

## Coleford Group of Settlements

### Introduction

- 3.1 Coleford is one of the three main towns of the south Forest. In Structure Plan terms it is a principal settlement of the Forest of Dean. For the purpose of this Plan, Coleford town is grouped together with an arc of adjoining settlements (Christchurch, Berry Hill, Broadwell, Coalway and Milkwall). Together they function as a single catchment area with a population of around 10,000. Coleford town is the shopping and service centre with a central historic core, reflecting its market town origins. The adjoining arc of settlements are characteristic of the "Forest Ring", being aligned along the edge of the statutory Forest, and in places they display an open form of development, incorporating areas of forest waste.
- 3.2 Heavy industries have had a significant influence upon Coleford, with iron and coal mining, quarrying and metal manufacture being predominant in earlier years. While mineral extraction has now mostly ceased in the immediate area, there remain extensive industrial areas and large individual industrial land users. Although most of the buildings associated with the industrial history of Coleford have been demolished there may still be archaeological evidence surviving, giving rise to a need to carry out archaeological assessment of proposed development sites.
- 3.3 The physical setting of Coleford provides significant constraints to further development. The town sits within a bowl. The surrounding arc of settlements generally lie on higher ground above the town. Much of the intervening land is therefore very open and visible, with few strategic landscape features which could assist in assimilating further development. As such there are relatively few opportunities to accommodate new development into this open landscape, other than some limited extensions to the built-up boundary of Coleford itself. The Plan Review provides for retaining this open landscape as an important visual setting for Coleford and the surrounding settlements.
- 3.4 The town of Coleford contains an attractive historic core, designated a Conservation Area, which physically centres on the Market Place. More recent modern retail development has taken place adjoining the Market Place, together with associated car parking provision. This has produced two somewhat separate shopping areas. This has had an effect upon the vitality of the historic core, with the peripheral areas to the Market Place displaying vacant retail units and some lack of investment in the building fabric. In recent years the effects of public investment in environmental and highway schemes in the Market Place and St. Johns Street has begun to redress these matters.
- 3.5 Coleford is located close to the edge of the Wye Valley AONB, the statutory Forest, and to the large camping and caravan sites operated by Forest Enterprise above the Wye Valley. Tourist spending is an important element of income to the commercial enterprises in the town centre, and to the significant number of tourist accommodation and visitor attraction businesses in and near to the town.
- 3.6 Within Coleford there are a number of culverted water courses. Most of the town and surrounding settlements drain down the Newland valley to the River Wye. There are problems of localised flooding and deficiencies in the surface water and foul sewers themselves in and downstream of the town centre. The capacity of a recent replacement foul sewer from Coleford town to the Newland sewage treatment works, and of the treatment works itself, remains a matter of concern. Development proposals will need to have regard to these issues. In view of known constraints, new development will not therefore be able to take place until these problems are resolved or until the development itself brings a solution in advance of its occupation. This requirement is expressed by policy (R)FBE.3.

### **Development Strategy**

- 3.7 The Plan Review strategy concentrates new development in the towns, and particularly the three south Forest towns, of which Coleford is one. Coleford has a good range of employment, together with services and facilities to support further housing and population growth. Land will be allocated to accommodate about 348 additional dwellings.
- 3.8 The physical constraints of Coleford mean that there are relatively few opportunities to allocate new greenfield sites for employment use. The Plan strategy will therefore concentrate upon further developing the existing role of Coleford town centre as a retail, commercial and tourism centre. Policies and proposals will provide for developing the healthy base which exists in Coleford in retailing, professional and business services, and its attraction for tourists. Measures will include environmental schemes, traffic management and highway improvements, and targeting building improvements in the town centre. This will be a continuation of past policies which have already resulted in a number of successful projects and new investment. The Plan policies which support the further development of tourism in the District will also assist.
- 3.9 The housing land allocations are located to enable easy access to the town centre by a variety of modes of transport. The development briefs for these sites will provide for off-site improvements to facilitate pedestrian, cycling and bus movements. The additional population arising from these developments will add to the town centre catchment, and support town centre enterprises.

