Cinderford Business Plan
Baseline Report
Amended Version
October 2006

Halcrow Group Limited with
Bournemouth University Business School
Alder King and Kevin J. Toombs
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September 2006

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1 Executive Summary

1.1 Introduction, background and context

In May 2006, a team led by Halcrow and including Alder King and Kevin J Toombs (Property and Commercial), and Bournemouth University Business School (Education and Learning), was appointed to undertake a Business Plan for Cinderford. The commissioning client for this project is the Cinderford Regeneration Board, which comprises the following organisations:

- Forest of Dean District Council
- The Forester newspaper
- South West Regional Development Agency
- English Partnerships
- Local business representation
- East Dean Initiative
- West Gloucestershire Primary Care Trust
- Forest of Dean Housing
- Cinderford Town Council
- Forest Enterprise
- Gloucestershire County Council
- Royal Forest of Dean College

1.1.2 The aims of the study are to:

- Develop and agree a business plan for the regeneration of Cinderford;
- Lead and take forward the EP Coalfields Programme work in Cinderford;
- Bring together strategic partners and their resources for the benefit of Cinderford and wider Forest of Dean area; and
- Ensure the involvement of local people in the regeneration of Cinderford

1.1.3 This Baseline Report sets out the current situation for the themes and topic areas considered. Whilst every effort has been made to include as much relevant information here as possible, given the range of data and literature available it is not exhaustive and reflects a particular point in time.

1.2 The opportunity and importance of this study

1.2.1 This study is being undertaken at an opportune time. A large amount of previous work, including some extensive public consultation has already taken place regarding the future of Cinderford and its environs. The over-riding aim of this Business Plan is to take this work forward to generate delivery of physical, economic and social regeneration.

1.2.2 This Business Plan will feed into the statutory planning process, and will help underpin an Area Action Plan (AAP) for the town. This document will be a crucial document in both setting the future
direction of the town, and in the determination of planning applications – applications are much more likely to be approved if they accord with the Area Action Plan. This Business Plan will thus help to formulate and shape planning policy for the area, rather than necessarily be restricted by it.

1.2.3 Information obtained to date will inform both the Business Plan and the Cinderford Community Learning Plan (CCLP). The latter will be a separate, but interlinked document. It will identify, explore and seek to address issues of learning for economic and social progress and health and well-being reasons. The Baseline Report highlights and summarises some of the issues to be explored and explained in more detail in the CCLP.

1.3 **Summary of topic areas**

1.3.1 The following sections provide summaries of the key findings from the baseline analysis, broken down by topic areas as follows:

- Strategic and local policy framework
- Economic baseline
- Social and community facilities baseline
- Market appraisal
- Transport infrastructure and movement
- Landscape character and ecology
- Townscape and built heritage
- Key sites

1.3.2 Whilst this analysis has been largely desk-based in nature, it has been informed by consultation with relevant groups and bodies. For each of the topic areas conclusions have been drawn based on the factual information reviewed, and this has then been taken forward to identify issues which require further consideration during subsequent stages of the study.

1.4 **Strategic and local policy context**

1.4.1 The policy review breaks down into two broad areas: first, a review of the regional and local planning policy framework; and second, a review of the regional and local economic and regeneration policy framework.

**Regional and local planning policy**

1.4.2 Key documents reviewed include the Regional Spatial Strategy, Gloucestershire Structure Plan, the adopted Forest of Dean District Local Plan and the emerging Local Development Framework. A number of key points emerge from this review, as follows:

- The key issue is one of stimulating economic activity and to accord with the draft Regional Spatial Strategy, further housing development in the Forest of Dean district should be: “...clearly linked to increased economic provision.”
• The aim to reduce the level of dependency on Gloucester and increase the levels of self-containment. This is linked to analysis in the economic and transport chapters of this Baseline Report which identify the current scale of out-commuting for employment.
• Improved accessibility is also important and balanced, mixed-use developments are promoted. Not uncommonly within the region, there is a need to address housing affordability.
• Within the Gloucestershire Structure Plan (Third Alteration)\(^1\), Cinderford is identified as a particular foci for growth to promote its physical regeneration.
• Four sites are allocated for employment in the adopted Local Plan, these are Forest Vale & Whimsey, Newtown, Lightmoor, Northern United. In addition, five housing sites are allocated, and one mixed-use site (Newtown). There is also one retail allocation and two leisure allocations – the Linear Park and Steam Mills; and
• The relationship between this Business Plan and the emerging Local Development Framework is important – to ensure that proposals progress through the various planning stages, there needs to be a clear linking between these processes.

**Regional and local economic and regeneration policy framework**

1.4.3 Key documents reviewed include the Regional Economic Strategy, the Gloucestershire Economic Strategy and the Forest of Dean Economic Development Strategy:

• The focus of any strategy should be to assist the process of economic transition away from manufacturing.
• Small and medium sized enterprises (SMEs) should be encouraged and supported, while ensuring that a suitable range and quality of premises are available.
• The aims include raising aspirations and expectations; to utilise the natural assets of the district, and to create jobs for local people who wish to live and work in the Forest.
• Support is required to aid business productivity, new skills and enterprise, innovation, improve participation and leadership and improve transport networks.
• The Forest of Dean Towns (Coleford, Cinderford and Lydney) experience high levels of out-commuting (transport infrastructure is a constraint) and retail leakage
• Health, social work and construction are major employment sectors in Cinderford at present.
• A concerted effort will be required to deliver the growth forecast over the next 20 years, this applies to both the public and private sector; and
• The historic landscape is of “considerable environmental quality” – where possible this should assist with the process of economic regeneration.

**Issues arising for consideration**

1.4.4 A number of conclusions can be drawn from the above analysis which will need to be taken into consideration during the next phases of the study, as follows:

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\(^1\) The Structure Plan (Third Alteration) has not yet been adopted
• To most strongly accord with regional strategy, the focus should be on delivering employment-led growth in Cinderford – this could take a mixed-form use. There may be a need to re-consider the appropriateness of the current Local Plan allocations. In order to accord with regional strategy, the emphasis should be on stimulating economic activity, increasing the opportunity for people to live and work in close proximity.

