

WELCOME

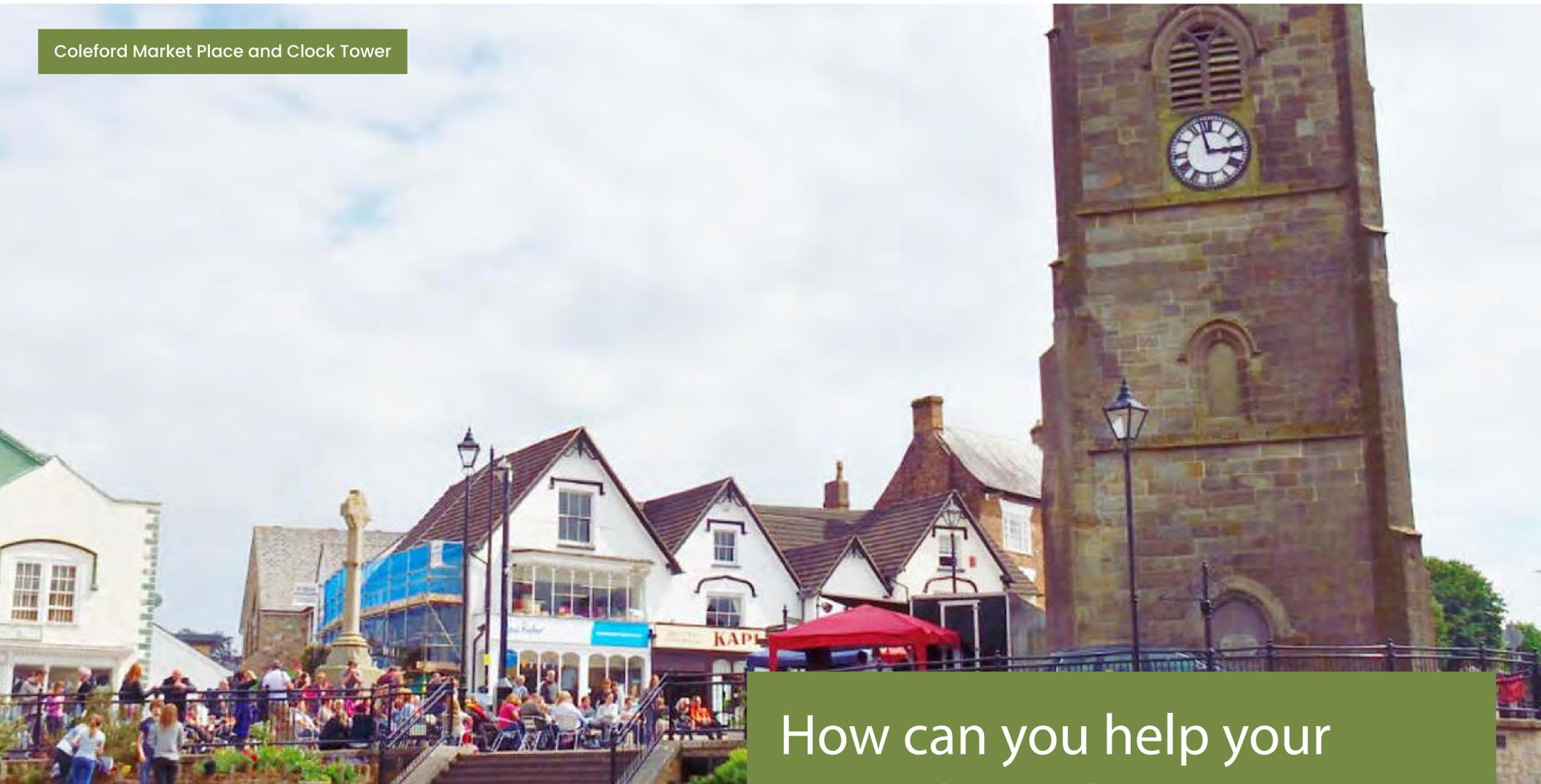
... to your Community Regeneration Plan

Coleford Town Council is seeking the views of the local community on its town centre. Your comments will help shape a regeneration plan. We want this plan to ...