### **The Town Centre**

- 3.10 Coleford town centre is in a good state of health, measured in terms of its vitality and viability. Vitality is reflected by how busy a centre is at various times and in various places, and viability refers to the ability of the centre to attract continuing investment to maintain the fabric, and allow for improvement and adaptation to changing needs. The indicators for Coleford show that on balance the centre is performing well, with a strong mix of retail and other facilities, and that activity and confidence in future potential is good.
- 3.11 Coleford town centre has a relatively high level of convenience expenditure retention, although competing centres such as Monmouth do draw away trade. However, it is judged that the town centre is sufficiently robust to withstand current levels of competition. There is potential for further retail floorspace development in terms of the available expenditure within the catchment area. However, the small overall size of the centre and its catchment population means that there is not a strong demand for new shopping floorspace from larger retail operators, although locally based developers have been active in refurbishing and building new premises, and there has been rapid re-occupation of vacant floorspace on prime frontages. The Town Centre Health Checks report (Drivers Jonas 1999) provides further details.
- 3.12 The Plan emphasises the need to maintain and develop the vitality and viability of the town centre. The principal issues to be addressed are:
- Integrating the historic Market Place core with the newer retail development in the area of Co-op /Pyart Court
  - Implementing further phases of the environmental improvements
  - Directing resources to refurbish town centre premises, and promoting mixed uses
  - Identifying key town centre development sites
  - Providing for a highway scheme which will enable further traffic management measures to be implemented in the town centre.

### Town Centre Environmental Improvements

#### (R)F.Coleford 1

A programme of environmental improvements will be implemented in Coleford town centre during the Plan period.

- 3.13 To date environmental improvement schemes have been completed in St. Johns Street, and in the Market Place. A further scheme has been implemented to improve the pedestrian link between the Market Place and Pyart Court. An earlier Town Scheme, followed by a Conservation Area Partnership scheme, has resulted in buildings being repaired, refurbished and brought back into use in prominent locations within the town centre. An active Partnership scheme has been established representing all town centre interests, and there is an agreed strategy and action plan for the town centre. The District Council has allocated substantial capital and revenue resources to the above schemes, supported by other agencies and the private sector.
- 3.14 The private sector has continued to invest in the town centre through the period covered by the above initiatives. Key retail premises have been renovated and re-occupied, new floorspace has been constructed and occupied. The closure of the former Co-op supermarket was closely followed by its refurbishment and re-occupation by a retailer and similarly the Somerfield store closure immediately led to re-occupation by the Co-op.
- 3.15 The District Council, with the Coleford Partnership, will promote further schemes for town centre improvements aimed at creating a high quality environment for pedestrians, and supporting further private sector investment. Particular schemes will include:
- Extending the Market Place improvements into Newland Street and High Street
  - Designing and implementing environmental improvements to the Bank Street area and the junction of Gloucester Road/Lords Hill
  - Promoting new retail development at the Marshes and to the rear of Kwik Save/Post Office
  - Considering an alternative access to the town centre car parks to enable traffic management to be introduced on High Street
  - Providing grant aid for building refurbishment in the historic core of the town.

### Town Centre Retail Sites

#### (R)F.Coleford 2

The following sites will be allocated primarily for retail (A1) use in accordance with Policy (R)FS.4, to include an element of housing:

Land at the Marshes, to the rear of the Co-op (including approximately 8 dwellings)  
Land to the rear of Kwik Save/Dillons/Post Office.

The District Council will seek contributions from the development of these sites towards the provision of an alternative access which avoids the use of the High Street.

- 3.16 There are limited opportunities for further retail development in Coleford, particularly along the principal commercial frontages. However, there are two sites within the commercial core area which are vacant or under-used. Both are of reasonable size and have potential to accommodate new development. As such opportunities are restricted the Plan Review will restrict the development of these sites to A1 retail uses primarily. Other town centre commercial uses such as professional offices may be permissible within the terms of policy (R)FS.4, which regulates the development of primary shopping frontages. Policy (R)FS.3 also promotes mixed uses on upper floors and the site is considered appropriate for a modest housing component.

- 3.17 The Marshes is located between the Co-op supermarket and Old Station Way. It has received an earlier planning consent (now lapsed) for retail use. There have been a number of inquiries concerning the possible residential use of the site. The concept of mixed uses in town centres would mean that some residential component would be acceptable, but only as a subsidiary use which did not compromise the primary uses outlined in the above Policy. The site is vacant other than use for a weekly market. Access to the site is constrained, but could be assisted by an alternative access road. A development brief has been prepared for the site and is available as supplementary planning guidance.
- 3.18 There is land behind the High Street frontage occupied principally by Kwik Save, Dillons and the Post Office sorting office which is in different ownerships and primarily operates as rear access routes and service yards. The opportunity exists for a retail development on this land, which could also rationalise the present service arrangements and lead to a significant improvement to the built environment of this prominent site adjoining the principal car parking area. The site is constrained by the need to assemble different land ownerships, and provide for joint servicing.
- 3.19 The issue of contributions from the development of these sites to an alternative access road is considered below in Policy (R)F.Coleford 3.

