


Coleford
Neighbourhood
Development Plan

2017–2026




**Coleford
Neighbourhood
Development Plan
2017–
2026**


Main Publication
A4
72pp






Map 1
Coleford NDP designated area
A4



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A4
104pp




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Print items available through Coleford Town Council, all digital documents available through the website below.


 Indicates **only** available digitally/DVD

 Indicates available in print **and** digitally/DVD


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Appendices – see additional documents on CD and online at www.colefordtownplan.com, at Coleford Town Council and Coleford Library

EXECUTIVE SUMMARY

The Coleford Neighbourhood Development Plan (NDP) has been written over a three year period following wide and detailed consultation and research by a team of volunteers, bringing together the evidence on the ground and other relevant documents relating to national policies. The policies have been derived from this, and reflect responses received following the public consultations and in particular from the Regulation 14 consultation in the summer of 2017. The Plan is effective for the period 2017–2026.

4 This NDP was made 1st October 2018, following a Referendum in which 82% of those voting, voted yes to the following:

Do you want Forest of Dean District Council to use the Neighbourhood Plan for Coleford Parish to help it decide planning applications in the neighbourhood area?

This means that Coleford NDP becomes part of the Local Plan and will help shape the NDP area until 2026.

The Steering Group identified seven key themes from the responses by the public, as below:

- Town Centre
- Economy
- Housing
- Community and Community Facilities
- Historic Environment
- Natural Environment
- Infrastructure, Transport and Pedestrian Access

Policies in the NDP will guide planning decisions and steer potential developments, so that Coleford Parish develops in the direction indicated from the community responses. The Steering Group would draw your attention to the following key elements of each of the seven themes.

Coleford Town Centre *(see section 5.1)*

Policies have been written to revitalise the town centre whilst maintaining the historic character of the Conservation Area, so improving the attractiveness for both residents and tourists. A number of possible development sites are identified within the town centre and on its edge. Proposals have been outlined as to how these sites should be developed, so that any new development enhances, rather than detracts from, its historic character and functions. Examples would be a multi-purpose community/ artisan centre at or near St John's Church, flats and a Local Green Space on the Lawnstone site and affordable flats in the Kings Head. See also 5.7 for policies relating to improved infrastructure and decreased flooding risk.

Economy *(see section 5.2)*

With most employers being small businesses and many Coleford residents having to travel away for employment, there is a clear need to seek ways to encourage more employment within the Parish. Tourism is seen as having potential to boost the local economy, so policies have been written to promote tourism, as well as to encourage other local

employment throughout the Parish. A Tourist Information Centre was opened by the Town Council in March 2016 and had several thousand visitors in its first year.

Housing *(see section 5.3)*

There is a national commitment to build more homes and the Forest of Dean is expected to increase the number of houses being constructed. The number that will be expected to be constructed in the Coleford Parish will depend on the FoDDC Allocations Plan, with which the NDP must be in general conformity. This means that the NDP has had to acknowledge development sites that have been allocated within the wider FoDDC Allocations Plan. If we disagree with a particular site being developed, then substitute sites must be identified that will accommodate the same number of housing units. This has been done with a site known as the Poolway Extension site, which responses have clearly indicated is not supported by local residents, so alternative sites have been proposed within the defined settlement area, closer to the Town Centre.

Policies have been written that seek small development sites, an increase in the number of one and two bedroom homes, affordable houses and dwellings built to Lifetime Home standards. The importance in maintaining the Green Ring that separates Coleford Town from the outlying settlements and the neighbouring AONB means that certain sites have not been put forward for development. It is considered vital that the distinctive character of areas within the Parish is retained. Any increase in housing

will, of course, bring increased pressure on the infrastructure, for example the health facilities, so it is also important that Coleford's infrastructure grows along with its housing.

Communities and Community Facilities *(see section 5.4)*

Coleford Parish consists of a number of outlying settlements surrounding the main town, so the policies have been written in order to cater for the needs of the different communities. Consultations showed that many residents valued both the green landscape and the smaller green spaces in and around Coleford Parish. The Local Green Space Strategy gives protection to those small green spaces and the development of Bells Field will add to the overall provision for recreation. There are also important facilities, such as the secondary school and the further education college, that are used by Coleford families, but which are situated within a neighbouring parish. These are part of the NDP for Berry Hill, Christchurch and Edge End (BHCEE) and will be supported through the West Dean and Coleford Regeneration Board, which has been established to lead development on the Five Acres site once the GlosCol campus moves to Cinderford.

Historic Environment (see section 5.5)

There are a wealth of historic assets within Coleford Parish, some of which may not be known to many residents. Policies have been written to protect and enhance these historic assets, so that they continue to provide accessible attractions for tourists, as well as providing information boards for residents and visitors. The provision of heritage trails for walkers and cyclists will provide better access to these sites, such as the Colour Works.

Natural Environment (see section 5.6)

Coleford Parish lies in the west of the Forest of Dean and is adjacent to the Area of Outstanding Natural Beauty (AONB) that is the Wye Valley. Policies have been written to ensure that the rural character of the Parish is protected and enhanced. A clear message from the consultations was that the 'Green Ring' around Coleford Town should be maintained, in order to avoid the surrounding settlements merging into a larger conurbation. When development takes place it is important that steps are taken to protect landscapes and the natural habitats on which flora and fauna depend.

Infrastructure, Transport and Pedestrian Access

(see section 5.7)

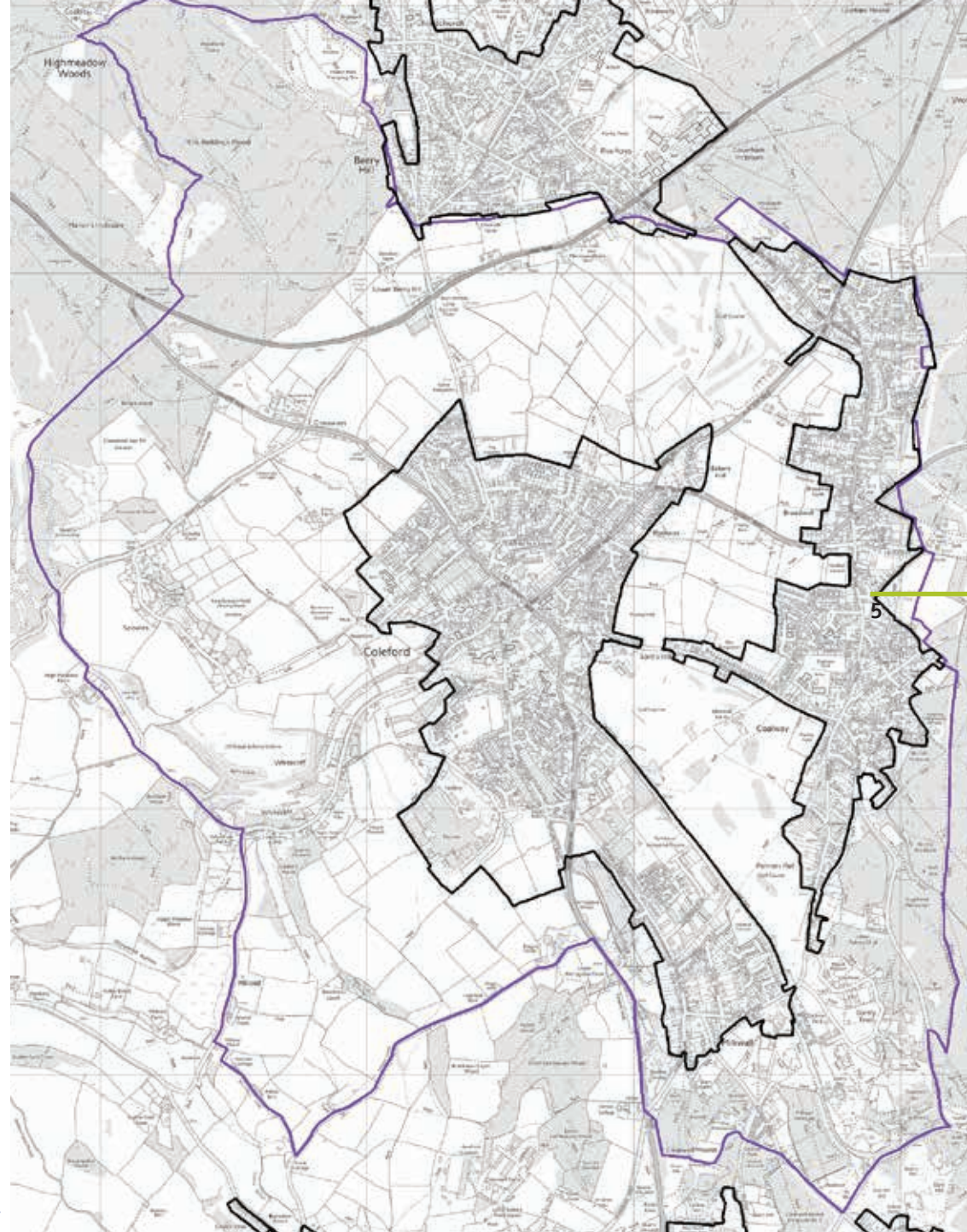
Traffic congestion, especially at the traffic lights in the town centre, and the increase in HGV traffic are important issues raised within the NDP. Policies have been written to encourage the greater use of public transport, as well as proposals to make the area safer for pedestrians and to improve the air quality in the town centre. As well as the through routes, the gateways into the Town are seen as needing improvement. A start has already been made by the Town Council by installing flower beds and installing welcome entry signs recognising St Hilaire de Riez (Coleford's twin town in the Vendée). Health provision is a very important issue and the NDP has met with representatives of Gloucestershire and the Clinical Care Group for Gloucestershire to propose possible sites for a new primary health centre. The NDP has also made a contribution to the discussions about a new hospital in the Forest of Dean.

Reducing the risk of flooding, especially in association with flood zones 2 and 3 in the town centre and towards Whitecliff, has formed part of the NDP. Another important infrastructure issue that needs improving, in order to support the growth of the local economy, is adequate mobile phone and internet coverage.

Map1 Coleford Neighbourhood Development Plan Area

showing Defined Settlement Boundary

(Allocation Plan submitted version 2015)



1.0

section

6 1.0 INTRODUCTION AND BACKGROUND

The Localism Act 2011¹ gives parish councils and other relevant bodies new powers to prepare statutory Neighbourhood Development Plans (NDPs) to help guide development in their local areas. Through neighbourhood plans, local people now have the opportunity to shape new development as planning applications are determined in accordance with the Development Plan, unless material considerations indicate otherwise. This includes using the made Coleford Neighbourhood Plan as part of the adopted Local Plan. The National Planning Policy Framework (NPPF)² is a material consideration in any planning application determinations.

1.1 Neighbourhood Plan Process and Preparation

■ Coleford Town Council (CTC) decided to prepare an NDP for Coleford in March 2013 and applied to Forest of Dean District Council (FoDDC) for designation as a neighbourhood area on 2 April 2013³. The application for designation was approved by the District Council on 9 May 2013⁴. The designated Neighbourhood Area is the same as the Parish boundary and is shown on Map 1. This includes both Coleford town and outlying settlements.

■ Following local events and engagement, a Steering Group comprising Town Councillors, local residents and representatives of local groups and businesses was established to progress work on the Plan. The steps in preparing an NDP are set out in Fig 1, Neighbourhood Development Plan Process.

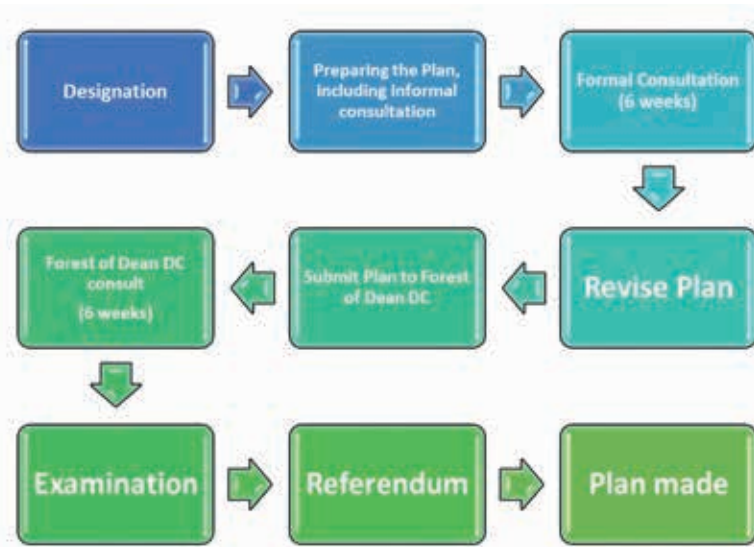


Figure 1
Neighbourhood Development Plan Process

1.2 Consultation Process

The Coleford NDP has been prepared taking into consideration extensive community engagement and involvement. Further information about this is provided on the NDP website www.colefordtownplan.com and in Appendices B, S and W, but briefly this has included eleven rounds of public consultation and attendance at various events, including Regulation 14 consultation.

1.3 Key Themes from Public Consultation (with both residents and visitors)

The following key themes for the Plan were identified throughout the public consultation process.

1.3.1 Town Centre

Coleford town centre serves a wider rural area in the Forest of Dean and has a reasonable range of independent shops and services clustered around a historic core. However, there is a need to ensure that the town centre's vitality and viability is promoted and enhanced and to allow the centre to function with more 'dynamism'. Ideas include strengthening the branding of Coleford as a retail destination, and linking businesses to provide online shopping offering local produce. The Plan has a role in protecting and enhancing the town centre's heritage and guiding improvements in public realm and traffic management to provide a higher quality environment for all.

1.3.2 Economy

In addition to the retail in the town centre, the wider Neighbourhood Area includes several local industrial estates which provide important employment for local people and which should be protected. There is a need to recognise the role of small industrial pockets

¹ www.legislation.gov.uk/ukpga/2011/20/contents/enacted

² www.gov.uk/government/uploads/system/uploads/attachment_data/file/6077/2116950.pdf

³ www.fdean.gov.uk/media/3349/neighbourhood-area-application-coleford.pdf

⁴ www.fdean.gov.uk/media/3347/coleford-neighbourhood-area-application-notice.pdf

Coleford, 2015, visiting all parts of the Parish by bus with displays to encourage specific community consultation



Public open consultation event, June 2016

in and around the town and to support investment in business accommodation and new technologies.

In addition, Coleford has potential to increase its role as a tourist destination and to develop this part of its local economy. This could include for example supporting more tourism-related accommodation, employment opportunities and facilities and improving accessibility. Shops change regularly in the town centre, and there are some spaces which have this potential for greater/more flexible use.

1.3.3 Housing

During the NDP process, different sites for development were identified for NDP consultation, and also through the interim modifications following the Examination of the FoDDC Allocations Plan (AP)⁸. Planning policies support proposals for other small infill development. There is a need to be met for more affordable housing for both renting and buying and more suitable housing for older and younger people. Accessibility for people with diverse needs is also required.

1.3.4 Communities and Community Facilities

Coleford Neighbourhood Area includes several outlying communities, each with their own identities and with a range of community facilities. These facilities, spaces and local services provide valuable and much needed social provision for local residents and groups and should be protected.

1.3.5 Historic Environment

Coleford has many built heritage assets including statutory listed buildings and scheduled monuments, a conservation area and a rich industrial past which continues to influence the town's character and development today. These stem from iron ore mining from Roman times to iron and coal mining and stone quarrying and smelting furnaces of the industrial era, together with an associated rail transport network. Coleford was the terminus for two rail links, one from Monmouth and the west and the other from Lydney in the south-east linking to the main Gloucester line. There are opportunities to preserve more of this rich heritage and

to promote it as part of the town's role as a visitor destination. Examples of this industrial heritage are the railway viaducts across Newland Street and at Whitecliff, the quarry and furnaces at Whitecliff and the remaining colour works building at Milkwall, all within the Parish boundary. The entrance gateway at the Angus Buchanan Memorial Recreation Ground is not designated, not industrial, but is valued locally for its historical merit.

1.3.6 Natural Environment

Coleford town is located within a geographical bowl and is surrounded by a Green Ring (See Maps 11 and 12 and Appendix A Character Assessment). The Green Ring to the west lies between the town and the Wye Valley and Forest of Dean Area of Outstanding Natural Beauty and includes Sites of Special Scientific Interest (SSSIs) and Special Areas of Conservation (SAC) (see Map 13). To the north and east the ring is mainly leisure and agricultural between the town and outer settlements, and to the south is the historic and biodiverse meend and Statutory Forest.

1.3.7 Transport, Infrastructure and Accessibility

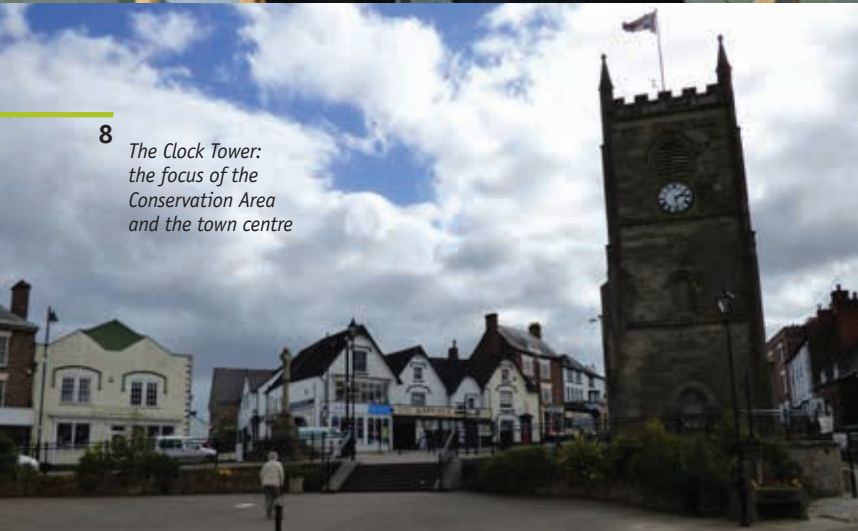
There is a need to improve the appearance and function of the town's gateways and to improve car parking, traffic management, public transport and pedestrian accessibility. This includes reviewing and appropriately signing the local features and facilities, particularly relating to trails designed to direct and inform residents and tourists. Health and education infrastructure need to be addressed. There are some flooding issues (See Appendix B Report from CAP Business Clubs Consultation January 2015).

⁸ www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/allocations-plan/examination-of-allocations-plan/

Public open consultation event June 2016



Employment in Coleford: Service industry at Tufthorn (left) and tourism at Perrygrove (right)



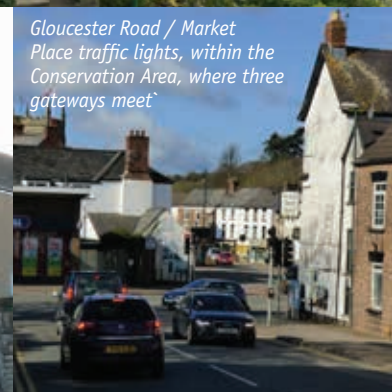
8 The Clock Tower: the focus of the Conservation Area and the town centre



Diversity of housing from dressed grey Forest stone (left) to modern bungalows with accessible approach (right) illustrates the variety of dwellings around the Parish



From Local Green Spaces to village halls in the Eastern & Southern Arc of settlements (See Map 12)



Gloucester Road / Market Place traffic lights, within the Conservation Area, where three gateways meet



Part of the Green Ring 1 at Lower Lane with local footpaths into the Forest from residential areas



Community Oak at Coalway

1.4 Development of the NDP

These identified themes have been developed and brought forward to provide the planning policy chapters in this Plan. The results of the initial consultations are summarised in Fig 2, Initial Consultation Results – ‘Likes’ and ‘Improvements’.

Information and evidence from later consultations have been analysed to modify and inform the final policies. See also Appendices B and S.

Figure 2
Initial consultation results: ‘Likes’ and ‘Improvements’



Angus Buchanan Recreational Ground and the Musher Mural



Dark Hill Scheduled Ancient Monument (SAM)



2020

section

The Vision for Coleford by 2026

Coleford Parish will be valued by its residents as a friendly, easily accessible market town, at the hub of a cluster of thriving and diverse settlements within a wider Forest community. Future development will sustain the needs of the community and also conserve the close relationship with the countryside that forms a green ring between the town and the surrounding settlements.

The town centre will have a range of interesting shops which provide local and regionally produced foods, goods and gifts for residents and visitors. There will be attractive gateways to the town and comfortable green places to sit and relax, surrounded by the well conserved natural and built heritage.

There will be a range of educational, leisure and employment opportunities available within and closer to the Parish. All these, and the health and social support services will be easily accessed through good transport infrastructure and communication networks.

Visitors of all ages will remember their enjoyable experience of a wide range of interesting tourist events and heritage trails around the town and surrounding countryside.

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2.0 COLEFORD NEIGHBOURHOOD DEVELOPMENT PLAN VISION AND OBJECTIVES

In order to achieve this, the following objectives will guide the process and policies.

Neighbourhood Development Plan Objectives

1. To support a dynamic, vibrant and thriving town centre with an accessible, attractive environment for all.
2. To support the existing local economy and promote employment and growth in new businesses. In particular, tourism, by building on Coleford's position in the Forest using its outstanding built and natural heritage assets.
3. To promote sustainable development to meet local needs in terms of affordability and house types.
4. To enhance local services (*public, private and statutory*) and community facilities and to support investment in new services where needed.
5. To protect and enhance the unique historic environment of Coleford and to ensure the rich heritage assets are promoted as part of Coleford's growing role as a visitor destination.
6. To protect and enhance Coleford's natural environment and green spaces in the town and surrounding parished area for the benefit of wildlife and people.
7. To improve the appearance and function of the town's gateways and to improve car parking and public transport.
8. To increase the infrastructure such as for education, health, safety and well-being to cater to the increased needs of residents and visitors.
9. To improve accessibility for residents and visitors in all ways from safe pathways or routes, improved signposting, to broadband capacity.

3.0

section

3.0 COLEFORD OVERVIEW

3.1 The Neighbourhood Area of Coleford extends over 1,021 hectares and had a population of 8,359 residents in 2011. Coleford is located within Forest of Dean District Council area, in West Gloucestershire, and the town lies only three miles from the Welsh border. It is one of the four towns of the Forest (the others being Cinderford, Lydney and Newent). The area has good access to the motorway network, with Bristol and Cardiff only 1 hour away and Birmingham only 1.5 hours away by car. However, there is no connected rail station in the town, with the nearest being at Lydney (7 miles away), Chepstow (11 miles) and Gloucester (20 miles).

3.2 The town of Coleford lies in a bowl at the confluence of streams. The Forest of Dean, or 'The Forest' as it is known locally, has a rich natural and industrial heritage. This is explained in more detail in the Character Assessments (Appendix A).

3.3 The adopted Forest of Dean Core Strategy (2012) advises that the town of Coleford has changed considerably in the last 30 years especially in the town centre. Development of some new service industries has continued within the context of an overall weakening in the manufacturing sector. The Parish has a range of employment and despite there being no A road into the town, it is used as a major route by both local and tourist traffic, and notably by heavy goods vehicles. The town centre has seen investment in physical improvements in the recent past especially in the Conservation Area. New housing and some retail development has also been completed. There is a limited range of independent retailers. The Core Strategy sets out to support Coleford town and to increase its range of employment, including tourism enterprises and to widen its service base. This will be achieved both by a widening of the range of opportunities on offer and by developing new housing and services.

3.4 The town is well-located to benefit from tourism, being close to the Wye Valley AONB and in the Dean National Forest Park (Queen of the Forests), and close to a number of its main attractions. The Conservation Area is focussed around the town centre and includes a number of statutorily listed Georgian and other buildings. The Clock Tower and Cross indicate where the central octagonal church once stood; the Market House or Town Hall were adjacent, where there is now a tree and seat. The octagonal church was dismantled in 1882, leaving the tower behind, and the cross is located on the site of the altar. The Market House was pulled down and the centre altered in 1968 for highways improvements. This was redesigned to give an amphitheatre effect, but some key buildings were lost. The town centre has significant potential for public realm improvements and this is addressed in more detail in the Plan.

3.5 The Rural Community Profile for Coleford (Parish)⁹ indicates that Coleford has a higher proportion of older residents than Gloucestershire and England (20.6% of the Coleford population were aged 65+ years and older compared to 18.7% in Gloucestershire and 16.3% in England), see Fig 3. A relatively high proportion of residents in the Forest of Dean are satisfied with the local area as a place to live (83% compared to 79% in England) and 67% of people in the Forest of Dean agree that 'I belong to the neighbourhood' compared to just 58% in England. This is clearly reflected in the strong sense of local community in Coleford Parish. The Rural Community Profile also records that crime figures are low in all recorded offences; overall recorded crime offences are 18.4 per 1,000 population in the Forest of Dean compared to 32.2 in Gloucestershire and 37.6 in England.

⁹ Source: Community Profile for Coleford, ACRE, OCSI 2013

Figure 3 Coleford Population. Source: Community Profile for Coleford, ACRE, OCSI 2013

How many people live locally?

48.9% male
51.1% female
8,359

How many households?

3,685

Children under 16

17.6%
(England average 18.9%)
1,470

Working age adults

61.8%
(England average 64.7%)
5,170

Older people over 65

20.6%
(England average 16.3%)
1,720

Lone parent families with children

21.2% of all families with dependent children
(England average 24.5%)
205

Single pensioner households

14.9% of households
(England average 12.4%)
550

People from Black or Ethnic minority groups

2.3%
(England average 20.2%)
190

People born outside the UK

2.7%
(England average 13.8%)
225

Dependency ratio

England average 0.55
0.62

Figure 4 Coleford Economic Profile.

Source: Community Profile for Coleford, ACRE, OCSI 2013

3.6 The Census 2011 statistics indicate that a higher proportion of Coleford residents are in poorer health than those in Forest of Dean District and England; 11.1% of Coleford residents have their day-to-day activities limited a lot compared to 8.9% in Forest of Dean District and 8.3% in England, and 1.6% of Coleford residents reported very bad health compared to 1.1% in Forest of Dean District and 1.2% in England. In addition, there is a relatively high proportion of people with a limiting long-term illness: 16.3% of people aged 16-64 in Coleford compared to 12.8% in England (see Fig 3).

3.7 Figures related to incomes and prosperity indicate that Coleford has a slightly higher proportion of residents claiming some types of benefits. 21.3% of households are claiming Housing and Council Tax benefits compared to 20.6% in England and 14.7% of all people in Coleford are living in 'income deprivation' (Economic Deprivation Index) compared to 13.5% in England. Total weekly household income estimates in Coleford are significantly below those in Gloucestershire and England; £560 compared to £673 in both Gloucestershire and England.

3.8 In terms of economic activity, the statistics indicated slightly lower or similar figures for Coleford compared to England. For example, 67.8% of people aged 16-74 are economically active compared to 69.9% in England. The same proportion (9.8%) are self-employed and fewer (24.0% compared to 28.2% in (England) are employed in

the public sector. In terms of types of employment, the largest employment sector is manufacturing (18% of people in employment), followed by retail (15%) and health and social work (11%). Comparatively fewer people work in managerial, professional or associate professional occupations: 30.1% of those in employment in Coleford, compared to 40.9% in Gloucestershire and 41.1% in England (Fig 4).

3.9 Education and skills show areas of deprivation (see below and Fig 21) which are significantly worse than the Gloucestershire and England averages, and may be key in addressing the employment range as above. This could either be because skills are lacking, or because those with skills move away to gain more skilled/managerial posts not available locally (or both of these scenarios).

3.10 Coleford has a relatively high proportion of detached houses (37.3% of dwellings compared to England average of 22.3%) and a low proportion of flats (6.6% of dwellings compared to the England average of 16.7% purpose built flats). In Coleford Parish, 68.5% of households are in owner occupied accommodation (compared to England average = 64.1%). However, although house prices are lower, the affordability ratio (median house prices as ratio of income) is high (Fig 5). This makes buying a house that much more difficult in Coleford Parish, which then has an impact on the rental sector.