- Increase activity in our town centre so local businesses benefit and grow.
- Link the town centre with local communities and those visiting Coleford through cycling and walking.
- Improve the lives of young people through additional spaces to meet.
- Enhance the character of the town through arts and culture.
- Improve the environment through greening, plants for local wildlife and making people feel good.
- Tackle climate change and protect our planet for future generations.
- Improve local well-being through healthy activities and being able to access parks and green space.



Coleford Market Place and Clock Tower



How can you help your Town Centre?

Our Regeneration Plan will support **Coleford's Neighbourhood Development Plan (CNDP)** which was agreed through a public referendum 2018 and applies up to 2026. We therefore need to think about the future.

You can find out more about the Neighbourhood Development Plan (CNDP) here:

<https://www.colefordtowncouncil.gov.uk/neighbourhood-development-plan/current-plan>

Coleford Town Council with funding from the UK Government, have been working with Chris Jones Regeneration and Roberts Limbrick Architects to create a Regeneration Strategy for the Town Centre.

We want your thoughts and inputs on this plan.

- Have we identified the right key challenges and opportunities?
- How do you rate the present town centre?
- What do you want from town centre space and buildings?
- How do we keep Coleford "local" and having a "community feel"?

We want your comments on this plan.

When you see this pencil symbol, please provide your comments through the community survey (online or paper version) or through face-to-face feedback at community consultation sessions.



Funded by
UK Government

chris
jones

Roberts
Limbrick



Forest of Dean
DISTRICT COUNCIL

Rate the Place

How do you rate Coleford today?

We want to know how **you** rate Coleford Town Centre? What scores well and what things **could be better?**



Think about your visit to Coleford Town Centre

- What is the journey into the town centre like?
- Can you park your car easily? If you have a bike, can you securely park it?
- If you catch a bus, is it accessible, frequent, and available daytime and into the evening?
- How appealing and safe is it to walk or cycle into the town centre?
- Are local facilities available in town centre such as health, advice and a place to meet, for example?
- What is the mix of uses like in the town centre? Shops, eating out, local services, an evening out?
- Is public space in the town centre well cared for? Do you feel good in it? Are there events, festivals and activities?
- Does the town centre feel green and a home for wildlife?
- Does Coleford town centre present itself as being part of The Forest identity?
- Is the town centre well announced? Is it well signed?
- Is the town centre supporting local people and the wider community?

What works for you?

What other opportunities can you identify that we need to address in our town centre?

What needs fixing?

What other challenges can you identify that we need to address in our town centre?



