary below (one person per item). Two people referred to their answers to 4c.

- Bowling centre
- Reinstate bowling green
- Closer to Coleford town (e.g. Buchanan recreation ground)
- Support the move to turn some of the Buchanan Park land into wild flower meadow
- Environmental study/leisure area
- Keep open/green spaces
- Cycling/swimming/athletics/skateboarding
- Rent out bicycles
- Improve Bells Field facilities
- Informal walking groups
- More council support for local rugby and football teams
- Organise leisure and cultural events in the Park Café
- Out of town large gym
- Keep Five Acres open
- Update them

4e: How accessible are the various parts of Coleford Parish for you? Can you easily get to schools and colleges?

- Yes/Easy/OK 16* (yes by car; good bus from Milkwall; but would like bus to Mitcheldean for work)
- No 2 (because of traffic)
- Mixed 2 (schools/colleges OK but not some of outlying villages; sometimes but traffic is bad)

*One wrote: "Good for me. Awful for people with mobility issues. Pavements by Bank Street development are dangerous. Crossing Staunton Road a hazard."

4f: Do you want more footpaths, cycle tracks and pavements, and if so where?

- Yes 8 (anywhere/everywhere; by roads; Speech House Road; Skate park to Bells Field; through old community centre grounds more and clearer in forest, pedestrianise town centre)
- No 10

(Two people also asked for existing ones to be maintained e.g. repair dangerous pavements and one said "Widen pavement by Forestry/Building".)

4g: How can access be improved, and where?

11 people made suggestions, see summary below:

- Free parking (2) (e.g. for local residents)
- Places to park
- More accessible paths to CCG
- More accessible roads to Charcoal Grill
- Early and later buses to and from Monmouth for work and college
- Minibuses to St Briavels, Clearwell, Parkend etc.
- Pedestrianise town centre
- Marked pedestrian route across Co-op car park
- Crossing by Raymond's Stores
- Lollypop lady
- Improve access for disabled
- Clear signposts
- Issues surrounding proposed access to Marshes site
- Resurface all roads

Rural surroundings & green infrastructure

5a: You value the rural surroundings of Coleford, but which spaces in and around the parish are of particular importance to you?

15 people made comments, summary below:

- Woods/forest (5) (e.g. Mile End; Should remain free)
- CCG (3)
- Buchanan area/park (2)
- Bells Field
- Broadwell RFC
- Folly Farm
- Forest Hills
- Milkwall to Coleford track
- Churches and graveyards
- History sites
- Old mineshafts
- Recreation grounds
- Scowles
- All FC land including Jugs hole and woods at Worcester lodge

5b: Is it important to retain the green area separating the Town Centre from neighbouring settlements? Yes/No

- Yes 20
- No 2

5c: Where are the informal green areas you use, e.g. to sit and think or have a sandwich?

13 people answered the question, summary below:

- Green fields (2)
- Buchanan park/playing field (2)
- By library/near Main Place (2)
- Forest
- Arboretum
- Park
- Victoria Park
- Coalway Park
- Coleford Park
- Recreation ground
- Where old library was
- Outside Co-op
- Folly Farm

5d: Do you want more and if so, where should they be?

9 people indicated they would like more informal green areas:

- Town centre (2) (e.g. redundant Tesco site)
- Anywhere/everywhere (2)
- Behind the Feathers
- Broadwell
- By Co-op
- Forestry Commission Garden
- Green fields
- Lawnstone house
- Marshes

Transport and infrastructure

6a: Where are the traffic pinch points?

11 people specified locations:

- Town centre (4) (e.g. hard to get across roads)
- Coleford (2) (e.g. slow traffic lights coming into)
- King's Head (2) (e.g. lights)
- Eskimarket (2)
- Five Acres
- Glos at Highnam
- Gloucester Road (due to pavement protrusion)
- Littledean
- Lords Hill
- Mile End
- Newland Street
- Staunton Road and traffic lights

6b: You wanted free parking. The cost is now lower. Has this made a difference to your use of the car park?

- Yes 3 (e.g. it's better; I have longer to do my shopping)
- No 11 (e.g. should be free x 2*; there are no spaces; traffic wardens don't allow grace time)
- Don't drive 3

(*Two other people also said the parking should be free e.g. due to impact on local residents of people parking on estates to avoid costs.)

6c: Is there a need for another car park and if so where?

- Yes 7 (CCG (2); library (2); nr Baptist Church; Bell's Field; Boxbush Road; if Tesco goes ahead)
- No 9

6d: Are you aware of any electricity, mobile phone reception, broadband issues and if so, where?

- Yes 9*
- No 3

***Details:**

- Mobile phone (6) (EE in parts of Coleford; EE v poor; O2 in Broadwell; Albert Road; Newland Street; bottom of town; awful)
- Electricity (3) (Albert Road; power cuts in Broadwell; occasional power cuts)
- Broadband (1) (broadband speed atrocious in Broadwell)
- Unspecified (2) (Berry Hill – have to use loft; throughout Forest)

(In addition one person said that mobile reception has improved.)

6e: Are you aware of any flooding, drainage/sewage problems, and if so where?

- Yes 6*
- No 5

***Details**

- Alms houses – flooded road
- Gloucester Road outside 45 – water floods pavement and freezes in winter due to island
- Newland
- Poolway Place – erupting road surface
- Staunton Road – drainage problem in heavy rain
- Garden – smell from sewage pipe (Two Rivers need to resolve)

(In addition two people expressed concerns over the impact of development on flooding problems, specifically the Bank Street development, old community centre development and Owen's field)

6f: Is there a need for more industry and services - where would it go?

- Yes 12*
- No 1

***Locations:**

- Industrial estates (2) e.g. by Jewsons
- Field nr Bells (2)
- Existing sites
- Empty places
- Depends on type of industry – cottage industry in town centre, other industry in Tufthorn area

***Other comments:**

- For jobs/employment (5)
- Lower business rates to encourage start ups
- As long as it is in keeping with environment

Housing and employment

7a: You said you liked the small size of Coleford. In the current draft FODDC Allocations document some more housing is specified. Which type and style of housing is needed, and where?

14 people made comments, summary below:

Tenure

- Affordable housing (2)
- Council housing (2)
- Flats to rent near town centre

Size

- 1 & 2 bedrooms
- Small first-time buyer properties

Style

- Semi-detached cottage-style
- Make them homes people really want - more space, more garden
- Not the style as at Owen's farm

Location

- Brownfill
- Infill sites
- Not on green areas
- Not on forestry areas
- Within existing development envelope

Scale/density

- Small developments (3)
- Not high density

Other

- Not needed - houses stand empty/unsold for long periods
- Understood there was no housing shortage
- Industry for jobs before housing
- Varied

If you wish to be kept informed about the progress of the Neighbourhood Development Plan please provide your contact details below

9 people gave their contact details.

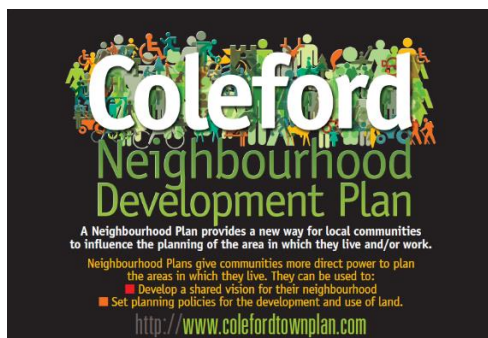
I am particularly interested in joining in discussions about the following theme(s):

5 of the 8 ticked the themes they were interested in joining discussions about:

- | | |
|---|---|
| • Shopping | 4 |
| • Town Centre | 4 |
| • Community and communities | 3 |
| • Rural surroundings and green infrastructure | 3 |
| • Economy, transport and infrastructure | 2 |
| • Housing | 2 |
| • Tourism and heritage | 1 |

B4
Business clubs
consultation

B4



Monday, Tuesday, Thursday CAP
Business Clubs input:

Visited by M Cox and/or Iain Baird

January 2015 5 sessions

Attendees 35 approx

Each meeting was asked to consider their views as business people and employers for Coleford NDP. They were given the following key messages to start off discussions: this is a composite summary.

Key messages to date:

1. To enhance the character of Market Place and improve the gateways leading into the centre of Coleford
2. To enhance the attractiveness for tourists, and make more of the heritage
3. To increase shopping and widen its range in and around Coleford
4. To enhance mobile/broadband services and accessibility in the parish.
5. To encourage more jobs locally in tune with more smaller / starter homes
6. To conserve the green landscape, including that separating Coleford town from the surrounding settlements

Feedback collated

Place itself:

- prettiest of Forest Towns
- best shape, real centre, has potential
- community
- events known and act as draw: upgrade Christmas event with new Lights 2016
 - BUT must get people to come into town
 - Weariness of town centre noted: Kings Head used to be a hub, now dead and uncared for

Development: reinvigorate Coleford

- Need to increase infrastructure simultaneously to conserve the nature of place and the service level
- Affordable Housing: with help to buy according to local connection/ occupation, but aware that developers use this requirement to affect price/ create viable sites
- Specific premises needs: differently sized spaces; different locations depending on trade; generally keep any such expansion where existing businesses are
- Need for tourism –related infrastructure and attractions/draws eg in competition with Taurus Crafts; artisan centre?

- Business-led entrepreneur centre
- Create café culture/ evening life, especially for younger people, use outside space better
- upgrade Market Place, conservation area, give it a face lift, talk to owners/tenants
- but keep the heritage features, make more of that eg plaques, info boards
- better signage- in town and into town
- conserve and enhance USP aspects eg St John St; cinema; museum
- sort out car parking
- look for chains/ different types of shop/kitchenware?

Shopping habits have changed: recognise and move on

- People use internet shopping much more and growing
- Need for retail/ business to have something different/unique
- Find different approaches eg merge 2 above as does Mandarin Stone: browse internet then make app't to go and see your choices: always see what you want and not too much time spent, nor wasted time, but still get to see/feel product
- Reinvent shopfronts: brighten up; displays rotated regularly; use IT to print colourful work and light up windows; window pods- be inviting
- instigate proper regular market (tie in with bus below)
- Can't find right space/ right location: if do can't persuade owners to rent out
- Visitors need child friendly places – keep them more than an hour;
- Bring people in: find attractiveness from Forest area

Conserve

- Conserve and enhance cinema
- Increase footfall to help sustain independent shops
- Conserve heritage and introduce trails outside in, and round town to keep people here; guided tours

Tourism

- Ross and Wye Valley – break into this and enhance
- Make more of heritage eg walks/info/plaques
- Signing into area: brown signs and signage in town
- Connect with transport in and out: links with station/ bus/ taxis including taxi rank
- Arts needed – live music venue?
- Leisure Centre: future? Bring into town? Indoor venues
- Wine bar; music; museum upgrade
- Coleford and the film/television trail with Starwars and Dennis Potter
- Bring Cycle Centre, cycle shop, sign racks, trails

Instill culture change:

- Be proud of Coleford
- Be active to implement ideas, can't just be what they always were
- Learn from others: Chepstow; Monmouth; Lydney
- Attitude of shopkeepers: friendly ✓; some downright rude X; some don't care about customer satisfaction, or even just a smile
- Work with local landlords to allow tenants to increase business/ footfall
- ease funding for micro-businesses to start and grow: eg Local Government reduced business rates to compete with charity shops.
- Pop-up shops, even for some weeks
- Effect of new supermarket: increase footfall, sharpen up independents to compete/find niche

Communication/Branding

- Better messages out, make the most of Coleford: TIC;weblink with Wye Valley tourism; AONB and FODDC; Tourist Destination: Coleford as a great "village"
- Shabby centre sends wrong message
- Signpost interesting/ useful places of interest: Angus Buchanan; child space in town?
- Free Hopper bus to bring local people in from places off the bus route; market day
- Events webpage for free on Forest Directory: use it
- Coleford Noticeboard – info@colefordhub.org.uk : blog, ideas and get talking; facebook

Employers/ businesses/ employees:

Importance of Business Clubs

- working together gain network links;
- gain information eg about markets/venues/sources;
- gain skills: training from peers, use local expertise;
- multiplier effect: gains all circulate and reinvestment...
- Mirror of peers and people with mutual respect
- Beats trend of working alone:
- friends who will tell it as it is, been there, advice

Potential to do bigger things together: collaborate to offer an experience: do-eat-stay

Young people and training

Young people need places to go, things to see/do: eg someone works Suntory but chooses to live in Cardiff and travel daily. Need for café culture/ evening life

Attendees:

Tues pm including 13.1.15

Paul Smith; Rachel Shilton; David Broadbent; Dee; Michael; Natalie; Rob; Matt Bentley; Lee and Ali; Jo Cooper; Beccs; Louise Dwyer; Wendy; Rachel Dementia; Paul J (16)

Thurs including 15.1.15

*Kris V-F dyslexia; Charlotte; Sharon; Eric Witheridge; Dave Hawkwel; Andrew Lang; Dave Parry; Sharon; Charlotte; Andrea; Dave Leopold; Sarah Jones; Alison; Andy; Karen Gaine; Grant Rodgers; Jason Wyatt; Andy Howley (Graphics) +Paul ng; (**Paul James**)*



Consultation on Neighbourhood Development Plan draft policies from CAP Business Clubs May/June 2016

Context: Marilyn Cox revisited the Monday, Tuesday, Thursday clubs and presented an update, focusing on the sites allocations and policies in the draft June 16 during the consultation period (May 3, June 6, June 16. The clubs include business people who live in Coleford, work in Coleford, use Coleford as a service centre, and some who do not. Total attendees 33. Also attended Coleford Business Association June 17 (approx. 25 Coleford Traders present)

Feedback

- **Supermarkets and siting:** a strong emphasis was placed on the need to balance out the power of supermarkets to attract footfall and revitalise town centres, but also to divert shoppers to their stores exclusively. This comment was particularly made with reference to existing Marshes site (paused in development, but with planning permission) and the Tufthorn Aldi application recently submitted for the second time. Example of Dursley was cited where an in-town Sainsbury had boosted the town with sufficient free parking time available such that their customers also popped into other shops/services nearby. It was also noted that monies were contributed through this toward the library and other uses in town. On the other hand, Stroud and Gloucester Quays were mentioned as the opposite example where the town was suffering from out-of-town supermarkets/developments. Size of store and their parking requirements were also commented on, noting the main car park in Coleford is charged for (20p for 2 hours etc). Also that some new developments were not filled, vacant units do not revitalise
- **Importance of staying visitors:** questions were asked about “low cost visitor accommodation”, its nature and position. YHA was considered positively, but parking queried by Kings Head.
- **Events to attract visitors:** need to increase footfall
- **Heritage/Ecological/walking/cycle trails:** suggested local schools/groups/organisations would benefit from extended trails focusing on Coleford but out into wider area for charity walks, adventure, fitness
- **New attraction and site:** discussion ensued around exact form and businesses involved in artisan centre. Needs solid partnership/organisation to run and put into place, but would keep people here longer. How would space be allocated and to whom? Marketing? Parking? St Johns mentioned but no consensus.