• There are significant land allocations for leisure and recreation in the adopted Local Plan. There is a need to consider whether these continue to be realistic and well-related to local needs, whilst encouraging tourism development.

• There is strong support for small and medium sized enterprises (SMEs) and smaller-scale schemes, which should be encouraged and promoted, particularly where this could be compatible with the protection and enhancement of the landscape. Where possible, and by whatever means, further investment by/for these sectors should be encouraged.

• Manufacturing industries and employers should be retained and encouraged where possible, but with recognition of the wider macro-economic context.

• There is a case that the emerging Area Action Plan for Cinderford could be more radical, both in terms of land allocations and in promoting re-location within the study area of non-conforming/bad neighbour land uses.

1.5 Economic baseline

1.5.1 The baseline economic analysis is a crucial element of the overall baseline position. This analysis has identified a number of points, which can be broken down as follows:

Regional context
• Gross value added (GVA) per head (workplace basis) in the South West is generally one of the best performing English regions – it was ranked 3rd in 2003.

Demographics
• At present, there are approximately 8,120 residents in Cinderford, of which 60% fall within the working age group. This figure is in line with trends at the wider benchmarked areas.

• One key issue is the population age structure of Cinderford. The decrease in the 15-24 age groups contrasts with an increase in the over 60 age group and this has implications for labour supply and future economic activities of the area.

Economic activity
• The proportion of ‘economically active’ population in Cinderford experienced substantial positive growth between 1991 and 2001, compared to a marginal decline at the regional level. That said, in general, the level of claimant counts in Cinderford is still relatively high.

Skills base
• The skills base of Cinderford is relatively poor, with a higher than average proportion of local working age population having no qualification, although a relatively high proportion of the population is educated to NVQ levels. Only 3.7% of the population held a first and higher degree (compared to 8% and 9.8% at district and regional level respectively).
Employment structure and business base

- Anecdotal evidence suggests that Cinderford is both failing to attract greater numbers of professionals to live in the town, and to retain graduate level skills workforce.
- There is a high concentration in manufacturing, construction, wholesale and retail trade, and health and social work. Together these sectors employ over 54% of Cinderford’s working age population. However, the manufacturing sector in particular declined considerably between 1991 and 2001; and
- The business base in the Forest of Dean is centred predominately on construction and real estate and business activities.

Issues arising for consideration

- Cinderford does not provide sufficient employment opportunities for local residents and the potential for retaining the skilled workforce within the local economy should be explored, allied with improving their skills where possible.
- Cinderford is characterised by a relatively narrow employment base, with manufacturing being (both historically and at present) the primary sector for employment. A wider employment base should be encouraged, and this is likely to require additional skills to encourage investment.
- There is a significant proportion of working age population in Cinderford with no qualifications and only 3.7% with first degrees. Furthermore, women fair better in obtaining NVQ level qualifications than men in Cinderford – engaging male adults in vocational learning is therefore an important consideration.
- The town centre is currently not thriving. The Town Centre Health Checks study (1999) concluded that it often faced stiff competition from Coleford and Lydney, as well as from other centres outside the District. The future for the town centre, particularly in the context of the likely grant of planning permission for the Tesco superstore, needs careful consideration, and in an integrated way with other areas of the study which may be more of a focus for regeneration activity.
- Consideration should be given as to how, and in what ways, the emerging programme of town centre enhancements could be geared towards encouraging greater investment by the private sector in both the public and private realm.
- Cinderford is set in an attractive location which, whilst providing a valuable resource for the tourist market, means that land supply (and thus tourism development opportunities), are restricted.

Social and community facilities baseline

1.6.1 The social and economic facility baseline breaks down into five topic areas: education, health, open space, housing and crime. This Baseline Report does not explore or seek to address the issues raised by the baseline analysis, but it does draw conclusions which will need to be taken into consideration into the next stages of the study.
**Education**

- Heywood Community School has experienced gradually declining school roll numbers: from 571 in 1997 to 486 in 2006 – a drop over the period of some 15%.
- Whilst pupil numbers at Steam Mills remained reasonably consistent between 1997 and 2006, the numbers from St. White’s fell from 309 to 288; and for Forest View from 415 (1998) to 362.
- The re-location of St. White’s Primary School onto one consolidated site from the existing three, is an important aspiration and is reflected in the adopted Local Plan.
- The feasibility of constructing a new adult learning facility in Cinderford should be considered once the implications for the future of Heywood School and the Royal Forest of Dean College (RFODC) are known (RFODC has commissioned consultants to appraise its accommodation requirements, including a review of its existing facilities).

**Health**

- Over 90% of residents in FoDDC are of either ‘good’ or ‘fairly good’ health.
- The West Gloucestershire PCT has identified: coronary heart disease, teenage pregnancy and diet and obesity as the three main areas for health improvement.
- There are four doctors’ surgeries in the Area of Influence, and on average, the patient size list is below the national average.
- There are two community hospitals in the Forest of Dean (Dilke Memorial and Lydney & District), both of which are currently subject to some uncertainty regarding their futures. At the time of writing, the Primary Care Trust is consulting on the future of facilities in the study area and beyond; and
- There is also some uncertainty regarding the Gloucestershire County Council day-care centres in Cinderford.

**Formal and informal open space**

- There is a ‘major shortfall’ of both formal and informal open space within Cinderford, when judged against National Playing Field Association standards; and
- However, there are two large areas of land currently allocated for leisure and recreation: the Linear Park and Steam Mills, although these are unlikely to come forward without developer contributions.

**Housing**

- The average size of households in Cinderford was 2.36, which is comparable with the level observed at the district, county and national levels. However, Cinderford has a lower than average percentage of owner occupied households in comparisons to rented households.
- On average, household prices are lower in Cinderford relative to the rest of the district, and in turn, house prices in the district are on average lower than the county and regional levels.
• Housing affordability is a critical issue in the Forest – house prices are increasing at a much faster rate than average earnings, and flats, maisonettes and houses at the lower end of the market are increasing at the highest rate proportionally.

Crime
• Of the 39 Partnerships in the Crime and Disorder Reduction Partnership (CDRP) the Forest of Dean compares very favourably. For example, for violent crime it ranks 9th lowest, burglary 6th lowest, theft of motor vehicle 6th lowest and for thefts from a motor vehicle 5th lowest.