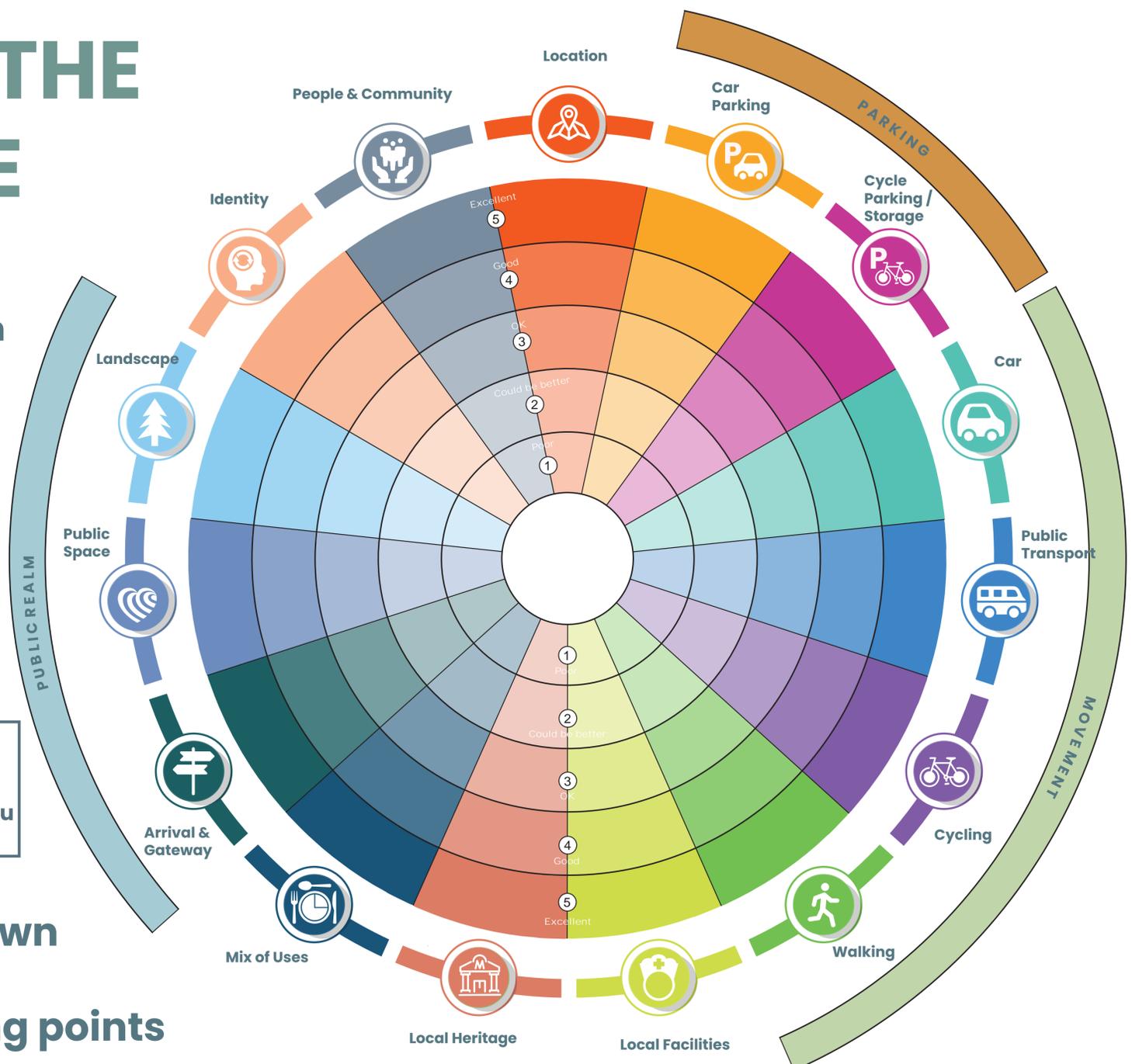
RATE THE PLACE

Coleford Town Centre Regeneration Strategy

- ⑤ Excellent
- ④ Good
- ③ OK
- ② Could be better
- ① Poor

Place your stickers in the corresponding coloured segment, depending on how you rate each statement

Please rate Coleford Town Centre on the following points



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Vision and Aims ...

... for the future of Coleford



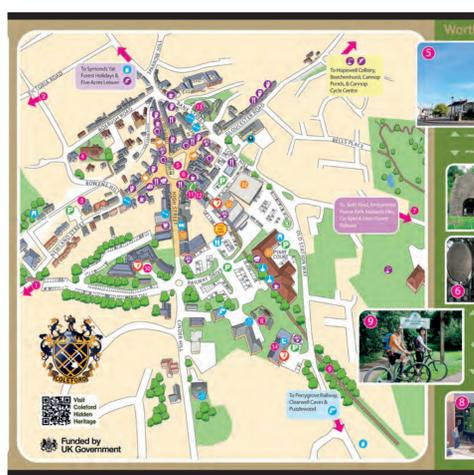
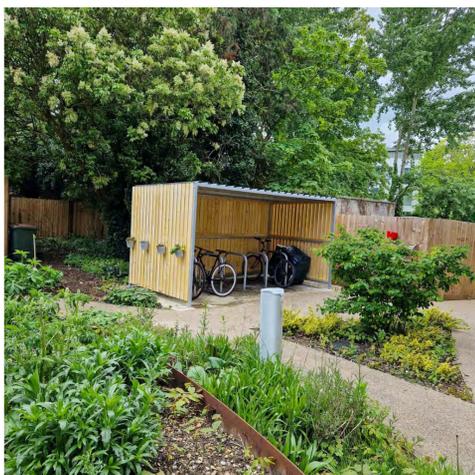
Our Vision

Coleford 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. 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.

from CNDP



Making things happen ...



Do you agree?