- **Affordable housing:** who would be partners? Housing Association/Community land Trust/ developer? Need good trust in partnership to work effectively: choose carefully.
- **Housing, jobs, infrastructure working together:** more houses means need to increase the other two.
- **Education and skills:** explained that Lakers and College were outside the boundary although used by Coleford residents. Five Acres site an important part of West Dean's Berry Hill, Christchurch and Edge End NDP. Wanted to know that Coleford had an influence, were participating in whatever went on that site. Updated with news of invitation to Coleford from West Dean as lead for members for Regeneration Board.
- **Need for revitalisation underlined:** work together to improve events, look and provision of services in town. Tourist Information Centre noted. Coleford Traders established two groups to investigate events and markets, marketing and funding for ideas. Arts potential? Establish regular market? Agreement to promote bigger Christmas event/markets.

B5

Record of NDP
'solutions & ideas'
event 2015

B5

Record of Coleford Neighbourhood Plan 'Solutions and Ideas' Event

10th February 2015 6:45pm – 9:00pm

The Main Place, Coleford

Aims of the event

- To inform people about what has been achieved so far, what stage we are at in the process of undertaking the NDP, and key messages to date
- To generate ideas and solutions. The aim is to move on from discussion of what the issues are and to generate ideas for solutions to the issues that have already been identified.
- To inspire people to join a theme group to further shape ideas and options to achieve the objectives

Attendees: 40 (list retained by Town Council clerk) including residents, businesses, organisation representatives plus district council officers and councillors.

Promotion of the event – by invitation, list with Clerk

Structure of event

- Display boards were set up for set up around the room showing the results of the character assessment study and main findings so far, for viewing during the arrival time.
- A short presentation was delivered on the NDP process and the main findings to date for each theme to focus all attendees on the task.
- 5 theme tables were set out with a summary board displaying the key issues to address in the form of questions. Participants were free to choose the theme to contribute to, and a steering group member facilitated the discussion at each table.
- All ideas were recorded and the main points were fed back to the whole group by each theme table spokesperson.
- Facilitated discussion of the cross theme main points identified next tasks arising.

Summary of the ideas and solutions generated

The Town Centre and Shopping

1. How can we improve the appearance of Market Place?

- Increase the public art and murals like the one already here
- Gardening in the weedy spaces
- Pressurise/encourage owners to increase the standard of their shop frontages
- Improve pavements and pedestrian accessibility
- Create a coach park to bring custom in
- Cater for car parking to improve the appearance and experience for shoppers
- Shop signage under one theme

2. How can the appearance of the Clock Tower and surrounding pedestrian area be enhanced?

- Cover and canopy design for the church tower to allow markets and café/seating out of the rain
- Landscape a playground in the centre for under 5's to bring parents and tourists in for activities
- Reduce traffic speeds
- Design to include greenery under the tower to reduce the harsh look. Organise a DIY approach for greening
- Make the tower the focus of the Christmas light display if done elegantly

3. How can we increase the available shopping and widen its range in and around Coleford?

- Range (Chemist)
- Idea for an 'artisan quarter' where the tourist info centre was.

Green Environment and surrounding communities

- 1. Should the Green ring around Coleford be conserved?**
 - 2. Is it important to preserve the separate identities of the surrounding communities?**
 - 3. How can we enhance and increase the green areas in Coleford Parish?**
 - Look at green spaces to protect – linked maybe to walkways
 - Information stops & plaques (like dark hill) incorporating health walks
 - Look at possibilities for the marshes
 - Donate Marsh Lane as a Green space for the community 'Bath Park'
 - Keep forest 'waste' areas as green ring and keep village community
 - Allocate village greens more spaces adopted as protected land
- Make better flowering opportunities – verges, benches, open spaces
 - Local businesses to sponsor verges, tidy up their land of casual litter
 - Hedgerows of wild flower planting (like roadways into Gloucester & Monmouth)
 - Keep separate identities of villages
- Where are brownfield sites? Developers/owners sitting on for no good reason? Compulsory purchase to be used
 - Lawnstone House demolished and developed as Green space
 - Unused/derelict land or property as a community asset to make better use of and enhance look of an area
 - Use police station as an open space and carpark mix
 - Stop the 'build a bypass and then build on it' mentality
- Keep low vegetation near to tracks to keep boar hidden in the depths
 - Push the positive aspect of Boar? Helps regenerate and plant seeds
 - Fear of the boar can put off walkers/visitors? More education to alleviate?

Tourism, Leisure and Heritage

- 1. How can we enhance the attractiveness of Coleford parish for tourists? How can the time that tourists spend in Coleford be extended?**
 - Free parking/signposting
 - Map of town and places of interest
 - Tourist office/visitor information – along with some sort of local heritage section
 - Greater use of technology
 - Use young people as tourist guides
 - Invest in re-establishing a tourist office
 - Signage, info and maps at centres/parking places
- 2. Should more be made of the heritage within the parish?**
 - Make the most of the 'home of stainless steel'
 - Make most of local knowledge
 - Tourism will be the way to make money in the future
- 3. Is there a need for more youth facilities, if so what?**

- Sports space in town centre e.g. Outdoor basketball court. Possible locations could be Magistrates court, police station
 - There is a need, especially for young people over 10
 - Bells Field - current consultation underway to look into this site
 - Looking into agreeing use of school sites for young people
- 4. How can the gateways into Coleford town centre be improved?**
- Attractive 'Gateway' Coleford sign – industrial heritage (more brown signs)

Housing and employment

- 1. Should there be more provision of affordable, mixed housing?**
- Smaller development
 - Design should be in keeping with where they are situated.
 - Need to make info on available sites/permission
 - Identifying design characteristics.
 - Avoid design that creates a concentration of anti-social behaviours
 - Looking into more detail at mix of housing and niche needs
 - Expansion of housing must be related to jobs and infrastructure
- 2. Does Coleford Parish need only small housing developments?**
- Identifying Possible sites: Smaller sites; Housing and employment together
- 3. How can we increase local industry and employment opportunities?**
- Tourism is one employment opportunity but also look at manufacturing
 - Identify sites which could be developed as such
 - Unlikely to want to attract new larger employers – rather, ask businesses what keeps them in Coleford
 - Link between upskilling and jobs. College is reconfiguring buildings to take in Mitcheldean
 - SPP stays why? skills and in house
 - Local forest work gone: mining manufacturing. Tufthorn Avenue Aldi
 - Apprenticeships: local, coming in, job at end?
 - Transport links: Skill base – target appropriate courses for students
 - Grants – looking into possibilities
 - 49 students -midyear admissions

Transport and infrastructure

- 1. Who should improve drainage and sewage for parish?**
- Lobby Welsh Water
- 2. How do we improve mobile phone/broadband services?**
- More lobbying
- 3. How can pedestrian and disabled access be improved?**
- New planning applications to require access audit
 - Publicity for accessibility grants
 - Fairways mobility have offered scooters and wheelchairs to assist an audit last done approximately 10 years ago. A new audit could be carried out.
 - Provide seating outside aesthetic and gives better access to cafes
 - Every Saturday 10am – 3pm turn St. John's street into a pedestrian area (to allow for delivery time)
- 4. Can we reduce the number of Lorries passing through the town centre?**
- There are roads which could be used to bypass town centre
- 5. How should transport links be improved?**

Next steps: Further investigation

1. More detail regarding potential sources of funding to enable possible projects to be realised (countering argument that Section 106 is the only route to funding)
2. Investigate school attitudes towards use of outdoor space/facilities out of school hours (may lessen the need to provide facilities /complement new facilities)
3. Investigate types of housing needed (to establish a housing mix/ type policy)
4. Assess possible sites for recreation in or near the town centre
5. Consider the possibilities for The Marshes
6. Discussions with landowners?
7. Define the important design characteristics to consider in any new development
8. Carry out site assessments for potential employment and housing land
9. Define the important green spaces to protect
10. Consider walkways/ cycleways or general links between green spaces and heritage sites.
11. Identify potential sites for 'flower verges' to provide attractive gateways into Coleford.
12. Consider different types of covered area which may enhance the clock tower area
13. Consider where signage is necessary (links to number 10)
14. Investigate whether the NDP can influence sites where planning application has been granted but there is no activity- leading to possible 'eyesores'

B6

Notes from
NDP theme
groups 2015

B6

Notes from Coleford NDP theme group sessions April 2015

Present session 1: Hilary Bowen; Jan Baynham; Mike Thomas; Clive Elsmore; Danuta Jenkins (Kurucz); Celia Wear; Dot Sharp; Eve Ford; Roger Drury; Diana Gash; Sue Middleton; Stuart Cox; Nick Penny; Walt Williams; Marilyn Cox

Apologies: Iain Baird; Caroline Silverwood

1. The Town Centre and Shopping

How can we improve the appearance of Market Place/ Clock Tower and pedestrian area?

	How/who/where: actions
Increase the public art and murals like the ones already here	Heritage themes for art/sculpture: Mushet and industrial archaeology; Battle of Coleford; Railways FOCUS: link between Market Place and car park Trails : <ul style="list-style-type: none"> information on appropriately designed boards and pamphlet/app with Clock Tower as a centre; information and out of town walk/cycle
Pressurise/encourage owners to increase the standard of their shop frontages	Project: scheme to improve the look of the market Place/ conservation area by match funding : talk to tenants/owners and FODDC
Shop signage under one theme	
Cover and canopy design for the church tower to allow markets and café/seating out of the rain	Increase use of Tower/Tump area BUT it's a roundabout: see below <ul style="list-style-type: none"> Use more, with amphitheatre design; construct more seating/ separate covered space there. extend/design railings for safety
Conservation of listed buildings by finding appropriate materials and skills locally which may be used	
Plan events to use Market Place amphitheatre space and regular market back in town centre	Music Festival under consideration
Promote conservation area (and review too)	See Heritage
Improve pavements and pedestrian accessibility	Include coach drop off and signage to parking point Dropped kerbs: <ul style="list-style-type: none"> do a practical session and where safe to cross drop the kerbs and ensure both sides are consistent. Parking lines need to match that eg by Adam Scott Traffic and junctions <ul style="list-style-type: none"> Hands Across the World Kings Head TRAFFIC LIGHT SURVEY again to compare: Traffic management: check access and address impact of extra traffic eg Thurstan's Rise
Reduce traffic speeds	
Create a coach park to bring custom in	
Cater for car parking to improve the appearance and experience for shoppers	
Gardening in the weedy spaces	Environment action group- see 3 and session 2 Address Gateways – see 5 Green spaces in centre eg by Museum, Main Place
Landscape a playground in the centre for under 5's to bring parents and tourists in for activities	
Design to include greenery under the tower to reduce the harsh look. Organise a DIY approach for greening	
Make the tower the focus of the Christmas light display if done elegantly	New committee meeting up to reform.....

How can we increase the available shopping and widen range of services in and around Coleford?

	How/who/where: actions
Range (including Chemist)	Needs to be retail and heritage mix in Town Centre Draw in some chains – eg Aldi/factory shop to increase choice Uniqueness: St John St. – pedestrianise, but need artisan/ craft/ other reasons to bring people in?
Find appropriate use for empty buildings: NB Kings Head Idea for an 'artisan quarter': site? (<i>see above too</i>)	<p>7 key sites available/for sale see also 4 below</p> <p>Action: Sites to be assessed (with potential)</p> <ul style="list-style-type: none"> • B grade – domestics: potential artisan centre/ indoor market (if needed to expand, move job centre) • Bookshop; use front as TIC/ community bookshop? Community asset • Ex Tesco site Aldi? Link into town with green area • Lawnstone House site for possible new Church or retail on first floor (preferably clothing) with apartments above. • Annexe car parking extension and link to cycle tracks including to Christchurch • Magistrate's Court assess conversion potential for local museum & cinema equipment/TIC; alternative for job centre; otherwise knock down for affordable and mixed housing/ older people/extra care • Police Station possible housing with site above, with affordable housing quota • St John's Church: structural survey needed; rebuild on same site with functional easier to run building; possible multi-faith building with community space; car park (with extra for shoppers and Boxbush) • Coleford House: depends on status, (see also 4) if combined with St John's potential for large mixed residential scheme including affordable; could convert original school building. • Kings Head flats over retail; possibly young people with assisted living • FODDC Offices: could incorporate job centre, small employment units or affordable/ older people housing in car park, but keep access to cycle track. Reorganise and add insurance company offices on one floor/ in one section <p>St John St and Mushet Walk could be adapted for:</p> <ul style="list-style-type: none"> • arts and crafts centre/ neighbourhood; • indoor market • Mini industrial food premises • pop up shops • TIC <p>Need to talk to stakeholders eg PCC, Diocese re church, status, survey and intentions; landowners; community consultation</p>

	use shopping survey (re Tesco) and retail survey(FODDC)
Need to maintain local services, especially corner shop	Walks start at specific shop eg butcher to sustain business/service
Assess need to upgrade Milkwall and other village hall premises:	

2. Green Environment and surrounding communities

Should the Green ring around Coleford be conserved, and preserve the separate identities of the surrounding communities?