Issues arising for consideration
1.6.2 Several important issues have arisen through this analysis which will need to be considered in more detail as regeneration options evolve, including:

• There is a need to take account of opportunities to make better use of existing facilities such as the Miners’ Welfare Hall and the Methodist Church, prior to considering the need for any additional facilities. The compatibility between existing proposals and any new proposals will need careful consideration.
• The need to continue to support existing well used facilities such as Candi, Artspace and Splinters, acknowledging their space needs and aspirations.
• Affordable and entry level housing is a critical issue and the options will need to consider how best to tackle and integrate the provision of these types of dwellings to reflect the needs of specific groups in society.
• The importance of considering how to meet the specific needs of young people, preferably in a town centre location.

1.7 Market appraisal
1.7.1 The conclusions from the market appraisal fall into the following categories: retail, residential, office space and industrial/warehouse space. In general, these confirm that land is a constrained resource, particularly land available for immediate development.

Retail
• There is high demand for retail occupancy within the town centre, which is resilient (95% let) despite no major national retailer in the High Street.
• Rents are lower than other commercial centres in the area, as a consequence investor demand is mainly local;
• The advent of Tescos provides a changing economic market and allows opportunities for retail investment; and
• There is currently limited room for further expansion without risking town centre viability.

Residential
• There is high demand for low cost and affordable homes in the area (particularly one and two-bed flats); but lower demand for high top-end value homes outside of the town; and
House prices have generally increased in line with national trends, and housing affordability is a particular issue.

Office Space
- There is little or no demand within the town for office space, but there is evidence elsewhere of potential demand if the location and nature of facility is appropriate; and
- Rents are low rents and consequently the likelihood of private investment is very limited.

Industrial/warehousing
- There is reasonably strong demand, with an expanding industrial estate that consists of predominantly owner-occupiers, with a mix of users.
- However, due to low rents viability is questionable, as is the potential for investment.
- Availability of employment land ready for development is low, which can result in artificially high land prices.

Issues arising for consideration
Retail
- There is scope for further development of the town centre to attract national retailers providing comparison goods, as well as convenience. However, this needs to be balanced with available expenditure within Cinderford’s catchment area.
- The town-centre layout acts as a particular constraint to options for expansion – the arrival of Tesco Supermarket on the Rugby Club ground could act as a stimulus for expansion of the town centre in a south-easterly direction; and
- In this context of a lack of available space for expansion, consideration should be given to the scope for providing comparison shopping facilities at an out-of-town centre location, without damaging the centre’s viability.

Residential
- Given the profile of residential demand, provision for low cost housing, made up of one-bed and two-bed apartments, two-bed houses and shared equity housing, including that for older people with special needs, should be considered.
- Attracting higher end value housing to the town, given its setting, could be encouraged, although it is acknowledged that land availability is a significant constraint to this.
- Opportunities for sustainable housing (use of local materials/energy and water saving/micro-generation etc) should be considered, in line with the potential demand for such housing; and
- The demand for dwellings which are closely inter-related with small-scale employment uses (i.e. generating little noise and traffic) should be investigated.

Office Space
- Cinderford could strive to attract additional office-led and high-tech IT companies given its attractive location - a potentially relatively significant step which requires further consideration.
**Industrial/warehousing**
- Consideration needs to be given as to whether there are specific end-users which could be attracted to the town.

**Leisure/hotels**
- There remains an unsatisfied demand for better restaurants and cafes in the town; and
- Demand for hotels remains slack, and it would be imprudent to anticipate that hotel development would occur soon and/or provide a launchpad for improved tourism economy in the area.

### 1.8 Transport infrastructure and movement

**1.8.1 Accessibility**
- In terms of the issues arising from the transport review, these can be considered in terms of accessibility, conflicts and proposals, as follows:

- The character of roads within and around the study area has remained the same for some years. It is rural in nature, undulating with strong topography. No new road accesses or bypasses have been built to accommodate changes in traffic numbers and increased heavy goods vehicle (HGV) use.
- Sites identified for future or further development are reasonably accessible from the exiting road network. Notable exceptions however, are the sites at Newtown and at Northern United.
- Cinderford generally has good public transport coverage with the existing network covering most of the town. Gaps in service provision tend to be related to service frequency.
- Public transport links for commuters to Gloucester, as well as Coleford and Lydney are good, and Cinderford is served by the Forest Link demand responsive transport (DRT) service that links to most of the Forest of Dean. However, the evening and Sunday service in the Cinderford area is poor; and
- Non-motorised travel to other areas of the town and surrounding areas is less attractive, due primarily to: (i) the absence of footpaths in places; (ii) the steep topography of the town; (iii) the extent of parked cars (in places): and (iv) traffic speeds (in places).

**Traffic conflicts**
- There are clear pedestrian and vehicle conflicts within the town centre.
- There are also conflicts at Steam Mills as the A4151 passes the junior school. These are unlikely to be resolved by the current alignment of the spine road extension; and
- Gloucestershire County Council is currently considering a number of highway and safety improvements, including 20mph zones and school safety zones.
Existing highway proposals

- Further development at Newtown would require the extension of Forest Vale Road (Spine Road extension). This route is safeguarded in the adopted Local Plan and the route alignment is feasible, but deviation from this route could prove difficult due to the proximity of woodlands which are understood to be protected by primary legislation (although this needs further investigation).
- Depending on its nature and scale, further development at Northern United could require construction of new link road (Western Access Route), which is also safeguarded in the adopted Local Plan. Again the route alignment is feasible, although there are likely to be funding constraints, and also possible ecological constraints.