1. Do you still agree with our vision, and its aims as outlined?
2. What makes you feel part of Coleford community?



Coleford Town Council is either leading or partnering several projects and initiatives in the town centre. These include:

- Relocating its Town Council offices to 4 Mudgett Walk to provide better local civic services, a relocated tourist information centre and opportunities to provide additional community provision at the upper floor
- Improving visitor signage to Coleford tourism attractions and to the town centre which Gloucestershire County Council is addressing.
- Development of new town map artwork and future installation of a new map case in Railway Drive car park and refurbishment of Market Place town map.
- Award of an active travel grant by Gloucestershire County Council for a new cycle shelter within the vicinity of Mudgett Walk.
- Development of a town centre heritage trail, using its established Hidden Coleford App and proposed interpretation pavement tiles.
- Supporting Forest of Dean District Council with the refurbishment of the Railway Drive car park toilets, and the planned enhancement of the town centre recycling area in Railway Drive car park.



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Ideas for the Town Centre

St John Street



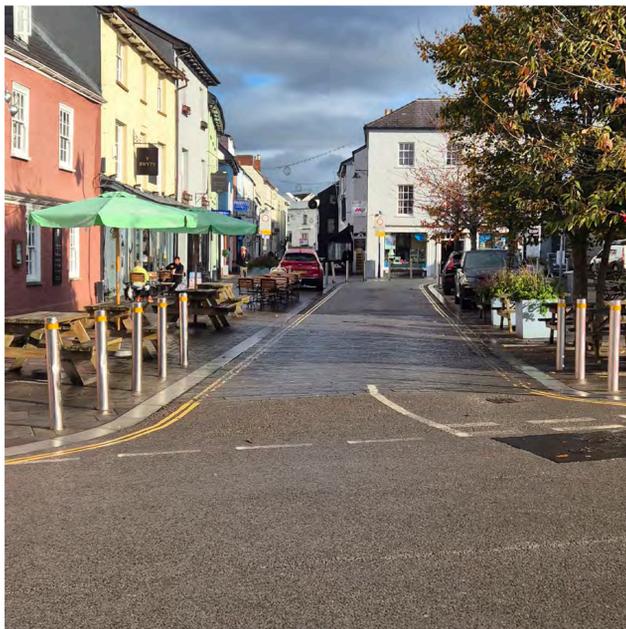
Challenges

- The street is strong in terms of diversity of use, some eating and social spaces but could have a better trading environment.
- The street is used as a cut through by those vehicles that want to head north-west and avoid the traffic lights at Gloucester Road.



Option 1

Street based improvements.



Change the junction of Market Place so vehicles have to negotiate at the junction of Market Place and St John Street to discourage cut-through traffic.

Opportunities to extend pavement space, whilst still providing for on-street parking and also larger vehicles such as loading.

Street trees and planted areas to continue Forest into the town.

Option 1 and 2 ... Planned Closures?

Develop a street market and programme of events of agreed closures that forms part of a town centre events programme. Consider use of pop-up seating, tables, stalls and items to animate the street during closure.

Option 2

Pedestrianised street.



Pedestrianisation of the street, with access only for example before 10am and after 4pm.

Places to sit out and enjoy the street.

Street trees and planted areas to continue Forest into the town.

Option 3

No change.



Leave the street as it is with the same junction off the Market Place

Do you agree?

3. Which of the options, 1,2,3 do you prefer for St John St and why?



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Ideas for the Town Centre

The Market Place



Challenges

- The Market Place is a large roundabout where traffic does not contribute to a positive experience.
- Clock tower needs a better heritage setting.
- Some long-term vacant properties and new vacancies.
- Full potential for regular events, festivals and market is not achieved.

Option 1

No change.



Leave the Market Place as it is.

Minor improvements with new seating, cycle stand and trees in planters.

Option 2

Change to Two Way onto High Street Junction



The northwestern edge is not for through traffic during specific times.

Develop two traffic flow between Newland Street and Market Place/High Street.

Option 3

Maintain One Way Around Market Place with Wider Pavements



Maintain one-way clockwise traffic flow.

Extend the pavement areas on the edges of Market Place specifically the western and northwestern sides.

Do you agree?