	How/who/where/actions
Look at green spaces to protect – linked maybe to walkways Allocate village greens more spaces adopted as protected land	Keep all green spaces (existing) keep green spaces beyond boundary – example Prosper Lane. Create links (cycleways and paths to link settlements) Forest waste to be made into village greens. Lawnstone House – green area; green area by Railway Museum kept green. Long term plan for Marshes including landscape gardens, crafts farm shop etc. Clearing of spaces; planting of wild flowers; reclaim verges..... grass cutting costs could be reduced.
Look at possibilities for the Marshes Donate Marshes as a Green space for the community 'Bath Park'	
Make better flowering opportunities – verges, benches, open spaces; hedgerows of wild flower planting (like roadways into Gloucester & Monmouth) Local businesses to sponsor verges, tidy up their land of casual litter	
Keep forest 'waste' areas, green ring and keep village community	
Keep separate identities of villages Information stops & plaques (like dark hill) incorporating health walks	Dealt with essential for future generations. Annual competition ? Yes: more info: Main Place walks – heritage sites; local trails. Leaflets/maps (tourist information centre) ask Co-op if they would have an information point
Keep low vegetation near to tracks to keep boar hidden in the depths Push the positive aspect of Boar? Helps regenerate and plant seeds Fear of the boar can put off walkers/visitors? More education to alleviate?	

How can we enhance and increase the green areas in Coleford Parish?

	How/who/where/actions
Where are brownfield sites? Developers/owners sitting on for no good reason? Compulsory purchase to be used; Stop the 'build a bypass and then build on it' mentality	Identify all brownfield sites; other sites Status of Kingsmeade area to north of existing warden care hosted site. Talk to landowners Lobby for limited x time before construction carried out or permission rescinded on sites with pp. Assess and manage alternative lorry routes.

Unused/derelict land or property as a community asset to make better use of and enhance look of an area	Limited planning. Community Asset route may give control over future development. Cinema, Museum
Use police station as an open space and carpark mix	Agree
Lawnstone House demolished and developed as green space	Agree. Also St John's Church; possibly Coleford House (housing)

3. Tourism, Leisure and Heritage

How can we enhance the attractiveness of Coleford parish for tourists? How can the time that tourists spend in Coleford be extended? Make more of heritage?

	How/who/where/actions
Free parking/signposting	yes – problems due to payments leading to increased on street parking (free). Signposting and parking places – needs addressing if tourism to increase
Signage, info and maps at centres/parking place Map of town and places of interest	Signage a real issue - need for survey: <ul style="list-style-type: none"> • what do we have • what do we need for the future Also <ul style="list-style-type: none"> • ask retail outlets/B and B if they can stock leaflets • in/ to every car parking area/key areas to tell people where they can get further tourism information. Good example in Lynton & Lynmouth (see sample) See also below
Tourist office/visitor information – along with some sort of local heritage section Invest in re-establishing a tourist office	Yes. Coleford must be the hub (for Forest too?) Current sources of info: Coleford Town Council; Forestry Commission; Library, District Council, but when are they available and how do people know where to go to get information? Where could people go if out of office hours? Need for central place for information – but where and how funded? Coleford No. 1(CAB frontage) BGrade Domestics, Bookshop..... Map of other areas in the parish needed; noticeboards on other sites than the town centre e.g. one sign to have front for Coleford and reverse for wider area *Local knowledge – use of volunteers Old and young? Link as type of apprenticeship List of those capable of this service, either tourist info centre, or as guides BUILD AND BRAND Link in neighbouring areas e.g. Five Acres

	Make sure that our area has information in the wider area – e.g. Malvern, Gloucester etc.
Make most of local knowledge Tourism will be the way to make money in the future	Compile list of questions to ask FODDC: meeting with tourism officer (business officer) if possible Compiling info and talking with people: research of all accommodation e.g. B & B's, camping/caravan sites, hotels Home swaps? Promotion of attractions Banding of costs for accommodation
Use young people as tourist guides (see above)*	
Set up heritage trails/ health walks and information boards to link into town and with local attractions/longer distance routes	Define :- List of attractions – buildings as well – as activities, cycling, walking etc. (CAP area walks – Stuart), heritage trail, Walkers welcome initiative Uniqueness Link signs with town council guides to give more detail
improve attractions for visitors and locals and link with town	Clock tower? Museum area
Greater use of technology	Technology – On line version of all TIC information; videos, downloadable apps What is available on line now and where – how easy is it to get the information from the website? Tourist guides
Links into numerous themes: <ul style="list-style-type: none"> NB of national/ world status tourism; education green infrastructure and ecological conservation 	<ul style="list-style-type: none"> Education – talks, workshops, day schools, history, archaeology, ecology, conservation, forest skills New recreation areas
The issue is how to balance the potential conflicts between heritage tourism and its potential for the economy and the industrial heritage and nature conservation.	Conflicts – Unregulated noise <ul style="list-style-type: none"> Impact by big events Local artists Literature events

Is there a need for more youth facilities, if so what?

	How/who/where/actions
Sports space in town centre e.g. Outdoor basketball court. Possible locations could be Magistrates court, police station	Young people – what do they want? Ask focus groups
There is a need, especially for young people over 10	
include small play area for younger age range (2-7)	

Present session 2: Hilary Bowen; Jan Baynham; Mike Thomas; Charlotte Davies; Clive Elsmore; Danuta Jenkins (Kurucz); Celia Wear; Dot Sharp; Marilyn Cox

Apologies: Eve Ford; Roger Drury; Diana Gash; Sue Middleton; Stuart Cox; Hayley Clayton; Iain Baird; Nick Penny

4. Housing and employment

Does Coleford Parish need only small housing developments? Should there be more provision of affordable, mixed housing?

	How/who/where/actions
<p>Maintain/improve mix of stock for rent: Housing Association, private in the parish)</p> <p>Expansion of housing must be related to jobs and infrastructure</p> <p>Need to make info on available sites/permission</p> <p>Importance of green areas in ring, but potential sites for housing: issue of balance of provision with need and green breathing space.</p>	<p>Discussion re closures/ businesses for sale and potential sites available all coming up April-July and also potential for future. Hence need for housing to increase footfall as well as keep young people in the town. Need also to address needs of ageing population: Dora Matthews House about to open. Also link any housing to increased jobs eg in tourism.</p> <p>ACTION Check no.of Coleford people on housing list</p> <p>Keep green ring and keep surrounding settlements separate. Any further housing essentially within envelope or very small scale/ infill in rural</p> <p>Assess sites and find out information about their status : potential use as in following plus in 1 Town Centre</p>
<p>Design should be in keeping with where they are situated;</p> <p>avoid design that creates a concentration of anti-social behaviours</p>	<p>If more housing need sites for GP/small health centre; mental health services, school places – at existing premises?- but will that be in right place to serve the people?</p> <p>ACTION; check with schools and allow for another 5/10 years on</p>
<p>Investigate options for St John's Church and surroundings: church needs and having a C of E church in Coleford.</p>	<p>See 1</p>
<p>Create a greener focus at Broadwell Bridge</p> <p>Enhance the triangle at Edenwall</p>	<p>Talk to landowners including Forestry Commission</p>

How can we increase local industry and employment opportunities?

	How/who/where/actions
<p>Tourism is one employment opportunity: develop via tour operator/ manage tourism</p>	<p>Heritage thread: local trail with info boards, routes out to vicinity and link to Forest as whole</p>
<p>Also look at manufacturing: unlikely to want to attract new larger employers?</p>	<p>Film trail: link with Puzzle Wood; cinema museum; Karaoke</p>
<p>Talk to key local employers and workforce</p>	<p>Mobility shopping: potential for hire around St John St? Job opportunity.....ACTION Ask Fairways, Job Centre</p>
<p>Adjacent land to existing factory could be site for further expansion</p>	<p>Suntory?</p>
<p>Forest work changes over time (mines, manufacturing)</p>	
<p>Transport links and work/training</p>	<p>See 5</p>
<p>Link between upskilling and jobs</p> <p>Review training opportunities elsewhere in town if College moves</p>	<p>Check College and relocation including West Dean NDP; if smaller is there a need for outsourcing to Main Place/ food unit etc; health and care training</p>

5. Transport, infrastructure, access

	How/who/where/actions
<p>Who should improve sewage for parish?</p>	<p>Welsh Water said in 2012 when 1500 extra then improvement in infrastructure needed; with Poolway</p>

	in allocation, would exceed this (ACTION –Check detail) Sewage station Newland has capacity; problem is with infrastructure from Coleford down Supply Bristol with biogas fuel?
Who should improve surface water?	ACTION Use maps online and check policies for surface water
How do we improve mobile phone/broadband services?	Potential for mast either on top of District Council or at Buchanan? Investigate and assess.....

How can pedestrian and disabled access be improved?

	How/who/where/actions
New planning applications to require access audit Provide seating outside: better aesthetic and gives improved access to cafes	Pinch points in Town Centre to be practically assessed and kerbs dropped; map at focus points eg Coalway Cross; Broadwell; Mile End
upgrade lines and taking the electricity underground,	
increase access for pedestrians and cyclists	Expand pavements where narrow especially within near walking distance of schools
Audit last done approximately 10 years ago.	
ACTION Map bus routes and use (for what specific purposes), and links to time them with less waiting time, or with waiting time in town	Improve key bus waiting areas; shelters; access to tea/coffee by links with local cafes Hopper bus linking villages into town certain days
Crossings	

Traffic: reduce the number of Lorries passing through the town centre; pressure at junctions?

	How/who/where/actions
There are roads which could be used to bypass town centre	Speak with Highways to assess if pedestrian pilot for Saturday in St John St feasible; alternative is one-way system?
Promotion of tourism will necessitate traffic management review , as impact here may be significant	ACTION: traffic management review: <ul style="list-style-type: none"> • especially round town and to include Sparrow Hill with Owen Farm impact, • Glos Rd and Lords Hill; • Bank St change of approach especially lorries with extra care housing • quarry traffic through town to get to A4136, also at Robin Hood corner, Miners Arms – Lambsquay run
Promote coach park and drop off	ACTION sign to drop off point and talk to companies to move to Crucible Close

Parking:

	How/who/where/actions
alternative	Reward for cycling/car share/bus
Parking in Boxbush Rd	Coleford House, especially if larger site or Telephone exchange potential for car park on west of town
	Artisan quarter needs nearby parking space for visitors

How can the gateways into Coleford town centre be improved?

	How/who/where/actions
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Define which gateways need improving where	Charlotte Davies willing to lead environment action group. She explained she has already approached FODDC: awaiting date to have community volunteer group sessions to clean/paint/weed certain defined areas around the town. Spoken to some landlords. She will work with CE to define places and gain permissions then will let MC know time and date for sending out via email group (will be after election).
	Traffic lights at Kings Head phasing being surveyed 1 June
Increase quality of signage	
Infrastructure upgrade	See above
Improve conservation area outside town centre	
Potential sites for flower verges	

How should transport links be improved?

	How/who/where/actions
more cycle routes – where? ACTION: MAP and signpost routes and consistent look/directions	Pilot signed cycle routes existing including from Edge End to Cannop Add from Wilkes Meadow area down to Cannop; from Milkwall end via colour works to Clearwell Caves (talk to J Wright/ Puzzle Wood/ Perrygrove); on new one extend over Newland St bridge into FODDC car park CHECK SURVEY bridge Better signed lit routes near schools eg Lakers through woods
	Improve Coalway Cross; Broadwell; Mile End. Could be through mini-roundabout or by changing priorities at Coalway (speak to GCC Highways)

B7
Stakeholder
comments
2016

B7

Comments from Mr Clive Bath, Dean Properties, relating to Coleford Neighbourhood Development Plan consultation June 16.

Interviewees 23.6.16 Clive Elsmore, Marilyn Cox

The following does not include any other comments which might be also supplied within the June 2016 consultation period.

1. **Economy** Coleford needs something to bring more people into the town: another supermarket would do that. Alternatively another retail use in A1, not a supermarket, might also do that. It was not Mr Bath's view that tourism could generate that level of activity in the town, although it may also increase footfall and employment. The current supermarket offer does not fulfil the full weekly shopping needs for customers who travel to other towns eg Monmouth for greater choice in a county town. The smaller, independent, shops in Coleford are finding it hard in commercial terms because of lack of footfall and high costs eg business rates. There is also a steep increase in the proportion of shopping done online, which means an initiative to get people into Coleford is more difficult and may take some years. In addition the charging policy on the town's car parking has made a difference to numbers of people coming to Coleford.

Market potential in town The space by the Job Centre is available to hold smaller markets, but it is unlikely that an indoor market would ever be viable in Coleford. The events recently held in town have been positive in terms of people visiting, as has the Tourist Information Centre (TIC). There could be a sign on the side of the TIC facing the traffic lights (Bank St) to publicise its presence.

Car parking is important and the charging is not enabling the improvements to the car parks as was originally intended. Ways to manage the parking to attract shoppers/tourists should be actively explored with FODDC. Also potential to rearrange car park to remove entrance into Lords Hill which affects traffic movements at the Market Place/Bank St traffic lights.

2. **Site 4 The Marshes, Lords Hill** ¹ Permission for a Class A1 convenience retail store, for a supermarket has been given, and work has already been started, with site clearance and services. Tesco, who were interested are not now, and the site is up for sale. It is fenced off to make it safe. This site is within the town centre and therefore appropriate for retail. Mr Bath is aware of a second application by Aldi for a supermarket at Tufthorn Lights which is outside the town centre, and allocated differently by FODDC. Aldi have not approached Mr Bath to discuss his site at The Marshes. Mr Bath considers that the sort of building they are considering would fit on his site, possibly with an extension into the grounds & demolition of the house/garden on the NW perimeter to give 96 car parking spaces. If the Aldi application is allowed, the customers there will not use the smaller shops/services in the town centre for their extra purchases as it is too far/ charged parking. If the Tufthorn site does become a supermarket, then it will take longer to redevelop the Marshes with other A1 function.

¹ Mr Bath has an interest in P and D Builders who were given class A1 planning permission for the Marshes site, allowed under Appeal, ref <http://publicaccess.fdean.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=LMD7CMHI00T00>

Further possibilities for the site might be in conjunction with the Coop to enable them to have a larger store and therefore offer a wider range of goods and services. Other stores such as Lidl are looking for stores of 20,000.00 – 30,000.00 square feet in preference to smaller sites, but they do not totally rule out smaller sites. Increasing the size of the space at The Marshes would be possible with the inclusion of the house next door as above. Alternative retail uses – not supermarket- could be developed on site, but it is likely to take some time and effort to attract such. That may mean the site is effectively left for an estimated 2-4 years. It may be that the appearance of the site from the outside eg Lords Hill could be improved, but it must remain safe.