■ Coleford ■ Gloucestershire ■ England

Largest employment sector
Manufacturing

695 employees
(18% of 3,855 of people in employment)



Second largest employment sector
Retail

590 employees
(15% of 3,855 of people in employment)



Third largest employment sector
Health & social work

420 employees
(11% of 3,855 of people in employment)

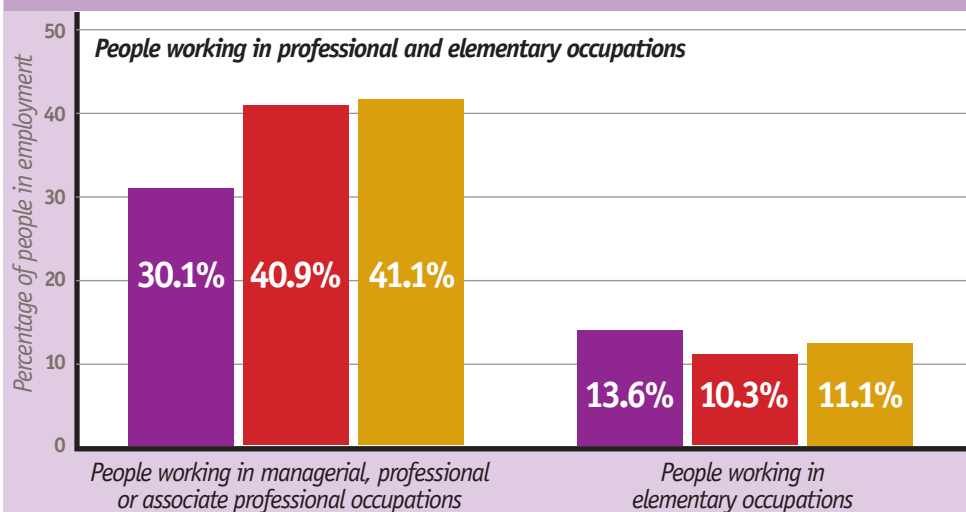


Managerial occupations	Professional (or associate) occupations	Administrative or secretarial occupations	Skilled trades occupations	Elementary occupations
345 (9% of 3,855 of people in employment. England 11.5%)	815 (21.2% of 3,855 of people in employment. England 30.3%)	420 (10.9% of 3,855 of people in employment. England 11.5%)	600 (15.5% of 3,855 of people in employment. England 11.4%)	520 (13.6% of 3,855 of people in employment. England 11.1%)

Jobseekers allowance claimants	Jobseekers allowance claimants claiming for more than 12 months	Employment support allowance/incapacity benefit claimants
185 (3.6% of working age adults. England 3.8%)	42 (0.8% of working age adults. England 1.0%)	379 (7.3% of working age adults. England 6.1%)

Unemployment to 'available jobs' ratio
(Nov 2012)
436.11 claimants per job
(England 343.44)

All people receiving 'our of work' benefits
(Aug 2012)
528
(10.2% of working age adults. England 9.8%)



3.11 In terms of transport and accessibility, households are very reliant on private cars. In Coleford Parish, 42.6% of 3,690 households (England 42.2%) have 1 car and 28.8% of 3,690 households (England 24.7%) have 2 cars. Coleford town is served by three key bus routes: 35 Monmouth-Ross; 30 & 31 Christchurch-Gloucester and the 23 Gloucester-Lydney-Coleford. The most frequent is the 30/31, which operates at staggered half-hourly intervals through the day, with limited evening service and a limited weekend service. Outlying settlements off these main routes have no regular services. Five services are operated by Forest Community Transport, but infrequently. There is a local dial-a-ride service.

3.12 Coleford today has potential which is untapped: the structure and history, the green environment is evident, but these resources can be enhanced to enable the people and especially employment to expand to give a more dynamic centre. Around this hub, the outer settlements will be supported to keep their identities, and yet all will gain in provision of services and enhanced wellbeing.

Figure 5 Coleford Housing Summary

Source: Community Profile for Coleford, ACRE, OCSI 2013



4.0

section

4.0 PLANNING POLICY CONTEXT

4.1 Neighbourhood Development Plans must have regard to national policies and advice and be in general conformity with the strategic policies of the development plan for the area. It is therefore important that as the Plan is prepared, the draft policies reflect the planning framework.

4.2 National planning policy is set out in paragraphs 6 and 7 of the National Planning Policy Framework (NPPF), published in 2012. This sets out that the purpose of the planning system is to contribute to the achievement of sustainable development, and that the planning system has to perform an economic role, a social role and an environmental role.

4.3 Neighbourhood planning is addressed in paragraphs 183–185 of the NPPF:

183. Neighbourhood planning gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need. Parishes and neighbourhood forums can use neighbourhood planning to:

- *set planning policies through neighbourhood plans to determine decisions on planning applications; and*
- *grant planning permission through Neighbourhood Development Orders and Community Right to Build Orders for specific development which complies with the order*

184. Neighbourhood planning provides a powerful set of tools for local people to ensure that they get the right types of development for their community. The ambition of the neighbourhood should

be aligned with the strategic needs and priorities of the wider local area. Neighbourhood plans must be in general conformity with the strategic policies of the Local Plan. To facilitate this, local planning authorities should set out clearly their strategic policies for the area and ensure that an up-to-date Local Plan is in place as quickly as possible. Neighbourhood plans should reflect these policies and neighbourhoods should plan positively to support them. Neighbourhood plans and orders should not promote less development than set out in the Local Plan or undermine its strategic policies.

185. Outside these strategic elements, neighbourhood plans will be able to shape and direct sustainable development in their area. Once a neighbourhood plan has demonstrated its general conformity with the strategic policies of the Local Plan and is brought into force, the policies it contains take precedence over existing non-strategic policies in the Local Plan for that neighbourhood, where they are in conflict. Local planning authorities should avoid duplicating planning processes for non-strategic policies where a neighbourhood plan is in preparation.'

4.4 Local Strategic Planning Policy is set out in several Local Development Plan Documents (DPDs). The Forest of Dean adopted Core Strategy (2012) sets out an overall vision setting out how the district and places within it should evolve, strategic objectives for the area focusing on key issues, a strategy for the delivery of these objectives, and an explanation of how the delivery process will be monitored. The Core Strategy includes settlement policies; these are summarised for Coleford in Fig 6.

4.5 More detail on all these issues is provided in the Core Strategy. Paragraph 3.18 sets out that in terms of Tourism, the hotel and catering sector of the economy is under-represented in the Forest of Dean compared with the southwest. Nationally the leisure and tourism sector has on average grown year on year and the council is seeking to improve the area's income from tourism. Any growth must be achieved in a manner that is compatible with the natural and historic environment and should be sustainable. Quality accommodation and attractions and in particular those that interpret the history, culture or natural history of the area will be supported by the Core Strategy. Also, in relation to the Conservation Area, Policy CSP4 Development principles, development at settlements, sets out that proposals will be expected to improve the quality of their environment with special regard being paid to the quality of the town centres, the general rural character of the district and any protected environments such as conservation areas. Also, AP4 Design of Development and AP5 Style and Materials are also relevant.

4.6 Any development in the Coleford NDP area has to take into account historic mining activity and will need to conform with the Gloucestershire Minerals Safeguarding (MSAs) and Minerals Consultation Areas (MCAs).

4.7 The Allocations Plan (AP) shows how the proposals in the Core Strategy will be implemented. The final Allocations Plan will address the scale and sites for housing, employment, shopping and other built development but also areas that need to be protected including the green spaces within settlements and sites of ecological and historical importance. The Planning Inspector has responded, and FoDDC's modifications including increasing the housing number for the Coleford Settlement area (from the 650 in

Coleford

Neighbourhood Development Plan

16

Housing	About 650 new dwellings on new (<i>already indentified</i>) sites and within existing settlement boundary (<i>13% of District total</i>). Development from existing committed sites throughout the period.
Affordable housing	40% affordable housing sought on sites of over 10 dwellings/0.3ha
Employment sites	About 6.8ha of land already identified to be developed in addition to other sites within settlement for a range of employment
Town centre additional retail space	Up to 1200m ² convenience and 1300m ² comparison goods floorspace to be developed mainly on land presently identified for this purpose to provide greater range in the centre and retain/clawback some lost trade from centres such as Monmouth
Town centre public realm	Some limited further improvements may take place otherwise new development should provide better integration of centre
Town centre other developments	New mixed developments on sites currently in public ownership, following recent construction of Enterprise Zone/Main Place
Tourism	Improve the attractiveness of the town for tourists and encourage tourism-based enterprise, and marketing
Recreation	Continued provision and review, both for recreation and tourism



the CS), have been submitted. The Forest of Dean District Council adopted the Allocations Plan June 2018 as a key document in the local plan.

4.8 This made Neighbourhood Development Plan is a key document within the Local Plan for the Coleford NP area.

Figure 6 Core Strategy Settlement Policies for Coleford. Source: Forest of Dean Core Strategy

N.B. in the Core Strategy, the settlement 'Coleford' is defined by Forest of Dean District Council as the Coleford NDP area plus the area of Berry Hill (which is within West Dean Parish and is in the NDP area for the Berry Hill, Christchurch and Edge End NDP).

See also
Character
Assessment
(Appendix A)
and Map 1 for
whole NDP area

section 5.0

5.0 NEIGHBOURHOOD PLAN POLICIES

5.1 Coleford Town Centre

5.1.1 The Character Assessment for the town centre and Conservation Area¹¹ explains that Coleford town centre is located in the shallow bowl towards which the gateways lead (see Maps 2, 11 and 12). Much of the town was razed to the ground during the Battle of Coleford on February 20 1643, and it took some time to re-establish the economic centre (although the market charter was granted in 1661). Hence, the dominant look of the architecture in the Conservation Area is Georgian, with some modern infill. On the edge of this, there is a Victorian expansion especially to the north.

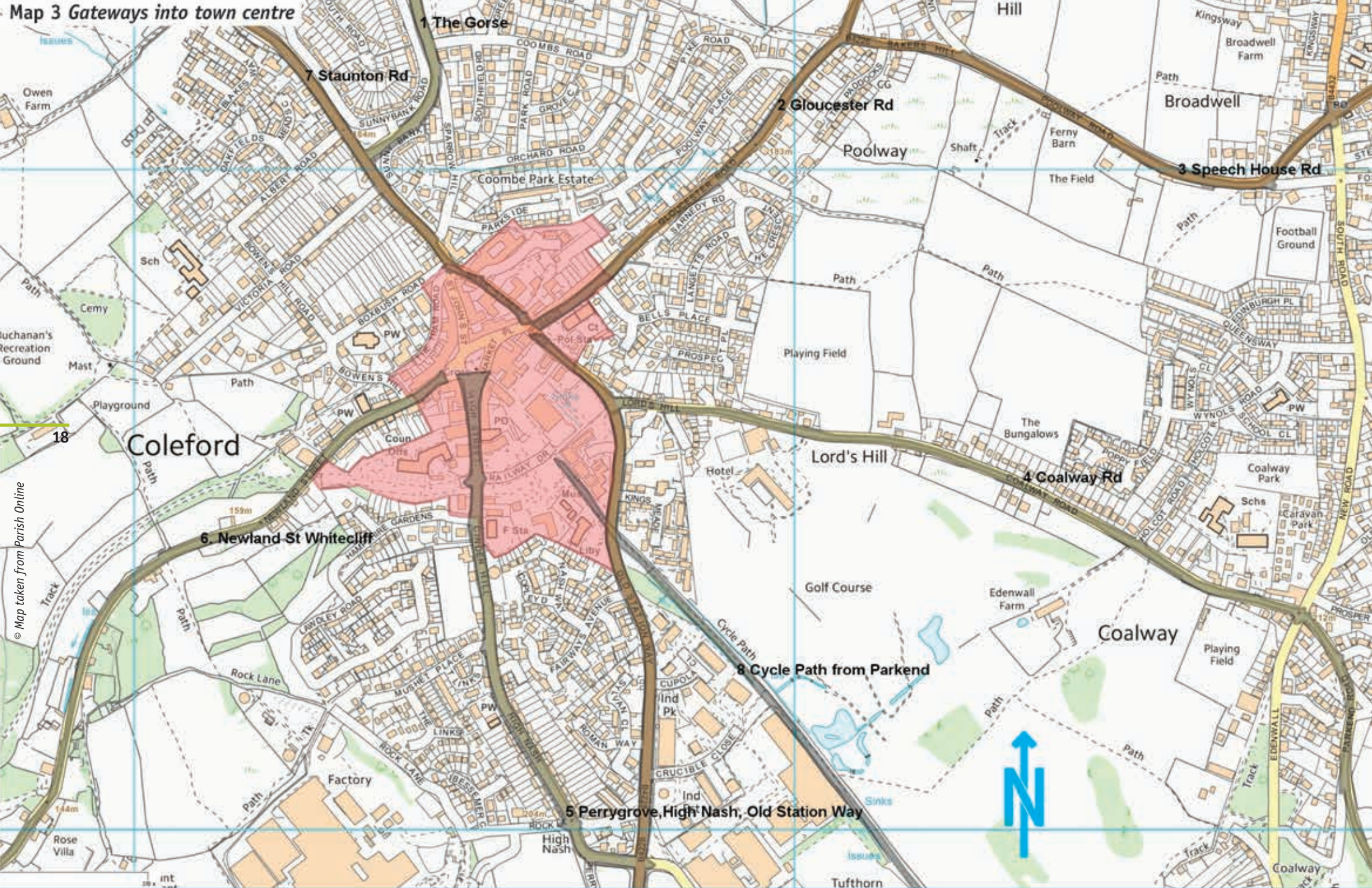
5.1.2 The Market Place is the central focus of the town, and this is where the market was held up to the 1950s/60s. This was a sheep market as well as for other local produce. A small country market has been held on occasions, and there are market festivals. The current layout works well for the staging of events such as the Carnival of Transport, when the central roads are closed to traffic. The Clock Tower is iconic, and can be seen from numerous places round the town.

5.1.3 The Angel, The Feathers and the White Hart remain as important public houses, and were the original coaching inns on the Gloucester to Monmouth route. However, others like the Kings Head, Red Lion and Vaults are closed and standing empty or have changed use. The area around the Market Place is the focus for independent shops. St John St and Market Place is the focus for independent shops, but included there is The Doghouse which has been awarded FOREST OF DEAN PUB OF THE YEAR 2017, by the Forest of Dean CAMRA.



¹¹ Appendix A Coleford Character Assessment

Map 3 Gateways into town centre



© Map taken from Parish Online

5.1.4 The Market Place has pavements and there are crossing points for pedestrians to the Tump, which has been designed to give pedestrian-friendly access. Nevertheless, it does function as a traffic roundabout with the associated noise and emissions. Buses leave from the west of the Market Place. Some lorries also travel through here, although the passing HGVs go through Gloucester Road/Market Place lights, which can put pressure on traffic movement¹². There is little soft landscaping and planting and the public realm offers significant opportunities for physical enhancement. The tree in the centre with the seating around gives one of only four places to sit in the centre of town.

Positive features and special qualities

- Market Place focus
- economic functions, shopping and professional services
- flats over shops
- entertainment: cinema and pubs/cafes
- heritage value in Conservation Area, especially Georgian
- amphitheatre event space in the middle
- cohesion of Georgian centre
- murals
- definite layout of roads, cycle access, and pedestrian ways
- health and social functions
- emergency services

Negative features and detracting elements

- main through routes use Market Place as a traffic island
- Market Place/Gloucester Rd traffic lights with congestion
- air quality
- traffic noise and emissions outweigh pedestrian friendly design
- limited range of shops

- empty shops
- shabby shop fronts and key gateway buildings
- some key buildings in disrepair e.g. Kings Head
- uncertainty on certain sites e.g. Kings Head
- surface water flooding with intense rain at car park and bottom of Lords Hill

Looking ahead

- improve the look and working of the Market Place/Conservation Area/Gateways
- find appropriate use for empty/underused buildings especially Kings Head
- address pluvial flooding issues at Lords Hill
- set up Heritage Trail and information boards
- plan events to use Market Place amphitheatre space
- monitor traffic and junctions and improve traffic flow
- increase access for pedestrians and cyclists (sign cycle tracks)

Forest of Dean Adopted Core Strategy, 2012

5.1.5 The Spatial Strategy of the Core Strategy sets out that Coleford will develop its service and tourism focus along with providing a range of new housing and employment. The changes will be directed to the sites identified in the proposals map. Increased retailing and other services will also be provided in the centre, see Core Strategy Proposals Map, Appendix Q.

5.1.6 The Settlement Policies include a section on Coleford - a market town for the Forest. It is proposed that Coleford will continue to serve its current area of influence, and will develop better facilities in its centre. Some additional housing and employment out of the centre will be built,

but the emphasis will be on the provision of services and the town's role as a service centre for residents and tourists. Increased retail provision and other services will benefit the locality without detriment to the district or its other towns. The strategy is to support the town and to increase its range of employment, including tourism enterprises and to widen its service base. This will be achieved both by a widening of the range of opportunities on offer and by developing new housing and services.

Forest of Dean Retail Keynote Update, 2014¹³

5.1.7 The Forest of Dean Retail Keynote Update identifies a number of significant issues for Coleford. Among these there appears to be an increasing trend of uses coming into Coleford town centre that fall outside the A group¹⁴ of uses. This can be seen as positive in that any use providing a town centre function is better than a unit standing vacant for long periods of time which could possibly end up being converted to a residential dwelling. Any residential development at ground floor level in the town centre will undermine the centre's function for retailing, but it should be encouraged above ground floor level.

Figure 7 Summary for Coleford Town Centre Extracted from FoDDC's Core Strategy

<i>Settlement and subject area</i>	<i>Provision and implementation</i>
Town centre additional retail space	Up to about 1200m ² convenience and 1300m ² comparison goods floor space to be developed mainly on land presently identified for this purpose to provide greater range in the centre and retain/clawback some lost trade from centres such as Monmouth
Town centre public realm	Some limited further improvements may take place, otherwise new development should provide better integration of the centre
Town centre other development	New mixed developments on sites currently in public ownership, following recent construction of new enterprise centre
Tourism	Increased focus through marketing
Recreation	Continued provision and review, both for recreation and tourism

¹² Appendix J NDP Traffic surveys Feb 2016

¹³ www.fdean.gov.uk/media/3937/keynote-01-retail.pdf

¹⁴ Appendix P Use Classes Order

5.1.8 In terms of primary retail frontages, the report notes that Market Place is the central focus of the town's retailing and is predominantly where the retail frontages are located in Coleford. The central Clock Tower is a unique and distinguishing feature of the town that acts as a central public space to the town. The retail frontage in this central area of town covers most units surrounding the central Clock Tower remains. The units on these frontages are mostly retail units selling a mix of convenience and comparison goods. Uses here include public houses, charity shops, clothes shops, takeaways, a bakery, a DIY shop, furniture shop, a bank, newsagents, butchers and more. Apart from a few office uses such as solicitors' offices and estate agents, most shops are retail traders.

20 5.1.9 The Keynote Update notes potential for environmental enhancement, the few small areas that could be suitable through permanent or temporary soft landscaping schemes in the town centre of Coleford. Most of these relate to the very centre core of the town centre surrounding Market Place and the Clock Tower. Some of these areas relate specifically to paved pedestrian open spaces that are plain and could benefit from additional planting, whilst others refer to pedestrian crossing points associated with the highways junctions. These differing areas may be suitable for a mix of landscaping types to include more permanent features especially on the central Clock Tower area and temporary planting where the gateways come into the town centre. Infrastructure improvements, including in the town centre, e.g. improved pedestrian routes, junctions, roundabouts are addressed under Infrastructure 5.7. All of these would contribute positively to the public spaces and overall environmental qualities of Coleford town centre.

Community Consultation¹⁵

5.1.10 The extensive community consultation and engagement activity has provided a range of suggestions for improving the town centre (Fig 8) which has led to the policies following. Consultation evidence for improving the town centre note (Appendix B):

- Increase the public art and murals: By encouraging heritage themes for art/sculpture, promoting Mushet and industrial archaeology, Battle of Coleford, Railways, providing Trails with information on appropriately designed boards and pamphlet/App with Clock Tower as a centre
- Encourage owners to increase the standard of their shop frontages: By investigating a scheme to improve the look of the Market Place/Conservation Area by match funding and preparing design guidelines for shop fronts, promoting use of local materials and skills
- Improve the area to support markets and public use of the space: By looking at cover/canopy designs, public seating and an amphitheatre design
- Use soft landscaping and planting around the Clock Tower to soften the hard urban form and provide a more attractive public realm
- Improve provision of disabled and child-friendly parking and taxi ranks

5.1.11 A number of general green space comments emerged from community consultation too, some of which were:

- Lawnstone – green area
- Green area by Railway Museum kept green
- Long term plan for Marshes including landscape gardens, crafts, farm shop etc
- Look at possibilities for the Marshes
- Donate Marshes as a Green space for the community 'Bath Park'

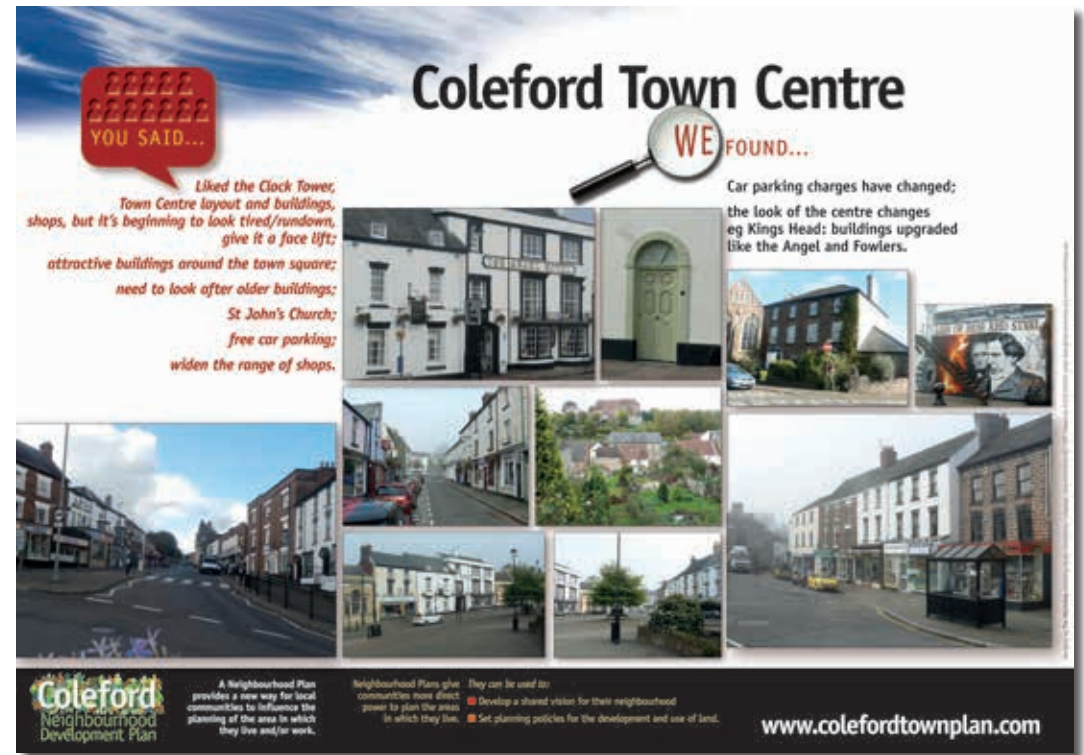


Figure 8 Town Centre: Initial Consultation Findings

Proposed Development Sites in the Town Centre

5.1.12 Coleford has several development sites located in and around the town centre which are identified in the FoDDC's emerging Allocations Plan, which will contain not just allocations for development but also protective designations.

Context:

- See updated SHLAA 2015: <http://www.fdean.gov.uk/media/2518/submissions-fod-shlaa-2015.pdf>
- See main Allocations Page with Allocations Plan, examination of Allocations Plan and Further Changes links top right; Allocations

documents including draft policies map toward bottom of page: <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/allocations-plan/>

- Summary of responses <http://www.fdean.gov.uk/media/3890/annex-4-summary-of-responses-allocations-plan-publication-version.pdf>
- Core Strategy adopted 2012: <http://www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/core-strategy/>

5.1.13 The Allocations Plan includes proposals and accompanying criteria-based policies for the following sites in the town centre:

¹⁵ Appendix B for all NDP consultations

■ **AP 56 Lawnstone** – This policy is intended to guide the redevelopment or conversion of the site in such a manner as to ensure that it makes a positive contribution to the town centre.

■ **AP 57 Former Courts and Police Station** – This policy protects the allocated site for a range of community uses but would allow up to one third to be developed for housing if the present dwellings are redeveloped. The design of the site must reflect the important gateway location.

■ **King’s Head Public House** – This policy is intended to enable a new use for the present building and ensure that it makes a positive contribution to the appearance and function of the town centre. It is suited to 1 and 2 bed flats for which there is a considerable need.

5.1.14 Coleford NDP undertook to make selected site assessments¹⁶ as below, using the approved FoDDC toolkit for sites which met some of the following criteria:

- there was known to be availability
- where they were included in the FoDDC Allocations Document 2015
- where recent applications/enquiries were drawn to our attention

The assessment includes baseline information; connections and access; site environment and an overall site assessment. To illustrate the text, photographs were taken, particularly to show relevant views; where appropriate reference is made to context e.g. planning applications (see *Appendix D*).

A summary for town centre sites is shown within Table 9: All potential housing sites, previous consultation responses & NDP recommendation.

5.1.15 Key sites/buildings in and on the edge of the town centre which are valued are St John’s, Clock Tower, Lawnstone, Kings

Head, Coleford House. The Police Hub, FoDDC Council offices, 6 and 8 Lords Hill, Pyart Court are not all allocated, or available at the time of writing, but need to be mentioned for consideration should they become available in the lifetime of this NDP. In a similar way as policies CTC3 & 4 community consultation should be required in that instance.

5.1.16 A summary of NDP feedback regarding specific town centre and edge of town centre sites in the 2016 consultation is to be found in Appendix B. See also Table 9: all potential housing sites & NDP recommendation (Section 5.3).

N.B. For the remainder of sites and allocations see Housing 5.3 as they are in the Parish but not in/on the edge of the town centre.

5.1.17 The Retail Keynote Update comments on the need to protect retailing at the ground floor level in the town centre. The Core Strategy supports the need to increase retailing in the town centre. Early, and later, public consultation and engagement on the NDP also provided a range of ideas to increase available shopping and services. There were comments that there is a need for a mix of retail and heritage uses, building on the craft/artisan provision linked to the number of independent shops and businesses.

In addition, there was support for bringing in some multiples/chain stores to widen the existing retail offer and take up vacant premises. Policy CTC1 identifies a series of development sites in the town centre. They are shown on Map 5. Section 5.7.12 of this Plan identifies potential developer contributions for the sites concerned. Policy CTC2 identifies a series of development sites on the edge of the town centre. They are shown on Map 5. Section 5.7.12 of this Plan identifies potential developer contributions

for the sites concerned. Policy CTC3 identifies a series of development opportunities in the public realm. Section 5.7.12 of this Plan may also apply to sites of this nature on a case-by-case basis. Policy CTC4 offers support for new retail and commercial development. Section 5.7.12 of this Plan may also apply to sites of this nature on a case-by-case basis.

Tourism in the Town Centre or Edge of Town Centre

5.1.18 The Core Strategy recognises the growing role of Coleford as a tourism destination and that the town has potential to increase this sector of its local economic base. Community consultation and engagement has highlighted the need to balance the potential conflicts between heritage-related tourism and its potential for the economy and the existing industrial heritage and nature conservation.