**New Access Road- Old Station Way**

**(R)F.Coleford 3**

**Favourable consideration will be given to the creation of an alternative access road from Old Station Way in order to enable a reduction in the use of the High Street for access.**

- 3.20 At present there is a single vehicular access (from High Street) into the principal off-street car parking area serving Coleford town centre. The car park is located adjoining the Co-op and Pyart Court. There may be an opportunity to provide an alternative access from Old Station Way. The provision of this access would enable limitations to be placed on heavy goods vehicle access into High Street. Such a road could also form a new access for shoppers from many residential areas of Coleford.
- 3.21 If an alternative access were provided then related traffic management measures would enable significant reductions in vehicle movements on High Street, and provide the basis for pedestrian and environmental improvement schemes. Both the retail development sites identified in (R)F.Coleford 2 above would benefit from an alternative access scheme. The District Council will therefore seek to negotiate appropriate contributions from the development of those sites towards the provision of an alternative access road.

**Employment**

- 3.22 The measures identified for the town centre, together with the further development of tourism, are anticipated to contribute to increased employment in Coleford.
- 3.23 There are relatively few opportunities to identify new employment sites outside the town centre. The Plan Review will therefore seek to maximise the use of existing sites, and retain them for employment use.

### Employment Allocation – Land Adjoining Glaxo Smith Kline

(R)F.Coleford 4.

6.8 hectares of land adjoining Glaxo Smith Kline will be allocated for employment use (Classes B1, B2 and B8).

Proposals for development shall have regard to the high level of visibility of the site within the landscape and the transport implications of the development, including the potential for additional road traffic generation, and shall include:

1. Comprehensive development of the entire site to include strategic landscaping
2. Implementation of the strategic landscaping at or before the commencement of the built part of the development
3. Single access to the site serving also as the principal access to the adjacent Glaxo Smith Kline site
4. Cycle and Pedestrian links to the adjoining highway network
5. A Transport Assessment to include consideration of enhanced bus services to serve the site and any off-site highway improvements required to accommodate additional traffic generated by the development.

The Council will seek to negotiate an appropriate contribution by the developer to the cost of enhanced bus services and any off-site highway works required as a result of the development

- 3.24 In the previous Local Plan the above site was reserved for development only by the occupier of the adjoining Glaxo Smith Kline (GSK) site. The land is owned by GSK and has been identified by that company for expansion of the existing business.
- 3.25 The current understanding is that GSK continue to view the site as required for the future of the company. However, it is considered appropriate to remove the previous tie between the allocated site and the occupier of the GSK plant. This is partly a reflection of the overall shortage of employment land in Coleford, and is also a recognition that if the principle of development is acceptable for GSK then it should also be for other potential occupiers. In reality, it is not anticipated that the site will be developed other than by GSK over the Plan period.
- 3.26 The site is currently very visible within the landscape. However, there are opportunities to address this issue through strategic landscaping to the boundaries, and within the site, and by addressing the location, height and massing of buildings. A development brief has been prepared for the site and is available as supplementary planning guidance. In addition to the above issues, the development brief identifies the preferred location of an access to the site. If implemented, the access should also provide for the needs of the existing GSK site to remove heavy vehicle traffic from the nearby residential area.

### Employment Sites - Safeguarding

(R)F.Coleford 5

Land at Tufthorn Avenue, Old Station Way, and Arthur Cooper Way as shown on the Proposal Map Inset will be safeguarded for employment use.

- 3.27 The above sites represent the principal existing employment areas in Coleford and sites with planning consent (other than the GSK site referred to above). A number of these sites are located adjoining residential areas or high quality woodland and forest waste settings. From time to time problems have arisen where existing businesses have an impact on their surroundings, for example in terms of noise, traffic and hours of operation. Similar issues may arise when considering proposals for the expansion of existing businesses or the erection of new businesses. In principle however all of the sites named in the above Policy are capable of co-existing with their adjoining land uses.