3. **Housing** Three key points:
 - a. In favour of smaller groups of housing developments, in general, not hundreds at once.
 - b. Build to address local need
 - c. Work with others eg Housing Associations to include a local criteria when allocating affordable houses
4. **Site 5 Lawnstone House and Green Spaces** : could be green space included there, as would give more green for the town centre, and allow view opened up since demolition.
5. **Transport, Infrastructure and Accessibility** Transport infrastructure affects the viability of Coleford as the road network will put off many manufacturing companies wishing to relocate, and therefore potentially the town could miss out on increased employment.

The storm and foul sewerage systems need to be improved. Money was actually allocated for these schemes by Welsh Water and work was due to start a few years ago, but at a meeting Mr Bath attended with Welsh Water and the Forest of Dean District Council's Planning Officers, Welsh Water stated that the expenditure did not justify the gain. The Forest of Dean District Council's Planning Officers accepted this decision and after thirty years of being promised an improved drainage system, Coleford ended up with minor works being carried out and the money that had actually been allocated for Coleford spent elsewhere.

Comments from Mrs S Tyrrell, Gloscol relating to Coleford Neighbourhood Development Plan consultation June 16.

Interviewees 28.6.16 Clive Elsmore, Marilyn Cox

The following does not include any other comments which might be also supplied within the June 2016 consultation period.

- 1. Economy, education and training** Support for policy CTC5 re tourism development as a means of potential jobs both directly and indirectly. This dovetails with Gloscol's stated recognition of Forest of Dean as a tourism hotspot which could provide a number of career paths. The new build for the College in Cinderford will enable existing provision to continue on one site, but also enable enhanced accommodation and training courses, with business and tourism coming into the curriculum. This is additional to catering, hospitality, health and beauty, construction, outdoor adventure and destination management which are obviously linked to tourism and already provided. The estimated earliest entry for students into the completed new campus is September 2018. Whilst some students go away from the area for Higher Education and often do not return to the Forest, the College will be able to cater for vocational training as well as Sixth Form to allow people to work locally with greater employability skills. Gloscol is already working with employers and others including Wye Valley Tourism Association to explore new opportunities. One initiative is to work with groups of small businesses to employ groups of apprentices such as in hospitality and destination management. The importance of smaller SMEs in terms of overall employment in the Forest is highly significant. Expansion/enhancement of tourism businesses gives greater chance to provide a wider provision of training with much of the assessment for qualifications being achieved within the work environment.

The demographics in the Forest show the increased proportion of population in the older age range. Estimated forecasts do not show a significant proportional rise in young people until approximately 2020. There is competition for the education and training market. Whilst the move to Cinderford may mean a change in terms of where the establishment is (away from Coleford) it is anticipated to increase the choices for education/training for local people. Many students want to continue to live and work in the Forest, and Gloscol can increase their confidence and work experience working with local employers, especially in tourism. Bespoke training can be made available.
- 2. Transport, Infrastructure and Accessibility** Transport is key for the College market, and is difficult especially for the 16, 17 year olds who want independence, job flexibility but are not able to drive. Transport as currently provided for standard days at College will be aimed to continue albeit to and from a different location. The bus review currently being consulted upon by Gloucestershire County Council is noted. The route 31 in particular is used frequently by students (and would be the same route from Cinderford).
- 3. Five Acres Site** is located in the Berry Hill, Christchurch and Edge End (BHCEE) NDP area, and is included within that Plan. It provides services, both leisure (where the College takes bookings for the Theatre) and education/training for many people from Coleford NDP area. The move to Cinderford opens up opportunities for next steps, and discussions with West Dean Parish Council, Forest of Dean District Council and HRA are in process.

B8
Policies and
sites analysis

B8

Quest Ref	POLICY	Agree + amend nos	Agree + amend %	nos disagree	Amen d Nos	Amend. Disagree in red	Blank		
#1 CTC	Draft Policy CTC1 Enhancing the Public Realm of Coleford Town Centre	119	85.00%	0	4%	CTC1: Add to landscaping, planting, etc. provision of a town garden for use by residnets and tourists. Suggest Lawnstone House site or Marshes if it is left undeveloped for much longer.	11%		100.00%
						CTC1: Any covered area around clock tower would spoil present ambience			
						CTC1: I would be in favur of public art, to prevent the town falling into graffiti style, from an artistic perspective.			
						CTC1: Shop fronts agree. Provision of public art - depends on what it is (no children's murals) and whetehr it clutters the central space making it less useful for events. Covered areas and seating. I appreciate that encouraging a sense of community is good but would this, in reality, lead to anti-social activity. Signage fine.			
						CTC1: There are no places to rest in Coleford no covered space to sit and stare.			
#1 CTC	Draft Policy CTC2 Supporting Town Centre Retail Provision	112	80.00%	0	9%	CTC2: Add Bring a chemist back into centre premises and restore town centre toilet facilities.	12%		101.14%
						CTC2: Amend to " Independent shops and services to counter balance supermarkets, or preserve good mix of inpendent and supermarkets to be maintain".			
						CTC2: Every effort should be made to retain retail. The encouragement of mixed offices/residential will further diminish th town retail attraction.			
						CTC2: Free parking is a must to encourage shoppers. Taxi rank needed to stop taxis using much needed parking spots. Traffic wardens discourage visitors to town centre. Why do we need two bus stops? One would do. Something must be done with Pyart's Court, it is so dismal and unattractive.			
						CTC2: Majority of this proposal is OK, however there are quite a few shops in Coleford. However at present we have four chairty shops, 3 or 4 Estate agents and five hairdressers. It would be good to have more variety and possibly a second bank in th town centre.			
						CTC2: Map 3 missing.			
						CTC2: Marshes as base for retail not viab;e. Use as car park to replace car space previously lost.			
						CTC2: More retail shops, loads of empty shops not being used.			
						CTC2: Several units are already office use and this should also be supported as employment opportunities.			
						CTC2: The town needs free parking again and the removal of traffic wardens to encourage people to shop etc.			
						CTC2: To include a chemist			
						CTC2: We have 24 places to eat or buy food i.e. Takeaways, sandwich bars, pubs, chsops, restaurants, fish & chip shops. Also need fewer charity shops.			
						CTC2: Welcome these proposals - multiuse one-stop shop services for advice + help - with lots of agencies sharing.			
						CTC2: With particular infrastructure for a regualr market town should go 'all out' to get a busy market going - like the French do - which brings lots of footfall regularly.			
#1 CTC	Draft Policy CTC5 Promoting and Supporting Tourism in Coleford Town Centre	114	81.00%	0	5%	CTC5: Amend to include promotion of links to the film industry.	16%		101.00%
						CTC5: Great idea - could also bring in trade through tourism which in term should benefit local business.			
						CTC5: Green space			
						CTC5: I question the viability of a craft/artisan centre and museum. The Dean Heritage Centre finds it difficult to survive. This sounds very similar. It might actually have negative effect on DHC.			
						CTC5: The best place for the Artisan Centre would be the Guardian Office, especially if a museum was located in Coleford House.			
						CTC5: Town garden (Lawnstone House) to respond to respond to Tesco survey comments stating that there was nowhere to go in Coleford.			
						CTC5: Very important museum would be ideal. More events in town centre would like to see a psychic fayre, alternative Hollrstfc (?) etc and an art centre / communicy centre/ night classes. Outdoor market			
#3 CE	Draft Policy CE1 Supporting Tourism Development	112	80.00%	0	8%	CE1 & CE2: Include links to adventure activities e.g. mountain biking at Cannop.	12%		100.00%
						CE1: Again! Coleford needs a relaxing green space near town facilities. (Lawnstone House, Marshes)			
						CE1: Anything that enhances tourism facilties can only be welcomed - this needs to be coupled with appropriate facilities including public conveniences etc. Adequate banking and a variety of retail outlets.			
						CE1: Be aware of over development of tourist facilities. The very factors that visitors come to this area to seek could be destroyed by the flood of people. Ref other top tourist attractions.			
						CE1: d) No more camp sites (there are plenty already).			
						CE1: Free parking for all.			
						CE1: Must include a more attractive historical inside to St Johns.			
						CE1: No low cost tourist accommodation			
						CE1: shops variety. Free car park. Not enough fast food and charity shops.			
						CE1: there needs to be more cycle pathsbecause cyclists are using our hamlet for speeding in a dangerous way.			
						CE1: Tourism Info Office is good., but in the wrong place - should be in town centre			

#3 CE	Draft Policy CE2 Protecting and Supporting the Development of Local Employment Outside the Town Centre	117	84.00%	0	1%	CE2: Add support extended opening hours and pavement trading e.g. café table and chairs.	15%	100.00%
						CE2: Amend to add encouragement new businesses that reduce the carbon emissions and environmental impact of Coleford's economy. E.g. community owned renewable energy that generates income for local community projects.		
#4 CH	Draft Policy CH1 Small housing development sites (10 houses or fewer)	105	75.00%	6	10%	CH1: I agree but with all the emphasis on affordable housing.	15%	100.00%
						CH1: Unable to support. Not enough information		
						CH1: Not enough information to make a judgement.		
						CH1 & CH2: Supporting if using improved access methods and pedestrian considerations outside and inside housing.		
						CH1: It would be a mistake to connect Milkwall to Ellwood along the Ellwood Rd. It would produce a block of housing that in future would be filled in with housing.		
						CH1: Worried ref. development site		
						CH1 & CH2: CTC3/CTC4 The lack of Gap's / dental and social services needs to be addressed before building more houses, also school places as I cannot get dental help or school placements I would like.		
						CH1 & CH2: Including reasonable priced rental accommodation.		
						CH1 & CH2: I live right next to new Thurston Estate (horrendous) nothing but trouble for the last two years and still ongoing. So no to more building sites.		
						CH1 & CH2: Is it possible encouragement / requirement for new development to take account of its impact of its carbon emissions of the town and take steps to minimise their emissions?		
						CH1: We have enough		
						CH1: I regret housing, particularly in town centre, with no off-road parking		
						CH1: More new housing needs to include suitable accommodation which is built now has the proviso of 55 plus makes it not suitable for those who are in their twenties and require accommodation.		
						CH1: Unable to answer as sites not yet allocated.		
#4 CH	Draft Policy CH2 Housing development within the settlement boundary	94	68.00%	1	11%	CH2: "Good design" Could stifle imaginative and creative architecture. Too general a term. Otherwise agree.	16%	95.86%
						CH2: All too vague. I would like to grand design and eco-builds in Coleford		
						CH2: Amend settlement boundary include 8 Ellwood Rd site.		
						CH2: Are there not enough large estates already?		
						CH2: Comment on design of new or updating areas in towns and villages. Little consideration is given to the surface chosen for paths and roads surfaces. Many developments blockwork in pedestrian areas which have very rough surfaces, these may be fine for people on foot but for wheelchair users, especially those with joint problems these types of surface are a nightmare. They do not make it easy for the pushers either. They might look nice but are not practical.		
						CH2: Don't want development on Holly Lane Ellwood.		
						CH2: enough for local facilities to cope with		
						CH2: Ensure properties are built to a standard family size with provision for adequate parking as families in this rural area require more than one car per household.		
						CH2: I believe that New Housing should be extended to outside the Coleford Settlement Boundary where a suitable site such as SITE 8 in this document is available for development and is right on the boundary.		
						CH2: I think Houses should also be built outside the settlement boundary where a site such as Site 8 in this document has been identified, is available, and will meet the need for more local housing which is needed.		
						CH2: Keep houses no higher than 2 storeys. Ensure there are sufficient footpaths and good accessibility to car parking. If houses for elderly / disabled then good toilets downstairs as well as up.		
						CH2: Need tighten definition of 'adverse impact', also 'over development', 'prior(?) satisfactory impact survey' - these are all a bit loose and do not appear to have any teeth. All surface water drainage from Coleford basin changes. MUST not increase flooding risk in Whitecliff / Newland.		
						CH2: No comment		
						CH2: Stress public facilities availability		
						CH2: The development in Ellwood Rd would connect Ellwood to Sling. Then the Coleford boundary would be increased.		
						CH2: The settlement boundary should be extended to ensure that the housing needed for the area can be met.		
#5 CC	Draft Policy CC1 Protecting Existing Community Facilities	113	81.00%	0	4%	CC1: No comment	15%	100.00%
						CC1: In addition, if possible, - overall policy to retain and increase D1 / community uses (following town centre 2015 report on decline D1) for ? 5 years?		
						CC1 & CC2: Is there scope within the policy to consider a single community facility at Broadwell Bridge rather than having 3 separate facility?		