5.1.19 The consultation process included suggestions to improve signage, parking and a Tourist Information Centre (TIC) in the town. The NDP has a role in supporting investment in tourism-related facilities such as visitor attractions and accommodation, to encourage visitors to spend more time in and around the town centre to support other businesses such as independent shops and pubs. **The Town Council has already implemented the provision of a TIC by the Market Place/Gloucesterc Rd traffic lights.**

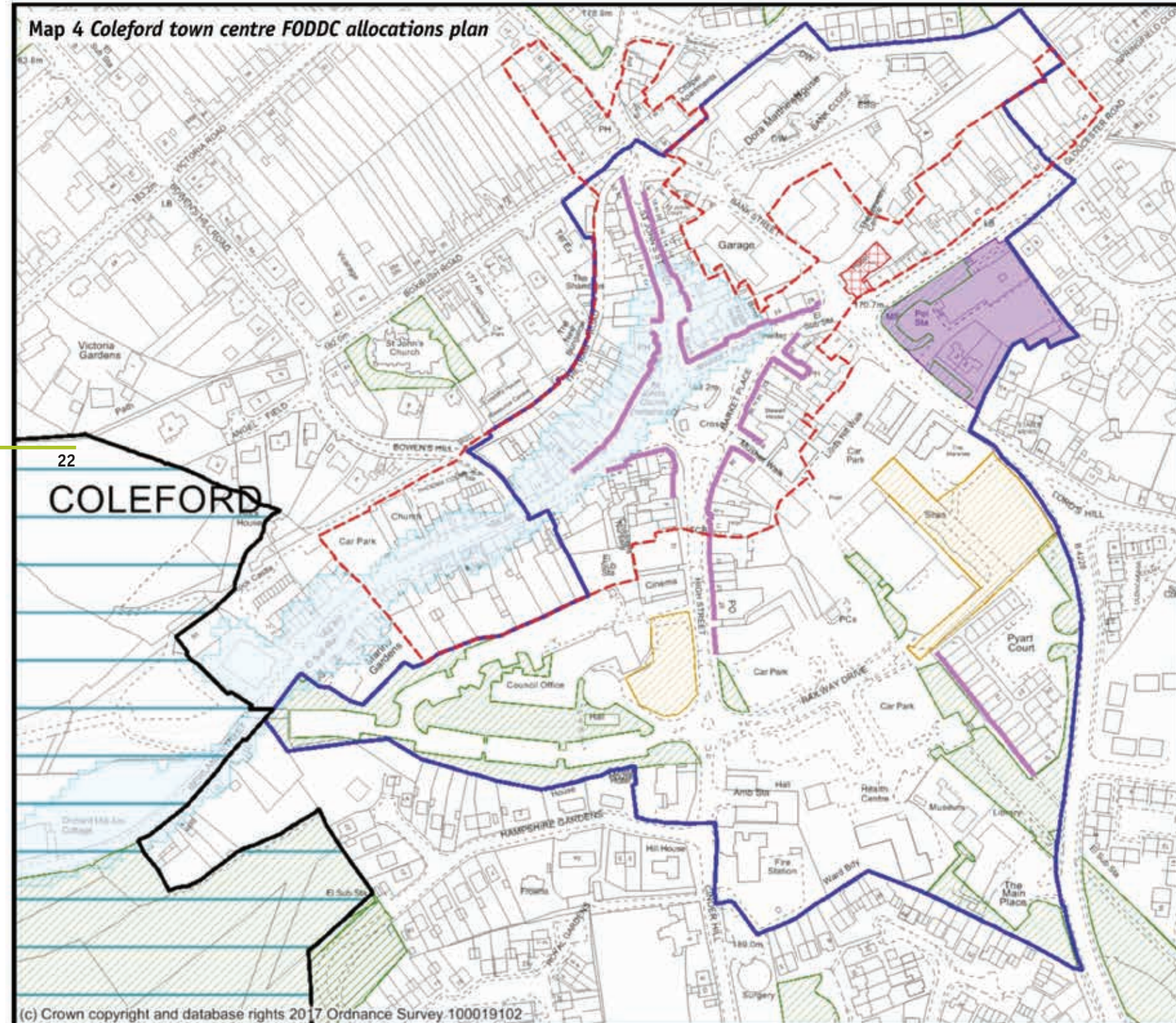
5.1.20 The Conservation Area and historic core offer significant potential as an attractive visitor destination, linked to local facilities such as the Railway Museum¹⁷ and the cinema. Suggestions also include the development of a heritage trail(s) and provision of heritage information.

See CE1 Supporting Tourism Development for detail in the town centre.



¹⁶ For each document see Site Assessments in Appendix D
¹⁷ See Appendix G Valued Heritage Assets, not designated at 2017

Map 4 Coleford town centre FODDC allocations plan



Legend

-  Settlement Boundary
-  Conservation Area Boundary
-  Mixed Development Sites (Housing & Emp
-  Active Town Centre Frontage
-  Town Centre Boundary
-  Housing Allocations
-  Local Policy Area
-  Retail Use Allocations
-  Recreation Space
-  Important Open Area
-  Important Open Area & Recreation Use
-  Ancient Monuments
-  Floodzone3

Map 4. Coleford Town Centre: FoDDC Submission Allocations Plan
Larger scale maps available at www.colefordtownplan.com/map

Coleford Town Centre Submission Version

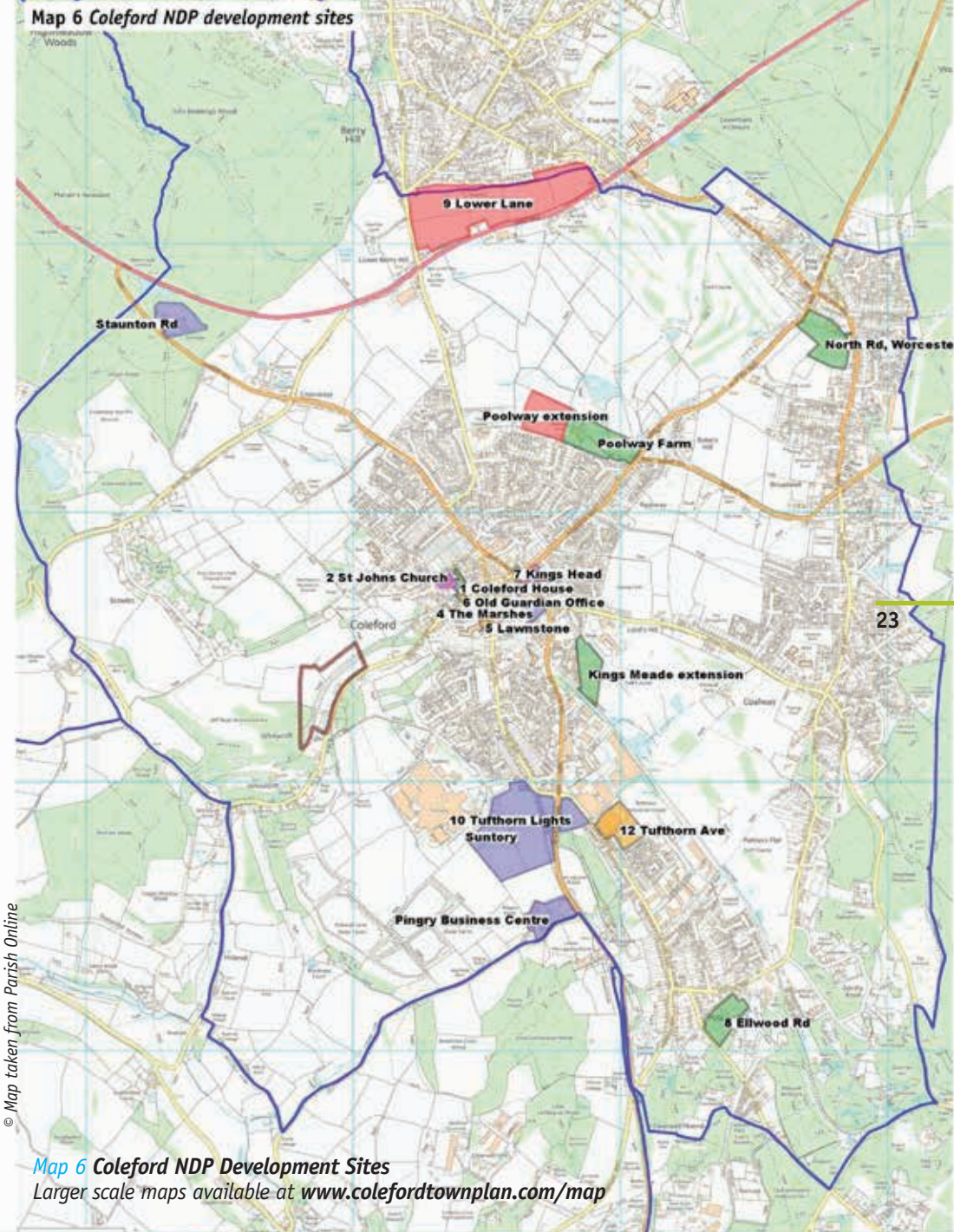






Map 5. Coleford Town Sites 1 to 7
Larger scale maps available at
www.colefordtownplan.com/map

- 1 St John's Church
- 2 Coleford House
- 3 Police Hub
- 4 The Marshes
- 5 Lawnstone
- 6 Old Guardian Office
- 7 King's Head



Map 6 Coleford NDP Development Sites
Larger scale maps available at www.colefordtownplan.com/map

© Map taken from Parish Online

Housing		Other		Previously consulted but not permanent housing	
Employment		Mixed housing/employment		Parish and NDP boundary	
Key site no longer available at submission		Not allocated by CNDP			

© Crown copyright and database rights 2017 Ordnance Survey 100019332
Scale 1:12772
3 November 2017

Policy CTC1

Site Allocations in the Town Centre

Proposals for development on the five sites listed below will be supported where they are consistent with the following development principles:

Marshes, Lords Hill. This site has permission for a retail convenience store to improve the range of existing town centre provision. The site is identified as site 4 on Map 5.

Should this permission be replaced then the site should remain as town-centre use, and include:-

- substantial retail use with some possible mixed use. Any mixed use which includes artisan centre, soft landscaping and/or green space will be particularly supported.
- two storey design in keeping with the character assessment
- careful planning of access and possible alteration of the Lords Hill/Old Station Way junction to mitigate traffic congestion
- parking suitable to its use and good pedestrian access links to the Market Place, Pyart Court.

Lawnstone. This site comprises the land area remaining after demolition of Lawnstone, the Annex to the north and the Bungalow and garden to the south. The site is identified as site 5 on Map 5. The emerging Allocations Plan (Policy AP56) identifies land including Lawnstone as allocated for retail, business and/or community use and for starter homes (flats). Any proposal for this site should:-

- provide commercial development in the northern part of the site which complements and extends the existing street frontage
- have starter/affordable homes in the northern part of the site incorporated into the design (up to 8, one or two bedroomed flats) as identified for local need
- include open space provision in the southern part of the site
- be sensitively designed with a quality which reflects this important gateway location and its views (see Map 13). This will have appropriate landscaping to the southern portion, low massing and appropriate build design to the developed northern portion.

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Old Guardian Office. This site is within the town centre Conservation Area with Grade II listing to the frontage onto Newland Street. The site is identified as site 6 on Map 5.

It is allocated for re-use/redevelopment for mixed town centre uses such as retail/museum/business premises with residential accommodation above with some additional space for development (possibly residential) to the rear. Any proposal should:-

- respect the heritage asset of the listed building and the frontage onto Newland St
- provide any residential portion to suit the local identified need
- provide an appropriate amount of off-street parking to the rear for any residents of the development, with suitable safe access
- provide appropriate sewerage network toward Newland (NB see CITPA4 and flood zone 3 Newland St and sewer pipe problems toward Whitecliff)

Kings Head. The Allocations Plan identifies the King's Head Public House as allocated for redevelopment and conversion to residential use. The site is identified as site 7 on Map 5. The building is within the town centre Conservation Area and is a Valued Heritage Asset [Appendix G]. Any proposal should:-

- respect the heritage asset of the building to both street-scene aspects and its important gateway location
- maintain a retail/commercial use to the ground floor
- provide for up to about 12 residential flats above
- provide for an appropriate amount of residential parking using the existing access of Spout Lane
- consider the opportunity for improvement to the traffic management at this junction in any replacement proposal, if this building is lost.

Police Hub. Policy AP 57 Former Courts and Police Station in the Allocations Plan identifies the former courts and current police station site as allocated for community uses, which may include the use of all or part of the site as a place of assembly. The site is identified as site 3 on Map 5. Any future redevelopment of the site should:-

- continue to use the majority (at least two-thirds) of this important site for community uses
- in the event that the adjoining dwellings are also proposed to be redeveloped, new housing (on up to one third of the site area) will also be supported.
- include a maximum two storey design which respects, and is in context with, the Conservation Area opposite
- schemes will be required to ensure suitable access and traffic management, particularly in the area around the Lords Hill entrance and traffic lights junction
- consider the opportunity for improvement to the traffic management at this junction.

In addition to the parking and access requirements identified for the five specific sites above proposals for residential development of over five dwellings in the town centre will be supported where they meet the requirements of other policies in this Plan and where they provide car parking provision to development plan standards.

Policy CTC2

Site Allocations on the edge of the Town Centre

Proposals for development on the two sites listed below will be supported where they are consistent with the following development principles:

St John's Church. This former traditional church building is allocated for community and visitor uses. The site is identified as site 1 on Map 5. Where appropriate, residential uses and service uses will be supported where they are essential to the wider viability of a community use project. Development proposals for these uses will be supported provided that they:

- take account of the integrity of the building and respect its status as a listed building
- use appropriate design and materials, and conserve specific memorials/1507 foundation stone/interior features as on listing. (See site assessment in Appendix D)
- be in context of the character assessment of this Victorian area at the edge of the Town Centre
- reflect its position adjoining the Conservation Area
- reflect the valued prominent position at the top of Bowens Hill, with key views in and out (see Map 13)
- mitigate any impact on sites 2 Coleford House and site 6 Old Guardian Office which adjoin the site
- include appropriate vehicular access off Boxbush Rd whilst minimising loss of the perimeter wall
- provide parking on the property, or off street within appropriate walking distance
- mitigate traffic movements/any parking on Boxbush Rd or congestion at the junction at the bottom of the hill in the Conservation Area
- provide appropriate sewerage network toward Newland (NB flood zone 3 Newland St and sewer pipe problems toward Whitecliff)

Coleford House. This former school building is allocated for a mixed-use conversion or for redevelopment for residential, services and tourism uses. The site is identified as site 2 on Map 5. The development will be supported provided that:

- the existing historic buildings are converted to provide eg houses/flats, small artisan attraction, administrative offices
- appropriate design and materials are used, including conservation of original Forest stone and the bell tower of the old school building (see site assessment in Appendix D)
- any part which is redeveloped would need to be well designed in context of the historic buildings and no more than two storeys high
- it respects the character assessment of this Victorian area, and the Conservation Area it adjoins
- it minimises impact upon St John's, the Grade II listed church building adjoining
- the only vehicular access is from Boxbush Rd, and parking is on site
- there is mitigation for resultant traffic movements on Boxbush Rd and/or congestion at the junction at the bottom of the hill in the Conservation Area
- access is a focus on a steep/two level site, and the pedestrian access/ steps from Bowens Hill are retained
- appropriate sewerage network is provided toward Newland (NB flood zone 3 Newland St and sewer pipe problems toward Whitecliff)
- the trees and high retaining wall on the boundary onto the Tram Rd (Conservation Area) are sensitively made good

Policy CTC3 Enhancing Coleford Town Centre

Proposals for development which allow for the enhancement of the public realm within the Town Centre as shown on Map 3 will be supported.

Such proposals will be required to be designed sensitively and should be appropriate to the historic environment in terms of materials, scale and detailing, and take into consideration views of the Clock Tower (Map 13). The following proposals will be particularly supported:

- Shop front enhancements including restoration of traditional shop fronts and signage
- Provision of public art
- Introduction of areas of soft landscaping, planting, covered areas and seating to the area around the Clock Tower
- Improved signage and accessibility including interpretation linked to the town's heritage

26

Policy CTC4 Supporting Town Centre Retail and Service Provision

Proposals for new retail and service facilities which enhance the vitality and viability of the existing town centre of Coleford in Map 3 will be supported, provided that:

- New commercial/retailing development will be required to demonstrate that its range of goods and services are complementary to the existing offer.
- Proposals should be of a scale and design which are sympathetic to the distinctive character of the Conservation Area.
- At any one time, the majority of ground floor units in Coleford's Town Centre should be within Class A1 retail¹⁹, or community facility/service use.

Changes of use of local retail premises to mixed offices and residential accommodation will be supported, but loss of retail premises to wholly residential use will not be supported.

¹⁹ See Use Classes Order Appendix P

²⁰ Heritage Lottery Fund, Townscape Heritage www.hlf.org.uk/looking-funding/our-grant-programmes/townscape-heritage



5.2 Economy

5.2.1 Coleford's economy has changed considerably in the last 30 years and is now mixed and varied. The town centre provides many of the area's jobs, particularly in services and this has to some degree offset the continued weakening in manufacturing employment. The Forest of Dean District Council office (the only medium-sized, service employer) is situated to the south, within the town centre. There are also medium employers in the manufacturing sector, such as Suntory and SPP which have an international market. Most of the employers are smaller businesses, many of which link to the local community and wider tourist economy. Just under a quarter of those in employment work in the public sector, but not many in Coleford.

5.2.2 The economically active population in the area of 4,127 residents (67.8% of the population) is lower than that found nationally (69.9%) and the economically inactive population is correspondingly higher (32.2% locally compared with 30.1% nationally). More people work part-time than in the rest of the country (Fig 9) and fewer work from home (2.7% compared with 3.5% for England).

2016 community consultation evidence findings on retail are included in Tables 1a and 1b in Appendix B.

Proposed actions for the Town Council, partnerships and other interested parties (See projects section 7.1). Note for improvements

- public realm
- townscape heritage²⁰
- shop fronts
- vacant sites/shops need to be brought into use as a matter of urgency

5.2.3 Strategic planning policy, as set out in the Forest of Dean Core Strategy, sees Coleford as better serving its current area of influence by developing better facilities in the town centre, particularly services for residents and tourists. This is encompassed within the following:

- Overall the three largest sectors of the economy are manufacturing, 695 employees (18% of those in employment); retail 590 employees (15%); health and social work 420 employees (11%)

■ Coleford has much lower levels of people working in managerial and professional occupations: 30.1% compared with over 40% for Gloucestershire and England. The proportion of people receiving out of work benefits is also higher, 10.2%, than for England, 9.8%; and the number of unemployed claimants per job, 436, was much higher than nationally, 343

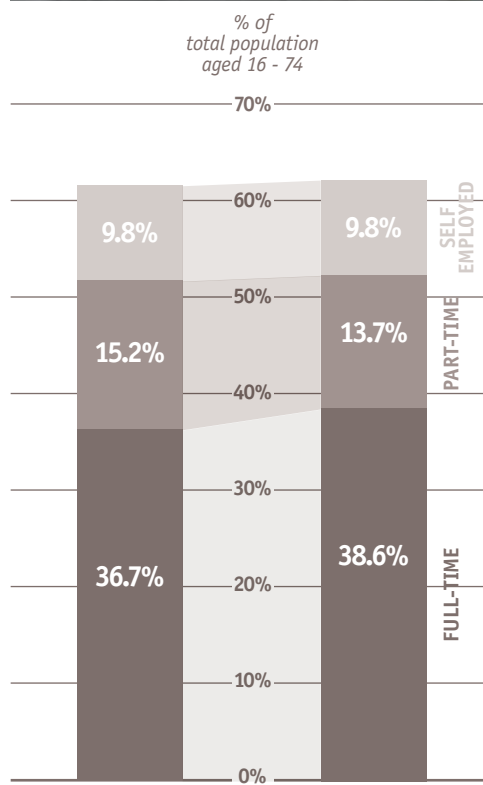
■ From the statistical evidence, more Coleford residents have no qualification (29.56%) than in the Forest of Dean (24.52%) and in the South-west (20.7%). Those with the higher professional qualifications (level 4+) are also lower in number, with 18.55% compared to the Forest's 23.97% and the South-west's 27.37%.

5.2.4 The Forest of Dean Core Strategy also concluded that:

[of the four Forest of Dean towns,] three... towns [Cinderford, Coleford and Lydney] exhibit significantly different travel to work dynamics. They are not very self-contained and have a reasonably strong relationship with Gloucester.

However, there is a well-established, if complex, relatively local commuting pattern in place. Future growth in the three towns could be expected to reinforce such a sustainable pattern, not as freestanding individual towns but as a tight local network...

Figure 9 People in Employment by Employment Status. Source: Community Profile for Coleford, ACRE, OCSI 2013

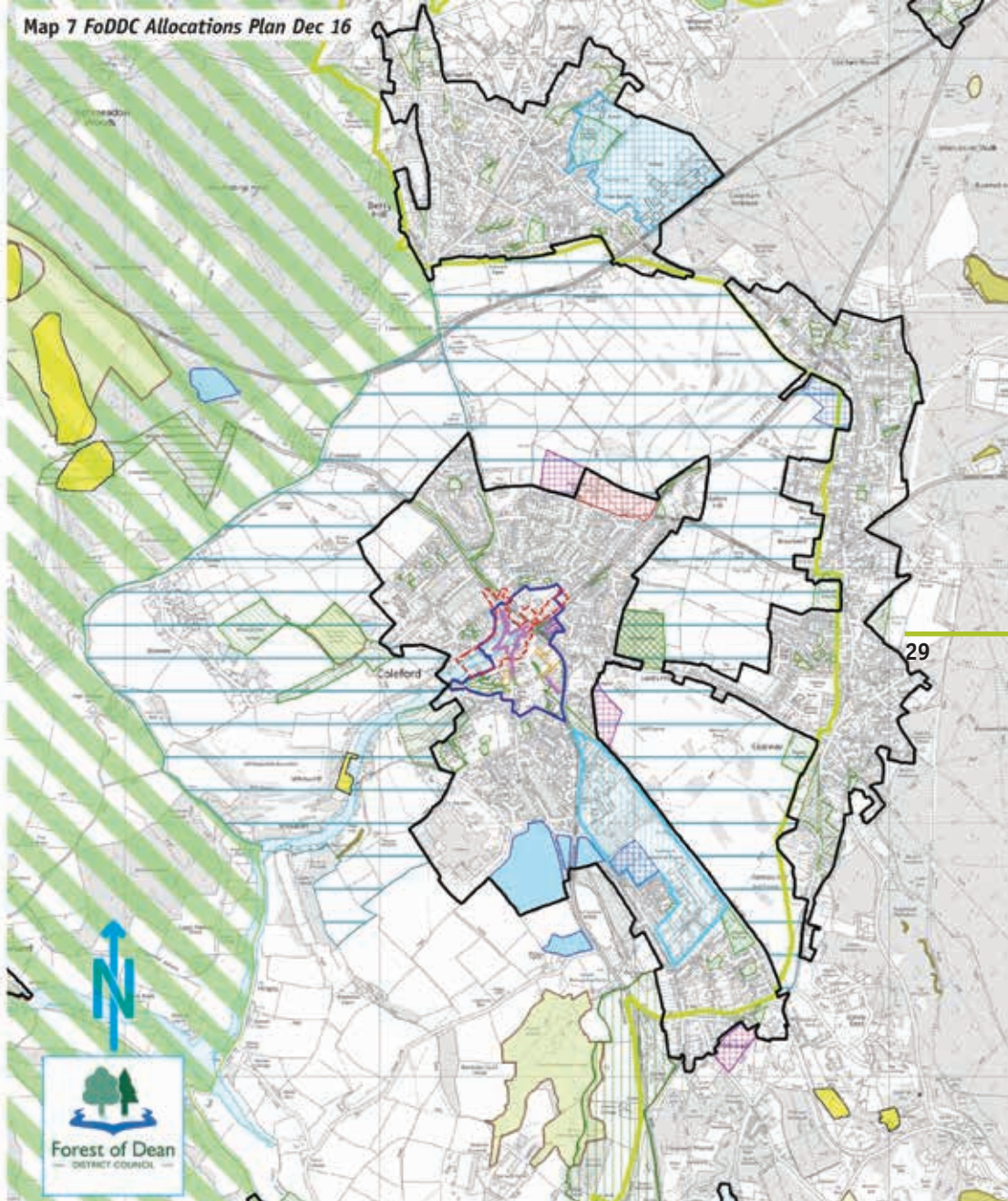


Photographs of large, small and medium scale employers



Map 7 FoDDC Allocations Plan Dec 16

© Map taken from Parish Online



No cars

18.6% of 3,690 Households
(25.8% England)

685

One car

42.6% of 3,690 Households
(42.2% England)

1,570

Two cars

28.8% of 3,690 Households
(24.7% England)

1,065

Three cars

7.0% of 3,690 Households
(5.5% England)

260

Four + cars

3.0% of 3,690 Households
(1.9% England)

110

Figure 11 Car Ownership. Source: OCSi 2015 from 2011 census data

uses. These uses should be protected and supported to retain the local employment they provide and to support local growth.

5.2.13 Connectivity is now an essential part of everyday infrastructure for all residents and to encourage business development within the Parish, business efficiency and allow businesses and services to be used from home.

Map 7. Forest of Dean Allocations Plan Further Changes December 2016
Larger scale maps available at www.colefordtownplan.com/map

- | | | | |
|--|--|--|------------------------------------|
| FoD District Boundary 2015P | Town Centre Boundary | Important Open Area | Forest Statutory Boundary |
| Cycle Paths | Housing Allocations | Important Open Area & Recreation Use | Locality Distinctive Area |
| Gypsy & Travelling Showpeoples Sites | September 2016 Proposals | Environmental Improvements | Locality Valued Landscape |
| Northern Quarter AAP | December 2015 Proposals | Ancient Monuments | Community Uses |
| Settlement Boundary | Local Policy Area | Herefordshire & Gloucestershire Canal Reinstatement | Special Areas of Conservation |
| Railway Land Protected For Dean Forest Railway | Retail Use Allocations | Herefordshire & Gloucestershire Canal Feb 2015 | Special Protection Areas |
| Lydney Town Centre Road Safeguarding | Recreation Space | Herefordshire and Gloucestershire Canal policies map additions December 2016 | Historic Nationally Important SSSI |
| Conservation Area Boundary | New Recreation Space | Mixed Employment Recreation & Tourism | FoD Key Wildlife Sites May 2015 |
| Mixed Development Sites (Housing & Employment) | New Recreation Space December 2016 | Regionally Important Geological Sites | Harpur College Policy Area |
| Active Town Centre Frontage | Intensification Of Employment Generating Use | Employment Generating Uses | A.O.N.B. |
| | | | Floodzone3 |



Policy CE1 Supporting Tourism Development

Proposals which expand and/or maintain the existing tourism and related facilities as part of the area's economic development and growth will be supported provided that they:

- are sensitive to the distinctive character of the location
- are designed to be proportionate to the location in terms of scale and type
- in particular, reflect Coleford's unique industrial and other built heritage assets
- would not have an adverse impact on the natural environment and biodiversity
- are designed to mitigate any traffic impact or congestion
- respect key views as in Map 13
- provide appropriate signage for tourist information

See 5.2.11 for examples of such tourism development

See also 5.2 Economy and 5.7 Infrastructure, Transport and Pedestrian Access

See also opportunities for developer contributions which may be sought (list with 5.7.12)

Policy CE2

Protecting and Supporting the Development of Local Employment Outside the Town Centre

The Plan supports the retention and the improvement of the economic well-being of the neighbourhood area.