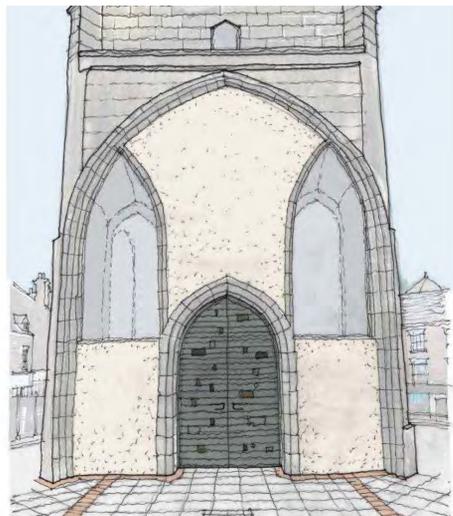
4. Which option do you prefer for Market Place?
5. Do you have any additional comments?

Options 2 and 3 ... Think about the relationship with St John Street?

- Change junction into St John Street.
- Retain on-street parking (limited stay).
- Introduce new street trees and ground planting.
- Create a space in lower Market Place for regular markets, events and activities.

Clock Tower and the Tump

The Town Council is working up a Heritage Lottery funding application to restore, improve access and tell the story of Clock Tower. The Town Council is keen to bring activity nearby and link with the tower.



What do you think?

6. Would a covered area outside the Clock Tower be useful for events etc and shade?
7. Would people value the installation of bells?



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Roberts Limbrick



Forest of Dean DISTRICT COUNCIL

Ideas for the Town Centre

A Green and Active Community



Challenges

- Short trips still being made by car.
- Climate change is bringing us more intense rainfall and higher temperatures.
- Biodiversity and nature is at risk from development.

Walking and Cycling into the Town Centre (Active Travel)

The Town Council with the support of the Forest of Dean District Council wishes to complete the final section of the active travel route from Milkwall into the town centre. The completion of the link will mean locals and visitors can come to and from the town centre easily, bringing activity to local businesses and community life. This will enhance everyone's daily health and well-being.

The proposed improvements include:

- A safe shared route crossing on Old Station Way.
- A new amenity space outside Pyart Court.
- Completion of the active travel link into Mushet Walk.
- Better cycling facilities and infrastructure.

Do you agree?

8. What facilities do you want to see for walkers and cyclists?
9. What type of things would you want to see in the proposed amenity space?
10. Would you walk and cycle more if you saw these improvements made?

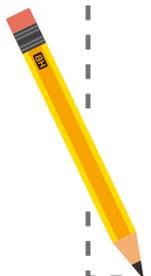


Greening the Town Centre

Developing a town centre that is green, not only makes it attractive, but also brings some of the Forest character into the heart of the town. It also helps with climate adaptation, reducing surface run-off and providing shade with trees, amongst other benefits. We also want to find ways of harvesting and recycling rainwater in the town centre in order to water civic planting.

Do you agree?

11. What are the entrances into the town centre like? Do they need more planting?
12. What spaces in the town centre need more greenery and planting?
13. Are there areas in the town centre that tend to flood when we have heavy downpours that planting could help in absorbing rainwater?



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Ideas for the Town Centre

Opportunities for **New Uses**

There are a number of larger sites and buildings in the town centre that are either empty or will become surplus in a few years' time.