Issues arising for consideration

1.8.2 Traffic and transport issues are critical in assessing the form, nature and scope of future development and regeneration aspirations. Transport is an important driver behind both sustainability objectives for the study – for example to reduce the level of out-commuting, and in ensuring accessibility within and into and out of Cinderford. In this context, a number of important issues need to be considered in detail as the study progresses:

- The alignment of the Forest Vale Road extension is reasonably well fixed – any deviation to the east would implicate many existing uses, and deviation to the west and north would run through woodlands protected by primary legislation. This acts as a constraint in terms of how transport issues are dealt with, and the redevelopment options for the Steam Mills site allocated for leisure and recreation.
- The provision of the link road (from Forest Vale Road past Northern United) will add an additional cost impact, if it is deemed necessary to deliver that road to service any new development.
- The longevity of funding of the Forest Link DRT is in question, as the Rural Bus Challenge funding ends within the next couple of years and if the service is deemed not viable there is a risk that the service will be withdrawn altogether.
- The options could consider whether development options should be constrained and/or re-located if areas cannot be served by public transport; and related to that, the willingness of private sector bus operators to establish new services to development areas.
- The ability of the private sector to fund the new link road needs further consideration, as indeed does the specific need for that link road; and
- How best to ensure linked trips between key regeneration sites and the town centre and/or origin of travel will be important to ensure Cinderford remains functioning as a holistic town.

1.9 Landscape character and ecology

1.9.1 The landscape character assessment of the Forest indicates that its character varies from dense broadleaved forest through to relatively heavily industrialised areas like Cinderford which, in many ways, bear a similarity of both form and derivation with the valleys of south Wales. The local landscape is dear to the hearts of Foresters, but it is one that has always changed. One of the
The roles of the Business Plan will be to accommodate reasonable future change without compromising that overall character which, it should be noted, has not been recognised as either a National Park or an Area of Outstanding Natural Beauty.

1.9.2 Whilst ecology was not a specific element of the brief, our baseline research has established that it should be afforded reasoned importance. Accordingly, the analysis has been informed by consultation with English Nature, Gloucestershire Wildlife Trust and the Gloucestershire County Council Ecologist (and others), as well as a review of the Forest of Dean Biodiversity Project 2000 – 2004, which provides a range of baseline data on biodiversity.

1.9.3 The following points emerge from the review of baseline information:

- The attractive rural landscape of the town’s hinterland, and views of this landscape from Cinderford, could potentially be a strong ‘selling point’ to new investors, businesses and residents – the attractive setting could be more positively marketed. Locational flexibility has been encouraged by the advent of the electronic age.
- There is a need to consider carefully the interface of the built environment and the forest and other open spaces. It will be important to consider how development on the edge of Cinderford (and indeed elsewhere) relates to the surrounding forest and countryside.
- Access to the countryside is a key issue. There are a number of footpaths and cycleways, but routes from the town centre to the start of these routes, on the edge of town, are often fragmented, poorly marked and can appear unsafe and unattractive.
- The Linear Park provides a strong boundary to the west of the town, but remains under-utilised for both recreation and interpretation – there are opportunities to improve the Park.
- Tourism, linked to the quality of the landscape and the history of the area, could be further developed, provided it respects the countryside (e.g. does not cause further erosion).
- There is scope for environmental enhancements in the town centre, outer older residential areas, and the wider industrial areas.
- The proposed link road alignment shown in the Local Plan raises issues in terms of severing the site allocated for leisure and recreation; and
- Contamination is likely to be a key issue – it may deter investment. The presence of contaminants may limit the scope for planting, if the site(s) is/are not appropriately remediated.

Issues arising for consideration

- It will be important to consider the ecological and environmental impact of developing key sites – there are a number of important habitats to consider, for example, relating to bats and great crested newts. However, consideration should also be given to habitat creation to replace and enhance such features.
- In line with comments in the Landscape Strategy, consideration should be given to whether development of new sites might be more advantageous, in terms of landscape and ecology, than redevelopment of existing sites or of allocated sites.
Consideration should be given as to how the wooded theme be brought into design for new developments, and how existing sites, not subject to new planning control, could be made more attractive.

Related to the above, consideration as to how increased managed access to the Forest can be compatible with woodland management.

The use of local materials, where possible, is to be encouraged, and thought will need to be given as to what degree their use in new building could be enforceable (where in accordance with the FoDDC Residential Design Guide).

The “face” of Cinderford is presented well before arriving at the town centre, and does not encourage visitors; further consideration to gateway treatment is thus essential. For example, what types of development at the Northern United site would be compatible, in landscape terms, with its concept as a gateway site for the town, if it performs that role.

If the Steam Mills link road is to provide an attractive northern/eastern gateway feature to the town, the landscape treatment of that approach will need to be well thought through. Furthermore, there may be a case for such treatment to be implemented prior to development to generate an enhanced image and stimulate commercial investment. There are likely to be alternative options worth investigating.

However, related to these last two points, further consideration needs to be given as to the possible funding sources for any landscape treatment.

Could additional minerals working be consistent with the long term objectives for maintaining and enhancing landscape character? The context of this issue is that some working of clay would lead to the creation of wet pits, which could potentially bring landscape/ecological benefits and there have been some good improvements for butterflies and newts as a result of re-workings.

If Cinderford residents and stakeholders have a specific landscape image they wish to be promoted at gateway sites, this will need to be taken into consideration as the options emerge.

Is edge and/or gateway treatment appropriate on the southern edge of the town? If so, possible funding sources need to be identified, particularly given that only limited development in that area is likely to be promoted; and.

Related to the above, further consideration needs to be given as to the opportunities for greenfield developments to the south of town in the next plan period, particularly if the potentially re-located Rugby Club breaches a landscape zone boundary (this itself needs further investigation).

1.10 Townscape and built heritage

1.10.1 This section of the baseline report does not seek to catalogue the area’s cultural heritage in full. Rather, it sets out the limitations that the heritage would have on development promoted by the Business Plan. There are few limitations in either the Core Area or Area of Influence; however, there are some important town centre buildings that could regain life through new development off a comprehensive nature.
1.10.2 While the area’s mining heritage is of value, not every artefact is worth of retention, and priorities should be set for conservation and interpretation, given the constraints on funding.

*Issues arising for consideration*

1.10.3 The town centre is likely to benefit from visual enhancement as a result of the parallel strategy. However, the problems of the buildings and appearance of the centre are more deep-set, and thus require radical treatment in such a way that the commercial, and especially retail, economy is enhanced. Such a scenario may demand more than a series of ad hoc measures. The advent of Tesco and the potential related effects on the town may provide a catalyst for change.

1.10.4 While there may be a need for new building in the town centre, any changes should pay heed to the historic pattern of development and to the desire to retain buildings that are of social importance, if not for their architectural value. Consideration should be given to the future role they can play.