Proposals to improve or expand existing employment-generating uses will be supported when they:

- are sensitive to the distinctive character of the location;
- are designed to be proportionate in terms of scale and type;
- would not have an adverse impact of the natural environment and biodiversity; and
- are designed to mitigate any traffic impact or congestion

Proposals to change such uses to non employment-generating uses will be supported when:

- The property has been empty for more than 12 months, and after recent, active and appropriate marketing for at least 12 months there is no prospect of re-use in the short term; or
- The property is in poor condition and not economically viable for employment use (such as B1, B2, and B8); or
- The proposal for non-employment uses would help retain a heritage asset; or
- The proposal is for a tourism-related use with demonstrable economic benefits; or
- The proposal promotes the support and enhancement of local employment in the whole of the Parish, which may include promoting homeworking, professional and forest industries, the creative industries and local produce

See also Opportunities for developer contributions which may be sought (see 5.7.12).

Policy CE3

Improved Connectivity

Subject to such proposals complying with other development plan policies new residential, employment and commercial development will be supported where it incorporates new digital connectivity or improves the existing provision.

5.3 Housing

N.B. The FoDDC Core Strategy defines the local settlement as Coleford Parish plus part of Berry Hill, (within their NDP area).

5.3.1 Policy CSP5 of the Core Strategy sets the level of housing growth for each settlement in the Forest of Dean area. Coleford Parish, and the rest of the Core Strategy defined settlement including Berry Hill, was allocated to grow by about 650 dwellings, including affordable housing, by 2026. This figure has now been increased in the emerging Allocations Plan, see below.

5.3.2 The new dwellings should in most cases be within the defined settlement boundary (Map 1). The Forest of Dean emerging Site Allocations Plan with Modifications and Further Changes²¹ seeks to identify further sites for housing. Allocations can only be made within the defined settlement boundary, but the emerging Allocation Plan may alter those boundaries and those changes would affect the NDP. The Core Strategy also acknowledges that Coleford is also constrained by its physical surroundings which makes the choice of sites difficult in order to avoid conflict with the environment and Coleford's setting.

5.3.3 Following the comments from the Examiner, the Modifications and Allocations Plan Further Changes document proposes a revised level for housing in the Forest as a whole of 6,600 for the plan period (2006-2026), ie. a rate of 330 per annum. The Forest of Dean District Council adopted the revised Allocations Plan June 2018.

Allocations

5.3.4 Included in the Forest of Dean Allocations Plan (February 26th 2016) is additional material for Action Point 32 Monitoring table for housing completions, which is below. This sets out that the net housing requirement for Coleford over the Plan period would have been exceeded by 122 dwellings before the final Further Changes increases.

Table 2 Coleford Settlement Summary Table (FoDDC)

Year	Not Started 1st April	Under construction 1st April	Outstanding and under construction	Completions during year
2008/09	233	32	265	27
2009/10	217	60	277	15
2010/11	224	62	286	10
2011/12	139	121	260	60
2012/13	92	124	216	56 <i>54 net</i>
2013/14	139	202	341	77 <i>43 net</i>
2014/15	43	233	276	79 <i>75 net</i>
2015/16	85	127	212	108 <i>108 net</i>
*FoDDC definition includes Berry Hill within the Coleford Settlement.				432

5.3.5 The 6,600 homes to be allocated for the District in the Local Plan up to 2026 takes the basic figure from the Objectively Assessed Need (OAN) and includes an allowance for persistent annual under-build together with additional sites to make the AP robust and satisfy a five-year land supply requirement. The backlog in the new 330 per annum build rate will be spread over the rest of the plan period in what is known as 'The Liverpool Method'. This number of homes would require a supply of land which is in excess of the standard requirement. From

FoDDC Plan Trajectory table, as at Oct '17, there is scope for 4779 homes to be built over the next 9 years of plan; whereas only 2970 would be required, an excess of 33.7%. For Coleford, the original 650 allocation becomes in excess of 1,055 with the NDP proposals shown in Table 9 of 405 units on top of the 650 already completed (from FoDDC information 2008 -2016 – which does not include 2006-2008). This is a 62% increase, and also does not include the further windfall housing anticipated over the next 9 years. (See also Appendix C FoDDC Housing figures.)

Table 3 Forest of Dean Monitoring Table for Housing Completions (Forest of Dean Allocations Plan Extract, 2016)

1	2	3	4	5= 3+4	6= 1-2	7= 5-6	
Area	Core strategy original requirement	Total completed 31st March 2015	AP allocations	Other identifiable supply	Total supply less windfall	CS-based requirement 31st March 2015	Balance
Cinderford and Ruspidge urban area	1050	425	475	206	681	625	-56
Lydney	1900	421	1736	116	1852	1479	-373
Coleford (includes Milkwall Coalway Mile End Berry Hill)	650	396	100	276	376	254	-122
Newent	350	374	175	16	191	-24	-215

²¹ www.fdean.gov.uk/media/4067/allocations-plan-further-changes-december-2016.pdf

Community Consultation

The extensive community consultation and engagement activity has provided a range of suggestions for improving sustainable housing which have led to the policies following.

5.3.6 Our initial consultations (Fig 12) identified the following:

- People liked the small size of Coleford
- A number of housing estates and areas with differing designs and numbers
- Housing areas becoming increasingly less mixed in terms of land use as businesses and services close down
- A need for housing and care provision to be linked to meet the need of the ageing population
- A need for a wide range of house types, from bungalows to flats, to meet the needs of the town's population

32

5.3.7 In the consultation 2015, people mentioned:

- Affordable housing, and flats for rent near the town centre (affordable was also noted in business consultations)
- 1- and 2-bedroom accommodation needed and small first time buyer properties
- Designed in keeping with the distinctive character of the area
- Small scale developments
- Use sites within the settlement boundary, preferably brownfield
- Link housing with potential job opportunities



Figure 12
Housing: Initial Consultation Findings

Table 4
Consultation 2016
on Housing Policies
(see Appendix B)

Policy	Community Consultation 2016 % agreed and/or with some amendments	5.3.8 Comments made
Policy CH1 Small housing development sites (10 houses or fewer)	75	<ul style="list-style-type: none"> ■ Settlement boundary is important for allocation, but may need to change according to requirements ■ Affordable emphasised again ■ Reasonably priced rental accommodation ■ Allocation must take account needs of over 55 and those in 20s ■ If houses for elderly/disabled then good toilets downstairs as well as up ■ Improved access methods and pedestrian considerations outside and inside housing; and to car parking ■ Impact of development on carbon emissions of the town – take steps to minimise their emissions ■ Some scope to be included for imaginative design, eco approach
Policy CH2 Housing development within the settlement boundary	68	

Table 5 Housing Supply as at February 2017

Accommodation Type - Households (QS402EW)

All categories: Accommodation type	3685	
Whole house or bungalow: Detached	1392	37.8%
Whole house or bungalow: Semi-detached	1352	36.7%
Whole house or bungalow: Terraced	573	15.5%
Flat, maisonette or apartment: Total	315	8.5%
Flat, maisonette or apartments	238	6.5%
Flat, maisonette or apartment: <i>Part of a converted or shared house (including bed-sits)</i>	27	0.7%
Flat, maisonette or apartment: <i>In commercial building</i>	50	1.4%
Caravan or other mobile or temporary structure	53	1.4%
Shared dwelling	0	0.0%

■ *Impact of increased housing on surface water flooding needs to be assessed and acted upon prior to permission. Include consideration for Whitecliff where water from bowl catchment exits.*

- *infrastructure must be increased:*
 - *local facilities increased*
 - *number and access to GPs noted specifically*
 - *Parking especially off road in town centre, or adequate parking on site allowing for households given higher than average number of cars*

5.3.9 67% of households are owned, with rented accommodation split approx. 50/50 between private and social renting. 14% of housing has 1 bedroom, 27% are

2-bedroomed and 43% is 3-bedroomed. Refer also to Fig 5, Tables 6 and 7 with lack of flats and/or smaller dwellings compared to the average for England. The supply is lacking one-bedroomed dwellings both in terms of market and social housing.

5.3.10 Coleford Housing Need (Tables 6 and 7) shows that of those 211 households on the social housing waiting list seeking housing in Coleford as first preference, 50% were seeking one bedroom properties and 35% were seeking two bedroom properties. 42% of these were in the younger age bracket, aged 18 – 35 years. Note also that 67% people on the housing list had an income less than £10,000 and almost half of those are in the 18-35 age group.

Table 6 Housing Need as at 14/04/16

All Households seeking Coleford as First Preference

Settlement	1 bed	2 bed	3 bed	4 bed	5 bed	6 bed	total
Coleford	131	59	15	6	0	0	211
Bedroom size as a % of need	62%	28%	7%	3%	0%	0%	

Age Profile of Waiting List

	Number	%
18-35	89	42
36-49	45	22
50-59	32	15
60+	45	21

No of Households with a Local Connection to Coleford

1 bed	42
2 bed	29
3 bed	10
4 bed	3
total	84

Income Profile of Waiting List

	18-35	36-49	50-59	60+	Total	%
£0-£10,000	67	27	18	29	141	67
£10,001-£15,000	9	10	6	10	35	17
£15,001-£20,000	7	5	5	3	20	9
£20,001-£25,000	2	1	2	1	6	3
£25,001-£30,000	5	1	-	-	6	3
£30,001-£40,000	-	1	-	2	3	1
£40,001 - £45,000	0	0	0	0	0	100



34



Variety of housing around the Parish, old and new, with evidence of Forest stone, pitched roofs, porches and chimneys. Each area's distinctive character is evidenced in the Character Assessment (Appendix A)



Table 7

Number of households seeking ground floor accommodation in Coleford as at 09/02/17 (FoDDC)

Property size required, by number of bedrooms

Age	Property size required, by number of bedrooms						
	Single person req. 1 bedroom	Couple req. 1 bedroom	Household req. 2 bedrooms	Household req. 3 bedrooms	Household req. 4 bedrooms	Household req. 5 bedrooms	Household req. 6 bedrooms
45-54	5	1	1	1	0	0	1
55-64	6	2	0	0	1	0	0
65 & over	8	3	1	0	0	0	0

Number of households seeking affordable housing in FOD who has a wheelchair user	19
Number of households seeking affordable housing in Coleford who has a wheelchair user	3

Figure 13a People with a limiting long-term illness*

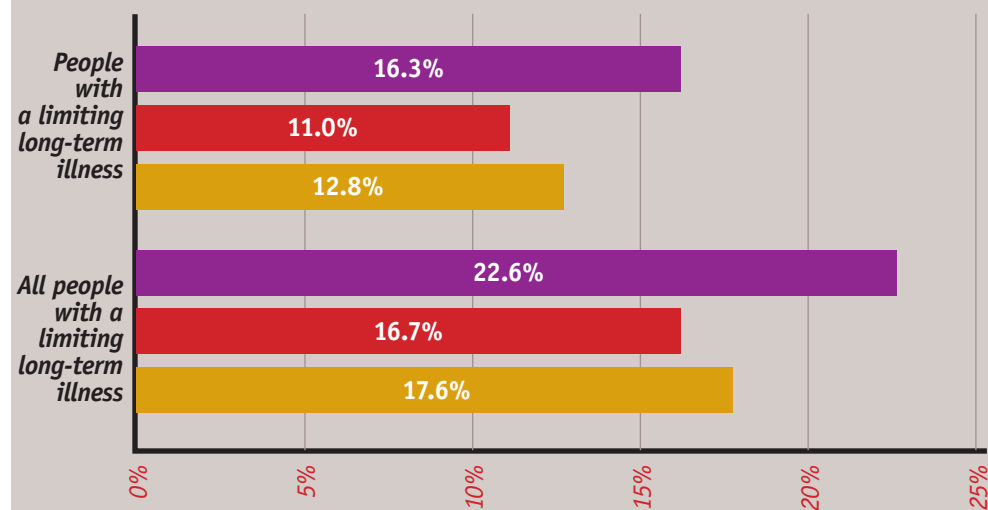


Figure 13b Adults with a disability* (receiving Disability Living Allowance)

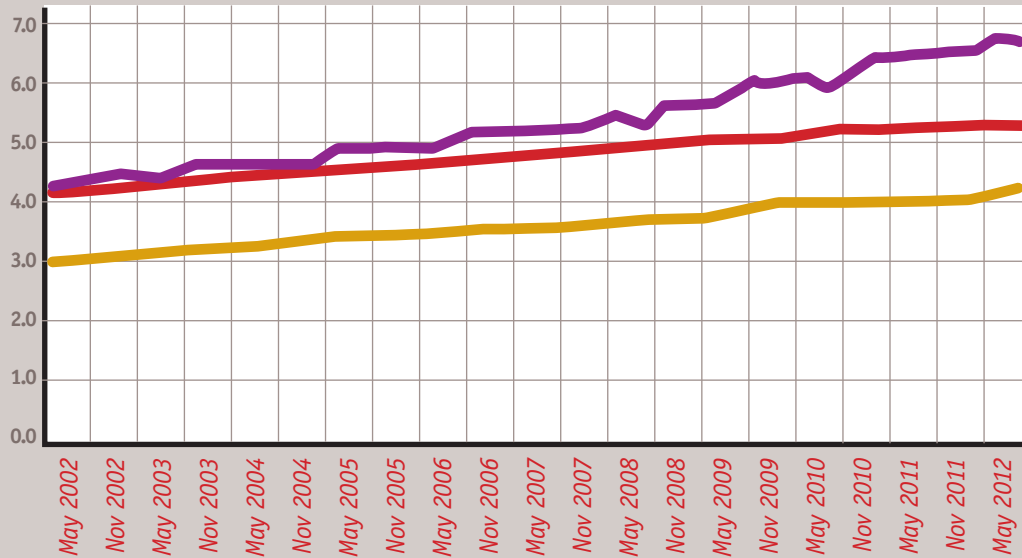
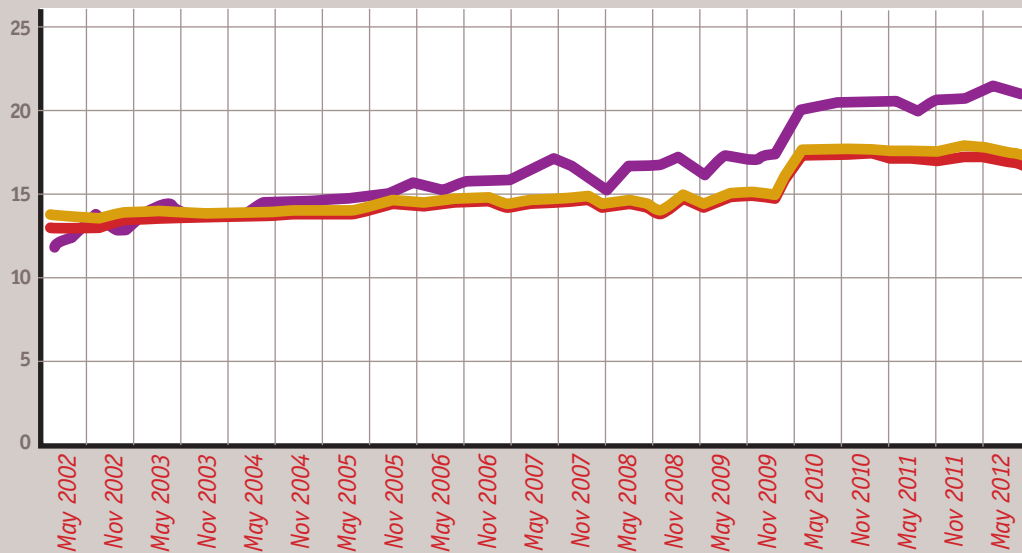


Figure 13c Older people with social care needs* (receiving Attendance Allowance)



* Source: Limiting long-term illness (census 2011) Attendance

Coleford Gloucestershire England

5.3.11 Based on these findings, and the strategic planning framework set through the Core Strategy, the Neighbourhood Plan seeks to address the following housing issues to meet Coleford’s needs:

- Social renting and/or shared ownership housing
- 1 or 2 bedroom dwellings
- Accessible housing – Lifetime Homes adaptable over time for age and independence
- Affordable housing
- Smaller housing allocation sites (fewer than 10 houses)
- Infill development
- Design appropriate to the character of areas
- Incorporate consideration of climate change, renewable energies, eco-features, water saving, solar panels, green roofs
- Housing type and mix and tenure

5.3.12 There is a case for increasing the number of one- and two-bedroom dwellings and improving the provision of housing for first time buyers and renters. To supplement the larger housing allocations in the Site Allocations Plan, Coleford Parish could include some infill small developments (see policy CH1).

5.3.13 Following advice from FoDDC Sustainability Team regarding the Habitat Regulations Assessment (HRA) by including ‘defined settlement boundary’ within policy CH1 it is made clear that the quantum of development is expected to be low and within existing settlement areas. This would demonstrate that disturbance as a result of increased human activity in relation to the River Wye and Wye Valley Woodland would be avoided or cancelled.

5.3.14 Development policies outside the town centre have been derived as follows. These are in addition to those contained in CTC1 and CTC2 which relate to allocation within the town centre, or edge of.

5.3.15 The table above shows the NDP recommendations for housing sites either within the FoDDC defined Coleford settlement boundary or where the Inspector for the Allocations Plan has recommended that sites be agreed for Allocation. The industrial/commercial sites in the Allocation Plan have not been included in this calculation. From the Coleford NDP’s previous consultation, 4 The Marshes, 10 Tufthorn Ave traffic lights and 11 Whitecliff have not been included as they do not feature permanent housing. See Table 1b, Appendix B for a summary of consultation 2016 feedback regarding allocated sites outside of the town centre and edge of.

5.3.16 Following the 2017 Regulation 14 consultation, there was significant support (40% respondents) for excluding the Poolway extension (60 additional dwellings) from being allocated. A few comments re Ellwood Rd were also received both for and against. Of other sites only Tufthorn (ex Sonoco) received any further comments.

5.3.17 Following the Inspector’s letter of Sept 2017 on the FoDDC Allocation Plan, and the requirement for Coleford NDP to be in general conformity, the revised numbers and site allocation is as shown in Table 9. Note the sites allocated by FoDDC and alternative sites allocated by Coleford NDP to exclude the extension of Poolway Farm development.

5.3.18 Should the Secretary of State reassess the decision of December 2016 and allow the development of 180 houses on the Lower Lane site, then 180 dwellings should be taken

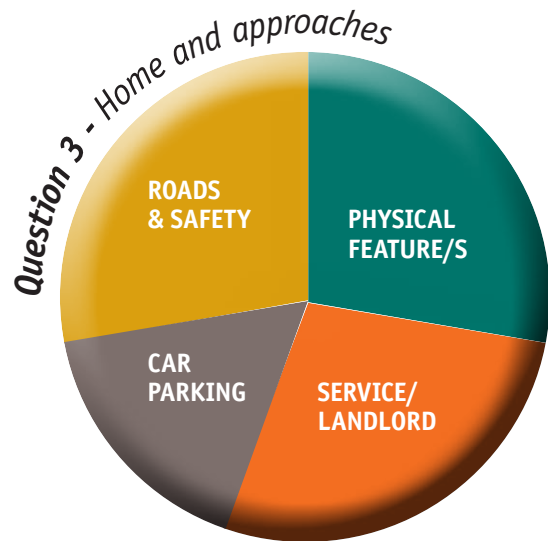


Figure 14 In the Access Survey, Spaced June 2016 (Appendix E) in response to the question 'Can you and your family easily access your home, its approach and moving around inside of it?' 19/120 people responded that they had issues with accessibility. Those were categorised as at left.

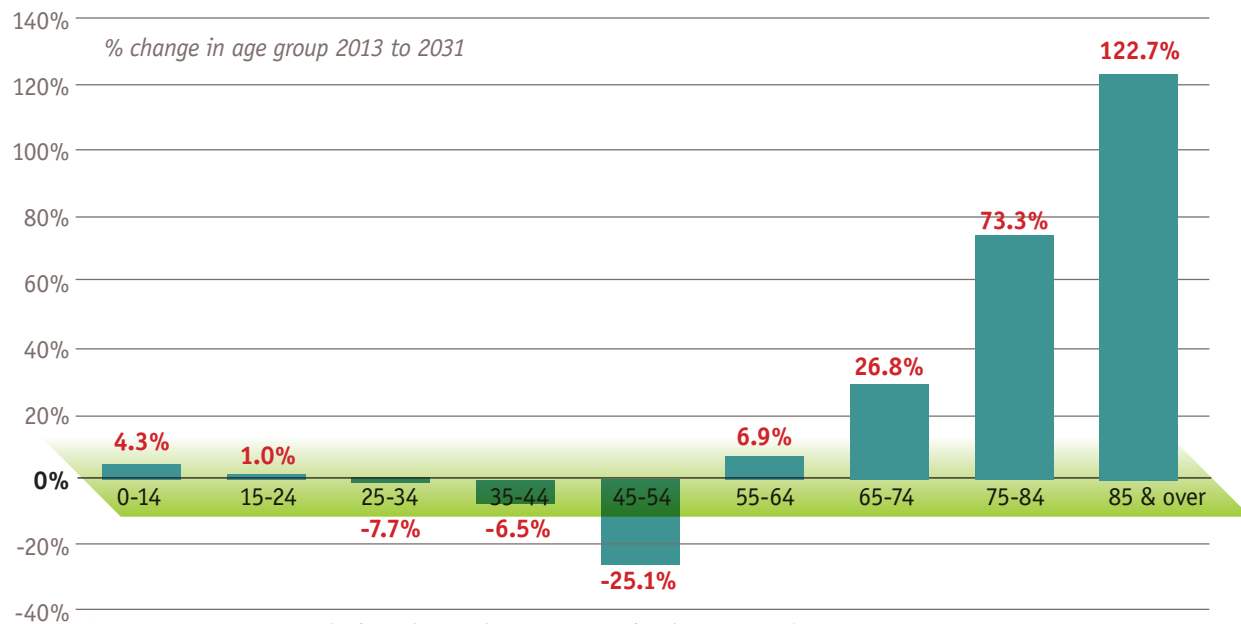


Figure 15 Forecast Population Change by Age Group in the Forest of Dean, 2013–2031. Source: Gloucestershire SHMA December 2014

off the total allocation. This means other (allocated) sites, which do not have planning consent should be removed. Priorities for removal would be those sites marked * on Table 9 and also shown on Map 7.

5.3.19 The Community Infrastructure Levy (CIL)²² allows local planning authorities to raise funds from developers who are undertaking new building projects in their area. The funds raised from new development taking place in the district will go towards infrastructure that is needed to support the growth of the district, such as schools, health and transport improvements. CIL contributions would replace much of those monies made available under the present Section 106 system. The Forest of Dean District Council Cabinet resolved in April 2015 to reaffirm support for the development of a potential Community Infrastructure Levy (CIL) in the District when resources are available. CIL has not been implemented at Oct 2017 by FoDDC. The FoDDC assessment

of the District's infrastructure has been completed and an Infrastructure Delivery Plan is in place. The process is then expected to continue through the consultation and examination to enable a CIL to be established.

5.3.20 If and when the Forest of Dean District Council adopts a charging schedule, then Coleford Town Council will receive 25% of chargeable CIL raised within its area if there is a made Neighbourhood Plan to spend on local infrastructure, and 15% if there is no Neighbourhood Plan in place.

5.3.21 CSP. 1 and its paragraphs 6.1 and 6.2 of the Core Strategy cover aspects of good design and includes 'respect for' and 'maintenance of' local distinctiveness of the area. Refer also to policies AP4 and AP5 and their sub-paragraphs in the same context. These and both of the policies above (CH1 and CH2), indeed any new housing development, are to be designed to fit in

with the local character (see 5.3.18 page 35). The current Residential Design Guide²³ has been prepared by Forest of Dean District Council to help make developers more aware of the policies and approach adopted by the Authority. Coleford is noted as a settlement in Sub Area 1 The Forest Core. This document

has been adopted by the Forest of Dean District Council as Supplementary Planning Guidance to the Local Plan. Note also Building for Life 12.

Policy CH1 Small housing development sites

New housing development will be supported on sites within the defined settlement boundary where they fit with the distinctive character of the local area and address the local needs (as indicated in Coleford Overview 3.7,3.9 and 5.3.9 Housing Need), Appendix A character assessment. See also opportunities for developer contributions which may be sought (list with 5.7.12).

²² www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/community-infrastructure-levy/

²³ www.fdean.gov.uk/media/2509/residential-design-guide.pdf

Table 8 Summary of Coleford NDP Housing Numbers (see Table 9 for sites detail)

Housing numbers		all green above	Total
Constructed 2008/9 to 2015/16 from Table 2	432		
Outstanding or under construction 2015/16 from Table 2	212		
Total of housing above	644		
That total, plus green	644	405	1049

*See para 5.6.7 re Lower Lane (180 houses) should SOS change his decision

Key: Tables 8 and 9

Housing allocated in this NDP to be in general conformity with Allocations plan to Sept 17 with number given where possible

FoDDC site in Further Changes to the Allocations Plan agreed by the Inspector Sept 17. This is within our Green Ring, and is being substituted by alternative sites marked as green in this table.

Conserve as in Green Ring:
NO housing allocated

Table 9 Potential Housing Sites

*Included in order to adhere to the regulations requiring NDPs to be in general conformity to the Allocation plan

**Alternative sites to substitute for Poolway extension allocated in the Allocations Plan at Sept 17

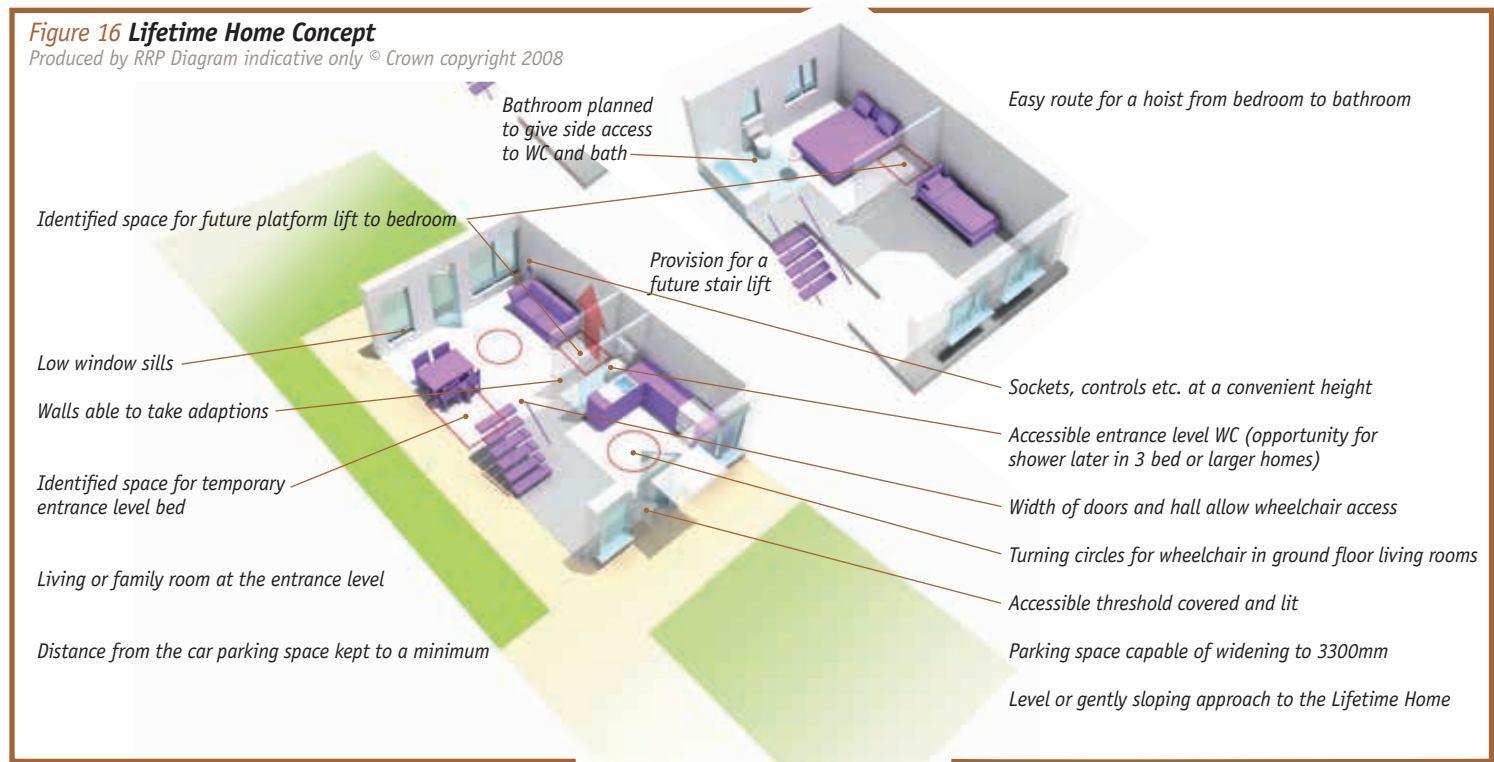
Consultation 2016 no. Site	Allocation Plan up to Sept 2017	Coleford NDP	Coleford NDP Housing numbers
1 Coleford House**		Use for around 20 houses with some flexibility for community/cultural use	Up to 20
2 St John's Church		Restore for multi-purpose community/artisan use +	A few (4) dwelling units within existing building possible to bring in income & increase sustainability.
5 Lawnstone	About 12	Retail/flats over + Local Green Space	Around 8
6 Old Guardian Office**		Retail/ some housing units above/rear	Up to 10
7 Kings Head	12	Retail/flats over	Up to 12
8 Ellwood Rd*	48	Housing/green	48
Tufthorn Ave	60	Within settlement area	65
Kings Meade*	48	Green Ring	48
North Rd/ Worcester Walk*	70	Green Ring	70
Berry Hill, Christchurch, Edge End NDP**	Not a FoDDC plan allocation but covered by an AP policy which recognises there is capacity for housing up to 80 units on the site under certain specified conditions	BHCEE allowed for 80 in their area	Up to 40
Poolway Farm	80 (50 counted as deliverable in five years (2016))	Within settlement boundary	80
Extended Poolway Farm	60	Green Ring	0
Lower Lane	0	Green Ring	0
TOTAL	390		405

5.3.22 The NDP Steering Group has undertaken Character Assessments of the different character areas and new development will be required to take this information into consideration in the design of new development. Further information about this is provided in Section 5.4 below. As and when different large sites become available, the policies of this NDP will be of material consideration, and the Town Council will make an assessment with that context. Any revision of the FoDDC Residential Design Guide should refer to this NDP and the Character Assessment included as part of material consideration.