Challenges

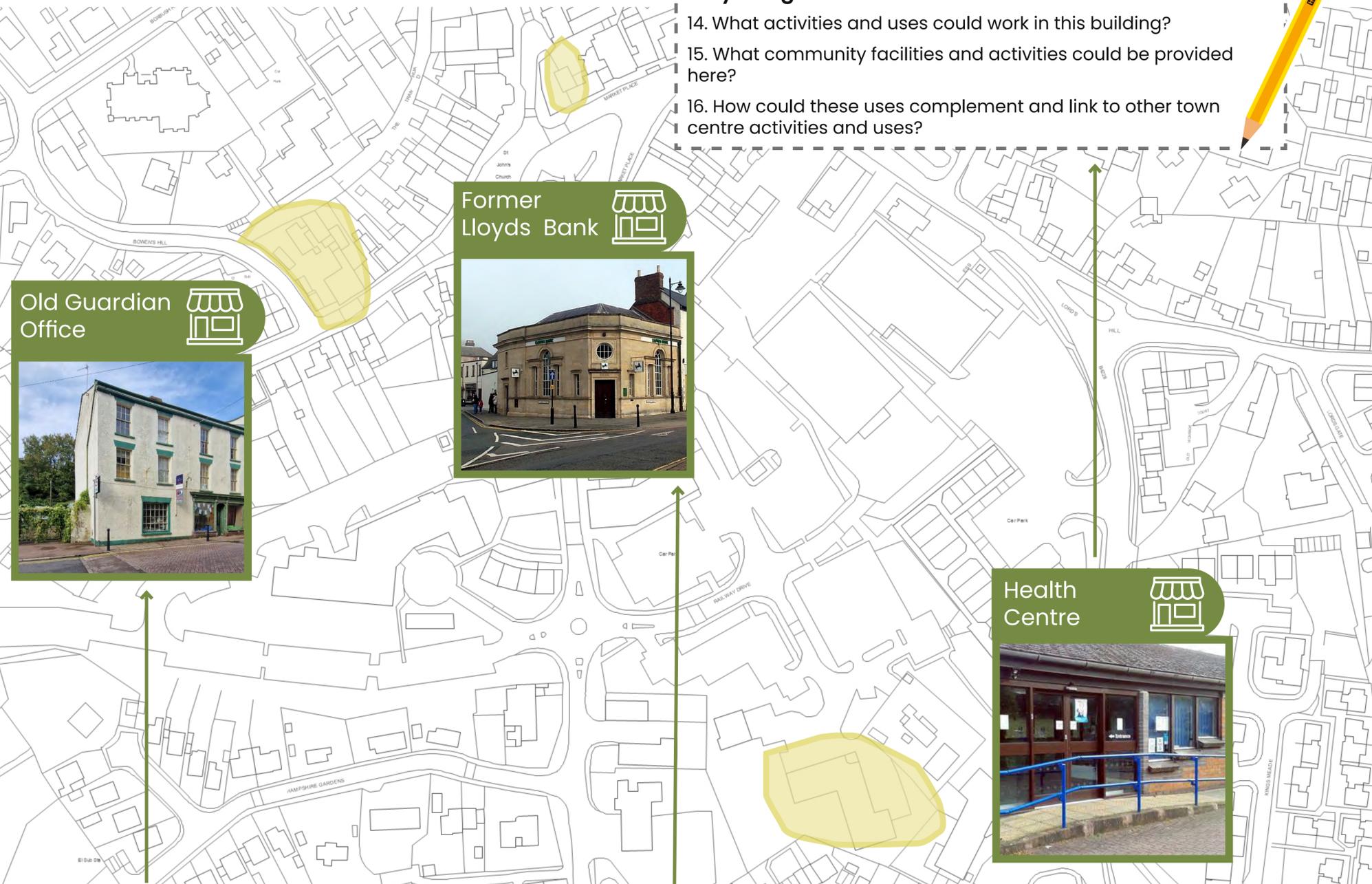
- Long standing vacant buildings contribute negatively to the overall town centre experience.
- Some buildings such as banks are complex to re purpose and reuse.
- Town centre facilities need to provide for peoples' health and well-being.

Re purposing the **Health Centre**

The Railway Drive Health Centre is likely to become surplus in a few years' time. As part of the consultation process, NHS Properties will be seeking uses for the building and immediate land when it becomes vacant.

Do you agree?

14. What activities and uses could work in this building?
15. What community facilities and activities could be provided here?
16. How could these uses complement and link to other town centre activities and uses?



Old **Guardian Office**

Ideas for the redevelopment of the Guardian Office site that improves this edge of the town centre that brings to life this corner with Bowen's Hill and leads to commercial improvements within Newland Street.

Do you agree?

17. What activities and uses could work on this site?
18. How do we make it a destination on the edge of the town centre?
19. How can we link it into the town centre?

Former **Lloyds Bank**

This former bank is on a prominent corner looking onto Market Place and St John Street.

An active use would help confidence in the town centre and spill out into the neighbouring public space in Market Place.