						CC1: National Health Dentist Chiropodist (visiting the centre) just to cut old people's toenails. Visiting banks - one day a week or so. Buses to places to that people want to go. Aldi or Lidl.			
						CC1: Greater emphasis on community facilities - keeping them maintained and looking good - this may include additional security and policing of these areas - could some of this be done by volunteers e.g. neighbouring watch? Volunteer street wardens?			
						CC1: Must exclude St Johns Church and any other historic building			
#5 CC	Draft Policy CC2 Promoting Enhancement and Improvement of Existing Community Facilities	109	77.86%	0	7%	CC2: All will depend on funding - where from?	16%		100.00%
						CC2: I feel that St Johns church cannot be used for worship. Because in the past it will get left to a handful of worshipers to keep it going. It would be better to build a new church to suit the pople who worship in the town.			
						CC2: Include pedestrian access.			
						CC2: Isn't this up to West Dean Parish?			
						CC2: Not agree with saving St Johns church. It is beyond repair and the site could do more Christian good for affordable housing.			
						CC2: Not Five Acres - as outside NDP area. More can then be focused in area			
						CC2: Once again welcome - particularly development + enhancement theatre facilities.			
						CC2: Promote creation, if possible, of community theatre/arts space in Coleford. The Forest Theatre at Five Acres is too expensive for local drama group to be able to use. Found in the Forest Theatre won th National Theatre Connections Youth competition last year and yet they cannot afford to rehearse in the Forest Theatre, how sad! What is happening to Five Acres site anyway? future uncertain.			
						CC2: Remove St John's Church from the list, it should become a place for new homes.			
						CC2: St Johns church. As a regular worshipping member of its congregation abd as a contining worshipping member, I am very concerned that an increasing number of people believe that our dwindling worshipping numbers can continue to pay for it's quota, maintenance and huge costs required at present for restoration of structure costs and updating. Further comments on th same theme on original sheet.			
#5 CC	Draft Policy CC3 Local Shops and Services	111	80.00%		6%	CC3: Housing development restricted to small developments of 5 - 6 houses of affordable housing for local people. Concerned at number of proposed falst - where will cars be parked.	15%		100.00%
						CC3: Improve run down buildings, from the new TIC one can see the Kings Head - looking up Glos Rd it looks a national disgrace, something needs to be done to tidy these premises. We need different shops, we urgently need somewhere to purchase ladies, gents and childrens clothing. Could be the reason why residents have to go outside Coleford to shop.			
						CC3: Landlords need to repair and enhance their own properties and new developments i.e. site if Lawystone House need to embrace new design and technology to enhance the gateway and add appeal to Coleford. Viability is a very complex issue and it is evident that Coleford is not viable. Market town unless shopkeepers, landlords and residents embrace the idea of being sustainable.This means that market research and fashion needs to keep up with individual and cultural change and any change needs to be timely, of good quality and reliable. So being stoic and not chnaging window displays and letting the weeds grow in the pavement need to be reconsidered. Have some pride please.			
						CC3: Might benefit from yexy that supports 'destination' type shopping experiences.			
						CC3: More gift, clothes, gift shops,. Sculptures on town centre and bowling club open it?			
						CC3: Resite charity shops to Pyarts Court. Resite traditional shops to town centre.			
						CC3: There was a perfectly good white goods / electrical shop opposite the Coop until they closed down because some girl from the Council went in and said that they would have pay an extra £18,000 pa for use of the use of the 1st floor = £36,000 pa. Naturally they could not afford this, especially in a town like Coleford. The shop has been empty ever since - approx 3/4 years meaning the Council has lost £72,000 pa for one floor £144,000 for the two. Perhaps someone in authority could reverse that decision with someone being able to pay £18,000 - this sum, to me, seems horrendous and there is no way I would contemplate opening a business having to pay that amount as well as all the other expenses.			
						CC3: To support local shops and services there is a need to have adequate free parking convenient to the shops and services.			
#5 CC	Draft Policy CC4 Local Green Spaces and Recreational Facilities	105	75%	0	6%	CC4: Suggest that this is extend , if poss, not only to protect but enhance. E.g. Coalway Rec would benefit from play equipment for older children.	18%		99.00%
						CC4: More sports facilities i.e. swimming and ten pin bowling			
						CC4: Add Lawystone House site to be protected.			
						CC4: some locals around some of these recreation grounds try to rule over the children like in Tufthorn the little recreation ground should be open to everyone around that local area, not just the people living there.			
						CC4: As I have said before hand with all the houses and flats being built no much choice (sic) to shop in Coleford and Cinderford has more going for them			
						CC4: 2. No longer a need...should include local consultation beyond Parish Council.			
						CC4: Would the money allocated for Bells Field not be better used to improve the Buchanan Recreation.			
						CC4: Ensure provision of youth activities are included e.g. skate park			

#5 CC	Draft Policy CC5 Surrounding Settlement	108	77.14%	2	3%	CC5:& CNE3: If not already planned would be helpful to include a plan of all green infrastructure within the NDP.	20%		100.00%
						CC5:(d) use appropriate building style and materials. Change to novel material usage and zero carbon emission construction techniques to be actively encouraged.			
						CC5: I do not believe it necessary to make a clear distinction between Coleford and surrounding settlements.			
						CC5: I do not believe it necessary to make a clear distinction between Coleford and surrounding settlements.			
#6 CHE	Draft Policy CHE1 Protecting and Enhancing Local Character	115	82.00%	1	4%	CHE1 & CHE2: It would be helpful if these policies were supported by a published character assessment and local listings register.	15%		101.00%
						CHE1/CHE2/CNE1/ No comments			0.00%
						CHE1: Innovative contemporary designs? Some recent development scan be arguably TOWN IN COUNTRYSIDE e.g ref: 3 storey houses in Milend. Few new developments anywhere are like tradition; ' Forest' homes.			
						CHE1: Limit the number of contemporary design buildings.			
						CHE1: Protect the insdie and outside of St Johns to keep the character of the conservation area. It is nothing without it.			
						CHE1: This is an opportunity to reduce carbon footprints and build for the future in a high spec , innovative way, not reproduce 'poor housing' or ad hoc 'in fills', I would like to see some quick builds that use 'kits' and 'integral kits' that make all the first fit and some second fit elements within the kit structure. Put fundamentally, in and build quickly to a very high spec. Local materials could be incorporated into the landscape and curtilage.			
#6 CHE	Draft Policy CHE2 Protecting Heritage Assets	111	79.29%	0	4%	CHE2 & CTIA1: To be aware of the impact of this green ring being threatened by quarry development encroaching it's borders - also actual disturbance through our town and high streets due to continual quarry lorry manoeuvres day and night.	17%		100.00%
						CHE2: ...include to and from ...			
						CHE2: Additional protection for other other eggs of heritage e.g. Chas Colour Works (see the Foresters Forest waste provided ??)			
						CHE2: More information about the area's industrial background surrounding Coleford area. Including iron and steel, tool steel etc.			
						CHE2: These 'assets' are poorly maintained and managed and need significant 'sales pitch' to engage existing residents and visitors. Landlords, landowners have let many become derelict and I would suggest they are a poor legany of the indutrial/social heritage. In some instances better to record and then demolish and bukl'd over them. SS14 mentions the Newland St Viaduct. The factory started using huge cutting and sawing apparatus and collects sawdust into bags to make biquettes. OK, but the noise is vile as it vibrates and it affects the context of the bridge and associated cottages. Just one example of too little, too late. How will the NDP manage this and other examples of 'protecting heritage assets'?			
#7 CNE	Draft Policy CNE1 Protecting and Enhancing Local Landscape	112	80.00%		6%	CNE1, 2 & 3: 'should aim to' is not forceful enough. Would a developer not be able to run rings around it? I would replace the phrase with 'must' . Concessions can always be granted afterwards.	14%		100.00%
						CNE1: "...such as use of 'green roofs' and (insert) S.U.D.S..." . Somewhere - protect habitat, flora and fauna and drinking water. Encourage use in development of energy saving methods of build and design, including the use of 'green' infrastrcyture of produdign energy. This could be more in line with the Access questions from this consultation.			
						CNE1: Add etextra point to list of things new development should aim to minimise additional carbon emissions form new development sthrough energy efficient design and renewable energy.			
						CNE1: Bells Recreation field and Memorial Garden is a place for reflection, but it is next to the skate park, MUGA (?) and parking. I suggest it's moved to right of the entrance to Bells Place so its next to the community wildlife garden. This way the two (wildlfe garden and memorial garden) merge into one quiet space.			
						CNE1: Preserve and manage correctly some grassland and not just woodland/trees. See CNE3 comment. New housing to have emphasis on eco-features, water saving, solar panels etc.			
						CNE1: Protect and enhance gateways to Coleford. Ensure (put pressure on) landowners confrom to local policies and do not detract from the local landscape. Protect the green space of Parkside where residents hold annual fete against further Two Rivers development.			
						CNE1: Protect green spaces and heritage.			
						CNE1: Question whether 2 has actually be done to date with respect to Coleford area. (not town centre). Again innovative architecture. Remember the area's heritage.			
						CNE1: TPOs, used to conserve features NOT managed. Schedule of TPOs are out of date AND hazards are not addressed (see 5 Angel Field) Weed control is abandoned! See Bowens Hill for example.			
#7 CNE	Draft Policy CNE2 Green Ring	116	82.86%	0	5%	CNE2: Dark Hill foundary is a magnificant castle of a structure. Dramatic and atmospheric it needs signposting from Coleford and Gorsty Knoll.	12%		100.00%
						CNE2: emphasise green space strategy in own right by separate policy			
						CNE2: If we are to protect a "green ring", why is there a proposed development at Poolway? This is wet ground, similar to Thurston Rise. Planners were made aware of the water problem here, but took no notice.			
						CNE2: Promote areas for small scale food growing? Orchard, community farm?			
						CNE2: The development at Ellwood Rd would break the green ring.			
						CNE2: The Green Ring should not be protected at the cost of not being able to provide other things required by the vision			

						CNE2: The Green Ring should not be protected at the expense of not being able to provide all the other objectives of the Neighbourhood Plan. Housing is important and will provide locals a place to stay in the community, it may not be possible to do this without looking at area's which affect green space.			
#7 CNE	Draft Policy CNE3 Green Infrastructure	109	78.00%	0	4%	CNE3: Add to features that will be encouraged: renewable energy, energy efficient design and low carbon technology. Community owned wind or solar energy could be used as a vehicle to help resource improved community facilities. I would love to see community wind or solar in the town (include in my back yard)	16%		99.00%
						CNE3: Again, this must be emphasised with respect to species habitat. This has not been done in past, Note esp Tufthorn Ind site.			
						CNE3: I agree wildlife needs protecting but the wild boar have been allowed to ruin picnic areas and grass verges. There needs to be tighter control on the boar as people are afraid to walk through the Forest now.			
						CNE3: Proper biodiversity audit of sites before planning approved. Was this done for Whitecliff site? This was an area of ancient grassland and home to many other species such as greater and lesser bats. Grassland (unimproved) has now only 3% remaining, so it is a valuable habitat and priority habitat, it should be maintained or agriculturally improved. Ask local groups such as Dean Meadows Group or Parish Grasslands for advice on management. It would be nice to see areas of meadow retained in public areas not just mown amenity grass, which has little interest of biodiversity value.			
						CNE3: Protect water supply and quality.			
						CNE3: Steps should be there to reduce or eliminate the pig population. Local authority buildings, schools etc, should be given incentives to use renewable technologies. E.g. biomass heating systems			
#8 CTIA	Draft Policy CTIA1 Transport and Movement	105	75.00%	0	11%	CTIA1 & CTIA 2: Present road surfaces are not maintained or repaired e.g. Old Station Way surface is in a very poor state & trees overgrown at ground level. Footpaths on that road are not usable between Kinsmead and filling station because of over grown trees and banks / soil covering the path & dangerous for visually impaired, pram users & wheel chairs. Footpath access urgently needed between High Nash / Tufthorn traffic lights towards Perrygrove and on to Lambsquay - this is particularly fast and dangerous road and NO footpath for walking, wheelchairs, parents with push chairs.	14%		100.00%
						CTIA1 & CTIA2: Keep heavy traffic out of town centre.			
						CTIA1 c):Due to the increase in traffic on Glos Rd, consideration should be given to a reduction in kerbing that currently protrudes from the pavement above the Indian Takeaway. Similarly traffic at peak times is becoming a huge issue. Arrangements at St John's St prevents parking probably just because someone thought it would look good?			
						CTIA1: a few more buses would be useful			
						CTIA1: Improvements for safer highways and flow of traffic needs immediate repairs and resurfacing of existing highways and proper maintenance.			
						CTIA1: Keep bus stops for 30, 31 & 23. Bus shelters could be improved in places			
						CTIA1: off street parking for all new or redeveloped housing. 20 mph speed restriction for Lords Hill - Coalway Rd. Pavements need to be level with chamfered curb blocks, resurfaced & level. Rail service Coleford/Lydney reintroduced. Inspection/service manholes with diagonal steel plates need to be replaced especially where heavy vehicles drive over them. New design required.			
						CTIA1: providing the new cycleways do not impact further on the ability to walk (without problems) from cyclists.			
						CTIA1: Public transport links from the West of GL17 (i.e.Lydbrook) to Coleford are infrequent and poor. The Stagecoach 31 service should serve Lydbrook village centre not just Worrall Hill			
						CTIA1: Put in safe crossings where traffic flow is heavy and dangerous. E.g Bank St / Lords Hill. Reduce vehicle emissions by notices that drivers turn off engines whilst stationary. Speed traffic cameras to be installed for when roads are quieter and traffic speeds up. Improve bus service to Chepstow and Ross.			
						CTIA1: Road improvements a MUST. Some main roads yet alone side roads very dangerous.			
						CTIA1: Road surfaces			
						CTIA1: See comment in CTC2 re Taxi rank			
						CTIA1: The roads in and around Coleford are full of pot holes. Why not ask residents to 'Adopt a Pothole' so we can get our roads as they should be.			
						CTIA1: Welcomed and needed. = -transport to be affordable amenable. Additional pedestrian crossings in busy areas e.g. outside Dora Matthews Hosue. More car parking needed in general - low charges encourage people to come and stay for periods of time.			
#8 CTIA	Draft Policy CTIA2 Throughroutes and Gateways	110	78.57%	0	6%	CTIA2:Not against public art but it need to be of good quality and not a hazard.	16%		
						CTIA2: Would be interesting to consider enhanced safe pedestrian and cycleway routes between Coleford and Staunton			
						CTIA2: Not allow builders to create eyesores at gateways for too long.			
						CTIA2: Better signage - Heritage signage - Map of area in the town centre.			
						CTIA2: Junction signage at some crossroads are inferior and need to be improved. I would consider mini roundabouts - NOT TRAFFIC LIGHTS			
						CTIA2 g): Lawnstone Hse is already becoming unsightly. Urgent attention required here.			
						CTIA2: Footpaths in poor state. Footpath needed Tufthorn traffic lights towards Perrygrove and Lambsquay.			
						CTIA2: Development set back from existing building line should be encouraged if parking is provided.			
		140 respondents							