Proposed actions for the Town Council, partnerships and other interested parties (See projects section 7.3):

38

- Support mix and scale of housing in keeping with policies outlined and in context of the NDP character assessment
- See also monitoring section 6



Policy CH2 New housing development

New housing development, within the defined Coleford settlement boundary*, will be supported subject to the following criteria.

- It is designed to FoDDC Design Guide²⁴ (refer to 5.3.10 below)
- It safeguards and does not have an adverse impact on the residential amenities of existing and future community
- It is in keeping with the character of the surrounding area (see Appendix A)
- It would not lead to over-development of the site
- It involves a prior satisfactory infrastructure impact survey²⁵ and addresses any shortfall
- It addresses the housing needs in Coleford in terms of quantity, type, tenure mix and accessibility
- It provides for 10% to be accessible
- It provides robust pedestrian facilities
- It has appropriate infrastructure improvements including associated street lighting and especially sewer and drainage networks (see CITPA 4 & 5)

For defined settlement boundary see Map 1

²⁴ Note FoDDC Design Guide (or any update. Also, see FoDDC AP AP4 Design of Development and AP5 Style and Materials of the Allocations Plan). Also, Coleford Conservation Appraisal and para 5.3.18.

²⁵ The survey should consider foul sewage, surface water drainage, traffic loading and management, air quality, local availability to education and health services.

Policy CH3

Sites outside the Town Centre, within the Parish of Coleford (NDP area) which are part or wholly housing

Development will be supported on the following sites identified in the Forest of Dean Allocations Plan 2026 which include:

Ellwood Road, Milkwall (AP64)

Proposals will be supported which include the following features:

- curved estate road(s), retention of mature trees and hedges, and gardens to mitigate impact on view in from Gorsty Knoll
- mix of design in context of character assessment, including rural/vernacular details e.g. chimneys
- access off Ellwood Rd with pavement extended to Station Rd and bus stop
- have respect for the heritage features around the site e.g. industrial archaeology tram roads
- have respect for the green infrastructure, including wildlife corridors, woodland and nearby meend
- satisfactorily address bat routes and groundwater issues
- consider opportunities for mitigation via cycle/foot/bridle ways, recreation and leisure facilities

North Road, Broadwell (AP65)

Proposals will be supported which include the following features:

- access from North Road with any visibility splay improvements
- mix of size/type and design in context of character assessment, including rural/vernacular details
- have respect for the green infrastructure, with gardens, trees and curved patterns
- satisfactorily address any sewerage infrastructure network issues

Kings Meade (AP66)

Proposals will be supported which include the following features:

- the delivery of smaller homes including bungalows and lifetime homes
- the design and layout respect the character of the site and its surroundings
- the layout carefully respects wildlife corridor into valley and local green space along old railway line
- satisfactorily address any sewerage infrastructure network and drainage issues

Tufthorn Avenue (AP67)

Proposals will be supported which include the following features:

- the provision of access road(s) which do not conflict with existing neighbouring lorry accesses and planned new delivery and customer access for other employment sites in the immediate locality
- provide a design solution that respects the mixed-use development and the character of the site and its surroundings
- take account of traffic capacity in the immediate locality of the site
- the layout carefully respects bat routes, wildlife corridor into valley and local green space along old railway line

Poolway Farm (AP63)

Proposals will be supported which include the following features:

- a mix of type/size of houses and design in context of character assessment, giving particular importance to the views in from The Gorse, and from the top of Poolway Road looking north-west from Broadwell
- the use of careful landscaping, with inclusion of mature trees, gardens, curved road pattern
- the use of careful design to facilitate the access from Gloucester Road to take account of the traffic movements into the Bakers Hill junction
- the retention of Poolway Farmhouse

5.4 Communities and Community Facilities

5.4.1 Coleford is made up of a number of separate communities which see Coleford as their service centre. There are some green areas between some settlements, and there are green areas between Coleford town and the settlements. Further information about these areas is provided in the Character Assessments prepared by members of the Steering Group.

5.4.2 The Forest of Dean Core Strategy vision seeks to create a thriving sustainable community and the Neighbourhood Plan will seek to support this vision.

40 5.4.3 Our initial community consultation has shown us that local people value the separate and different settlements with their own identities; the range of facilities and services available in the Parish; and the range of sport and recreation facilities (Fig 17).

Community Consultation

The extensive community consultation and engagement activity has provided a range of suggestions for improving communities and community facilities which have led to the policies following.

5.4.4 In the consultation 2015, people mentioned: their use of the Five Acres site for indoor leisure, swimming pool, theatre, sports centre especially; walking and countryside; sports including an improved Bells Field; Local Green Spaces round the Parish and Forest green environment. Improvements recommended: provide more/enhance green spaces including in town centre, Bells Field plans.

YOU SAID...

Friendly people, neighbours, shopkeepers' community spirit;
not enough youth activities - a way to get more young people into Coleford;
safe, quiet, small;
need for more access;
facilities we can easily access, leisure centre, swimming pool.

WE FOUND...

Separate and different settlements with own identity eg Coalway, Scowles;
voluntary organisations;
services for those with disabilities, older people;
4 football clubs, site at College in Five Acres noted in Berry Hill NDP.

Coleford Neighbourhood Development Plan

A Neighbourhood Plan provides a new way for local communities to influence the planning of the area in which they live and/or work.

Neighbourhood Plans give communities more direct power to plan the areas in which they live.

They can be used to:

- Develop a shared vision for their neighbourhood
- Set planning policies for the development and use of land.

www.colefordtownplan.com

Figure 17
Communities and Community Facilities:
Initial Consultation Results

5.4.5 To support this objective the Neighbourhood Plan has a number of policies for the protection and improvement of community facilities and communities in the Coleford area and supporting facilities in neighbouring areas used by Coleford people, but outside Coleford's NDP Area. (see 5.4.8 re Five Acres)

5.4.6 Coleford already has a range of community facilities that provide support to residents of the town and a wider hinterland. These facilities should, wherever possible, be retained. The provision has been categorised into the following: worship; community and other halls; pubs/hotels; outdoor sports and recreation not including those

designated as Local Green Spaces (see Table 11) and other. Where Coleford people use and value provision outside the NDP area, these are noted as such. Not all community facilities are voluntary and reference is made to examples of businesses which provide services for the community.

5.4.7 Five Acres (theatre, leisure centre and associated buildings and grounds) is within West Dean Parish and BHCEE NDP area, and is next door to Lakers School. Lakers School is the nearest secondary school providing education for Coleford children aged 11-16, there being no secondary school within this NDP area. Gloucestershire College is adjacent for education 14+. This is planned to move

to Cinderford. The West Dean and Coleford Regeneration Board is steering the project on this site as outlined in BHCEE NDP²⁷.

5.4.8 As well as shops and services within the town centre, there are also a number of shops and service uses outside the town centre. These uses often provide valuable local resources in terms of convenience shopping, particularly for the elderly and others who cannot get around too easily; and vital sources of local employment. The Neighbourhood Plan will seek to protect these uses and support their future development in appropriate circumstances.

²⁷ <https://drive.google.com/file/d/0ByKmJl9A2gSkdjQwaDUzNjF0TGs/view>

Table 10 Part of Communities Facilities List

Community & other Halls

Berry Hill Memorial Hall	Community rooms	Outside NDP area	Charity
Broadwell Social Club	Various	Outside town centre	Voluntary
Broadwell Memorial Hall	Community rooms	Outside town centre	Charity
Coalway Methodist Hall	Community rooms	Outside town centre	Voluntary
Coalway Rec Hall	Sports/Fitness	Outside town centre	Charity
Evergreen Hall	Community rooms	Outside town centre	Voluntary
Milkwall Hall	Community rooms	Outside town centre	Voluntary
Main Place	Community rooms	Within town centre	Voluntary
St Mary Magdalene Hall	Community rooms	Outside town centre	Church
Community Rooms at Parkside, Kings Meade & Oakfields	Recreational	Outside town centre	Two Rivers Housing

The full list of all communities' facilities is in Appendix F. This extract from Appendix F shows the spread of community halls in and around Coleford; for more details on each see Gloucestershire Rural Community Council's Village Hall (GRCC) database.

5.4.9 The Forestry Commission manages 35,000 acres of land within the Forest of Dean. Parts of the Forest of Dean are known as forest waste, which are predominantly found around the edges of the forest adjacent and within the towns and villages that encircle the main forest. The land is designated under the Countryside and Rights of Way Act 2000 as open access land as part of the wider Public Forest Estate in England. Therefore the Public Forest Estate has a level of protection for use by local communities already in place. Also see CSP9 in the Core Strategy.

5.4.10 Local Green Spaces are defined in paragraphs 76 and 77 of the NPPF:
 ■ *Local communities through local and neighbourhood plans should be able to identify for special protection green areas of particular importance to them. By designating land as Local Green Space local communities will be able to rule out new development other than in very special circumstances. Identifying land as Local Green Space should therefore be consistent with the local planning of sustainable development and complement investment in sufficient homes, jobs and other essential services. Local Green Spaces should only be designated when a plan is prepared or reviewed, and be capable of enduring beyond the end of the plan period.*

Policy CC1 Retaining and Enhancing Community Facilities

The Plan will support proposals that will safeguard and/or enhance the community facilities in the neighbourhood area as listed in Appendix F.

Proposals which enhance existing community facilities will be supported. This applies in particular to those which increase both indoor and outdoor youth provision, provided that they:

- are sensitive to the distinctive character of the location, key views as in Map 13
- are designed to be proportionate to the location in terms of scale and type
- would not have an adverse impact on the natural environment and biodiversity and
- are designed to mitigate any traffic impact or congestion

Proposals for the redevelopment or change of use of the community facilities in the neighbourhood area listed in Appendix F will only be supported in the following circumstances and in this order of priority:

1. When the existing community use can be re-located to an alternative nearby location in the Neighbourhood Plan area; or
2. Exceptionally, where a part-residential, part community use would allow a more viable service to be provided.
3. When the community building has been underused/vacant for more than a year, and where the applicant can demonstrate it has been actively marketed for community use (as per national guidance) and such marketing has not been successful, other uses that would not conflict with other policies in this plan may be acceptable.



*St John's Church: closed for regular worship;
potential multiple use facility*



*The Main Place: Library,
Adult Day Care; Community Hall;
Youth Service; Enterprise Centre*

Policy CC2

Shops and Services in the Arc of Settlements within Coleford Parish but outside the Town Centre

Proposals to enhance existing convenience shops and service uses will be supported when they do not have a detrimental impact on residential amenity, the natural or historic environment or public access to the facility concerned.

Development proposals that would lead to the loss of local shops and service uses will not be supported unless:

- Replacement provision is provided in a suitable location within the area that the facility to be replaced served; or
- The local shop or service use is no longer viable.

■ *The Local Green Space designation will not be appropriate for most green areas or open space. The designation should only be used:*

- *where the green space is in reasonably close proximity to the community it serves;*
 - *where the green area is demonstrably special to a local community and holds a particular local significance, for example because of its beauty, historic significance, recreational value (including as a playing field), tranquillity or richness of its wildlife; and*
 - *where the green area concerned is local in character and is not an extensive tract of land.*
- *Once identified, such spaces can only be developed in 'very special circumstances', the same protection as Green Belt.*

5.4.11 Local Green Spaces in Coleford Parish have been identified in policy CC3 in this NDP as 'areas for special protection'. See Appendix H for list of spaces, reasons for designation and size of area.

N.B. Local Green Spaces follow the definition in the NPPF above, and are different from the Green Ring (see Map 10 adjacent to policy CNE2).

5.4.12 One example of enhanced Local Green Space, is the Town Council's purchase of Bells Field, and their 2015 consultation on its use for the community in terms of leisure and recreation. The current design document (Map 9) is on page 45. Following NDP consultation 2016, further comments on that valued design were forwarded to the Town Council separately.

Coalway Recreation Ground Play Area



43

Coleford Cinema in Town Centre



Policy CC3 Local Green Spaces

The following areas as shown on Map 8 are designated as Local Green Spaces.

Recreation fields

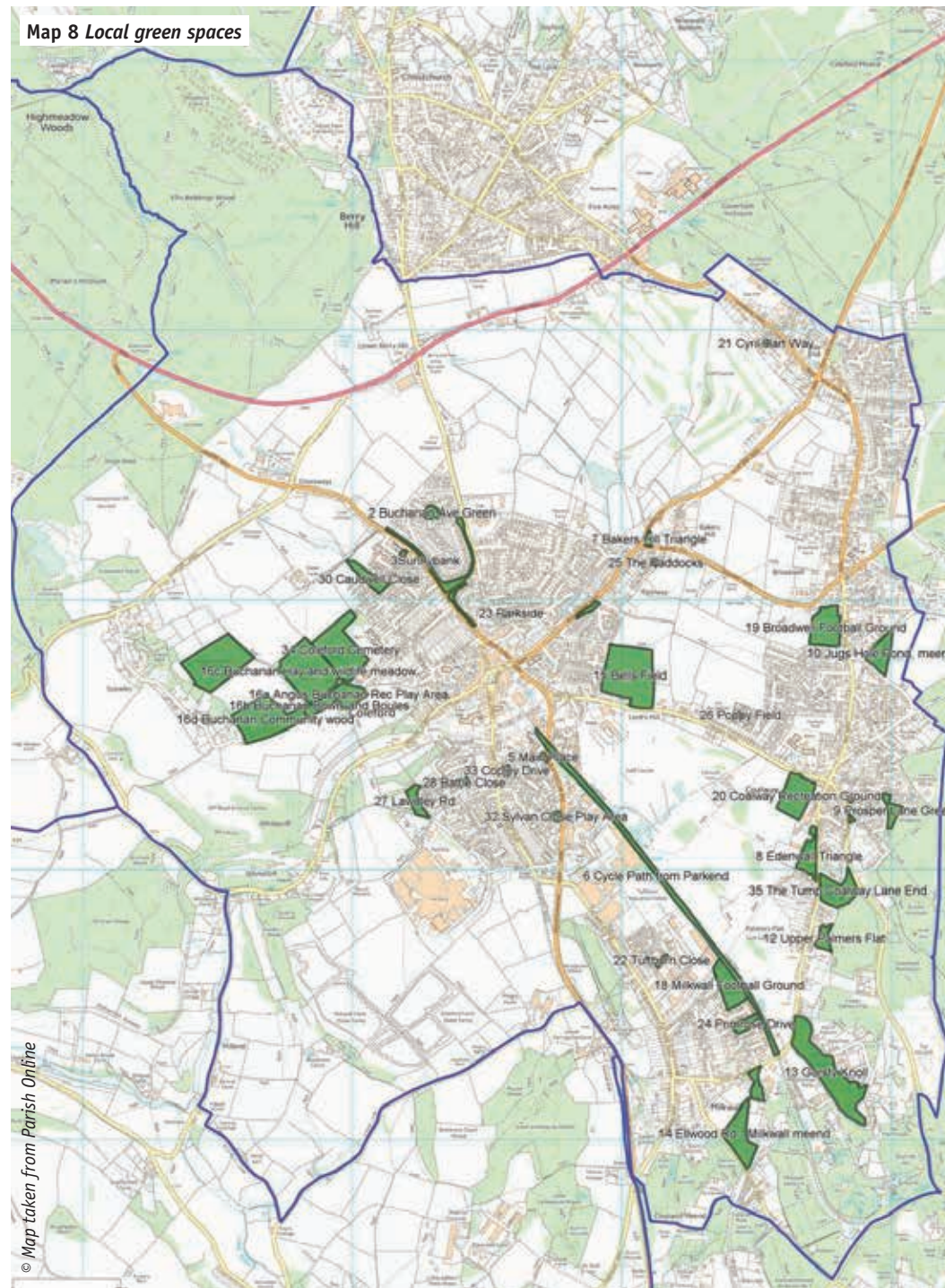
Play areas

44

- | | |
|---|---------------------------------------|
| 1 Sunnybank east gateway | 16d Buchanan Community Wood |
| 2 Buchanan Ave green | 17 King George V field |
| 3 Sunnybank Staunton road green bank | 18 Milkwall Football Ground |
| 4 Eastbourne Estate,
green entry on gateway | 19 Broadwell FC |
| 5 Main Place green area | 20 Coalway Recreation Ground |
| 6 Cycle path Gateway avenue
in main car park to Milkwall | 21 Cyril Hart Way play area, Mile End |
| 7 Bakers Hill triangle | 22 Tuffthorn Close Play Area/Garden |
| 8 Edenwall triangle | 23 Parkside |
| 9 Prosper Lane green Coalway | 24 Primrose Drive Play area |
| 10 Jugs Hole Pond & meend | 25 The Paddocks Play area |
| 11 Parkend Walk community oak & green | 26 Poppy Field Play area |
| 12 Upper Palmers Flat fringe | 27 Lawley Rd Play area |
| 13 Gorsty Knoll Meend | 28 Battle Close Play area |
| 14 Ellwood Rd - Milkwall meend | 29 Inwood Drive Play area |
| 15 Bells Field | 30 Caudwell Close |
| 16a Angus Buchanan Recreation
Ground Play area | 31 Walnut Close |
| 16b Buchanan Bowls and Boules | 32 Sylvan Close Play Area |
| 16c Buchanan Hay & Wildlife Meadow | 33 Copley Drive |
| | 34 Coleford Cemetery |
| | 35 The Tump, Coalway Lane End |

New development will not be supported on land designated as local green space except in very special circumstances.

Map 8 Local green spaces



Map 8. Coleford Local Green Spaces
Larger scale map available at
www.colefordtownplan.com/maps

Local Green Space



Coleford Parish Boundary



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Ordnance Survey 100019102
Scale 1:13300 14 December 2017

Map 9 Bells field



Map 9. Bells Field Design

Larger scale maps available at www.colefordtownplan.com/maps

Character Assessments

5.4.13 Character Assessments of areas within Coleford were undertaken by the Steering Group in 2015. The whole of the Parish was split into 38 segments which were walked, and photographs taken to illustrate the assessments, completed according to the Place Studio template, and issued by Forest of Dean District Council. These details were aggregated into distinctive areas, with some variation within them. The different Character Areas were as follows (shown in Map 10):

- Coleford town: Town Centre and Conservation Area; industrial areas; residential areas
- Eastern Arc
- Seven gateways into the town
- Southern Arc

- Green Ring:
 - 1 to east and north separating Coleford town from surrounding settlements
 - 2 to west separating Coleford town from the AONB to the west
 - 3 to south between southern and eastern arcs, and Statutory Forest which also has heritage features around Gorsty Knoll

5.4.14 The Character Assessments identify positive features and special qualities, negative features and detracting elements, and ideas for improvements ('Looking Ahead'). They describe interesting buildings, materials, form and character of each area and the key features that contribute to each area's distinctive identity. It is important that any new development considers these character assessments and is designed and laid out to enhance the existing character.

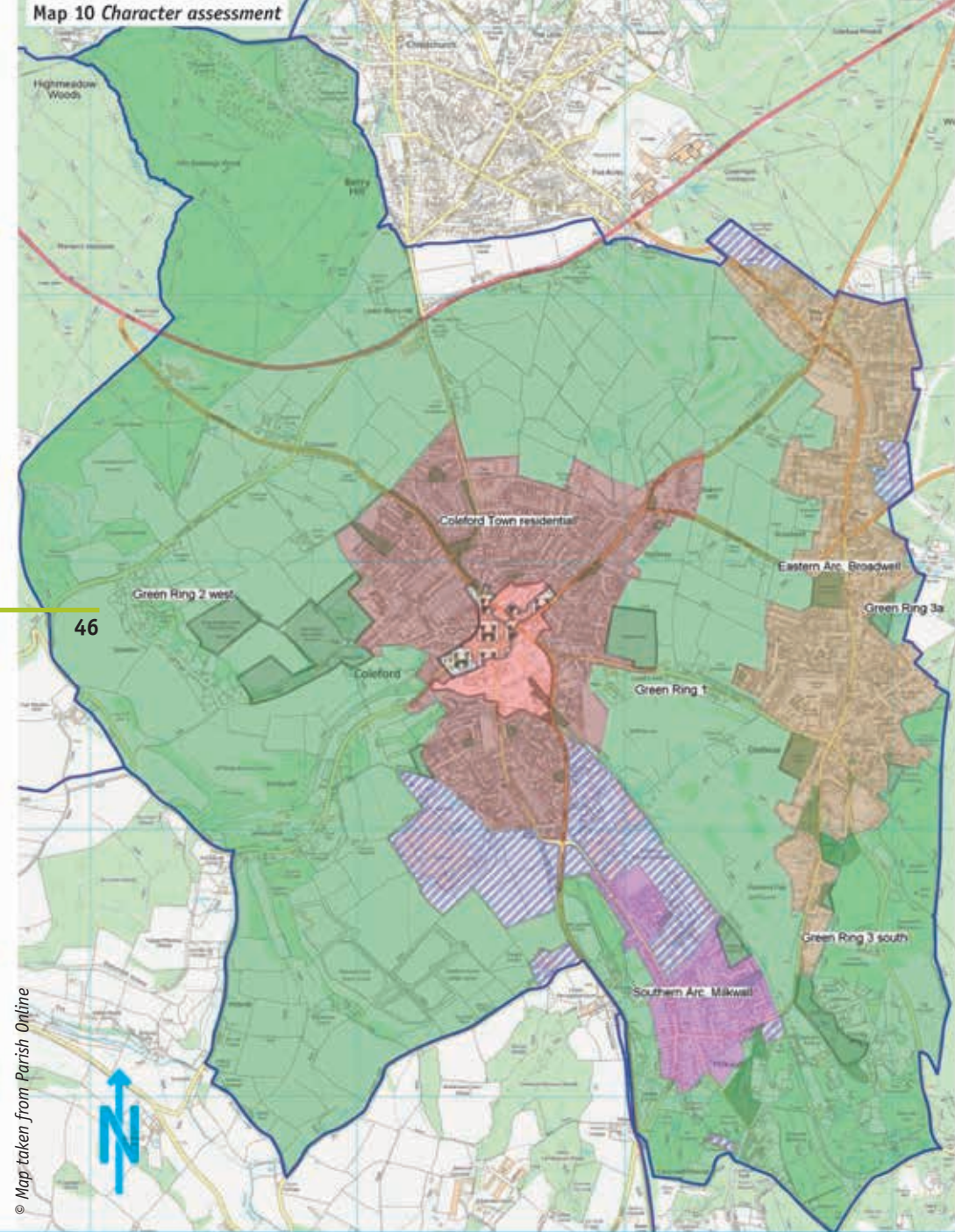
Policy CC4 Maintaining the Separation and Distinctive Identity of Settlements

Development in all of Coleford town's surrounding settlements should seek to retain and, where possible, reinforce the distinct identity of the settlement(s) as shown in the character assessments. Development proposals in the area should:

- Retain and enhance existing green infrastructure that maintains the separation from Coleford town
- Maintain the green space between the Eastern and Southern Arcs
- Retain and enhance existing green areas within the settlements, such as recreation areas and the meends
- Use appropriate building styles and materials²⁸
- Minimise traffic impact on the area
- Improve opportunities for walking and cycling

Development will have to be compatible with other NDP policies (NB design policies, open areas, local green spaces, key views as in Map 13, green areas protected by the NDP and on sites allocated for other purposes).

²⁸ Note FoDDC Design Guide (or any update. Also, see FoDDC AP AP4 Design of Development and AP5 Style and Materials of the Allocations Plan). Also, Coleford Conservation Appraisal and para 5.3.18 following.



© Map taken from Parish Online

Conservation Area		Coleford Town Residential		Coleford Parish Boundary	
Town Centre		Southern Arc		Local Green Space	
Gateways		Eastern Arc			
Industrial/Employment		Green Ring			

Map 10. Character Assessments of Coleford Parish
Larger scale map available at www.colefordtownplan.com/maps

5.5 Historic Environment

5.5.1 Coleford neighbourhood area has a wealth of historic assets. In addition to the Conservation Area in the town centre there are 42 statutorily listed buildings and scheduled monuments in the Parish including Whitecliff Furnace, Titanic Steelworks, scheduled Dark Hill Iron Works and 3 'Scowles' (features associated with early open cast iron ore mining) in Dingle Wood and Blake's Wood. The town of Coleford (first recorded as Coleverde in 1275) grew rapidly, with the War of the Roses leading to greater cohesion in the town centre. It went from a small market town to a thriving industrial centre by the late 17th century. The centre of the town has changed little since the 18th and 19th centuries and the Conservation Area contains many listed buildings. The use of local stone is conspicuous in many of the older buildings although orangey bricks manufactured locally are also evident as building materials.

See Map 11 and 12 for examples of heritage assets found in Coleford Parish. Many of these have an industrial link, but the number is notable (over 2,000 identified features within the Parish). Some assets are not designated e.g. Colour Works at Milkwall (for illustrated Valued Heritage Assets see Appendix G).

Character Assessments

5.5.2 Character Assessments of different character areas of Coleford (Appendix A) were prepared by members of the Steering Group and local volunteers to help identify the special features that are significant to the different character areas, in order to help protect them and ensure new development is

sympathetic in terms of design. The Coleford Character Assessment Overview summarises the key areas of interest and is set out below.

5.5.3 Although the topography of the Forest coalfield is essentially a dome, the geology is a syncline, so the deepest vertical pits are further in than Coleford. Most of the earlier mines were adits where the Freeminers worked into the hillsides where the Coleford High Delf seam outcropped in the Crease Limestone. The iron was mined, and stone was also quarried especially to the north and south east.