- 3.28 The District Council will continue to regulate the development of these sites through the use of planning conditions, traffic management measures and the use of other appropriate environmental legislation. Policy (R)FE.2 provides an appropriate framework for such regulation, including seeking amenity improvements as part of proposals for further development.
- 3.29 The Plan strategy, particularly in Coleford, requires that the development of the local economy should be supported. In the above circumstances it is considered appropriate to ensure that existing employment sites should remain primarily in such use, notwithstanding that there are issues of local amenity to be managed.

**Employment and Recreation Site – Whitecliff Quarry**

**(R)F.Coleford 6**  
**1 hectare of land at Whitecliff Quarry is allocated for employment use (Class B1, B2, B8) and the remaining area of the former quarry will be restricted to outdoor leisure uses.**  
**New development shall:**

1. Be located and designed to take account of the character of the surrounding landscape, to mitigate views of the development and to improve or enhance its setting
2. Not give rise to unacceptable road traffic hazards
3. Not detract unduly from the amenity of the surrounding area, having regard to intensity of use, hours of operation and generation of noise
4. Provide for safeguarding wildlife habitats affected by the development.

- 3.30 Whitecliff Quarry has ceased production of stone. Some of the former land and buildings have been occupied by a variety of small scale businesses, for whom the site can offer low cost land and premises. A recent planning consent has regularised the previously unregulated development.
- 3.31 There is some limited scope within the 1 hectare of land currently with planning consent for redevelopment, refurbishment and new building. This will be supported, although any development should be designed and located with great sensitivity to the character of the landscape. The site is well screened and unobtrusive, however careful consideration should be given to enhance and improve the setting of the development and ensure that any views of the development are mitigated. The access to the site is inadequate and although the current consent provides for some improvements to the access, this factor is likely to continue to limit the development potential of the site. In addition, any heavy traffic generated may well be expected to use Newland Street in Coleford. This street has very limited capacity, and the scale of use of the above site for industry will need to be regulated to reflect this constraint.
- 3.32 The adjoining part of the site comprises an extensive area of former deep quarrying. There are current planning consents for outdoor leisure in the form of rough terrain vehicle use. These consents carry limitations as to hours of operation and intensity of use. There may be further potential for outdoor leisure use. It will be necessary to assess any such proposals in terms of their impact on the amenity of surrounding areas and traffic generation. It may be possible to impose planning conditions which limit the scale, the periods and hours of use so as to regulate any activities in the interests of local amenity, and to control the use of the site access in the interests of highway safety.

**Housing**

- 3.33 The Plan Review strategy provides for a concentration of new housing development in the towns of the District, principally the three towns of the south Forest. Provision will be made for land to accommodate about 348 dwellings in Coleford principally on three sites, at Angel Farm, Owen Farm and Poolway Farm. All three sites represent extensions to the current built up boundary of Coleford, and are greenfield sites. There are two brownfield sites in Coleford to which the Plan will direct new housing development, one at Milkwall and one at Lords Hill; together they can accommodate about 30 dwellings.

The three greenfield sites have the merit of being located within reasonable walking or cycling distance from the town centre, and are capable of being accessed by public transport.

- 3.34 Within the Coleford Inset Map area there have been 361 dwelling completions between 1991 and January 1st 2004. As of the latter date there were 167 outstanding consents for dwellings, mostly on small sites. Only three sites had consent for six or more dwellings. The Plan proposes the allocation of 348 dwellings, which could lead to a modest increase in the population of Coleford over the Plan period. These proposals reflect the Plan Review strategy of concentrating development upon the towns.

#### Housing Allocation - Angel Farm

##### (R)F.Coleford 7

3.9 hectares of land at Angel Farm will be allocated to accommodate about 100 dwellings. The development will be required to:

1. Provide for off-site highway improvements to facilitate vehicle access
2. Provide for strategic landscaping to the site boundaries and within the site, incorporating existing landscape features and hedgerows where appropriate
3. Provide for safe and convenient pedestrian and cycling links to the surrounding highway network and to the town centre
4. Provide for pedestrian access to footpaths adjoining the site
5. Provide for access to the adjoining land to the east to enable future residential development to take place
6. Provide for an appropriate number of affordable housing units
7. Retain a substantial open and undeveloped area alongside the Newland Street approach to Coleford
8. Provide an appropriate contribution to educational and health provision for the prospective occupiers of the site
9. Provide an appropriate contribution to youth/adult playspace provision within Coleford
10. Provide for foul and surface water drainage measures to avoid worsening drainage problems in the area.