Site	Agree + amend nos	Agree: % of responde nts	No of commen ts				
1. St John's Church Options: restore listed, heritage church for multi-use including worship. Could be attraction e.g. possible use as cultural/social/artisan centre.							
					church	comm facil	other
1. St.J	111	79%	58.00	1. Church must be retained.	1		
1. St.J				1. But whatever is done serious consideration for parking is needed.			1
1. St.J				1. St Johns Church must remain! It is a truly beautiful building. It would be a compete	1		
1. St.J				1. If suitable organisation or shared organisations identified + long term		1	
1. St.J				1. dependent on economic factors, would be good kept as a multi-use facility		1	
1. St.J				1. If its economically viable . Doable let's keep it	1		
1. St.J				1. This church is magnificant and can be seen in all its glory from many view points	1		
1. St.J				1. Should be restored for church	1		
1. St.J				1. As nice as it would to keep this building the cost of its upkeep would prohibitive			1
1. St.J				1. restore it	1		
1. St.J				1. As long as worship is part of that plan	1		
1. St.J				1. Heritage art			1
1. St.J				1. Sadly I don't think that St Johns is special enough to be kept. The area around it is			1
1. St.J				1. Youth coffee centre, indoor activities sports activities		1	
1. St.J				1. Churches are rich enough. If the worshippers cannot afford it - seel it. Worship in			1
1. St.J				1. Keep out church. Needs more marketing for weddings etc.			1
1. St.J				1. Convert to flats			1
1. St.J				1. If people went there more it would not have closed			1
1. St.J				1. Multi use including worship		1	
1. St.J				1. Delete 'cultural/social/artisan centre' Attraction to be sensitive to the reason the church was built + that history. E.g about Frederick Waller + the builders.	1		
1. St.J				1. Cultural / social and concert hall. Suitable for orchestral / opera / ballet performance		1	
1. St.J				1. The building is not fit for purpose . Extensive repiars neded. No parking facilities.			1
1. St.J				1. Restore for worship only - as purpose of church.	1		
1. St.J				1. Costs of restoring this listed Victorian building are likely to be prohibitive, diverting			1
1. St.J				1. Mothball it. Too large an edifice for worship in view of religious demographs in the region. Also question whether other activities could justify running costs.			1
1. St.J				1. Restore. It is a central historic building.	1		
1. St.J				1. It should be taken to Grade 2, as it's a good example of Gothic architecture and	1		
1. St.J				1 & 2: These two should be linked and that neither building should be demolished.	1		
1. St.J				1. Excluding use for worship - alternative site required.			1
1. St.J				1. Not for worship			1
1. St.J				1. Would like to see stress on multi-pupose to increase use throughout the week.		1	
1. St.J				1. Delete "cultural/artisan centre"			1
1. St.J				1. The building is not required as a church by its regular church goers. Better to demolish in favour of low cost housing - maybe incorporate a modern, warm, cosy			1
1. St.J				1. Would need commercial use for funding building			1
1. St.J				1. Restore for worship only - as purpose of church.	1		
1. St.J				1. Costs of restoring this listed Victorian building are likely to be prohibitive, diverting			1
1. St.J				1. Mothball it. Too large an edifice for worship in view of religious demographs in the region. Also question whether other activities could justify running costs.			1
1. St.J				1. Restore. It is a central historic building.	1		
1. St.J				1. It should be taken to Grade 2, as it's a good example of Gothic architecture and	1		
1. St.J				1 & 2: These two should be linked and that neither building should be demolished.	1		
1. St.J				1. Excluding use for worship - alternative site required.			1
1. St.J				1. Not for worship			1
1. St.J				1. Would like to see stress on multi-pupose to increase use throughout the week.		1	
1. St.J				1. Delete "cultural/artisan centre"			1
1. St.J				1. The building is not required as a church by its regular church goers. Better to demolish in favour of low cost housing - maybe incorporate a modern, warm, cosy			1
1. St.J				1. Would need commercial use for funding building			1
1. St.J				1. Make into a public space. E.g. Youth club, music area, worship		1	
1. St.J				1. It should be knocked down and used as a home place.			1
1. St.J				1. Seek Grade 1 listing and force restoration as a church	1		
1. St.J				1. It appears this builking would cost an awful lot of money to repair. It is an awful			1
1. St.J				1. One of the few remaining buildings of importance in Coleford. Should be retained if possible for tourism, multi-purpose use and worship. It could become one of Coleford's		1	
1. St.J				1: St John's Church should be restored for full time worship and incorporate other uses	1		
1. St.J				1. Please don't pull it down - it could be used by the community			1
1. St.J				1. Ask diocese to demolish and build new housing. Use stone to augment something on			1
1. St.J				1.keep as heritage site	1		
1. St.J				1.restore listed heritage church	1		
1. St.J				1. I think that it shld be renovated abd sectioned into a youth/community centre and		1	
1. St.J				1. Create smaller church. Create a new useful facility		1	
					20	11	27
2.Coleford House Options: adjacent to and could be linked with St Johns Church; residential development; administrative offices, small artisan attraction; tourist							
					res	comm facil	other
2. Co'Hse	109	78%	44.00	2. We don't need another community building to fund.			1
2. Co'Hse				2. Mixed use including residential - artisan			1
2. Co'Hse				2. Like idea of linking with 1.		1	
2. Co'Hse				2. More multi use community space would be good if possible		1	

2. Co'Hse			2. Retain as multi use space. Not for residential conversion.		1	
2. Co'Hse			2. But do not agree for residential use. Retain the church.			1
2. Co'Hse			2. Not residential			1
2. Co'Hse			2. restore it			1
2. Co'Hse			2. Residential probably most realistic	1		
2. Co'Hse			2. Health, message and gentle leisure centre with small outdoor pool/jacuzzi + some		1	
2. Co'Hse			2. residential and tourist accommodation	1		
2. Co'Hse			2. For housing - with parking arrangements	1		
2. Co'Hse			2. I think the site is boxed in. Better used for housing development.	1		
2. Co'Hse			2. Take out residential and use as community		1	
2. Co'Hse			2. Keep as D1 - community uses		1	
2. Co'Hse			2. Multi use community space		1	
2. Co'Hse			2. Multi use but not residential		1	
2. Co'Hse			2. Tourist accommodation			1
2. Co'Hse			2. Delete - 'conversion for residential use'. Keep community		1	
2. Co'Hse			2. Car park and accommodation.	1		
2. Co'Hse			2. but not residential. Keep car park			1
2. Co'Hse			2. Not use for residential. Other proposals seem attractive.			1
2. Co'Hse			2. Should be a community space or for artisan development.		1	
2. Co'Hse			2. Could link with St Johns church site. Community building, office & some residential		1	
2. Co'Hse			2. I would like to see it as a multi-use community space.		1	
2. Co'Hse			2. Conversion to residential use the opportunity for better quality conversion rather	1		
2. Co'Hse			2. Delete "...linked to St Johns church" and "admin offices....small artisan attraction"			1
2. Co'Hse			2. Retain building for multi-use community space NOT residential development		1	
2. Co'Hse			2. Should be residential only. Mixed use would bring disruption to residents.	1		
2. Co'Hse			2. Not use for residential. Other proposals seem attractive.		1	
2. Co'Hse			2. Should be a community space or for artisan development.		1	
2. Co'Hse			2. Could link with St Johns church site. Community building, office & some residential		1	
2. Co'Hse			2. I would like to see it as a multi-use community space.		1	
2. Co'Hse			2. Conversion to residential use the opportunity for better quality conversion rather	1		
2. Co'Hse			2. Delete "...linked to St Johns church" and "admin offices....small artisan attraction"			1
2. Co'Hse			2. Retain building for multi-use community space NOT residential development		1	
2. Co'Hse			2. Should be residential only. Mixed use would bring disruption to residents.	1		
2. Co'Hse			2. Concerned that joining up of Site 1 & 2 could encourage large housing development.			1
2. Co'Hse			2. Tourist accommodation			1
2. Co'Hse			2. Make it residential as the town already has the library/community centre	1		
2. Co'Hse			2. Retain the building as a multi-use community space		1	
2. Co'Hse			2. Maybe this would be a good site for a museum and a good size car park for shoppers			1
2. Co'Hse			2. Add to St Johns site plan and build houses with off road parking.	1		
2. Co'Hse			2. retain building as community space		1	
				11	20	13

Hub Options: Provision of services, but if conference or other use generating many more traffic movements then own access will need to be improved as at difficult junction and

					Res	access/parking	other
3. Pol Hub	112	80%	22.00	3. Don't see problem with access.			1
3. Pol Hub				3. Multi - community agency site?			1
3. Pol Hub				3. I don't know what is going to happen in this site?			1
3. Pol Hub				3. Why not move the police station to the FODCC office and redevelop as residential.	1		
3. Pol Hub				3. Out of date			1
3. Pol Hub				3. The police station and parking take up too much space.			1
3. Pol Hub				3. Concerns over traffic increase		1	
3. Pol Hub				3. Needed, but nobody likes change			1
3. Pol Hub				3. Should keep as magistrates			1
3. Pol Hub				3. Could police station be relocated to one of the other sites on this form			1
3. Pol Hub				3. no further access due to traffic congestion		1	
3. Pol Hub				3. Police hub should move to vacant space of District Council offices and site			1
3. Pol Hub				3. More parking need if used as conference centre		1	
3. Pol Hub				3. Major concerns about access.		1	
3. Pol Hub				3. Do we need a conference centre?			1
3. Pol Hub				3. Police hub should move to vacant space of District Council offices and site			1
3. Pol Hub				3. More parking need if used as conference centre		1	
3. Pol Hub				3. Major concerns about access.		1	
3. Pol Hub				3. Do we need a conference centre?			1
3. Pol Hub				3. Agreed, traffic is bad enough, there is enough room for a new road to be built behind		1	
3. Pol Hub				3. Remove traffic lights and replace with roundabout, to enhance traffic flow.			1
3. Pol Hub				3. Police now use whole site. Hub for Forest Police Force.			1
				TOTAL		1	7
							14

4. Marshes, Lords Hill Options: Develop site as per planning permission or mixed use for green space and artisan centre.

					Supermarket	No supermarket	
4. Marshes	90	64%	75.00	4. Needs large chain supermarket and more retail.	1		
4. Marshes				4. Supermarket	1		
4. Marshes				4. Feel this would be a good place for a park with seating. Also useful for other things			1
4. Marshes				4. Not keen on another supermarket - town shopping centre should be the priority			1
4. Marshes				4. I am not in favour of a new supermarket		1	
4. Marshes				4. Not another supermarket. It will suck the lifeblood out of the town and will so many		1	
4. Marshes				4. Agree supermarket but not other	1		
4. Marshes				4. I agree with supermarket as the town needs a larger supermarket, but don't think it	1		

4. Marshes				4. Supermarket please			1
4. Marshes				4. Prefer left empty and made a green open space with planting			1
4. Marshes				4. Another supermarket not necessary		1	
4. Marshes				4. Green space, child play area , park with tourist shopping, camera centre + outdoor			1
4. Marshes				4. Mixed use for green space and centre . Spermarket at Tufthorn Ave			1
4. Marshes				4. Should not be another supermarket so close to the Coop. Equally any supermarket to give choice should be kept in the centre of town to ensure that shoppers see other		1	
4. Marshes				4. The Coop has a monopoly, we need another national supermarket	1		
4. Marshes				4. Would prefer open space if Aldi is agreed			1
4. Marshes				4. Green space			1
4. Marshes				4. Lidl or Aldi + child play area + MacDonalds	1		
4. Marshes				4. A Lidl or an Aldi in Pyart Court sounds better and more useful	1		
4. Marshes				4. DIY store or other. There needs to be an alternative to the Coop	1		
4. Marshes				4. No more supermarkets required		1	
4. Marshes				4. green space			1
4. Marshes				4. Delete 'mixed use for green space and artisan centre'. Supermarket	1		
4. Marshes				4. Delete 'develop sitesplit on supermarket'. Do we need any more supermarkets? I			1
4. Marshes				4. If cost of site is lowered. Otherwise green space and artisan centre			1
4. Marshes				4. Definitely not supermarket, how about a covered market hall		1	
4. Marshes				4. Lords Hill must be developed for supermarket to prevent edge of settlement	1		
4. Marshes				4. Competition for supermarkets in town needed, but needs to be in town, not out of	1		
4. Marshes				4. Coleford does not need another low cost supermarket		1	
4. Marshes				4. NOT a supermarket. This will surely impact on high stret shops.		1	
4. Marshes				4. No - I don't believe it is a suitable site for another supermarket.		1	
4. Marshes				4. Some green sapce to be retained.			1
4. Marshes				4. Supermarket	1		
4. Marshes				4. But would rather see a small shopping arcade than a supermarket.			1
4. Marshes				4. Need another large supermarket	1		
4. Marshes				4. Great for green space & artisan centre			1
4. Marshes				4. The owner of this land should hand it over to the town and not be so greedy.			1
4. Marshes				4. Mixed use & artisan centee preferred		1	
4. Marshes				4. We do not need supermarket here.		1	
4. Marshes				4. Small shopping mall, incorporating community facilities e.g. drop in youth café.			1
4. Marshes				4. Need another supermarket, but parking charges need to be looked into	1		
4. Marshes				4. Supermarket development	1		
4. Marshes				4. Retail units with flats over. Parking for residents and shoppers.			1
4. Marshes				4. Not big enough for supermarket with suitable necessary car park. Additional flats/housing should be away from town centre. Return to green space/marsh land.			1
4. Marshes				4. Definitely not supermarket, how about a covered market hall		1	
4. Marshes				4. Lords Hill must be developed for supermarket to prevent edge of settlement	1		
4. Marshes				4. Competition for supermarkets in town needed, but needs to be in town, not out of			1
4. Marshes				4. Coleford does not need another low cost supermarket		1	
4. Marshes				4. NOT a supermarket. This will surely impact on high stret shops.		1	
4. Marshes				4. No - I don't believe it is a suitable site for another supermarket.		1	
4. Marshes				4. Some green sapce to be retained.			1
4. Marshes				4. Supermarket	1		
4. Marshes				4. But would rather see a small shopping arcade than a supermarket.			1
4. Marshes				4. Need another large supermarket			1
4. Marshes				4. Great for green space & artisan centre			1
4. Marshes				4. The owner of this land should hand it over to the town and not be so greedy.			1
4. Marshes				4. Mixed use & artisan centee preferred			1
4. Marshes				4. We do not need supermarket here.		1	
4. Marshes				4. Small shopping mall, incorporating community facilities e.g. drop in youth café.			1
4. Marshes				4. Need another supermarket, but parking charges need to be looked into	1		
4. Marshes				4. Supermarket development	1		
4. Marshes				4. Retail units with flats over. Parking for residents and shoppers.			1
4. Marshes				4. Not big enough for supermarket with suitable necessary car park. Additional flats/housing should be away from town centre. Return to green space/marsh land.	1		
4. Marshes				4. Needs better crossing facilities on Old Station Way to Gateway			1
4. Marshes				4. Green space, wild flowers etc.			1
4. Marshes				4. If supermarket is to come to Coleford, this is the preferred site, as it will bring people	1		
4. Marshes				4. Supermarket	1		
4. Marshes				4. Supermarket or large town retail.	1		
4. Marshes				4. If Aldi don't come, may be it would be an idea to have a centre like Labels in Ross,	1		
4. Marshes				4. Supermarket or smaller commercial units	1		
4. Marshes				4. Not another supermarket - green space & artisan centre preferred - access not good		1	
4. Marshes				4. Either would be good, but we need more choise of supermarkets	1		
4. Marshes				4. Build retail unit, shopping court and close Pyart Court. Use Pyart Court for offices put			1
4. Marshes				4. supermarket	1		
4. Marshes				4. Keep it as a field, turn it into a park or recreation area.			1
				TOTAL	27	17	31