1.10.5 Consideration should be given to defining a “defensible” retail area of the town centre, in order to guide how land areas and appearances of buildings could be modified to the town’s advantage. This process should consider the future of the town if more unnecessary traffic were directed away from the town centre.

1.10.6 The range of social recreation and often space provision in the town’s residential areas should be the subject of detailed modification. If shortfalls are apparent and environmental enhancement can be achieved, additional funds should be set aside by the client organisations.

1.10.7 The character of Steam Mills has lost its identity through creeping coalescence with Cinderford and the impact of traffic on A4151. Consideration should be given to means of ensuring that the settlement’s individual character can be reclaimed.

1.11 **Key sites**

1.11.1 The adopted Local Plan allocates a number of significant (in terms of size) sites for employment, housing and mixed use. As detailed in Chapter 4, given that the emerging Local Development Framework is at a very early stage, there is the opportunity through this Business Plan to reconsider the appropriateness of these current allocations. However, as part of this baseline analysis the currently allocated sites (within the Core Area), have been considered, although more detailed consideration of these sites and their inter-relationships will be undertaken as the study progresses, and will be an important factor in determining the form of regeneration options generated in due course.

*Current planning applications and proposals*

1.11.2 The majority of planning application submitted in Cinderford have been small scale proposals, however there have been several relatively major application proposals. Of these, the most significant is the application for the new retail (Tesco) store in the town centre. Whilst this proposal
has previously received planning consent, a challenge to this permission has led to a re-submission of the planning application, a formal decision on which is awaited.

1.11.3 It is also noteworthy that there is recent private sector interest in sites within Forest Vale Industrial Estate, although one of the two application proposals is for a mixed use scheme incorporating a relatively significant element (unspecified) of residential.

Issues arising for consideration

1.11.4 It should be emphasised that the sites considered above are limited to those currently allocated in the adopted Local Plan, within the Core Area only (other, generally less significant sites, are allocated within the Area of Influence).

1.11.5 Together these sites represent a significant area of land. However, it will be important for the Business Plan to consider other potential sites and/or uses, and whether the land can be either rationalised or re-configured in any way to make better use of this scarce resource within the Forest. These considerations will need to be factored into the evolving options for regeneration.
# Introduction

## 2.1 Background and context

In May 2006, a team led by Halcrow and including Alder King and Kevin J Toombs (Property and Commercial), and Bournemouth University Business School (Education and Learning), was appointed to undertake a Business Plan for Cinderford. The commissioning client for this project is the Cinderford Regeneration Board, which comprises the following organisations:

- Forest of Dean District Council
- The Forester newspaper
- South West Regional Development Agency
- English Partnerships
- Local business representation
- East Dean Initiative
- West Gloucestershire Primary Care Trust
- Forest of Dean Housing
- Cinderford Town Council
- Forest Enterprise
- Gloucestershire County Council
- Royal Forest of Dean Council

## 2.1.2 The aims of the study are to:

- Develop and agree a business plan for the regeneration of Cinderford;
- Lead and take forward the EP Coalfields Programme work in Cinderford;
- Bring together strategic partners and their resources for the benefit of Cinderford and wider Forest of Dean area; and
- Ensure the involvement of local people in the regeneration of Cinderford

## 2.1.3 This Baseline Report sets out the current situation for the themes and topic areas considered. Whilst every effort has been made to include as much relevant information here as possible, given the range of data and literature available it is not exhaustive and reflects a particular point in time.

## 2.1.4 The study area includes a Core Area, and an Area of Influence, these are shown on Figure 2.1 overleaf.
2.2 The opportunity and importance of this study
2.2.1 This study is being undertaken at an opportune time. A large amount of previous work, including some extensive public consultation has already taken place regarding the future of Cinderford and its environs. The over-riding aim of this Business Plan is to take this work forward to generate delivery of physical, economic and social regeneration.

2.2.2 This Business Plan will feed into the statutory planning process, and will help underpin an Area Action Plan (AAP) for the town. This document will be a crucial document in both setting the future direction of the town, and in the determination of planning applications – applications will be much more likely to be approved if they accord with the AAP. This Business Plan will thus help to formulate and shape planning policy for the area, rather than necessarily be restricted by it.

2.2.3 Information obtained to date will inform both the Business Plan and the Cinderford Community Learning Plan (CCLP). The latter will be a separate, but interlinked document. It will identify, explore and seek to address issues of learning for economic and social progress and health and well-being reasons. The Baseline Report highlights and summarises some of the issues to be explored and explained in more detail in the CCLP.

2.3 Vision for Cinderford
2.3.1 The commissioning of the preparation of this Business Plan is set within a context where a Vision for Cinderford has already been established, derived in large part through extensive consultation.

2.3.2 The East Dean Community Strategic Plan (‘Digging Deep’), prepared by the East Dean Initiative (EDI) in April 2004 sets out a specific Vision for the area, supported by a number of specific aims and priorities. The EDI Vision is:

“We celebrate the positive aspects of living and working in the East Dean Area – its heritage, its environment and the community spirit of its people and their skills.

We recognise the important contribution that people in the area make to East Dean through their involvement in work, learning, family life, sport and art.

We want to increase the prosperity of the area, improving the job opportunities and skills of East Dean citizens, improving the area’s built environment and conserving and enhancing the area’s natural mining and forest heritage.

We will promote access to services, healthy lifestyles and quality of industrial and commercial life.”