**Any proposal for development must be accompanied by a Transport Assessment and Foul and Surface Water Drainage Assessment.**

- 3.35 Angel Farm occupies a sloping site leading down into the Newland Valley. It is visible primarily from the opposite side of the valley, particularly from the area of the Buchanan recreation ground. The lower part of the site is quite steep, but the upper part is more gently sloping. This area is bordered by generally mature but un-managed hedgerows of native species. Other such hedgerows lie within the site. Strategic landscaping has taken place close to and within the site in advance of prospective development. The site abuts established residential areas to three boundaries and the Glaxo Smith Kline site lies nearby to the south. The topography of the area (the steep and exposed lower slopes) means that only around 3.9 hectares is suitable for built development. The undeveloped area should be retained as an open area which will maintain the amenity of the approach to Coleford along the Newland Valley. The allocation should be designed with great sensitivity to the character of the landscape. Careful consideration should be given to enhance/improve the setting of the development and ensure that views of the development are mitigated.
- 3.36 The site has two potential access points from the adjacent residential roads of Hampshire Gardens and Mushet Place. The Highway Authority considers that the Hampshire Gardens access is suitable for an additional 100 dwellings. The site is well located in relation to the town centre. Further detailed guidance is provided in a site development brief, as supplementary planning guidance. The site should not be developed in such a way as to exacerbate any drainage problems in the area.

## Housing Allocation - Owen Farm

### (R)F.Coleford 8

5 hectares of land at Owen Farm will be allocated to accommodate about 140 dwellings. Development will be required to:

1. Have a single point of vehicular access from the Staunton Road (B.4231)
2. Provide for strategic landscaping to the site boundaries, and within the site, incorporating existing landscape features and hedgerows where appropriate
3. Provide for safe and convenient pedestrian and cycling links to the surrounding highway network and to the town centre
4. Provide for pedestrian access to footpaths adjoining the site
5. Provide for an appropriate number of affordable housing units
6. An appropriate contribution to educational and health provision for the prospective occupiers of the site
7. Provide an appropriate contribution to youth/adult playspace provision within Coleford
8. Provide an appropriate contribution to enhanced bus services to link the site with principal trip attractors in Coleford
9. Provide for foul water drainage measures to avoid worsening drainage problems in the area. Any proposal for development must be accompanied by a Foul Water Drainage Assessment.

- 3.37 Owen Farm lies in a hollow and is contained by surrounding ridgelines. The site is bounded by residential development to the north and east, and by agricultural land to the other boundaries. Native hedgerows define the boundaries on three sides. The existing track to Owen Farm on the western boundary is enclosed by established hedgerows. The site should be designed with great sensitivity to the character of the landscape. Careful consideration should be given to enhance/improve the setting of the development and ensure that views of the development are mitigated. The site is well located in relation to the town centre. Access will need to be obtained from the Staunton Road (B.4231). Some off site improvements will be required to provide for safe and convenient access for pedestrians and cyclists to the town centre. Further detailed guidance is provided in a site development brief, which is available as supplementary planning guidance.
- 3.38 There is a known deficiency in the sewerage system in the vicinity of the Market Place and unless this is resolved this site should not drain through that area. Other improvements to the drainage system may also be necessary.

### Housing Allocation - Poolway Farm

(R)F.Coleford 9

3.6 hectares of land at Poolway Farm will be allocated to accommodate about 80 dwellings. Development will be required to:

1. Have a single point of vehicular access from the Gloucester Road (B.4028)
2. Provide for strategic landscaping to the site boundaries, and within the site, incorporating existing landscape features and hedgerows where appropriate
3. Provide for safe and convenient pedestrian and cycling links to the surrounding highway network and to the town centre
4. Provide for pedestrian access to footpaths adjoining the site
5. Provide for an appropriate number of affordable housing units
6. An appropriate contribution to educational and health provision for the prospective occupiers of the site
7. An appropriate contribution to youth/adult playspace provision within Coleford.
8. An appropriate contribution to enhanced bus services to link the site with principal trip attractors in Coleford.
9. Provide for foul water drainage measures to avoid worsening drainage problems in the area.

Any proposal for development must be accompanied by a Foul Water Drainage Assessment.

- 3.39 Poolway Farm is in a shallow bowl, with surrounding rising ground. It lies adjacent to the B.4028 (Gloucester Road). The site is bounded by residential development to the south and east. Poolway Farm adjoins the western boundary, with agricultural land to the north. The site is capable of being integrated into the landscape by limiting development to the allocated site, and by incorporating strategic landscaping. Some off-site accessibility improvements will be required to provide for safe and convenient access for pedestrians and cyclists to the town centre. Appropriate provision for access will need to be negotiated with the Highway Authority, possibly requiring the provision of a roundabout. The development of the site will require off site improvements to the sewer network in order not to exacerbate the existing problems experienced within the Town Centre. Further detailed guidance is provided in a site development brief.