5.5.4 The Eastern Arc is a grouping of settlements where a variety of small mines at Mile End, Broadwell and Coalway led to the development of hamlets carved out of the Forest, with local shops, pubs, chapels and houses around the tram roads and railways. The character of these settlements still displays this, although now all the tram/railways are either footpaths or cycleways, most of the shops have gone, but many of the chapels, and some small industrial sites remain. The housing has expanded along the road which connects these 'satellite suburbs' along the ridge, and link roads act as the gateways into the town much like spokes on a wheel.

5.5.5 These arcs are separated from Coleford market town by a Green Ring of agricultural/leisure functions (designated by FoDDC as locally valued landscape (Map 7). They back onto the Statutory Forest, most of which only borders the Parish. However, at Gorsty Knoll there is a very valuable part of the Forest which is meend within which are found 2 Sites of Special Scientific Interest (SSSIs) and 2 Scheduled Monuments (Appendix M) at Dark Hill where the Mushet iron works are of national importance: defined as the Heritage and Green area. This focuses on the iron

*Open copyright and database rights 2017 Ordnance Survey 100019302
Scale 1:12772
1 November 2017



Figure 18
Tourism and Heritage:
Initial Consultation Findings

being built, both in the town at Sunnybank and High Nash but also in the Eastern Arc at Wynols Estate, Broadwell and Wilkes Meadow, Mile End. Partly this related to the expansion of industrial and other employment, notably the factory of H Carter at High Nash (now Suntory). The soft drinks, (Ribena brand stems from here, Lucozade, orange juice and squash etc.) demanded good water, which was extracted (and still is) from the aquifer near the factory and also by the Colour Works at Milkwall. It also meant blackcurrants were grown locally (and elsewhere) and brought in.

5.5.9 In the 20th century the town expanded with the new road and a new industrial sector was built. Estates were built post war, and more in the 1960s and late 20th century and early 21st century as well as infill. Recently, there has been growth in administrative and tourism sectors, and the FoDDC office and tourist attractions have changed the use of space.

5.5.10 Nevertheless, the historical influence remains on the landscape, and some industries are still very active, such as the Whitecliff quarry which has an exit road by Robin Hood junction, named after the old mine. This area has much ecological value too, with SSSIs and indeed part of this is included in the Wye Valley Area of Outstanding Natural Beauty (AONB). The Green West to the north and west is contiguous with the Green Ring and is mainly agricultural and forestry, around the west edge bordering the peri-Welsh landscape. Included in this area is another Scheduled Monument at Whitecliff Furnace where the Mushets started their iron empire. This routeway also leads to Newland and its church (The Cathedral of the Forest) which had a huge parish from which Coleford was later subdivided.

industry and the Forest, commons, and local cultural use.

5.5.6 The Southern Arc has a historical background in that this has a more industrial as well as residential presence focused along one of the two major rail lines, down the valley leading toward the old iron workings, colour works and route to the docks at Lydney via Parkend. However, this has been affected significantly by a new road, Old Station Way, constructed in the 1980s when a major industrial area was added (and the town centre extended).

5.5.7 Coleford town centre, including the Conservation Area, is located where a number of local streams, Thurstan's Brook, Sluts Brook and the Collier join together in the centre of the market town, flowing out south as Valley Brook. This flows near a fault, down into the Newland abandoned meander, and then into the Wye. The core is the Market Place and surrounding network of streets, often relating to mills and administration, and Coleford has been the centre for the administration of the Forest for many years. The earliest map to show the town in a similar form to now is dated 1608. Reprisals after the Battle of

Coleford in the Civil War and the increase in prosperity around the 18th century means mainly Georgian architecture shows in the Conservation Area today.

5.5.8 From the low point at the Clock Tower and Market Place, the residential areas developed up the surrounding hills between the brooks and along the main routeways. Two rail companies operated and had stations in the town, the Severn and Wye, and the GWR. Expansion in the 19th century was then increased in the early 20th century with some significant public housing estates

5.5.11 The Character Assessments indicated that there was no 'one' or defined group of design characteristics alone within each character area, and therefore design policy should reflect both the latest Forest of Dean Residential Design Guide, FoDDC policies AP4 and AP5, and respond positively to the Character Assessments (Appendix A).

Community Consultation

The extensive community consultation and engagement activity has provided a range of suggestions for improving the historic environment which have led to the policies following:

5.5.12 In the various consultations (Appendix B), people mentioned: the importance of maintaining, conserving and enhancing the historical and archaeological assets; concern about assets where an impact could be made in association with planning applications, e.g. for extension of quarrying, and where they are going into disrepair. Improvements: provide more information, e.g. published character assessment and local listings register, and a variety of locations were given special mention, which could be included in heritage trails (Scheduled Ancient Monuments [SAMs] at Whitecliff, Dark Hill and Titanic; Caradoc Stone).

In 2016 policies consultation, CHE1 Protecting and Enhancing Local Character gained 82% support; CHE2 Protecting Heritage Assets gained 79% support.

Protecting Heritage Assets

5.5.13 There is a need to provide support for the historic environment in sustainable development, as well as a holistic approach to heritage issues, covering built heritage assets, below ground or archaeological heritage assets and the historic landscape. There is a need and a public wish to protect key views of heritage assets.

5.5.14 Coleford's character and local distinctiveness is due as much to the numerous small, repetitive details as it is to individual historic assets (Appendix M for Listings and Scheduled Ancient Monuments, also Archaeology). The cumulative negative impact of small-scale development, such as extensions, window replacement, etc. can destroy the uniformity and commonality which makes the area more than a collection of individual buildings. The Neighbourhood Plan recognises the contribution which small elements make to the character of the area and seeks to protect them.

5.5.15 In addition to Coleford's many listed buildings and the Conservation Area, there are many heritage assets of local importance which are not designated. For examples of these, such as Newland Street Viaduct, see Appendix G.



Policy CHE1 Protecting and Enhancing Local Character

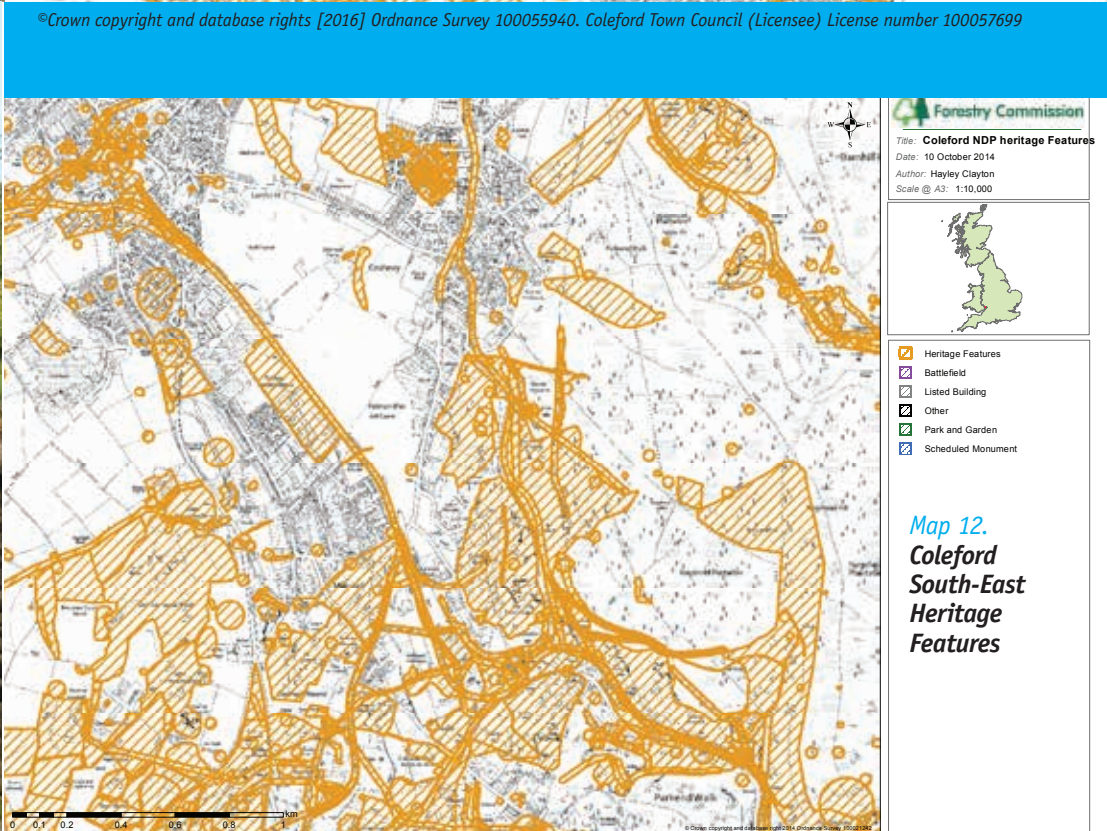
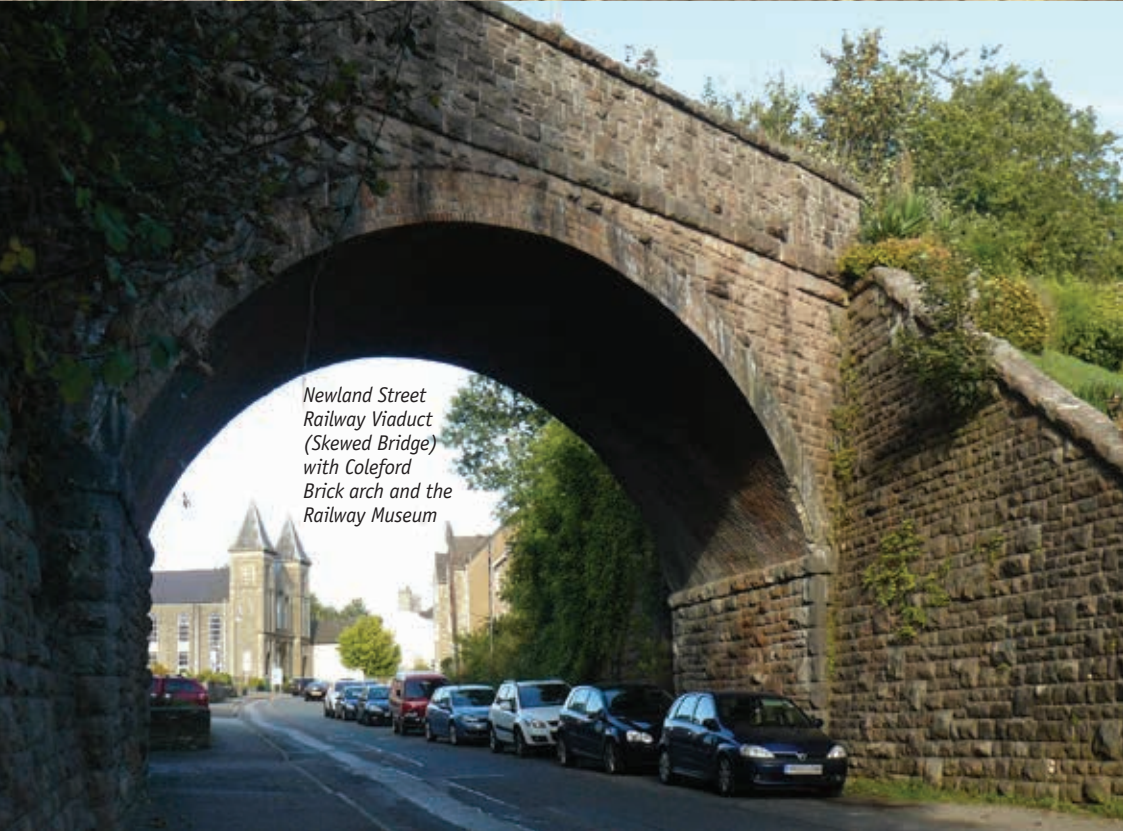
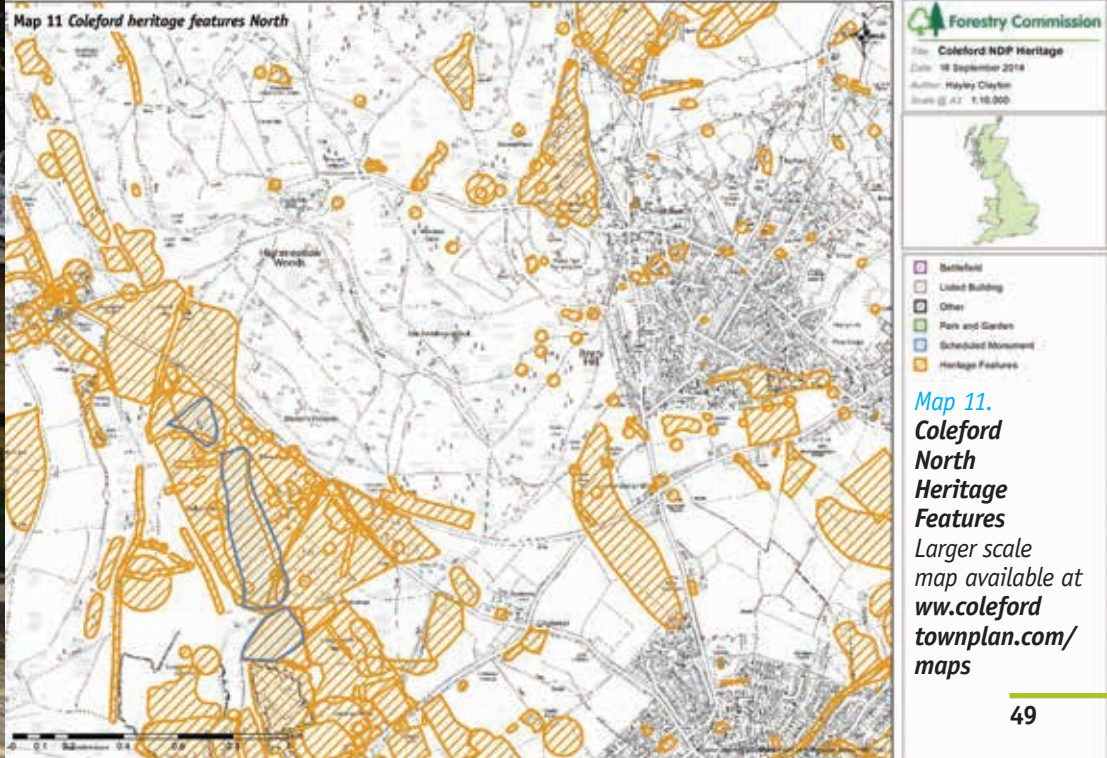
New development will be required to respond positively to the local context, be in conformity with the Forest of Dean District Council Residential Design Guide, Allocations Plan policies AP4 and AP5 and also demonstrate consideration of the Character Assessments for each Character Area identified.

New development should be of a scale, height, massing and design which is appropriate to its context. Innovative contemporary designs will be supported where appropriate but designs should be sensitive to the existing built heritage. Use of traditional local materials such as forest stone and local brick will be supported.

New development which protects and enhances existing trees, hedges and historic market town appearance of the Town Centre and Gateway routes in will be supported in particular (see Maps 2 and 3).

Development will have to be compatible with other NDP policies (NB design policies, open areas, local green spaces, key views as in Map 13, green areas protected by the NDP and on sites allocated for other purposes).





Newland Street Railway Viaduct (Skewed Bridge) with Coleford Brick arch and the Railway Museum



Whitecliff Furnace (SAM)

Policy CHE2 Protecting Heritage Assets

The Neighbourhood Plan identifies the following properties as non-designated assets. Development should protect and, where possible, enhance both designated and valued non-designated heritage assets*.

*See below for named Valued Non-designated Heritage Assets, and Appendix G for more detail and exact location.

Coleford Town Centre	Railway museum on site of original station Milestone in Forest stone Market Place traffic lights Once independent cinema, now part of small group Mushet mural Gates and plaque to David and Robert Forester Mushet Market Hall mural
Coleford Town, residential Victorian	Angus Buchanan Gates 3 storey semis adjacent to St Johns Forest stone terrace, Boxbush Rd Coleford House note bell on top of old St John's Primary school
Coleford Town, residential	'Skew Bridge' railway viaduct, Newland St Rock House, along the Tram Rd, above Newland St
Eastern Arc	Broadwell Memorial Hall
The Gorse Gateway	The Gorse Almshouses
Coalway Road Gateway	Crown Inn Coalway Dressed Forest stone villa, built for quarry owner, Parkend
Perrygrove Gateway	Robert Forester Mushet Memorial plaque
Whitecliff Gateway	Whitecliff House and garden
Green Ring - zone 1	Poolway Farmhouse Tram way Poolway (map evidence & hedge boundary only)
Green Ring - zone 2	Oval red stone bridge, Whitecliff Burial Path Possibly medieval house, Whitecliff
Green Ring - zone 3	Colour Works building Gorsty Knoll Tram road leading from the old station site at Milkwall Local greystone cottage, Gorsty Knoll
Southern Arc	Tufthorn Inn Milkwall Hall
Whitecliff Gateway	Well/spout Whitecliff

Proposed actions for the Town Council, partnerships and other interested parties (See projects section 7.5). Note improvements to:

- Develop and promote historic and heritage trails
- Murals to illustrate history and heritage
- Recognise valued heritage assets (as illustrated in Appendix G)

Developments that would detrimentally affect the integrity and/or the setting of either designated or the identified non-designated heritage assets in the neighbourhood area will not be supported unless the harm to the significance of the heritage asset concerned is outweighed by the public benefits that would arise from the proposed development.

5.6 Natural Environment

5.6.1 Coleford Parish area has a wealth of significant natural heritage assets. These include:

- Wye Valley and Forest of Dean Bat Special Area of Conservation (SAC) (Map 14)
- Sites of Special Scientific Interest (SSSI) (Map 14)
- Numerous Tree Preservation Orders
- Meends
- Statutory Forest on the edge of the parish.

5.6.2 The Landscape Character Assessment for the Forest of Dean 2002²⁹ explains what the landscape of each place is like and what makes one place different from another. It assumes that every place is special and distinctive and sets out to show just how and where these special qualities and distinctive features occur. The character assessment identified fifteen landscape character types across the district and 42 landscape character areas.

5.6.3 Coleford falls within Landscape Character Type Limestone Hills and Landscape Character Area 2c Coleford and Christchurch Hills. The Landscape Character Assessment covering Coleford Parish reads:

The most significant settlement in the Limestone Hills is Coleford ... The landscape character area comprises gentle hills surrounding ... Coleford. ... [C]onvex hills are cloaked by fields of improved pasture defined by a well maintained network of hedges. However, in close proximity to the settlements the influence of the urban fringe becomes apparent; areas of neglected pasture and manicured golf courses contrast strongly



with the patchwork of pasture fields ... The underlying Carboniferous Coal Measures have had a strong influence on the industrial development of the area and the growth of these settlements in the 19th and 20th centuries. In more recent times large housing estates, and industrial areas and factories sited on the edge of towns and as ribbon developments along roadsides exert a strong urbanising influence on the landscape. Built elements, often of incongruous materials and design, are frequently visible on the skyline, or obscure views from roads into the landscape beyond.

5.6.4 The Landscape Strategy for the Forest of Dean Council (2004)³⁰ suggests that

in the Limestone Hills the following key environmental features should be conserved and enhanced:

- Rolling landscape of interlocking convex hills and dry valleys formed from Carboniferous Limestone and Coal Measures providing contrasting experiences. Hilltops are elevated and afford extensive views over the surrounding landscape. Valleys are intimate and sheltered
- Generally poor soils and hilly landform well suited to pasture which is the dominant land use on the hills
- Fields defined by well-maintained hedgerows creating a patchwork landscape that emphasises hilly landform
- Hedgerow trees, copses on steeper slopes

and large areas of mixed and coniferous woodland giving the sense of a well wooded landscape

- Small villages are well integrated with their surroundings and display vernacular building styles and the use of locally quarried stone. Village churches are often a prominent landscape feature and are visible from some distance away. Large towns exerting a strong urbanising influence over the landscape and containing many buildings betraying their industrial origins. Scowles and other remnants of mining activity representing important reminders of the area's industrial heritage. Large areas of woodland on the Carboniferous Coal Measures obscuring the underlying subtleties of landform and geology

Figure 19
Rural Surroundings and Green Infrastructure Findings

²⁹ www.fdean.gov.uk/residents/planning-building/planning-policy/local-plan-new/landscape-character/

³⁰ www.fdean.gov.uk/media/4204/landscape-strategy.pdf

■ Mature trees are an important characteristic of the whole Parish (including within the town) and contribute to the rural nature of the area and to the views in and out of town

In addition, the strategy identifies a number of outline landscape strategies which could be brought forward to guide development through the Coleford NDP. These include:

New housing and employment on the fringes of Coleford

■ Conserve the landscape setting of Coleford

■ Promote high quality residential development that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials

■ Conserve existing landscape features (trees, hedges) as intrinsic part of new development

■ Encourage a positive approach to new development and seek opportunities to create exciting new character in areas of degraded or declining landscape

■ Seek innovative architectural/landscape ideas to create new character and minimise impact on local landscape character such as the use of 'green roofs'

Pressure for new recreation and tourist development in the vicinity of Coleford and within Highmeadow Woods

■ Conserve the rural landscape setting of Coleford

■ Seek to minimise the encroachment of development into visually exposed landscapes

■ Conserve and enhance areas of existing woodland/forest cover

■ Conserve and enhance mature trees, which are essential to the area's character and natural environment

Community Consultation

The extensive community consultation and engagement activity has provided a range of suggestions for improving the natural environment which have led to the policies following:

5.6.5 In the consultations of 2015 & 2016, people responded that the green landscape which separates out the surrounding settlements, and those settlements from Coleford Town, was important (e.g. Berry Hill separate from Coleford); rural spaces in surrounding settlements were valued such as Broadwell FC, Forest Hills, Forestry Commission land, e.g. Jugs Hole and woods at Worcester Lodge; Tree Preservation Orders (TPOs) Appendix L and enforce conservation of species habitat; protecting the Green Ring and recognising groundwater issues, water quality as well as flood risk.

Improvements: recognise and enhance quiet reflective areas, 'breathing spaces' and also wildlife corridors; promote areas for small scale food growing/orchard/community farm; tighter control on the boar; public buildings should embrace green and renewable technologies.

Green Ring

See Map 12 Character Assessments in 5.4, Appendix N Landscape Assessment Bells Field

5.6.6 The town of Coleford is surrounded by a 'Green Ring' of open landscape which is accessible to all and is an important part of Coleford's local character. In community consultation sessions for the NDP, there were many comments in support of retaining and enhancing the natural environment. (See also Local Green Spaces Policy CC3 and Town Centre Policy CTC1. Also see 5.4.9 and CSP9 in the Core Strategy.) The following

Policy CNE1

Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements

New development should protect and enhance local landscape character in Coleford and its surrounding settlements.

Subject to other development plan policies new development will be supported, which demonstrates how it:

■ Promotes high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials

■ Conserves the landscape setting of Coleford, including the Green Ring

■ Conserves existing landscape features such as trees, and hedges as intrinsic parts of new development

■ Conserves the valued views into and out of sites as on Map 13

■ Seeks opportunities to create exciting new character in areas of degraded or declining landscape, and

■ Seeks opportunities for innovative architectural/landscape schemes to create new character and minimise impact on local landscape character such as with the use of ecofeatures

New recreation and tourist development will be supported where it would:

■ Conserve the rural landscape setting of Coleford and surrounding settlements as well as neighbouring villages, e.g. Berry Hill (see West Dean Parish's NDP)

■ Seek to minimise the encroachment of development into visually exposed landscapes/key views

■ Conserve and enhances areas of existing woodland/forest cover

Policy CNE2 Green Ring

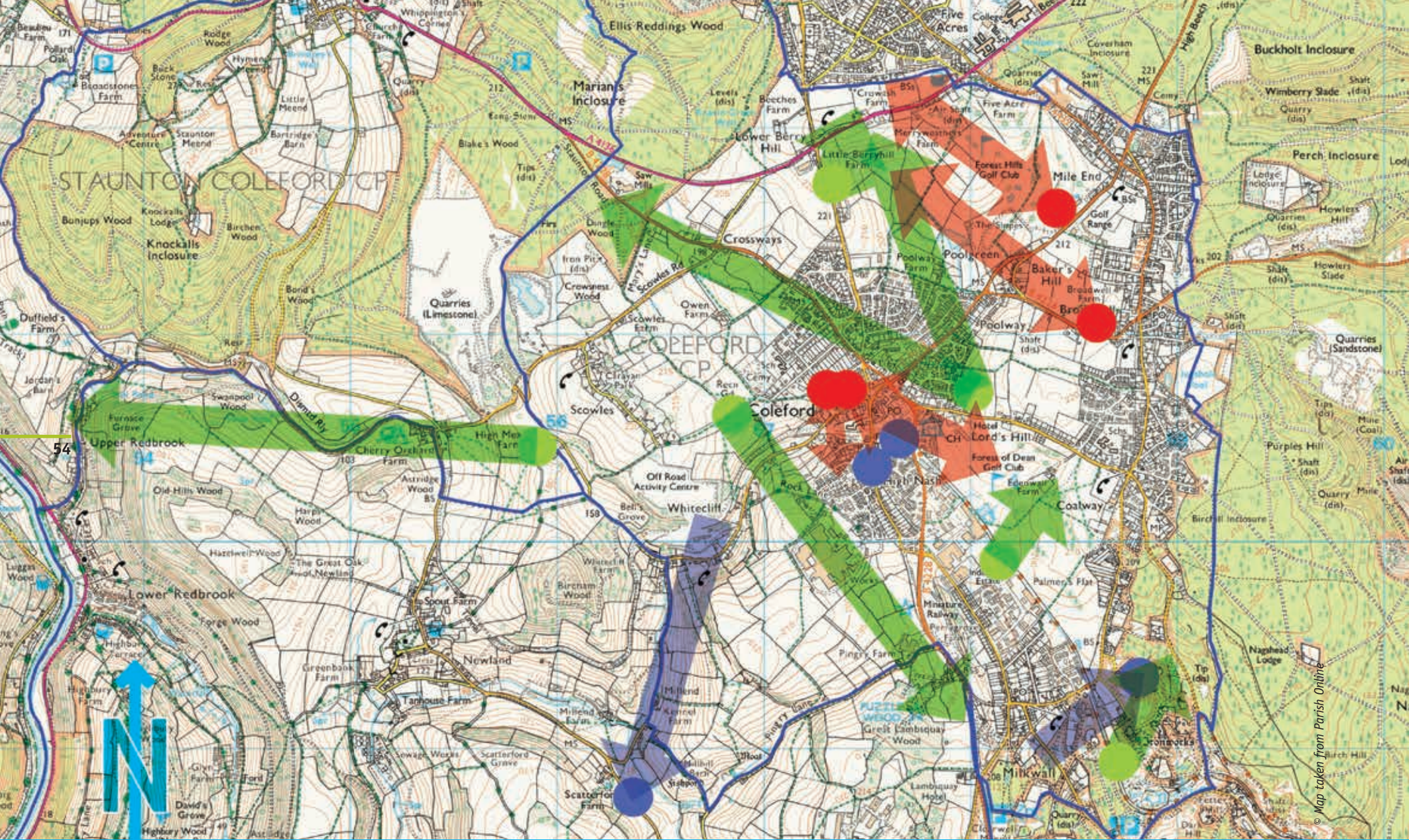
The Neighbourhood Plan identifies a Green Ring to protect the historic and natural setting of Coleford.

Within the identified Green Ring Zones 1-3 land will be protected from development that would detract from the open setting of Coleford.

Within Green Ring Zones 1-3 proposals that would consolidate or enhance outdoor recreational facilities and to assist in the delivery of biodiversity objectives will be supported.