2.3.3 The specific aims, under seven separate topic areas, are as follows:

Table 2.1: EDI Vision by topic area

<table>
<thead>
<tr>
<th>Topic</th>
<th>EDI Aim</th>
</tr>
</thead>
<tbody>
<tr>
<td>Economy</td>
<td>“To improve and diversify the economy of the East Dean area with particular regard to providing quality jobs through the creation of new industries and business opportunities and...”</td>
</tr>
<tr>
<td>Topic</td>
<td>EDI Aim</td>
</tr>
<tr>
<td>------------------------------------</td>
<td>---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------</td>
</tr>
<tr>
<td>Town centre</td>
<td>“To create an attractive town centre, with a balance of quality shopping, business, entertainment and cultural attractions, adequate parking and signage which will be the first choice for local people and visitors.”</td>
</tr>
<tr>
<td>Tourism</td>
<td>“In partnership with the tourism industry and tourism organisation to develop, and market sustainable tourism in the area in order to maintain and improve the competitive position of the East Dean area as the ‘Heart of the Forest’ – quality, year-round holiday destination.”</td>
</tr>
<tr>
<td>Transport</td>
<td>“To ensure that all sections of the East Dean community have excellent access to community transport.”</td>
</tr>
<tr>
<td>Housing</td>
<td>“To ensure the provision of good quality, balanced and well managed stock of private and public housing of the right type, size and price, in the right locations to meet the present and future needs of the community.”</td>
</tr>
<tr>
<td>Youth, Community, Health &amp; Education</td>
<td>“To create a safe, clean, healthy, crime and drug free environment in which all sections of the East Dean area’s society can fulfil themselves.”</td>
</tr>
<tr>
<td>Environment</td>
<td>“To attract investment to the area by maintaining and improving its built and natural environments while ensuring that the quality of these environments is preserved and enhanced for the benefit of future generations.”</td>
</tr>
</tbody>
</table>

2.3.4 The work undertaken through consultation to arrive at this Vision and these aims is returned to in the following Chapter of this Baseline Report, which deals with consultation.

2.3.5 Whilst the vision prepared through the EDI work is of great relevance to this study, other Visions have been prepared. They include the Forest of Dean District Council’s Corporate Plan vision, which, aligned with the overall aim of: “To promote thriving communities and provide quality environments we can be proud of”, is:

“A self-confident, safe, healthy, prosperous community, caring for the well-being of all its residents, its heritage and environment.”

2.3.6 Balancing these differing aspirations is likely to prove challenging, not least as there may be some inherent conflict.

2.4 **This Baseline Report**

2.4.1 This Baseline Report provides details of all the information gathered in the relevant areas of:

- Consultations undertaken (Chapter 3)
- Strategic policy framework (Chapter 4)
- Economic baseline (Chapter 5)
Social and community facilities (Chapter 6)
Market appraisal: retail, residential, offices, industrial/warehousing and leisure/hotels (Chapter 7)
Transport infrastructure and movement (Chapter 8)
Landscape character appraisal (Chapter 9);
Townscape and built heritage (Chapter 10);
Key sites and projects (Chapter 10); and
Cinderford – Moving Forward: Critical success factors (Chapter 11)

2.4.2 Relatively extensive consultation has been undertaken during this baseline information gathering stage, details of the scope of these are included in the following Chapter. In addition, a large amount of relevant background literature has been reviewed – full details of this are included at Appendix 1 to this Report.
3 Consultations Undertaken

3.1 Introduction and consultation context

3.1.1 As part of the baseline information gathering, a large amount of stakeholder consultation has been undertaken, both by the project team themselves as well as the client team. These consultations fit into a wider Consultation Strategy, which involves both the stakeholders and the community as the study progresses, and will be an integral part of the overall Business Plan.

3.1.2 The consultations undertaken as part of this study are set within a context where a degree of consultation has already been undertaken, in particular through the East Dean Initiative work to produce Digging Deep, the Community Strategic Plan for the East Dean Area (April 2004). That work arrived at three specific ‘priorities’:

- Priority One: proposes a range of projects to revitalise the local economy and regenerate Cinderford town centre;
- Priority Two: seeks to develop East Dean’s tourist potential; and
- Priority Three: suggests ways to improve the quality of life of the whole community by looking at housing, health, community buildings, and facilities for young people, the arts, sports facilities and transport. Priority Three also includes specific projects in the parishes.

3.1.3 That work also concluded with: “…a clear view of what the community wants”, as follows:

- To secure the economic future of the area by helping local businesses to expand, new ones to relocate and the skills of the workforce to be improved
- To find ways that tourism can create more jobs
- To improve Cinderford town centre
- To ensure that the Northern Arc development starts as soon as possible
- To see more new affordable and quality housing developed
- To see improvements in healthcare
- To have the Miners’ Welfare Hall refurbished
- To have a ‘drop-in’ and an advice centre for young people
- To have better support for the many arts organisations in the area
- To see the development on the new Healthy Lifestyle Centre; and
- To see improvements to public transport in the area

3.1.4 Subsequently, in December 2004, a Forest of Dean workshop was held for English Partnerships, South West RDA and the Forest of Dean District Council (and facilitated by BDOR Limited). This considered two projects outside the Area of Influence (Princess Royal and Cannop), but in respect of the Business Plan, it provided: “… an opportunity for local people to shape the brief for it before it event [sic] starts – on ‘Day Minus One’.”
3.1.5 In respect of the Business Plan, the workshop was divided into the following topics/themes:

- Transport and access
- Natural and built environment
- Community
- Housing
- Health and safety
- Economy and education
- Participation

3.1.6 For each of these, a range of issues and ideas were generated, as well as details regarding further information sources. These are set out in full in the Workshop Report and are not re-iterated here.

3.2 Consultations undertaken

3.2.1 The consultations undertaken as part of the information gathering for this baseline review have been with the following:

Table 3.1: Consultations undertaken

<p>| Name                                | Organisation                                                   |
|-------------------------------------|================================================================|
| Louise Dwyer                        |                                                                |
| Robert Ensor                        |                                                                |
| Edel Keating                        |                                                                |
| Lena Maller (BOWS), FODDC           | Broadmoor Brickworks                                           |
| Sue Fellows                         | Candy                                                          |
| Philip Hyne                         | Churches Together                                              |
| Jean Florence/ Sally Gibson         | Cinderford Artspace                                            |
| Rev. Cecil Mundy                    | Cinderford Methodist Church                                    |
| Cllrs Graham Morgan, Tim Holder and others | Cinderford Town Council                                      |
| Sharon Cinderey and others          | Cinderford Traders Association/ Clothes Plus/ White Hart PH    |
| John Hepworth/ Miranda Jenkins/ Ned Skelton | CIPD                                                     |
|                                   | Coleford Brick &amp; Tile Works                                    |
|                                   | Consultative Panel                                             |
| Colin Evis and others              | Council for the Protection of Rural England                    |
| Amanda Smith/ Ros Daniels          | Creative Partnerships                                          |
| Rick Daniels                       | Dean Forest Voice                                              |
| Colin Guyton                       | Dean Heritage Museum                                           |
|                                   | EDI meeting                                                    |
|                                   | English Nature                                                 |
| David Warburton and Matthew Stead   | English Partnerships                                           |
| Andy Robertson                     | Forest Education Business Partnership                           |
| Tim Fretter/ Patricia Nixon         | Forest Voluntary Action Forum                                  |
|                                   | Forest Business Futures                                        |
| Andy Robertson                     | Forest Education Business Partnership                           |
| Winifred Baker/ Bev Abscott         | FoD Community Radio                                            |
| Mark Bick                          | FoD Music Makers                                               |</p>
<table>
<thead>
<tr>
<th>Name</th>
<th>Organisation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lorraine Manders</td>
<td>FoD Womens Services</td>
</tr>
<tr>
<td>Tim Perrin</td>
<td>FoDDC, Chief Executive</td>
</tr>
<tr>
<td>Cath Stenson</td>
<td>FoDDC, Community</td>
</tr>
<tr>
<td>Debbie Powell</td>
<td>FoDDC, Crime and Disorder</td>
</tr>
<tr>
<td>Nigel Gibbons/ Janet Pool</td>
<td>FoDDC, Planning Policy</td>
</tr>
<tr>
<td>Martin Hillier</td>
<td>FoDDC, Development Control</td>
</tr>
<tr>
<td>Lesley Kirkpatrick/ Gareth Whitaker/ James Woodcock</td>
<td>FoDDC, Economic Development</td>
</tr>
<tr>
<td>Bill Cronin</td>
<td>FoDDC, Conservation Officer, FoDDC</td>
</tr>
<tr>
<td>Malcom Vine</td>
<td>FoDDC, Housing</td>
</tr>
<tr>
<td>Antony Corfield</td>
<td>FoDDC</td>
</tr>
<tr>
<td>Lorrain Drew</td>
<td>FoDDC</td>
</tr>
<tr>
<td>Paul Symonds</td>
<td>FoDDC, Health</td>
</tr>
<tr>
<td>Simon Morgan</td>
<td>FoDDC, Land &amp; Property</td>
</tr>
<tr>
<td>Andy Barge</td>
<td>FoDDC, Leisure Services</td>
</tr>
<tr>
<td>Nicola Greaves</td>
<td>FoDDC, Tourism</td>
</tr>
<tr>
<td>Alistair Chapman</td>
<td>FoDDC, Countryside and Sustainability Officer</td>
</tr>
<tr>
<td>Pam Jones</td>
<td>Forest Contact a Family</td>
</tr>
<tr>
<td>Garry King/ Matt Hunt</td>
<td>Forest of Dean Housing</td>
</tr>
<tr>
<td>Andy Robertson</td>
<td>Forest Education Business Partnership</td>
</tr>
<tr>
<td>Tim Fretter</td>
<td>Forest Voluntary ActionForum</td>
</tr>
<tr>
<td>Richard Davies</td>
<td>Forestry Commission</td>
</tr>
<tr>
<td>Bob Freshwater/ Martin Rudland/ Mary Newton and others</td>
<td>Friends of the Earth</td>
</tr>
<tr>
<td>Colin Evers/ Colin Smith/ Bob Freshwater/ Mary Newton and others</td>
<td>Friends of the Forest</td>
</tr>
<tr>
<td>Maddy Collins/ Linda Tocknell</td>
<td>GL14</td>
</tr>
<tr>
<td>Kerry Sykes/ Ann Simpson</td>
<td>Gloucestershire Children’s Fund</td>
</tr>
<tr>
<td>Sue Blackmon/ Novvy Allan</td>
<td>Gloucestershire CC, Adult Education Team</td>
</tr>
<tr>
<td>Gary Kennison</td>
<td>Gloucestershire CC, Ecology</td>
</tr>
<tr>
<td>Julie Bird, Terry Aldred</td>
<td>Gloucestershire CC, Development Officers (Language, Literacy, Numeracy).</td>
</tr>
<tr>
<td>Patrick Salmon</td>
<td>Gloucestershire CC, Education (Extended Schools Manager)</td>
</tr>
<tr>
<td>Val Harris/ Nick Stewart</td>
<td>Gloucestershire CC, Educationation</td>
</tr>
<tr>
<td>Kevin Phillips/ Lucy Binney</td>
<td>Gloucestershire CC, Minerals Planning</td>
</tr>
<tr>
<td>Shelagh Hume</td>
<td>Gloucestershire First</td>
</tr>
<tr>
<td>Hugh Annett/Guy Stenson</td>
<td>Gloucestershire Primary Healthcare Trust</td>
</tr>
<tr>
<td>Kate Baugh</td>
<td>Gloucestershire Rural Community Council</td>
</tr>
<tr>
<td>Michael Knight</td>
<td>Gloucestershire Skills Unit</td>
</tr>
<tr>
<td>Kate Baugh</td>
<td>Gloucestershire Wildlife Trust</td>
</tr>
<tr>
<td>Martin Davidson</td>
<td>Hannah Reynolds Associates</td>
</tr>
<tr>
<td>Ian Southgate</td>
<td>Hanson Aggregates</td>
</tr>
<tr>
<td>Rob Warren</td>
<td>Hartbury College</td>
</tr>
<tr>
<td>Ken Bush, Head Teacher</td>
<td>Heywood Community School</td>
</tr>
<tr>
<td>Elaine Furness/ Eddie Parker</td>
<td>Impro</td>
</tr>
<tr>
<td>Ashley Drew &amp; Keith Bell</td>
<td>KW Bell</td>
</tr>
<tr>
<td>Linda Osment</td>
<td>Learning &amp; Skills Council</td>
</tr>
<tr>
<td>Louisa Dwyer</td>
<td>Market 4 Learning</td>
</tr>
<tr>
<td>Mark Bick</td>
<td>Music Maker</td>
</tr>
</tbody>
</table>
### Name and Organisation