### Housing Allocation - Milkwall

(R)F.Coleford 10

0.55 hectare of land at Milkwall will be allocated to accommodate about 20 dwellings. The development will be required to have a single point of access from the adjoining existing estate road and to provide for a pedestrian and cycle link to the adjoining cycle track.

- 3.40 The above land was occupied by a mobile home site and a coach hire and garage business, the latter fronting Station Road. The adjacent land to the rear has been developed recently as a housing estate. The site should be accessed from the adjoining estate road to avoid the creation of a further access onto Station Road, which would be opposed by the highway authority. A pedestrian and cycle link should be provided to the adjacent cycle track which provides off-road access to Coleford town centre. Part of this allocation lies within a source protection area classified as zone 1, this protects a vital potable water supply source.

### Environment and Recreation

- 3.41 Coleford and its adjoining settlements is surrounded from the north west to the south east by the statutory Forest. The north west area (Christchurch and Berry Hill) also adjoins the boundary of the Wye Valley AONB. A large part of the area of countryside within the Inset Map is within an AONB. This high quality landscape adds significantly to the setting of Coleford. The reminder is also recognised as being of high quality. The Plan Review policies will seek to protect the quality of the landscape surrounding the built up area.

- 3.42 Within the Inset Map area are sites of historic importance, including the Whitecliff Furnace (an Ancient Monument), Puzzle Wood (Ancient iron mines), and the former Dark Hill and Titanic iron and steel works. These remains are all important historic relics of the past industrial development of the Forest of Dean.
- 3.43 While there is an adequate overall area of youth/adult recreation pitches in Coleford some of the spaces are under-used as they have not had investment in the playing surfaces or the provision of ancillary facilities such as changing rooms and the distribution of facilities is poor in many areas. Land will be allocated to improve this distribution and accessibility, and contributions will be sought to implement improvements to recreational sites.

#### **Strategic Open Space - Safeguarding**

##### **(R)F.Coleford 11**

**An area of land lying between Berry Hill and Milkwall and shown on the Inset Map will be retained primarily as open countryside. Only development with an essential need to locate within this area will be permitted, and in such cases should be designed and located so as not to detract from the open landscape character of the area.**

- 3.44 Between Coleford and its adjoining arc of settlements is an area of essentially open landscape. While some parts of this area form agricultural land, there is a significant use for recreational purposes, including two golf courses, a golf driving range and three areas occupied by sports pitches.
- 3.45 This open landscape provides a high quality setting to the existing built up areas, and complements the statutory Forest setting outside the built up area. It is considered appropriate to retain this high quality landscape setting, and to resist development which would be intensive or would lead to a physical linking of Coleford with its adjoining settlements. The above policy provides for this protection.
- 3.46 Within the above area are existing uses which should be enabled to continue, including recreational, agricultural and business uses. However, new development proposals will need to demonstrate that a location within this open area is essential. Where such a location is required, development must be so designed and located as to ensure the continuity of the open landscape character of the identified area.

#### **Playing Area Improvement - Bells Field**

##### **(R)F.Coleford 12**

**3.5 hectares of land will be allocated for the further development and improvement of youth/adult outdoor recreation, sports pitches and ancillary uses.**

- 3.47 The Coleford Inset Plan area is deficient in children's play space provision. The new housing land allocations will need to make appropriate provision within the relevant sites for the needs of the prospective occupiers, to ensure the relative deficiency does not increase.
- 3.48 In terms of youth/adult play space (sports pitches for example) there is an adequate actual provision of land, principally because of the extensive playing areas at the Buchanan Recreation Ground. There is an issue over the location of spaces however, as the Buchanan fields are somewhat remote from much of the residential areas of Coleford, being located on high ground to the west of the town.
- 3.49 It is considered appropriate to seek an improved provision of outdoor play space for youths/adults primarily at the Bells Field site. The land is presently owned by the County Council, and is laid out and maintained at a low level for occasional use as a sports pitch. This site could be improved to provide for more intensive and better equipped use. The District Council will consult with the local Parish Councils and sports organisations on the preferred form of provision. Contributions will be sought from residential development to provide improved facilities.