Panoramic view from Lower Lane, toward Broadwell on the rim and over the town





© Map taken from Parish Online

Views in and out



Views out



Views in



Parish Boundary



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Scale 1:12772
15 October 2017

consultation comments are related to all or parts of the Green Ring as below:

Whole Green Ring

- Keep all green spaces (existing)
- Create links (cycleways and paths to link settlements) to the north and south
- Forest waste to be made into village greens
- Keep forest 'waste' areas
- Look at green spaces to protect – linked maybe to walkways
- Allocate village greens, more spaces adopted as protected land
- Clearing of spaces; planting of wild flowers; reclaim verges; grass cutting costs could be reduced
- 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

Green Ring (1 and 2) (3 South)

- Keep Green Ring and keep village community
- Keep separate identities of villages
- Keep green spaces beyond boundary – example Prosper Lane
- 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 this
- Information stops and plaques (like Dark Hill), incorporating health walks

The Green Ring with zones shown as 1, 2, 3 on Map 10 requires protection from inappropriate development. These zones provide a significant contribution to local landscape character in terms of protecting

the historic and natural setting of the town within its 'bowl'

5.6.7 Within the Green Ring the following areas are particularly important:

- Whitecliff valley as a green Gateway into Coleford
- Pingry Lane as a green lane
- Meends around the Southern and Eastern Arc
- Scowles, for example at Scowles
- Two golf courses, at Bells and Forest Hills
- Bells Field, separating the town from the Eastern Arc

5.6.8 The Coleford NDP has a role in protecting existing green infrastructure and expanding it to promote the creation of new green infrastructure if new development proposals come forward. Such green infrastructure could include protection and creation of woodland and wildlife corridors, meends, wetlands, open water, golf courses and other environmental assets in the area to preserve and expand the existing ecosystem network.

Green Infrastructure

5.6.9 Multi-functional green infrastructure is important to underpin the overall sustainability of a development by performing a range of functions including flood risk management, the provision of accessible green space, climate change adaptation and supporting biodiversity. An example of a green infrastructure provision is sustainable drainage systems. These can deliver benefits for people and for wildlife and make a valuable contribution to the local green infrastructure network. Actions such as re-naturalising watercourses can also bring multifunctional benefits, including benefiting flood attenuation. Woodland planting

can also help mitigate flooding. Research indicates that green roofs/living roofs can reduce run-off and thereby the risk of surface water flooding; reducing the requirement for heating and air-conditioning; and providing habitat for wildlife. Examples of open water in Coleford parished area are the Stowfield quarry pond, open water on the golf courses, Jugs Hole, Aarons Pond and Valley Brook (Whitecliff).

5.6.10 Proposals may present opportunities to incorporate features such as roosting opportunities for bats, the installation of bird nest boxes or the use of native species in the landscape planting and we advise including within a green infrastructure policy the requirement for ecological enhancements.

Policy CNE3 Green Infrastructure

Development proposals should safeguard protected species and habitats.

Subject to other development plan policies development proposals will be supported where they safeguard protected species and habitats. Development proposals should:

- Demonstrate how the design has taken into account its potential impact on local habitats and species.
- Ensure that appropriate measures are put in place to protect wildlife and enhance biodiversity and important habitats. Appropriate measures may include for instance use of swift bricks, bat and owl boxes, and ensuring that new and converted buildings provide nesting and roosting spaces for bats and birds. A mixture of native species typical of this locality should be incorporated in landscaping schemes including: Coast Redwood; Douglas Fir; Beech; Yew; Hazel; Ash; Oak; European Larch; Silver Fir; Birch; Scots Pine; Sweet Chestnut.
- Incorporate features such as green/living roofs. Re-naturalising water courses, planting of native woodland and use of sustainable drainage (SUDS) will be encouraged, especially for public buildings.

Any new development will also have to be compatible with other NDP policies (NB design policies, open areas, local green spaces, key views as in Map 13, green areas protected by the NDP and on sites allocated for other purposes). Opportunities for developer contributions will be sought (see list with 5.7.12).

Proposed actions for the Town Council, partnerships and other interested parties (See projects section 7.6). Note improvements to:

- Promote natural heritage of Coleford Parish
- Green cycling/walking trails
- Establish and maintain Local Green Spaces



Ancient Woodland  Wye Valley AONB  Site of Special Scientific Interest 
 Special Area of Conservation  Parish & NDP Boundary 

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 Scale 1:12772
 15 October 2017



Incorporating key trees into new developments such as these ones at Lawley Road and Walnut Tree Close). (See TPOs Appendix L)

Map 14 Coleford Designated Natural Areas
 Larger scale maps available at www.colefordtownplan.com/maps

5.7 Infrastructure, Transport and Pedestrian Access

5.7.1 The initial consultations highlighted infrastructure as a key theme but what also emerged was a need to study infrastructure in more detail. This was achieved through an Access Survey (Appendix E) which was designed so that the modes of transport and abilities of respondents were not distinguished unless wished and instead the focus was on determining what was and was not easy to reach. As well as traditional infrastructure needs such as drainage and traffic, this enabled a better picture to emerge of current access to housing, education, dentistry, health and social care, the transport system, 'the high street', community facilities, art and culture, sports, leisure, safe places to cross the road, well-being and worship, rests, notice boards and key high street services such as the post office, banks and pharmacy.

Community Consultation

The extensive community consultation and engagement activity has provided a range of suggestions for improving infrastructure, transport and pedestrian access which have led to the policies following:

Some topics are referred to under other chapters of the Plan. Otherwise, all the consultations together highlighted that respondents raised the following:

- Traffic congestion, and heavy traffic on the main gateways and the impact on road surfaces in Coleford were noted at a number of locations, e.g. Old Station Way. Particular

pinchpoints were at Bank St; Lords Hill; Gloucester Rd by the pavement extension; Newland Street

- Risk of accident, e.g. Mile End, and Coalway. Improve junctions
- There are not enough safe places for pedestrians to cross at key locations e.g. Bank St; Old Station Way. Enforce speed limits on gateways
- Need for free parking and reduce signage clutter for the car parks: will encourage visitors to use town facilities
- Consider setting back construction line to improve parking provision
- Pavement widths and surfaces are poor in places e.g. High Nash - Tufthorn; e.g. no footpath High Nash traffic lights along Arthur Cooper Way to Lambsquay where Perrygrove and Puzzlewood located
- There are opportunities to reconfigure the Clock Tower area; e.g. include taxi rank
- There are opportunities to improve pedestrian flow in the town centre
- Public transport is limited in bus routes, times, bus stop locations and facilities at bus stops such as benches, up to date information and shelters. There are also no secure places for mobility scooters to park so that the occupants that can alight and join the public transport system or use shops and services without their scooters
- There are opportunities to create new cycle trails, including from Berry Hill
- There are opportunities for more benches, resting perches and notice boards
- Given the flood risk, there is insufficient surface drainage and sewer capacity. The following places were noted: Lord's Hill; Bank St to Whitecliff; Staunton Rd; Gloucester Rd by the road narrowing; Poolway Place; Alms houses; The Gorse
- Water quality, including groundwater was noted
- People feel a significant number of homes are built without sufficient associated

infrastructure

- Broadband and mobile phone reception is poor in some areas
- Dental, GP, pharmacy and banking services could be improved, particularly their services and locations, reducing the need to travel to them
- Education for primary, secondary, adult and special needs could improve in their services and some, their locations

In the policies consultation 2016, Policy CTIA1 Transport and Movement gained 75% support; CTIA2 Through routes and Gateways gained 79% support. Further policies were added following comments from respondents.

(Please read the above in conjunction with: Figs 2 and 14; the Access Survey Appendix E)

5.7.2 Traffic congestion and waiting time is clearly an important concern in Coleford, especially at the Market Place/Gloucester Rd traffic lights where the three gateways meet, where the Conservation Area is looking shabby by the Kings Head, and where HGVs including quarry lorries and articulated lorries from major employers in the town have to pass through. This is also by the

recently started Tourist Information Office, and adjacent to the Market Place focus for shopping, visitors, and events. Traffic surveys (Appendix J) and air quality readings were carried out to assess the situation.

5.7.3 Volumes of exhaust gases from HGVs already exceed nationally accepted limits in Lydney and Chepstow and are very close to the limit in Coleford at the Gloucester Rd traffic lights. Increased numbers of lorry movements which could arise from granting of outstanding planning applications for quarry extension, and changes in the Minerals Plan will significantly add to the pollution at Bank St and the Market Place/Gloucester Road traffic lights which are focal to the town and in the Conservation Area. It will also increase air pollution at the Tufthorn Avenue/High Nash lights.

Policy CITPA1 sets out the Plan's approach to traffic and movement issues. It offers the opportunity for mitigation measures where appropriate. The following measures in particular should be addressed where necessary as part of any mitigation measures:

Table 11 Summary traffic figures on two days in February 2016

	Total traffic	Av per hour	LGVs	OGVs	Buses
Thurs 02/10/2016 07.00-19.00	11620	1043	778	1279	118
Sat 20/02/16 07.00-14.00	6179	912	380	140	27

If this is compared to figures produced on a Monday in 2010 relating to a retail store application, the total number of vehicles is not so radically different, but the number of OGVs is twice as much again.

- Improvement of the road, cycle, footpath networks to create more pleasant and safe areas for all highway users (e.g. vehicles, mobility scooters, pedestrians and cyclists) whilst at the same time improving the safe flow of traffic, and helping to reduce vehicle emissions
- New infrastructure and links that improve access including by public transport to the site
- Publication and encouragement of greater use of public transport eg through travel plans
- At Market Place and Gloucester Rd traffic lights, use a traffic management scheme to identify and evaluate options for pedestrian and easier traffic movement, and enable

implementation of the preferred option (see also 7.7)

- Improved parking, including on approach roads to reduce congestion e.g. at traffic lights Gloucester Rd/Market Place

5.7.4 The NDP cannot influence service provision other than in making policy to provide and protect the built environment so as to assist provision. Therefore much of the data gathered has been distributed to service providers. However, town councillors are able to use the information to encourage provision of better services and data can be used for forward and business planning.

5.7.5 A singular reference to mobility scooter parking is included because a) the user was from a protected group of the Equality Act and b) because ‘the purple pound’ (the spending from the disadvantaged populations) represents a UK collective spending power estimated at £249 billion <http://www.independentliving.co.uk/industry-news/championing-the-purple-pound/>. Coleford cannot afford to disregard this income potential given both its higher than average number of older adults and health restricted population.

Further, the Core Strategy Settlement Policies describes a transport and access priority for Coleford as:

‘Provide better road, pedestrian and cycle access both to, and within, Coleford. Make improvements to public transport where they can be made.’

5.7.6 The Core Strategy acknowledges that development should provide the ‘necessary infrastructure to support the services it needs’ (para. 4.17). It also accepts that proposals that would lead to ‘unreasonable’ demands for infrastructure will not be acceptable (para. 5.8). These objectives are then incorporated in to policy CSP4: *‘All proposals, whether at settlements or not, should be resource efficient and make the best use of available infrastructure. Where their needs cannot be met, additional infrastructure provision arising from the needs of the development will be sought by way of developer contributions. This includes social and community infrastructure, such as library or health provision, or facilities for emergency services; green infrastructure such as recreation space, protected landscapes and natural areas; and physical infrastructure which includes roads, sewers etc.’*

5.7.7 As Coleford has grown over recent years, so there has been evidence of strain in terms of health services and facilities. The district mental health centre has moved to Cinderford leaving site 2 for sale and empty. Coleford Family Doctors (formerly Coleford Health Centre) temporarily closed their list to new patients just as the Thurstan’s Rise development of 156 new houses became occupied in 2015. The distances to higher level facilities like Gloucester and Cheltenham hospitals are 20 and 25 miles away respectively, without easy transport routes. There is a full review underway of Forest health and care provision and needs by Gloucestershire CCG and Gloucestershire Care Services: Sustainability and Transformation Plan³¹.

5.7.8 Coleford is a key priority in the CCG’s ‘sustainability and transformation plan’. It is anticipated that GP primary care will be improved in the next 5 years, looking to improved and expanded services. The need for expansion of Coleford Family Doctors has been noted. This larger/replacement primary care facility could include additional provision e.g. minor operations. Its preferred location is to be in the town centre. An area of approx. 700–1,000sqm would be required. However, the Review is also considering the provision of a new hospital for the Forest as a whole, and should a site in/near Coleford be selected, then the primary care provision could be as part of a larger hospital development (site size is not yet defined as depends on facilities included, could be up to 2 ha). As at 2017 the Review has not made decisions as to the Hospital provision.

5.7.9 There are 3 primary schools within Coleford NDP area (Coleford St John’s; Coalway Infants and Coalway Juniors). In addition, children attend local nurseries and both primary and secondary schools inside

58 Figure 20 Extract from Newland Parish Council response to the minerals plan (Appendix K)

NITROGEN DIOXIDE IN DIFFUSION TUBES BY U.V.SPECTROPHOTOMETRY							
REPORT NUMBER	K02499R						
BOOKING IN REFERENCE	K02499						
DESPATCH NOTE	28279						
CUSTOMER	Richard Crighton Attn: Richard Crighton Newland Parish Council						
DATE SAMPLES RECEIVED	20/04/2016						
Location	Sample Number	Exposure Data					TOTAL
		Date On	Date Off	Time (hr.)	µg/m ³	ppb	µg NO ₂
Traffic Lights at Tourist Information	687931	08/03/2016	08/04/2016	744.00	34.41	17.96	1.86
Traffic Lights Kings Head	687932	08/03/2016	08/04/2016	744.00	29.31	15.30	1.59
Opposite Beales Garage	687933	08/03/2016	08/04/2016	744.00	26.88	14.03	1.45
Shophouse	687934	08/03/2016	08/04/2016	743.83	16.40	8.56	0.89
Rose Cottage	687935	08/03/2016	08/04/2016	743.83	22.89	11.94	1.24
Trowgreen	687936	08/03/2016	08/04/2016	743.42	18.59	9.70	1.00
St. Briavels School	687937	08/03/2016	08/04/2016	743.33	12.79	6.68	0.69
N/A	687938	08/03/2016	08/04/2016	743.00	35.36	18.46	1.91
Laboratory Blank				744.00	0.02	0.01	0.001

³¹ www.gloucestershireccg.nhs.uk/last-chance-for-public-to-give-their-views-on-five-year-health-and-care-plans/

and outside the NDP area. See Table 13.

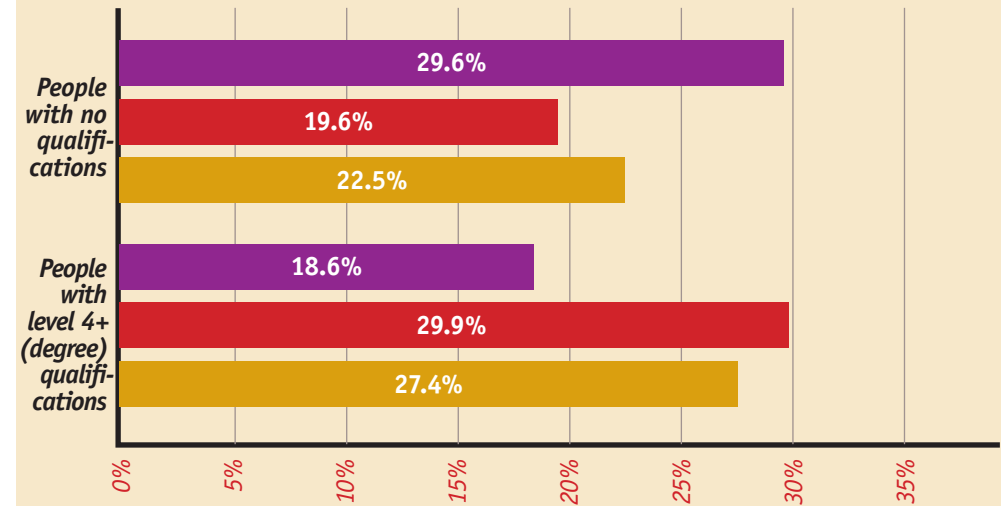
5.7.10 Although the main secondary school for Coleford is situated outside the Coleford NDP area (in West Dean/BHCEE NDP area) the provision for students up to 16 is of great importance to Coleford.

Lakers School was put into Special Measures following inspection in December 2015, but at July 16 Ofsted noted some actions had been implemented to take it out of those Measures. As from Sept 2017 Lakers has changed into Five Acres High School and is now an Academy. Furthermore, the

Table 12
Education: numbers on roll 2016

Establishment	Parish	Type	Capacity	Number on roll	
				Jan 2016	Number attending from Coleford Parish
Lakers	West Dean	Secondary	870	605	307
Berry Hill	West Dean	Primary	210	161	46
Coalway Infant	Coleford	Primary	180	182	163
Coalway Junior	Coleford	Primary	240	238	205
St. John's Primary	Coleford	Primary	225	202	173
Ellwood Primary	West Dean	Primary	140	139	61
Clearwell Primary	Newland	Primary	70	45	9
Parkend Primary	West Dean	Primary	70	62	5
Heart of the Forest	West Dean	Special	100	101	16
NURSERY/CHILD CARE					
Greenwood Nursery	Coleford	Nursery	36	not available	not available
The Opportunity Centre (Family Tree)	Coleford	Nursery	35	not available	not available
Ellwood Nursery School	Coleford	Nursery	24	not available	not available
The Rose Day Nursery	Coleford	Nursery	34	not available	not available
Parkend Nursery	West Dean	Nursery	12	not available	not available
Little Stars Nursery	West Dean	Nursery	41	not available	not available
Family Tree Leaves Nursery Centre					
Coleford St John's	Coleford	Nursery	22	not available	not available
Coalway Early Years	Coleford	Nursery	45	not available	not available
Berry Hill Under 5s	West Dean	Nursery	35	not available	not available

Figure 21 Education and skills Coleford Gloucestershire England



People with no qualifications

29.6% of people aged 16+ (22.5% England)

2,035

People with highest qualification: Level 1

15.2% of people aged 16+ (13.3% England)

1,045

People with highest qualification: Level 2

15.8% of people aged 16+ (15.2% England)

1,090

People with highest qualification: Level 3

12.3% of people aged 16+ (12.4% England)

845

People with highest qualification: Level 4 (degree level qualifications)

18.6% of people aged 16+ (27.4% England)

1,280

'Level 1' qualifications are equivalent to a single O-level, GCSE or NVQ. 'Level 2' qualifications are equivalent to five O-levels or GCSEs. 'Level 3' qualifications are equivalent to two A levels. 'Level 4' qualifications are equivalent to degree level or higher.

Gloscol Five Acres site, which provides for students aged 14 and over, is next door to the school, and is scheduled to relocate to Cinderford in 2018. It is likely that the provision of A Levels will discontinue there, despite having a new building.

Thus the whole Five Acres site is a major site for potential development within BHCEE NDP, and Coleford NDP has made comment emphasising the needs of Coleford students, and their ease of access to continue education and gain higher skills. From the statistics in 5.2.3 and Fig 21 the need for improved access to quality local provision of skills and training is clear. This is very difficult to influence when the secondary and tertiary provision is outside the NDP area, but is still just as necessary. Quality education up to 18 in appropriate and local premises for a catchment of 11,000+ is a vital need for residents and local employers.

5.7.11 The need for infrastructure and improved access within the environment should be upgraded with all new development. This is also true as tourism and heritage are key to Coleford's future. Policies are framed to achieve this, whilst maintaining and promoting the character and setting of Coleford as a historic market town.

5.7.12 New homes and developments will bring additional demands on services and infrastructure such as healthcare and education, community facilities, utility and public realm infrastructure. To mitigate these demands and to keep in line with growth, cumulative funding or full funding of such projects will be sought via developer contributions. This is to achieve the vision of Coleford and its settlements retaining their character, but drawing in the quality investment for Coleford to thrive.

Developer Contribution List for Infrastructure

The requirements following will be achieved through engagement with all parties at an early planning stage: Coleford Town Council, FoDDC planners and developers. Opportunities will be taken up through S38, S106, Community Infrastructure Levy (CIL), Gloucestershire CC Local Transport Plan and Forest of Dean Infrastructure Delivery Plan³². The list is not in order of priority as it will vary with specific developments and during the Plan period.

- Improve parking for all, including quality parking for new developments, creative use of space and secure parking for mobility scooters, mopeds and prams in the town centre
- Improve on-street parking creating 'avenues' whereby laybys are made into, but retaining, green verges and banks and which include sustainable urban drainage schemes, such as tree planting between parking bays. The aim is to make the provision dual purpose and would give due regard to disabled users
- Improve transport settings, shelters, notice boards or digital displays and places to rest (perches and benches)
- Following the traffic management scheme at Market Place and Gloucester Road traffic lights, as described in CITPA1, introduce measures to improve the safe flow of traffic and reduce vehicle congestion and emissions
- Introduce traffic flow and calming measures for Tufthorn Avenue, including considered projects such as bypass roads
- Create safe places to cross roads at Mile End, Staunton Road/Bank Street, Broadwell and to consider Coalway and Old Station Way/Main Place

- Improve physical environment, transport infrastructure and signage for Community Facilities and Tourism
- Improve infrastructure for Education, Health, Dental and associated services
- Improve Town Centre frontages and appearance of Gateway buildings
- Provide quality public realms for all and public art

- Create and enhance Public Rights of Way, cycling and pedestrian routes
- Support the appropriate authorities to maintain highways, hedges and pathways
- Improve water management and infrastructure to decrease flood risk
- Improve broadband

In all cases, development to be in keeping with the character and setting of the area.



Traffic congestion at Market Place Traffic Lights, in Bank Street



Policy CITPA1 Transport and Movement

Subject to other development plan policies development proposals will be supported where they can be satisfactorily incorporated within the existing highway network or where appropriate mitigation works can be undertaken.

Policy CITPA2 Through Routes and Gateways

Development proposals which would have adverse impacts on through routes or gateways as shown on Map 3 will only be supported where they:

- Incorporate appropriate design of new building sympathetic to the streetscape and local character as defined in the character assessment for the area (Appendix A)
- Enhance landmark buildings/views of landmark buildings (see Map 13)
- Use a mix of appropriate low maintenance, hard and natural landscaping
- Improve safety, ease of access and environment for pedestrians and cyclists
- Review use of signage and street furniture to reduce clutter and, where possible, help reinforce the identity and distinctiveness of the area
- Incorporate public art

Opportunities for developer contributions (see list with 5.7.12) could be used

5.7.13 Regulation 14 representations show concern about the capacity and provision of health infrastructure to adequately meet the needs of Coleford population. Gloucestershire Clinical Commissioning Group (Glos CCG) which has now taken responsibility from the NHS: *'has produced a primary care strategy that supports the vision for a safe, sustainable and high quality primary care service, provided in modern premises that are fit for purpose. Our ambition is to support patients to stay well for longer, connect people to sources of community support and ensure people receive joined-up out of hospital care.'*

'As part of the strategy, a more detailed five-year prioritised Primary Care Infrastructure Plan (PCIP), was completed and approved by the CCG Governing Body in March 2016. This is available on the CCG website. Looking forward to Gloucestershire 2031, the PCIP sets out where investment is expected to be made in either new, or extended buildings over the next five years.'

'The redevelopment/replacement of Coleford Health Centre was identified as a key priority. In April 2015 around 7,100 patients were registered with the practice at Coleford Health Centre and the building is already too small for this many patients. It is anticipated this will increase to around 8,000 over the next 15 years. We estimate we need almost double the existing space over the next few years to provide primary care services. We are keen to identify potential site options for how we meet this requirement, taking into account, the Practice requirements, this neighbourhood plan, as well as other wider plans, such as the Forest of Dean community services review, which recently set out a case for change around health facilities across the Forest of Dean.'

5.7.14 Consultations for a new Community Hospital in the Forest of Dean close December 17, and consultation over a primary care facility for Coleford is expected to take place in 2018 as a matter of priority and relating to criteria in policy CITPA3. Plainly the scale and nature of the facilities may alter as they are worked up in further detail. However, at this stage it is envisaged that the primary care centre would occupy around 700-1000 square metres. A District Hospital would be likely to need a site in the order of two hectares.

Flooding

5.7.15 In two sources a) P113: FoDDC's Allocations Submission map of Coleford town centre, and in the Environment Agency's online long term flood risk pages the area from Bank St/Lords Hill through part of St John's St, Market Place, Newland St and down Whitecliff to the edge of the Parish is shown as floodzone 3 ie high risk (Map 2). Outside this area is a larger low risk area.

5.7.16 The infrastructure in the town centre and Conservation Area is vital for shopping, employment and traffic movement in and through the town. From Market Place to Whitecliff there are properties at risk, which have been flooded on multiple occasions. Most significantly in 2007 flooding occurred, but has happened irregularly many times, usually after intense rainfall and when the ground has become saturated. The bowl formation round Coleford means the confluence of streams and drainage into Market Place and then down toward Newland focuses the threat to watercourses. Excessive rainfall leads to saturated land which increases the threat of surface water flooding. Recent building of Thurstan's Rise has illustrated the problems of water management where the development was

Policy CITPA3 Local infrastructure for health and well-being

The Neighbourhood Plan supports the development of a primary care health centre and the Forest of Dean hospital in the neighbourhood area.

The development of a primary health care facility will be supported where it meets the following locational and practical criteria:

- Accessible: for patient & staff car parking, public transport and appropriate disability access
- Town centre location
- Flexible to address increased population growth in this Plan as well as any further projection from relevant NHS authorities

In the event that the Forest of Dean Hospital is chosen to be located in the neighbourhood area such a proposal will be supported subject to the following criteria:

- Accessible: for patient & staff car parking, public transport and appropriate disability access
- Within the development boundary
- With a possibility of linking the primary care centre with such potential hospital site in Coleford

Any new development will also have to be compatible with other NDP policies (NB design policies, open areas, local green spaces, key views as in Map 13, green areas protected by the NDP and on sites allocated for other purposes). Opportunities for developer contributions (see list with 5.7.12) could be sought.

Policy CITPA4 Flooding and increased capacity in water systems

New development proposals should be designed in a fashion that provides appropriate levels of capacity in water systems and to prevent flooding.

delayed, and the construction of a large way for the Slut's Brook watercourse has shown to fill rapidly in 2015/16 winter. The waterlogging of the recreational area there is notable. In Boxbush Rd flooding has come through from Victoria Rd/Staunton Rd in the last two years.

5.7.17 See the Coleford and Newland Drainage Investigation Feasibility Report for Gloucestershire County Council prepared by Atkins Consultants Ltd 2009, where they say that 'poor structural and serviceability condition contributes to the flooding problems in the area, caused by incapacity in the systems'. Peak flow in Thurstan's Brook culvert is greater than the culvert's capacity. Newland St culvert has 'two main partial blockages where the obstruction causes water to back up the system and flood upstream which results in overland flow along Newland St'. Valley Brook, which leads on from Newland St culvert, 'has insufficient capacity in a number of sections'. Silt build up is mentioned very frequently in the report.

5.7.18 In addition, the surface drainage and sewage system is in poor condition in places. Some of the network is combined sewer, which is radically affected with intense rainfall. Indeed 'local residents should be informed that the level of protection for highway flooding to resolve out of sewer flooding is for a 1-in-5-years event.

Whilst some work to improve the water management systems has been carried out, the identified works are not complete. Coleford Town Council will investigate any uncompleted works, notify FoDDC and thus Gloucestershire County Council to effect completion. Still, the lack of capacity of the drainage systems leads to overflow and flooding. It is also noted that Dwr Cymru is a key partner responsible for infrastructure capacity.

5.7.19 Specifically, it is noted in the FoDDC policies and flood risk document³³ against Ellwood Rd site 'major groundwater vulnerability and source protection zone 2'. This relates to the aquifer, from where historically water has been sourced for the key employer in Coleford, now owned by Suntory who manufacture soft drinks.

Minor groundwater vulnerability is noted against Worcester Walk/ North Road (3 counts) and for Kings Meade 'Edge of site affected by SW issues.' Against Tufthorn Ave site is noted 'Edge of site adjoins watercourse which has potential SW flood issues.' Noted with ref to Poolway Farm is 'minor groundwater vulnerability see policy re watercourse.' In short, the significance of surface water flooding and effects on groundwater are noted against all the Coleford sites.