75

Options: retail with flats above; a building of appropriate height to avoid obscuring views in and out of Coleford; a green breathing space in town centre requested in consultatic

					grn space	ret & res	other
5. La'Hse	106	76%	73.00	5. retail with flats above.		1	
5. La'Hse				5. Retail + flats		1	
5. La'Hse				5. Keep as a green space area - performance area amphitheatre	1		
5. La'Hse				5. Green space please with picnic area for tourist	1		
5. La'Hse				5. Green breathing space, nothng else	1		
5. La'Hse				5. I do agree with a nice kept green area (park to sit). Do not agree with a church. St	1		

5. La'Hse			5. Not retail with flats			1
5. La'Hse			5. Ensure significant public space element within proposal			1
5. La'Hse			5. Leave as an open space (with seats and planting)	1		
5. La'Hse			5. YHA			1
5. La'Hse			5. Green space	1		
5. La'Hse			5. Modern well designed church would be good here. It would have space for car		1	
5. La'Hse			5. retain with housing above but insist in parking for shops and hosues		1	
5. La'Hse			5. Would be a nice green area in Coleford	1		
5. La'Hse			5. Flats above retail		1	
5. La'Hse			5. Green space seats	1		
5. La'Hse			5. YHA			1
5. La'Hse			5. Sounds good - maybe if the worshippers at St Johns are sufficient to afford smaller			1
5. La'Hse			5. Yes to green space, somewhere to sit + a tree - flowers	1		
5. La'Hse			5. No retail with flats. Having open space has created a beautiful gateway. Enough	1		
5. La'Hse			5. Suitable for green breathing space	1		
5. La'Hse			5. Tourist info centre			1
5. La'Hse			5. Delete 'retail with flats above, small church if needed.' And low cost tourism			1
5. La'Hse			5. Green space with artisan centre. Health facilities.	1		
5. La'Hse			5. Lawnstone House site was choice of site for church replacement Parish church.			1
5. La'Hse			5. One large supermarket needed. Green space etc on other site.			1
5. La'Hse			5. Turn into a sensory garden & seating area, maybe a small pond.	1		
5. La'Hse			5. Prefer green space and tourist attraction	1		
5. La'Hse			5. Green breathing & space sounds great.	1		
5. La'Hse			5. Not a site for a small church. Should be for an artisan centre.	1		
5. La'Hse			5. Retain some green space, seating around buildings for public use.	1		
5. La'Hse			5. A green breathing space (attraction)	1		
5. La'Hse			5. Develop into green space	1		
5. La'Hse			5. Plenty of empty shops already - open green space please.	1		
5. La'Hse			5. Excellent site of new church.			1
5. La'Hse			5. Good site for a new church			1
5. La'Hse			5. Green breathing space. Even in present state has opened up town	1		
5. La'Hse			5. Retail definitely		1	
5. La'Hse			5. We need to look more for residents than visitors		1	
5. La'Hse			5. Retail with flats above. Not use for church.		1	
5. La'Hse			5. Height of building could match previous building			1
5. La'Hse			5. Retail? Think again - BHS, Austin Reed, Woolworths! Keep flats & houses in residential areas. Preferred use - alternative site for St Johns - a new church building to			1
5. La'Hse			5. One large supermarket needed. Green space etc on other site.		1	
5. La'Hse			5. Turn into a sensory garden & seating area, maybe a small pond.	1		
5. La'Hse			5. Prefer green space and tourist attraction	1		
5. La'Hse			5. Green breathing & space sounds great.	1		
5. La'Hse			5. Not a site for a small church. Should be for an artisan centre.			1
5. La'Hse			5. Retain some green space, seating around buildings for public use.	1		
5. La'Hse			5. A green breathing space (attraction)	1		
5. La'Hse			5. Develop into green space	1		
5. La'Hse			5. Plenty of empty shops already - open green space please.	1		
5. La'Hse			5. Excellent site of new church.			1
5. La'Hse			5. Good site for a new church			1
5. La'Hse			5. Green breathing space. Even in present state has opened up town	1		
5. La'Hse			5. Retail definitely		1	
5. La'Hse			5. We need to look more for residents than visitors		1	
5. La'Hse			5. Retail with flats above. Not use for church.		1	
5. La'Hse			5. Height of building could match previous building			1
5. La'Hse			5. Retail? Think again - BHS, Austin Reed, Woolworths! Keep flats & houses in residential areas. Preferred use - alternative site for St Johns - a new church building to			1
5. La'Hse			5. Currently an attractive view across to St Johns. Would be nice to keep this.	1		
5. La'Hse			5. Absurd to put extra retail here with so many shops. Also why flats when the Bank development is half empty? Town garden is seriously needed to enhance tourism and	1		
5. La'Hse			5. No new church. Don't need another one			1
5. La'Hse			5. Flats		1	
5. La'Hse			5. Retail with flats above. We have a beautiful historic church which needs to be kept.		1	
5. La'Hse			5. Not church use - impractical for - weddings and funerals			1
5. La'Hse			5. Small church			1
5. La'Hse			5. Do not consider that Coleford needs any more retail units as there are already retail units empty. A green space, garden area, tourist centre or museum to encourage	1		
5. La'Hse			5. Small church			1
5. La'Hse			5. I don't think this is a suitable site for flats & housing. Tourist Info & artisan centre			1
5. La'Hse			5. Artisan centre with green space would be good	1		
5. La'Hse			5. Retail units with single occupancy flats and retail that is flexible. High spec design		1	
5. La'Hse			5. keep it as a green breathing space	1		
5. La'Hse			5. green breathing space.	1		
			TOTAL	35	15	23
6. Old Guardian Office Options: Retail; artisan centre; local museum; low cost visitors' accommodation.						
				Ret	res	Other
6. Old G Off	107	76%	36.00	6. retail and nothing else	1	
6. Old G Off				6. Retail centre (shops) would be good.	1	
6. Old G Off				6. Not sure there is capacity for another artisan centre / museum		1
6. Old G Off				6. Low cost visitors accommodation		1
6. Old G Off				6. Homeless unit		1
6. Old G Off				6. Low cost visitors accommodation		1

6. Old G Off				6. retail	1		
6. Old G Off				6. Retail!	1		
6. Old G Off				6. Do not agree with any options			1
6. Old G Off				6. Local museum			1
6. Old G Off				6. Local museum			1
6. Old G Off				6. Keep as shop	1		
6. Old G Off				6. Could link with church/Coleford House deveopment. Courtyard café, small ind shops,	1		
6. Old G Off				6. Retail. More variety of shops in Coleford	1		
6. Old G Off				6. Retail with accommodation	1		
6. Old G Off				6. Needs overhauling - do not agree with accommodation			1
6. Old G Off				6. Retail or musuem not accommodation	1		
6. Old G Off				6. Redevelop for residential & shop/office	1		
6. Old G Off				6. Retail	1		
6. Old G Off				6. Could link with church/Coleford House deveopment. Courtyard café, small ind shops,	1		
6. Old G Off				6. Retail. More variety of shops in Coleford	1		
6. Old G Off				6. Retail with accommodation	1		
6. Old G Off				6. Needs overhauling - do not agree with accommodation			1
6. Old G Off				6. Retail or musuem not accommodation	1		
6. Old G Off				6. Redevelop for residential & shop/office	1		
6. Old G Off				6. Retail	1		
6. Old G Off				6. Museum			1
6. Old G Off				6. Retail	1		
6. Old G Off				6. We need a local museum, visitors have very few places			1
6. Old G Off				6. Retail	1		
6. Old G Off				6. Too far away from the town centre for retail use.			1
6. Old G Off				6. Low cost visitors accommodation inc. small museum			1
6. Old G Off				6. Retail for book related stuff and small museum.	1		
6. Old G Off				6.local museum			1
6. Old G Off				6. local museum			1
6. Old G Off				6. Turn into new shop or facility	1		
					21		15
7. King's Head Options: Business with up to around 12 flats over							
					Res	Parking	Other
7. K'Head	106	76%	33.00	7. Flats in total	1		
7. K'Head				7. It's a pity it is not a pub any more			1
7. K'Head				7. I think that they are doing this with most buildings like this, but heritage would be			1
7. K'Head				7. Good idea			1
7. K'Head				7 & 8. If building extra housing what about health and NHS dentists etc			1
7. K'Head				7. Keep as recycling but give them some paint!			1
7. K'Head				7. Not enough parking space		1	
7. K'Head				7. I have seen a Victorian photograph of the lovely sone building which is underneath all the modern poor quality surface. Retain more than just the frontage			1
7. K'Head				7. Leave as furniture project and give them paint			1
7. K'Head				7. Flats one bedroomed	1		
7. K'Head				7. Would be fabulous museum.			1
7. K'Head				7. Twelve flats	1		
7. K'Head				7. Assuming frontage retained	1		
7. K'Head				7. Flats mean more strain on parking on Glos Rd.			1
7. K'Head				7. Where would residents park? Since parking charges were introduced my road (Boxbush Rd) has been rammed with parked cars on both sides of the road.		1	
7. K'Head				7. Parking a problem. Should have fewer flats (6).		1	
7. K'Head				7. Keep as hotel			1
7. K'Head				7. Real need to re-build unsightly mess on site of pub.			1
7. K'Head				7. Redevelopment if viable. If unsafe, demolish for redevelopment.	1		
7. K'Head				7. Get millionaire owner to maintain in good condition			1
7. K'Head				7. Keep flats/residents out of town			1
7. K'Head				7. Flats mean more strain on parking on Glos Rd.		1	
7. K'Head				7. Where would residents park? Since parking charges were introduced my road (Boxbush Rd) has been rammed with parked cars on both sides of the road.		1	
7. K'Head				7. Parking a problem. Should have fewer flats (6).		1	
7. K'Head				7. Keep as hotel			1
7. K'Head				7. Real need to re-build unsightly mess on site of pub.			1
7. K'Head				7. Redevelopment if viable. If unsafe, demolish for redevelopment.	1		
7. K'Head				7. Get millionaire owner to maintain in good condition			1
7. K'Head				7. Keep flats/residents out of town			1
7. K'Head				7. Clear Spout Lane for attractive safe route to town from Parkside			1
7. K'Head				7. Flats	1		
7. K'Head				7. The exterior of this property is a disgrace			1
7. K'Head				7. Must retain frontage			1
				TOTAL	7	6	20
8. Ellwood Rd Options: remain in green area, respecting view from Gorsty Knoll; possible mixed housing about 40 dwellings)							
					Res	Green space	Other
8. Ell Rd	105	75%	43.00	8. Dwelling with green infrastructure and heritage (Colour)		1	
8. Ell Rd				8. Not mixed housing. Green area not housing		1	
8. Ell Rd				8. I think that a small amount of housing because of the school to be kept open	1		
8. Ell Rd				8 & 9. Keep the few green areas without further building on them		1	
8. Ell Rd				8. camping, mobile homes, Pool tourist destination		1	
8. Ell Rd				8. Remain in green area		1	

No houses

8. Ell Rd				8. I do not think that there is a need to expand housing towards Ellwood. Once the area the area between Milkwall and Ellwood is filled, connected to Sling. The whole area will			1	1
8. Ell Rd				8. Campsite / outdoor pursuit centre			1	
8. Ell Rd				8. Love the name Gortsy Knoll. You could do something round the name			1	
8. Ell Rd				8. No housing			1	1
8. Ell Rd				8. remain green area		1		
8. Ell Rd				8. Delete 'possible mixed housing about 40 dwellings'.			1	1
8. Ell Rd				8. Do not agree with house dwellings built			1	1
8. Ell Rd				8. Retain green area		1		
8. Ell Rd				8. Opposed to mixed housing development			1	1
8. Ell Rd				8. Remain a green area		1		
8. Ell Rd				8. Remain in green area. No housing		1		
8. Ell Rd				8. Disagree strongly			1	1
8. Ell Rd				8. Mixed housing	1			
8. Ell Rd				8. Keep in green area		1		
8. Ell Rd				8. Not to be used for housing			1	1
8. Ell Rd				8. Site for museum, with some housing?			1	
8. Ell Rd				8. Mixed housing	1			
8. Ell Rd				8. Opposed to mixed housing development			1	1
8. Ell Rd				8. Remain a green area		1		
8. Ell Rd				8. Remain in green area. No housing		1		
8. Ell Rd				8. Disagree strongly			1	1
8. Ell Rd				8. Mixed housing	1			
8. Ell Rd				8. Keep in green area		1		
8. Ell Rd				8. Not to be used for housing			1	1
8. Ell Rd				8. Site for museum, with some housing?			1	
8. Ell Rd				8. Mixed housing	1			
8. Ell Rd				8. Housing according to reused allocation	1			
8. Ell Rd				8. Too many houses and where is access? As Ellwood Rd is on a bend.			1	1
8. Ell Rd				8. NO housing. Keep as green. Plant trees, wild flowrs, bees.			1	1
8. Ell Rd				8. Housing place	1			
8. Ell Rd				8. Residential	1			
8. Ell Rd				8. Remain in green area.		1		
8. Ell Rd				8. Remain green area		1		
8. Ell Rd				8. Too late			1	
8. Ell Rd				8. keep green area		1		
8. Ell Rd				8. disagree with any housing development in this area			1	1
8. Ell Rd				8. Keep it as it is as it could disturb wildlife and the ?oy??d setting		1		
				TOTAL	8	17	18	13
9. Lower Lane Keep as green area. Skyline development not encouraged, and consultation showed Green Ring important to residents								
					Res	Grn Spce	Other	
9. Low La	113	81%	25.00	9. VIP			1	
9. Low La				9. Think some housing could be done here.	1			
9. Low La				9. Strong oppose this development - family (?)			1	
9. Low La				9. Agree completely	1			
9. Low La				9. I thought they had fault(?) and agreed to keep green space		1		
9. Low La				9. This site would be well suited for solar energy if developed			1	
9. Low La				9. And riding centre / cat protection etc			1	
9. Low La				9. Absolutely. the green ring retention is vital		1		
9. Low La				9. Retain green area		1		
9. Low La				9. Should not be touched		1		
9. Low La				9. Keep as green area.		1		
9. Low La				9. Keep in green area		1		
9. Low La				9. Ideal for residential development	1			
9. Low La				9. Keep as green area		1		
9. Low La				9. Some development could be on this site	1			
9. Low La				9. Should not be touched			1	
9. Low La				9. Keep as green area.		1		
9. Low La				9. Keep in green area		1		
9. Low La				9. Ideal for residential development	1			
9. Low La				9. Keep as green area		1		
9. Low La				9. Some development could be on this site	1			
9. Low La				9. Remain in green area		1		
9. Low La				9. Keep as green area		1		
9. Low La				9. NDP Berry Hill			1	
9. Low La				9. keep green area		1		
				TOTAL	6	13	6	
10. Tufthorn Ave lights Options: Industrial/commercial business; tourism; economic use including industrial, commercial, tourism, retail, offices.								
					Supermk et	Ind/ commerce	Other	
10. Tuft Ave	101	72%	60.00	10. But not a supermarket			1	
10. Tuft Ave				10. Indust / Commercial / Tourissm - NOT retail		1		
10. Tuft Ave				10. Supermarket needs to be encouraged	1			
10. Tuft Ave				10. Retail only. Aldi??	1			
10. Tuft Ave				10. Aldi	1			
10. Tuft Ave				10. What's happened about Aldi???	1			
10. Tuft Ave				10. Who will take industrial / commercial when there are already commercial sites		1		
10. Tuft Ave				10. yes, but not a supermarket			1	