Do you agree?

20. What activities and uses could work in this building?
21. How could these uses complement other town centre activities and uses?



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Ideas for the Town Centre

Community Life and Well-Being



The Town Council wishes to enhance facilities and provision for the whole community at three buildings that could provide us with the opportunity for additional spaces.

4 Mushet Walk 'The Hive'

(Above the Town Council Offices) A creative space that supports young people, arts, music, creativity and the wider community.

Do you agree?

- 22. What activities and uses could work in this building?
- 23. How could these uses complement other town centre activities and uses?

Challenges

- Pockets of anti-social behaviour.
- Lack of varied provision for young people in the town centre.
- Lack of functional spaces for residents of all ages to come together.

The Main Place

(Off Old Railway Drive) space for youth groups and individual support

Questions?

- 24. what types of activity and uses would appeal to pre-and early teens?

Former St John Ambulance

(Next to District Council Offices) A practical space for designing, creating and making.

Questions?

- 25. Who could use this space and for what?
- 26. What would you make or create here?
- 27. What facilities does it need?



The Hive



St John Ambulance Hall



The Main Place



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Ideas for the Town Centre

Supporting Local

Supporting town centre businesses that are established as well as attracting new enterprise is important to our local economy and community.

Recent market research conducted by Forest of Dean District Council, states that "Coleford is unique as the only Market Town where Events and Festivals is not only considered a top 5 strength but is also recognised as the foremost strength

of the town (65%), by both Coleford and residents and those from other towns. The town also highly values its Community Spirit (40%), History and Heritage (31%) and its Community Centres (23%), such as the library and The Main Place. The clock tower and market are a key part of its identity, as are its beautiful buildings. The independent and artisanal nature of the shops, cafe and bars also contribute to making it uniquely special."



The research identified the continued need to focus on:

- **Quality and artisanship**
- **Festival, events and tourism**
- **Walking and cycling**



Role of Markets

Markets bring activity and visitors to markets towns like Coleford. We'd like to develop speciality markets that do not duplicate what existing town centre businesses sell but complement them. We are keen to hear from local residents and visitors what types of markets we should be developing.

Coleford thrives on its events and festivals and dedication to detail. With its artisan and quality sentiment, ever-growing public programme, and its preservation of heritage and conservation area, the local artists and artisans infuse the streets with a unique charm, character and identity. Coleford is well placed to demonstrate how community events positively bring people together giving benefit to the economy.

Keeping the Market Town Charm

The local heritage and character of the town centre is part of its main appeal. Working with the District Council we want to develop a practical way to support building owners and tenants by improving their frontages, so that it is attractive to visitors and feels part of the Coleford experience.



Do you agree?

28. What types of markets would appeal to you?
29. What types of goods and products do you want to see sold that the town centre currently doesn't provide?



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Time to have your say

What happens next?

Thank you for taking the time to contribute to the Coleford Community Regeneration Plan. If you haven't given feedback in person at our events on **Monday 18th to Friday 22nd** or on **Monday 25th to Friday 29th November 2024**, there are other ways for you to have your say. *These include:*



To View the consultation and survey **online** visit:
[www.colefordtowncouncil.gov.uk/
community-regeneration-plan](http://www.colefordtowncouncil.gov.uk/community-regeneration-plan)



To View the proposals **in person** visit the
Town Council Offices at:
4 Musher Walk between
09:30 and 12:30 from
18th-22nd and 25th-29th Nov 2024.



To speak to Chris Jones Regeneration,
call or email:
07968 943084
chris@chrisjones.studio

Funding the Regeneration plan.

Coleford Town Council recognises that to make improvements in the town centre for the betterment of local residents and the wider community, we will need to review our current precept allocation. The precept is the amount of money we require from Council Tax payers in our area.

Do you agree?

30. Would you support a) public works loan, or b) increase the precept proportionately over some years according to cost, c) a mixture of both

Note:

Minor local authorities such as town and parish councils can borrow from the Public Works Loan Board. English town and parish councils need a borrowing approval from the Ministry of Housing, Communities and Local Government (MHCLG) formerly the Department for Levelling Up, Housing & Communities (DLUHC).



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