5.7.20 The design and location of new developments, conversions and extensions should be resilient to the effects of flooding and take account of sustainable water and sewage management. This also relates to climate change.

For Coleford, the higher risk areas are

- The whole area which drains toward and through Coleford town centre (as Market Place/ St John St through Newland St to Whitecliff is categorised as flood zones 2/3)
- For reasons of groundwater: Ellwood Rd Worcester Walk/North Road, Poolway Farm
- For adjoining watercourse reasons: Tufthorn Ave site, Kings Meade

Risk assessment must be provided to show no adverse risk of pollution to groundwater or controlled waters including potable supplies, surface watercourses, ponds etc. In general terms all new developments other than minor domestic or commercial extensions



Gateway 5, High Nash shows off the Conservation Area

will be expected to be accompanied by a Flood Risk Assessment to national and local specifications.

5.7.21 At application to FoDDC Planning department any development must provide evidence of:

- a sequential, risk-based approach to the location of the development, in order to avoid possible flood risk to people and property as well as setting out measures to manage any residual future risk
- mitigation and adaption to climate change and alleviation of increased vulnerability to the range of impacts arising from climate change
- proportionate and appropriate pollution control measures to prevent adverse impacts on the water environment

Full details of the following must be provided at the beginning of the application process: Sustainable Urban Drainage Systems (SUDS) as the first method of surface water disposal (including permeable surfaces for parking places/drives) proposed drainage schemes for both surface and foul water (including details of their routing, design, and subsequent management and maintenance). No building shall be occupied until the drainage and sewage schemes have been implemented in accordance with the approved details.

Proposed actions for the Town Council, partnerships and other interested parties (See projects section 7.7). Note improvements to:

- As a matter of priority: create a responsive town council/GCC/Highway/LPA committee to define a smooth procedure that



Gateway 2, Gloucester Road, where the Kings Head and Conservation Area shows improvement is needed

achieves the developer contribution process described above

- Monitor air quality
- Access to cycle and pedestrian trails with appropriate signage of these routes
- Review bus stop facilities and car parking
- Support the extension of railways within the area

(See Appendix A for all gateways in character assessment and Appendix G for valued heritage assets)

6.0

section

64 6.0 MONITORING AND REVIEW

■ When made law, this NDP will become part of the FoDDC Local Plan. It will become material consideration, and thus will be the key guidance for planning in Coleford NDP area and for the Town Council when undertaking discussions with Developers/ Forest of Dean District Council in advance of any planning applications, and when considering individual planning applications.

■ Developers will be directed to the Plan and any relevant Appendices e.g. Character Assessment, Site Assessments ready for any initial discussions with the Town Council NDP Committee

■ The Town Council NDP Committee will be involved at the pre-planning stage in conjunction with the Agencies, LPA and any Developer, to focus on specific issues/projects/applications for new development and/or regeneration

■ The NDP will be a key context against which planning applications will be assessed by the Planning Committee and Full Council

■ Plans are only valuable when kept up to date. Coleford Town Council will monitor the policies and proposals in the Plan on a regular basis as it works alongside the planning procedure as above, and in partnership with its Four Year Development Plan.

■ Reviews of this NDP will be conducted through Coleford Town Council at its Annual Parish Meeting in April/May following an opportunity for the public to participate. Major reviews will be conducted to ensure conformance with the Forest of Dean Core Strategy review in 2021 and 2026 to take into account any changes or new policies arising from a new or equivalent Core Strategy/Local Plan.

■ A monitoring report will be prepared on the NDP and presented to the Annual Parish Meeting in April/May each year. This report will include information on the following:

- How many new houses, or conversions, have occurred within the settlement boundary
- The percentage of affordable housing that has been provided in any development
- The percentage of houses that have been built to Lifetime Home standards.
- Changes in air quality, as measured at the main traffic lights in the town centre.

■ The Town Council Public Safety and Highways Committee will review and work with the District Council, Gloucestershire County Council and Gloucestershire Highways to ensure improvements in road safety, congestion and parking issues covered by our policies. It will support local and district strategic traffic management which reduces HGV/LGV vehicles through the area in order to minimise their adverse impact, whilst managing new developments so that they do not have an unacceptable impact on the flow of traffic through the Town.

■ With stakeholders, will explore the possibilities of extending and/or the opening of new cycle paths and walkways.

■ The Town Council will liaise with the Forestry Commission and landowners to ensure that wildlife, the countryside and the Forest within our NDP area are protected, and that the Forest remains in public ownership.

■ Where the need for minor changes in the NDP is identified, Coleford Town Council will work with the community and other partners such as Forest of Dean District Council to produce updates and amendments where necessary.

■ Should significant sections of the Plan become out of date the Town Council will look to review the whole document by producing a new plan following the Neighbourhood Development Planning procedure.

7.0

section

7.0 PROJECTS

These relate to the Plan above, and show how planned improvements could be effected. Some will be within the lifetime of this Plan, some may be longer term projects. The Town Council in their monitoring of the NDP above, and in their Four Year Development Plan will assess progress and report back at the Annual Parish Meeting.

7.1 Coleford Town Centre

Regeneration of Coleford Town Centre and Edge of Town Centre

7.1.1 Development of a garden on the Lawnstone site:
Coleford Town Council (CTC) to support this project and to liaise with the planning department to put pressure on them not to sell the whole site. As part of the site is not included in the Allocations Plan (AP) an area could be used for this public realm landscaping. Part of the site is categorised as Local Green Space. A local community gardening group could be set up to establish and maintain the Lawnstone Garden.

7.1.2 Differing management and use of the Clock Tower and historic area:
Planners could be brought in to project-manage consultation and transformation to increase the cultural value and effectiveness of that area

to the community and visitors. Include edge of town centre as it relates to regeneration.

7.1.3 As part of a strategy to improve and regenerate Coleford town centre and surrounding areas and increase tourism: The Town Council, with representatives from the retail sector and planners could develop a shop front design guide.

The Town Council, with District Council advice, and in partnership, should investigate funding opportunities to support improvements in Townscape Heritage or other appropriate heritage-led regeneration programmes, taking into account infrastructure policies and need for an access audit e.g. St John's Church.

Information to promote heritage assets should be published, for education and to increase awareness locally and made available for locals and visitors. This includes local places of interest, activities and attractions, cycling, walking, heritage and green trails, Walkers Welcome initiative.

Investigate new technologies such as Apps to promote tourism in the town.

7.1.4 Redesign of Coleford town centre traffic movements and working, e.g. bus stops, parking, to make it much more attractive and effective and increase tourism and the holding of events. The project could include the management of car parking spaces as well as changes to pedestrian movements within the town centre and improved signage in and around the town centre.

7.1.5 Enhancing the entrances into the Town Centre at the Gateways.

7.2 Economy

7.2.1 A project looking at unused/underused spaces in the Parish. This could include eg the restoration/reuse of St John's Church as a multi-purpose facility.

7.2.2 Develop accommodation in the town for tourists, particularly low-cost.

Ensure all available accommodation is easily accessible. This could be achieved with a project developed with Wye Dean Tourism, Coleford Town Council, The Forest of Dean District Council, other commercial outlets.

7.2.3 Further branding and marketing of Coleford and surrounding areas could be achieved by making detailed information readily available:

- online
- through phone apps
- on aerial maps
- through other media outlets
- by themed walks/cycle trails or other routes
- by improved transport and pedestrian access signage

7.2.4 Creation of networks, building partnerships with business clubs and local and national organisations.

7.2.5 Extended footpaths and cycle trails to allow more educational value, and to make more of the natural and heritage assets for local people (especially children) who want to know more about their place. Also for visitors who come to the Forest and do not know about the innumerable heritage sites (over 2,000), nor the biodiversity (for example, glowworms, bats and proportion of oaks) which are in Coleford Parish. This to be carried out in partnership to maintain

the balance between the natural and historic environments and the numbers of local people and visitors who come here to enjoy them. (See also 8.7.5.)

7.3 Housing

7.3.1 Providing information on the character of housing within our NDP area, noting historical, town centre and surrounding villages. This could be in the form of a booklet with photographs of typical housing forms. Booklets on green spaces, character areas – would be good to produce these as standalone resources so people can read independently of the NDP itself. A fold-out map would be a good format.

66 7.4 Communities and Community Facilities

7.4.1 Develop a cultural hub to add to community and visitor attractions. This could be an artisan centre/museum sited in or at the edge of the town centre, e.g. St John's.

7.4.2 To make easily available (via the internet, tourist centre or literature produced by the Town Council and other bodies) all the community facilities of the NDP area.

This could be achieved by preparing annually:

- List of community facilities
- Giving a brief description of their use
- Map location of the site
- Contact details for users and potential volunteers

7.5 Historic Environment

7.5.1 Development of historic and heritage trails (see 7.7.5 for more detail and examples).

The Parish has so much industrial history and heritage. There is one existing heritage trail around the town centre, but it needs to be signed. Adding new ones to, for example, Gorsty Knoll into Dark Hill, could also link such trails into natural heritage.

7.5.2 Murals which denote the history of Coleford exist already, and these and additional murals could form part of the project to enhance the town centre.

7.5.3 Work with FoDDC, Forestry Commission and Foresters' Forest regarding recognition of Valued heritage assets, without designation at 2017 (Appendix G).

7.6 Natural Environment

(see 7.7 for more detail)

7.6.1 The Parish has a wealth of natural history as well as heritage. There is one existing cycle trail which leads from the Forest and meends into the town centre. There should be a focus on a hub in Coleford town centre from which both natural and heritage trails radiate out and link into other trails through the Forest.

7.7 Infrastructure, Transport and Pedestrian Access

7.7.1 Set up a Town Council/GCC/Highway/LPA committee to review, produce and implement solutions relating to Transport, Infrastructure and Accessibility issues within Coleford Parish. This would include:

- traffic movement around the town centre, including Market Place and Gloucester Rd traffic lights. Real assessment of traffic increases, crossing times and places, air quality, accessibility and risk assessment;
- identification and evaluation of options such as changed traffic light system, realigning the crossroads, mini roundabout; consultation re planned solutions; costing and timescales for implementation
- traffic and pedestrian issues at main gateways, particularly at key junctions, e.g. Mile End, Coalway
- implementation of agreed solutions
- monitoring, making results and outcomes easily available to check resolution of congestion, pedestrian accessibility and air quality

7.7.2 Investigate costings for ownership/control of car parks towards free or reduced parking and reduced signage clutter for the car parks.

7.7.3 Review 'Avenue Parking' near town centre – retain but maximise the use of wide green verges and banks so as to improve parking generally and for events, taking vehicles off the highway and pavements. Use best design such as 1) trees with SUDS' bases spaced intermittently along the bays for best use of funds/the bays are dual purpose in also addressing excess highway water and 2) include ratios of disabled parking.

7.7.4 Survey bus stop facilities to assess the accessibility of stops: how well they are functioning as a setting in terms of location, design and comfort, information and service provision.

7.7.5 Implementation of safe cycle and pedestrian trails as well as footpaths (notably with the Forestry Commission). These to focus on historic and natural environment, including archaeological, industrial heritage and green/biodiversity themes. Both pedestrian and cycle trails could also link to attractions, accommodation and transport nodes. Within this, there will be clear respect for the balance between visitor numbers and the built and natural environment they come to enjoy. This would significantly increase the opportunities to attract tourists to visit and stay longer in and around the town, hence increasing the wider economy. It would also be of importance for local people, especially children, to learn about their place in an active, healthy and participative way. The signing and routing would illustrate key aspects of the natural (e.g. meends, specific species) and the heritage (e.g. valued heritage assets as well as Listings, mines and quarries).

Suggested routes:

- From Coalway/Broadwell/Mile End through via Nag's Head RSPB Reserve, to Sculpture and cycle trail, Parkend Station and thus Lydney
- Christchurch Forest Holidays into Coleford Town Centre (and then link through to Lydney – see above)
- From Milkwall Bridge via Scarr Bandstand to Clearwell Iron Mines and into Coleford via Lambsquay and Puzzle Wood
- Extended signage for biodiversity on Gosrty Knoll, connecting into Dark Hill route

Partners could also include: Wydean Tourism, Forest of Dean Local History Society, Dean Archaeological Group, Dean Forest Voice and other appropriate partners. Foresters' Forest project is in process, and part of this is relevant here; it will also give a way of working and links with volunteers.

Implementation could include:

- Photographs of an area – semi-aerial view of all the walks and important sites on the walks
- The times needed to walk from one to another
- Guided trails (This would link in with the Coleford Walkers' Festival)
- Maps/materials, including local poetry and narrative for trails. The use of apps and leaflets attainable at key points, and through the Tourist Information Centre, could include booklets on Local Green Spaces, historic character areas. These could also be produced as independent resources. (Coleford Town Council, with Coleford Area Partnership, are developing an app to enable users to explore the area with help from their devices, but without WiFi/data.)

7.7.6 Production of appropriate signage for all cycle, pedestrian and gateways routes within the area.

7.7.7 Bringing old railway route to Monmouth back into some form of use. There would be a challenge of getting around the quarry that now stands in the way. But this trail would attract more tourists to the area.

7.7.8 Together with 7.7.7 above extension of the steam railway route would attract more visitors to the area.



8.0

section

68 8.0 Glossary

Affordable housing: Affordable housing is not available on the open market. It is available as social rented, affordable rented or as shared ownership housing, and is managed by a Registered Social Landlord, who maybe the local authority.

Affordable/social housing: Affordable and intermediate housing, provided to eligible households whose needs are not met by the market. Eligibility is determined with regard to local incomes and local house prices. Affordable housing should include provisions to remain at an affordable price for future eligible households or for the subsidy to be recycled for alternative affordable housing provision. Affordable housing does not include low cost market housing.

Affordable rented housing: This is let by local authorities or private registered providers of social housing to households who are eligible for social rented housing.

Affordable rent: This is subject to rent controls that require a rent of no more than 80% of the local market rent (including service charges, where applicable).

Allocations Plan: Refers to the FoDDC Allocations Plan ie the process of designating, allocating, sharing and use of land.

Community Infrastructure Levy (CIL): This is a potential financial levy on developments to help communities towards funding the development of facilities and infrastructure within the NDP area. With an NDP in place WDPC should receive 25% of any CIL monies.

Conservation area: An area designated by the District Council under Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 as an area of special architectural or historical interest, the character or appearance of which it is desirable to preserve or enhance. There are additional controls over demolition, minor developments and the felling of trees.

Core Strategy (CS): The Development Plan document setting out long-term spatial vision and objectives, and containing both strategic policies and generic policies which will apply to all development proposals in the Forest of Dean authority area as a whole.

Dwelling mix: The mix of different types of homes provided on a site this may typically include a range of types from, say, two bedroom houses up to larger four and five bedroom houses.

Evidence Base: The researched, documented, analysed and verified basis for preparing the Neighbourhood Plan. It consists of many documents produced over a period of years, many of which have been produced by the Forest of Dean District Council, as part of the process of developing its Core Strategy.

Evidence Base Summary: A document produced as part of the process of developing the Neighbourhood Plan. It supports the Plan by setting out a summary of the relevant Evidence Base and explaining how decisions were made.

Examination: An independent review of the Neighbourhood Plan carried out in public by an Independent Examiner.

Floodplain/Flood Zones: Areas identified by the Environment Agency marking areas as high risk (Zone 3), low to medium risk (Zone 2), or little or no risk (Zone 1).

Flood Risk Assessment: An assessment of the likelihood of flooding in a particular area so that development needs and flood mitigation measures can be carefully considered.

Forest Waste: Land that is managed/owned by the FC that is not being used for the production of timber – some Forest Waste are SSSIs and afforded protection through the Wildlife and Countryside Act (as amended) 1981 and the Countryside and Rights of Way Act 2000.

Green corridors: Green spaces that provide avenues for wildlife movement, often along streams, rivers, hedgerows or other natural features. They connect green spaces together and often provide pleasant walks for the public away from main roads.

Green infrastructure: The network of accessible, multi-functional green and open spaces.

Green Living Plan: The Green Living Plan is an initiative that will bring together new and existing projects and initiatives to provide a coordinated approach to sustainable living.

Gross density: The number of dwellings per hectare when the calculation of the site area includes the entire site area (see also net density).

Habitats Regulations: The European Union Habitats Directive aims to protect the wild plants, animals and habitats that make up our diverse natural environment. The Directive created a network of protected areas around the European Union of national and international importance. They are called Nature 2000 sites. If development is likely to affect a Nature 2000 site, an assessment under the Habitats Regulations is required.

Hectare: An area of land of 10,000 square metres – equivalent to a square with sides 100m x 100m.

Highway authority: Highway authorities are responsible for producing the local transport plan and for managing existing or proposed new local roads in the area. In our case Gloucestershire County Council.

Independent Examiner: Anyone with appropriate qualifications and skills who meet certain requirements set out in the Localism Act. This could be a planning consultant or other planning professional, an employee of another local authority or a planning inspector.

Infill: This means the building of a small number of houses (no more than three) in a gap within an otherwise built-up frontage or group of houses.

Infrastructure: All the basic works and services which are necessary to support human activities, including roads, electricity, sewers, water, education, health facilities and so on.

Infrastructure Impact Survey: A study of any development on: energy provision, energy risk, architecture, housing, connectivity, education, health and other services, water supply and disposal, environmental and historical issues.

Lifetime Homes: this is a set of design requirements for homes that will meet the differing and changing needs of households. It gives guidance on how to incorporate the Lifetime Homes design criteria, encompassing the principles of inclusivity, accessibility, adaptability, sustainability and good value.

Listed buildings: Buildings and structures of special architectural or historic interest, which are listed by the Department for Culture, Media and Sport. Listed buildings are graded I, II* or II with Grade I being the highest. Listing includes the interior as well as the exterior with protection and maintenance being the subject of special legislation. Listed building consent is required before any works are carried out on a listed building.

Localism Act: An Act of Parliament that became law in April 2012. The Act introduces a new right for local people to draw up “Neighbourhood Development Plans” for their local area.

Local Green Spaces: Area of existing green areas of particular importance which have been identified by local people as valued and thus should be conserved/protected. These areas must satisfy strict criteria as laid down in paragraphs 76 and 77 of the NPPF.

Market housing: Housing for sale or for rent where prices are set in the open market.

Meend: uncultivated open land, characteristically related to but not in the inclosures of the statutory forest, for common use.

Mixed-use developments: Where more than one use is constructed. Uses may be mixed within the same building (e.g. offices above shops) or may be mixed across the site (e.g. houses next to shops and community facilities).

National Character Areas (NCAs): These are sub-divisions of England, each with a characteristic association of wildlife and natural features. Every NCA, which do not follow administrative boundaries, has a unique identity due to wildlife, landforms, geology, land use and human impact.

National Planning Policy Framework (NPPF): The National Planning Policy Framework was published by the Government in March 2012. It sets out the Government’s planning policies for England and how these are expected to be applied.

Neighbourhood Development Plan (NDP): This is a Plan document for a defined area subject to examination in public and approval by referendum. It will be used on approval in the determination of applications.

Net density: The number of dwellings per hectare when the calculation of the site area excludes features such as open spaces for the benefit of the wider community, significant landscape buffers and major access roads (see also gross density).

Open space: Land that is of public value, including public landscaped areas, playing fields, parks and play areas, and also including areas of water such as rivers, canals, lakes and reservoirs, which can offer opportunities for sport and recreation or can also act as a visual amenity or a haven for wildlife.

Overdevelopment: Each site is considered individually re the appropriateness of what is proposed. Usually density of development, massing of buildings and context are the considerations.

Parish/Town council: Parish councils are the tier of governance closest to the community. Parish/Town councils are elected bodies and have powers to raise taxes. Their responsibilities vary, but can include provision of parks and allotments, maintenance of village halls, litter control and maintenance of local landmarks.

Planning permission: Formal approval which needs to be obtained from a local planning authority to allow a proposed development to proceed. Permission may be applied for in principle through outline planning applications, or in detail through full planning applications.

Policy: A policy is a principle to guide decisions and achieve rational outcomes. A policy is a statement of intent, and is implemented as a procedure or protocol.

Publicly accessible open space: Open space that is open to the public and is normally owned and managed by a private owner.

Public open space: Open space where public access may or may not be formally established, but which fulfils or can fulfil a recreational or non-recreational role (for example, amenity, ecological, educational, social or cultural usages), and is normally owned and managed by a public organisation such as the Forestry Commission, West Dean Parish Council or the Forest of Dean District Council.

Referendum: A general vote by the electorate on a single question that has been referred to them for a direct decision. In the case of the Neighbourhood Development Plan, the referendum will decide whether or not to adopt the Plan.

Section 106 Agreement: A legal agreement under Section 106 of the 1990 Town and Country Planning Act. Section 106 Agreements are legal agreements between a planning authority and a developer, or undertakings offered unilaterally by a developer, that ensure that certain extra works related to a development are undertaken.

Statements of Environmental Opportunity (SEOs): Based on integrated information, SEOs offer guidance on the critical issues, which could help achieve sustainable growth and a more secure environmental future.

Strategic Environmental Assessment (SEA): Assessments made compulsory by a European Directive (the SEA Directive), to be implemented in planning through Sustainability Appraisal of Development Plan documents and Neighbourhood Plans where required.

Sustainability Appraisal (SA): A process of appraising policies for their social, economic and environmental effects to ensure that it would contribute to achieving sustainable development, which must be applied to all Development Plan documents including Neighbourhood Development Plans.

Sustainable Urban Drainage Systems (SUDS): A drainage system that controls the rate and quantity of run-off of surface water from developments. It replaces the conventional practice of routing run-off through a pipe to a watercourse, which can cause problems with flooding. SUDS minimise run-off by putting surface water back into the ground on site through measures such as permeable paving, underground infiltration blankets and drainage swales (similar to traditional ditches). Where surface water must still be taken off-site (because, for example, the site is underlain by clay that reduces the permeability of the ground), features to slow down the rate of run-off are used that may include ponds or underground storage tanks to store water and oversized pipes.

Tree Preservation Order (TPO): Part of Town and Country Planning is made by the LPA to protect specific individual trees or a group of trees or woodland from deliberate damage and destruction. The TPO can prevent felling, lopping, topping or uprooting or damaging without permission from the LPA.

Town Centre: Area defined on the local authority's proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses.

Main town centre uses: Retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities, the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, night-clubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, culture and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities).

Valued Heritage Assets: Those assets that are not designated statutorily at 2017, but have been identified by local people, as of particular value and/or interest and to which the principles of protection should be applied.

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Forest Talk Radio
To access the NDP, its appendices, and the maps at a larger scale please use www.colefordtownplan.com.

Contact us through email info@colefordtownplan.com or via Coleford Town Council on **01594 832103**.

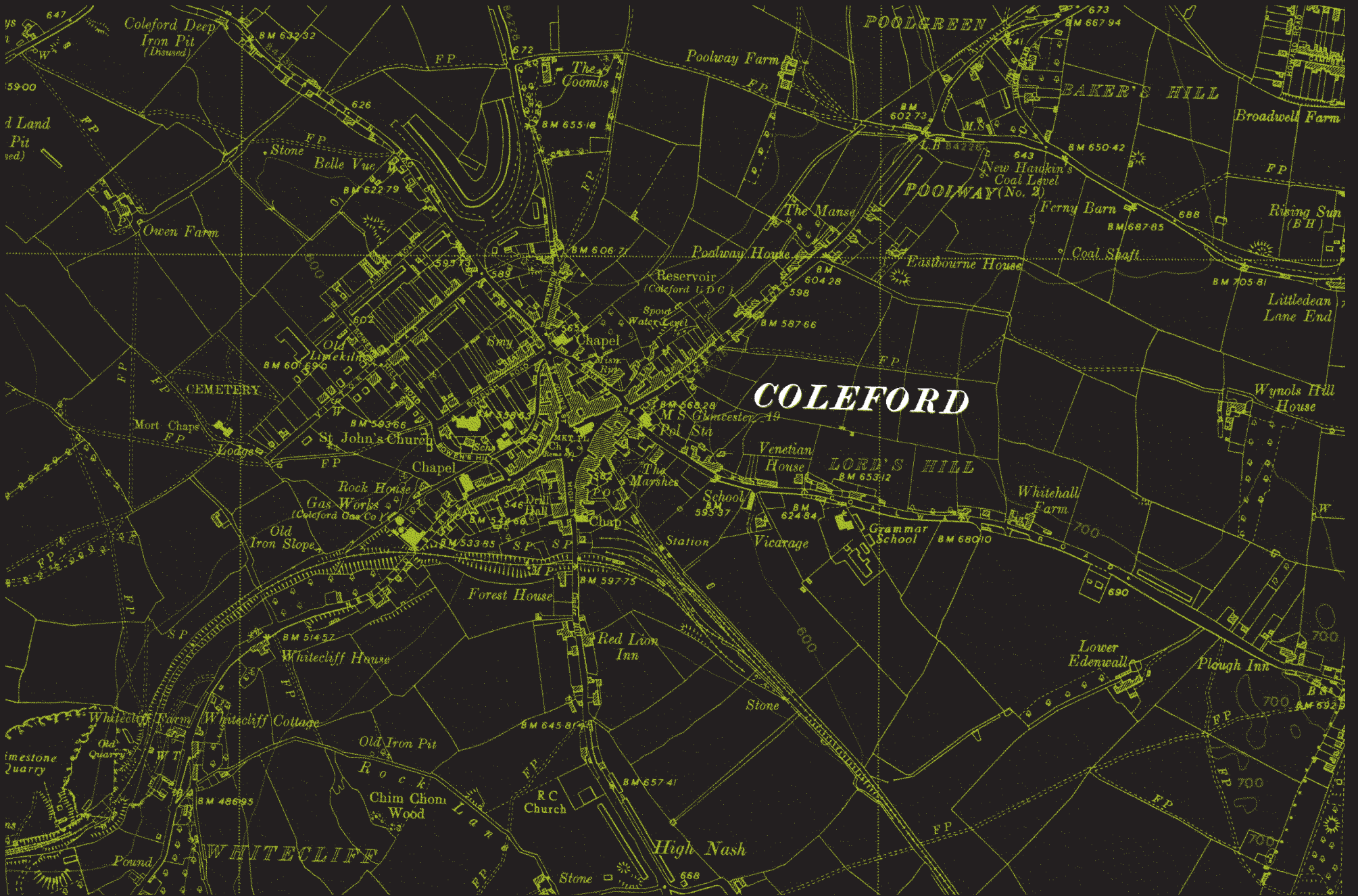
Hard copies of the Plan can be found at:
Coleford Town Council offices
01594 832103
No. 2, The Town House, Lords Hill Walk, Coleford GL16 8BD

Opening hours:
09.30–16.00
Monday to Friday.

Coleford Library
01594 833351
The Main Place,
Railway Drive,
Coleford GL16 8RH

Opening hours:
Monday 10.00–14.00;
Tuesday 10.00–19.00;
Wednesday 10.00–17.00;
Thursday 10.00–17.00;
Friday 10.00–19.00;
Saturday 10.00–14.00;
Sunday closed





COLEFORD

WHITECLIFF

POOLGREEN

BAKER'S HILL

Coleford Deep
Iron Pit
(Disused)

Poolway Farm

New Haugkin's
Coal Level

POOLWAY (No. 2)

Owen Farm

Reservoir
(Coleford U.D.C.)

Eastbourne House

CEMETERY

St. John's Church

M.S. Gloucester 19

LORD'S HILL

Mort Chaps

Rock House
(Gas Works)
(Coleford Gas Co.)

The Marshes

Venian House

Whitehall Farm

Lodge

Old Iron Slope

Forest House

Red Lion Inn

Vicarage

Grammar School

Lower Edenswall

Whitecliff Farm

Whitecliff Cottage

Old Iron Pit

Rock Chim Chim Wood

RC Church

High Nash

Plough Inn

limestone
Quarry

Pound

Broadwell Farm

Rising Sun
(B.H.)

Littledean
Lane End

Wynols Hill
House

700

700

700

700

700