10. Tuft Ave			10. Aldo , Lidl or Macros	1		
10. Tuft Ave			10. Site for supermarket	1		
10. Tuft Ave			10. But not tourism	1		
10. Tuft Ave			10. Use for supermarket / employment	1		
10. Tuft Ave			10. Retail	1		
10. Tuft Ave			10. Community allotments bought by council + rented.			1
10. Tuft Ave			10. Aldi - something to give jobs	1	1	
10. Tuft Ave			10. None of the options accept industrial	1		
10. Tuft Ave			10. Lidl / Aldi	1		
10. Tuft Ave			10.Aldi supermarket instead of no. 4 site	1		
10. Tuft Ave			10. Aldi or other possible use	1		
10. Tuft Ave			10.Put new supermarket here.	1		
10. Tuft Ave			10. Major retail development here would damage twon centre.			1
10. Tuft Ave			10. Prefer to keep retail in town for local shopkeepers sake.			1
10. Tuft Ave			10. Competitively priced rental to small business and create employment.			1
10. Tuft Ave			10. Please not a supermarket. Lets protect the small businesses in the high street.			1
10. Tuft Ave			10. OK for business development, but NOT ALDI.		1	
10. Tuft Ave			10. Supermarket on this site	1		
10. Tuft Ave			10. Tourism			1
10. Tuft Ave			10. Aldi please. Currently use Monmouth Lidl	1		
10. Tuft Ave			10. Used as a small business/commercial businesses.		1	
10. Tuft Ave			10. Happy to see Aldo use it	1		
10. Tuft Ave			10. Supermarket here please. Would like Aldi.	1		
10. Tuft Ave			10. Aldi would be good here	1		
10. Tuft Ave			10. Not retail development			1
10. Tuft Ave			10.Put new supermarket here.	1		
10. Tuft Ave			10. Major retail development here would damage twon centre.			1
10. Tuft Ave			10. Prefer to keep retail in town for local shopkeepers sake.			1
10. Tuft Ave			10. Competitively priced rental to small business and create employment.		1	
10. Tuft Ave			10. Please not a supermarket. Lets protect the small businesses in the high street.			1
10. Tuft Ave			10. OK for business development, but NOT ALDI.		1	
10. Tuft Ave			10. Supermarket on this site	1		
10. Tuft Ave			10. Tourism			1
10. Tuft Ave			10. Aldi please. Currently use Monmouth Lidl	1		
10. Tuft Ave			10. Used as a small business/commercial businesses.		1	
10. Tuft Ave			10. Happy to see Aldo use it	1		
10. Tuft Ave			10. Supermarket here please. Would like Aldi.	1		
10. Tuft Ave			10. Aldi would be good here	1		
10. Tuft Ave			10. Not retail development			1
10. Tuft Ave			10. Best used for employment to increase opportunities		1	
10. Tuft Ave			10. Industrial use , not supermarket, as too far out of town centre to attract people to		1	
10. Tuft Ave			10. Tourism			1
10. Tuft Ave			10. Something neds to built here to attract tourism.			1
10. Tuft Ave			10. Offices.		1	
10. Tuft Ave			10: Too far out of the town centre main retail area to be used as a retail space.			1
10. Tuft Ave			10. Anything apart from a supermarket			1
10. Tuft Ave			10. Definitely not a supermarket, as it will draw shoppers away from the town. Not			1
10. Tuft Ave			10. Would like to see Aldi store built asap	1		
10. Tuft Ave			10. If it must be developed, then retail use			1
10. Tuft Ave			10. Aldi and argue employment rather than retail.	1		
10. Tuft Ave			10. no to supermarket. Independent commercial business or tourism			1
10. Tuft Ave			10.disagree. Should be left undeveloped as green area			1
			TOTAL	28	11	22
11.Whitecliff Options: possible use for low cost visitor accommodation; cycle/walking centre; housing in character with valley gateway and Green Ring;						
				Cycle/w alk	Agric	Other
11. Wh'ff	101	72%	11. Community fund raising to help Angus Buchanan rec buy the land.			1
11. Wh'ff			11. Whitecliff is very beautiful - not sure I like the idea of any housing in that area			1
11. Wh'ff			11. Why always visitors centre. You need shops for visitors to visit in town.			1
11. Wh'ff			11. Cycling / walking centre	1		
11. Wh'ff			11. Or horse rescue sanctuary + riding / treks / bikes with accommodation			1
11. Wh'ff			11. Cycle / walking centre	1		
11. Wh'ff			11. Not housing including for tourist. Needs at least information panels to explain what			1
11. Wh'ff			11. Housiing - in character with valley gateway			1
11. Wh'ff			11. Multi use - car park for furnaces / cycle/ walking centre / cabins Loss of footpaths			1
11. Wh'ff			11. Include horse riding / trekking / chalets + stables			1
11. Wh'ff			11. Cycle / walking centre only	1		
11. Wh'ff			11. Agree. A fabulous area with huge potential as yet not developed.	1		
11. Wh'ff			11. Cycle / walking centre+ agricultural	1		
11. Wh'ff			11. Need low cost visitor accommodation			1
11. Wh'ff			11. Maintain as agricultural. Inappropriate access for residential and toruist accommodation. Would require significant alteration of landscape to accommodate		1	
11. Wh'ff			11. Agricultural use only.		1	
11. Wh'ff			11. Cycle/walking centre	1		
11. Wh'ff			11. Cycle/walking centre	1		
11. Wh'ff			11. Agricultural / unimposing tourist accommodation.		1	
11. Wh'ff			11. No housing			
11. Wh'ff			11. If low cost means poor quality avoid. Good oppourtunity for employment			1
11. Wh'ff			11. No to this development of visitor accommodation.			1
11. Wh'ff			11. Need low cost visitor accommodation			1



B9
Tourism
consultation
2016

B9

Coleford Neighbourhood Development Plan

Number	Post Code	Date	Number in Staying Party	Type of Accommodation	Length of stay	Facilities	cinema	car park	supermarket	restaurant	TIC	Shops
1	HP16 9AN	13/08/2016	2adults	yes	caravan	10						
2	DE73 8EJ	25/06/2016	1+4	yes	Glamping	3		Y			Y	Y
3	CF82 8HP	22/06/2016	2adults	Yes	Hotel	3	Y		Y		Y	Y
4	TR12 6BG	15/06/2016	2adults	no	Hotel	3	Y				Y	Y
5	GL54 1FE	13/06/2016	2adults	yes	Hotel	1	Y	Y			Y	
6	PL33 9BG	06/06/2016	2 Adults	yes	f/Holidays	7					Y	
7	PO21 4TJ	07/06/2016	2adults	Yes	caravan	3	Y	Y			Y	Y
8	OX10 8HT	04/06/2016	2+3	Yes	Camping	3	Y	Y			Y	Y
9	B38 8NJ	04/06/2016	2+1	No	Camping	3	Y	Y			Y	Y
10	TR7 2PB	10/07/2016	4 adults	Yes	Self/catering	7	Y				Y	
11	w4 2 NR	22/07/2016	3+2	Yes	Glamping	7		Y			Y	Y
12	3672	08/07/2016	2adults	Yes	Band B	5	Y	Y			Y	
13	Da1 3JS	22/07/2016	2Adults	yes	Cottage	7	Y	Y			Y	
14	NPO 1QX	22/07/2016	1 Adult	yes	Self/catering	5	Y	Y			Y	
15							Y	Y	Y	Y	Y	Y

Notes

- 3 Railway Museum open at least same day as Railway Steam Days
- 5 It is lovely to visit
- 8 Loved it, lots of great places to visit and good facilities in town, Cant think of an improvement
- 10 Nice tea shop with home made cakes. The free "12 Easy walks "booklet has been really useful during our stay and everyone at the Tourist Information have been very friendly and helpful
- 11 First visit arrived today.
- 12 Lovely village ,central to all walks/tourism



B10
Table 1a
Table 1b

B9

Table 1a

Summary of Community Consultation for Sites

(See Site Assessments in and at the Edge of the Town Centre in 2016 Appendix D). Refer also to housing and accessibility policies for all of these sites. See also the importance of heritage as indicated in first column under name (*He).

Site	Status, reasons for inclusion in 2016	Suggested options	% agreed and/or with amendments
1 St John's Church *He: see adjoining column	Listed Grade II Landmark building. Currently not in use. Possible proposal for closure for worship, decision pending	Restore church for multi-use including worship (Requires community organisation to take on project and run it.) Could be attraction e.g. artisan centre/social, cultural enterprise; service provision/residential	80
2 Coleford House *He: view of St John's and over town centre.	Not in Allocations Plan; adjacent to St John's Church site and other sites for sale. Mental health services moved to Cinderford and site vacant, for sale. Stone from octagonal church used to construct part.	Adjacent to and could be linked with St John's Church; residential development; administrative offices small artisan attraction; tourist accommodation; mixed use with residential including on site car park; Retain the building as a multi-use community space; conversion for residential use. Possible maximum dwellings: about 20. Heritage policies apply here.	77
3 Police Hub	Magistrates Court bought end 2015 by Police for use with station as Police Hub. Key site on main traffic lights for 3 gateways into town and town centre. Opposite Conservation Area on 2 sides. See Allocations Plan.	Provision of services, but if conference or other use generating much traffic movement then own access will need to be improved and at difficult junction and position. (Awaiting further information from police.)	80
4 Marshes, Lords Hill *He:	In Allocations Plan commercial/retail edge of, but in town centre Planning permission given for supermarket (last fraction available for development in town). Site cleared, vacant and for sale. Key position by Lords Hill junction with Old Station way on 2 gateways into town. Derelict look to site implies blight.	Develop site as per planning permission for supermarket (consultation on shopping wanted wider range, Coleford's residents split on supermarket. N.B. see also site 10); or mixed use for green space and artisan centre. On gateway & main pedestrian route into Market place. Refer to heritage policies.	64
5 Lawnstone *He: view over centre and toward St John's	Part, not all, in Allocations Plan. Key site on gateway into town. Prime position for view of Clock Tower & Conservation Area. Buildings under demolition leaving empty site, landscaped with footpath access to FoDDC offices.	Retail with flats above; a building of appropriate height to avoid obscuring views in and out of Coleford; a green breathing space in town centre requested in consultation, use for tourism. Could be linked to a new attraction e.g. artisan centre & Tourist Information Centre. Small church if alternative site needed? Refer to heritage policies and character assessment.	75
6 Old Guardian Office *He: cultural import as source/foundation of The Dean Forest Guardian	Gateway position. In Conservation Area off Market Place. Poor condition, but frontage original Georgian. Up for sale. Listed individually and as part of streetscape.	Retail; artisan centre; local museum; low cost visitors' accommodation. Refer to heritage policies.	75
7 King's Head *He: Cultural importance re Battle of Coleford (previous building on the site was likely to have been involved in the event)	In Conservation Area; in town centre. Key site by traffic lights at meeting of gateways and entrance to Market Place, historic core. N.B. Allocations Plan 12 flats included in the conversion of the King's Head and 12 starter flats on the Lawnstone site.	Business with up to around 12 flats over (retain frontage and economic activity on ground floor). Refer to heritage policies.	76

Table 1b Summary of NDP Consultation
or Sites Outside Town Centre in 2016

<i>Site</i>	<i>Status, reasons for inclusion in 2016</i>	<i>Suggested options</i>	<i>Community Consultation 2016 % agreed and/or with some amendments</i>
8 Ellwood Rd	Outside settlement boundary. Currently used for horses. In southern Arc (see character assessment) where adjacent meend and woodland important both for biodiversity and heritage. Field available.	Remain in green area, respecting view from Gorsty Knoll; possible mixed housing (about 40 dwellings) designed to fit in with green infrastructure and to take account of nearby Colour Works.	75%
9 Lower Lane	On edge of Coleford Parish, next to Berry Hill, Christchurch and Edge End NDP area. See BHCEE submission. Gladman appealed refusal to build 200 houses Nov 2015. In Green Ring (character assessment) separating Berry Hill settlement from Coleford.	Keep as green area. Skyline development not encouraged, and consultation showed Green Ring important to residents. See character assessment.	81%
10 Tufthorn Avenue lights	Key gateway, outside of town centre; may have access issues. Application previously [ref previous app] and another application expected.	Industrial/commercial business; tourism; economic use including industrial, commercial, tourism, retail, offices.	71%
11 Whitecliff	Site for sale with permission for 22 chalet bungalows in green valley within approx. 10 mins walking distance of town centre, between it and Scheduled Ancient Monument.	Possible use for low cost visitor accommodation; cycle/walking centre; housing in character with valley gateway and Green Ring; agricultural.	71%
N.B. In Forest of Dean District Council Local Plan Allocations document, 80 houses were allocated at Poolway Farm but with modifications later that became 140. There is an AP policy which recognises from BCHEE there is capacity for housing up to 80 units under certain specified conditions.			

Note: Refer to housing and accessibility policies for all of these sites. Also sites assessments (Appendix D). See also the importance of heritage as indicated in first column under name (*He).