<table>
<thead>
<tr>
<th>Name</th>
<th>Organisation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Karen Buckley/ Andy Loughery</td>
<td>Palace Cinema</td>
</tr>
<tr>
<td>Neil Wareing/ Brian Boseley</td>
<td>(Potential housing development)</td>
</tr>
<tr>
<td>Cllr Gardiner/ Averil Kear/ Maurice Bent</td>
<td>RANUP</td>
</tr>
<tr>
<td>Steve Grindle</td>
<td>RAW Sports</td>
</tr>
<tr>
<td>Dawn Ward/ Caroline Sanger-Davis</td>
<td>RoFDC</td>
</tr>
<tr>
<td>Chris Foley/ Lara Rennison/ Alan Titcombe/ Peter Holden</td>
<td>Ruspidge &amp; Soudley Parish Council</td>
</tr>
<tr>
<td>Pat Allen</td>
<td>St. Stephen’s Church</td>
</tr>
<tr>
<td>Paul Woodward</td>
<td>St. White’s Primary School (Head)</td>
</tr>
<tr>
<td>Dan Bramwell &amp; Julian Walker-Palin</td>
<td>TESCO</td>
</tr>
<tr>
<td>Brian Bennett</td>
<td>Vantage Point</td>
</tr>
<tr>
<td>Guy Stenson</td>
<td>West Glos PCT</td>
</tr>
<tr>
<td>Bob Morgan</td>
<td>Winners Garage</td>
</tr>
<tr>
<td>Keith Urch/ Rob England</td>
<td>Youth Angling Project</td>
</tr>
</tbody>
</table>

#### 3.2.2

It should be emphasised that the above list is not intended to be exhaustive, but to give an indication as to the scope of consultation that has fed into the baseline review. Consultation is an integral part of the overall approach to the study, and additional individuals and/or groups of consultees may be identified or come forward as the study progresses.

#### 3.2.3

A detailed strategy setting out the nature, form and scope of consultation is currently being prepared (as a separate exercise), and will form the basis of an agreed approach. This will include details as to the timing and format of consultation with both stakeholders and the public.

#### 3.3

**Informing the options and preferred option**

#### 3.3.1

These consultations have, and will continue to be, important in determining the form and nature of options as they are developed and taken forward through the consultation process. In particular, the consultation process has identified a number of factors\(^2\) which build on previous consultations and will help focus the process of developing options (in no particular order):

- more leisure/employment opportunities, as well as more employment
- educational needs were better catered for, educational attainment was higher and there were more graduate level jobs
- the town was seen to lead the way, was more innovative and risk taking
- less reliance on the car
- more opportunities to get out and meet people
- more outlets for growing businesses at the right rates
- an environment in which successful small businesses can thrive
- help to differentiate Cinderford from ‘opposition’ towns
- a better sense of community

---

\(^2\) These have been initially informed by the Consultative Group and are likely to evolve as consultation process widens.
• more opportunities for shopping
• people chose to come to/visit Cinderford
• more money was retained locally
• the quality of people’s lives was richer
• a broader offer that meant people could enjoy the whole ‘Cinderford Experience’
• improved infrastructure
• young people acted as ‘co-producers’ (delivering improvements for themselves)
• retention of a ‘market town’ feel
• greener and improved industrial estate
• the forest was taken into Cinderford (rather than Cinderford into the forest)

3.3.2 This list should not be taken by any means to be exhaustive as it will evolve as the consultation process moves forward, and in particular as the public becomes more widely involved in this process, but it does provide a useful context within which to guide the early stages of developing options.
4 Regional, Strategic & Local Policy Framework

4.1 Introduction

This section provides an analysis of the current strategic and local policy framework within which the work on the Business Plan, and any proposals emerging from it, sits. The section first considers the planning policy framework at a regional and local level, and then moves on to consider the relationship between the Business Plan and the planning policy context. Subsequent to that, an analysis of the regional and local economic and regeneration policy context is presented. Finally, this section provides a summary of the key non-statutory policy guidance, such as that related to sustainable development, tourism and minerals planning.

4.2 Regional planning policy framework

Regional Spatial Strategy

4.2.1 Under the Planning and Compulsory Purchase Act 2004 (PCPA), the South West Regional Assembly is currently preparing the Regional Spatial Strategy (RSS) for the South West 2006 – 2026. This will be a statutory planning document and will replace exiting Regional Planning Guidance for the South West (RPG10). The draft RSS was placed formally on consultation in June 2006 and will be followed by an Examination in Public, currently scheduled for early 2007. The draft RSS sets out a number of separate sub-regional spatial strategies, which include details of housing provision and distribution. One of these sub-regional strategies deals with the Gloucester-Cheltenham conurbation, and related to this, but separately the ‘Towns within the Cheltenham and Gloucester Area of Influence’ are specifically dealt with.

4.2.2 Given the statutory nature of this document, the supporting text to the latter is worth quoting in full. It states:

"Beyond the links to Gloucester, the Forest of Dean towns (Coleford, Lydney and Cinderford) demonstrate a complex, yet localised nature of commuting to and from each other and with other settlements in Wales and Herefordshire also intimately involved. Collectively, the three Forest towns form a relatively tight network with strong inter-relationships. In these towns there has been a considerable scale of housing development but this has not been matched by local job creation. A key issue to address in the Forest of Dean LDD is that of stimulating economic activity, increasing the opportunity for people to live and work in close proximity. Higher levels of self-containment, a reduction in dependencies with Gloucester and increased provision of services and facilities in the immediate locality will move towards a more sustainable community. Further housing development in the Forest of Dean towns should be clearly linked to economic provision." (paragraph 4.2.44).

4.2.3 Policy SR14 seeks to deliver this aim, with Gloucester and Cheltenham accommodating the major part of development across the County, and with development within the Forest of Dean focussing
...reduce[ing] the imbalances between population, employment and housing provision and reduce dependence on car-borne commuting."

4.2.4 The draft RSS sets out the net dwelling requirements broken down by Housing Market Area and district. The Forest of Dean is required to deliver an overall annual dwelling requirement of 270, but this falls from 300 during the first 10 years of the Strategy (2006-16), to 240 over the last 10 years.

4.2.5 In terms of employment growth, estimates are provided by Travel To Work Areas (TTWAs), of which the Forest of Dean falls mainly within the Gloucester TTWA, and to a lesser extent the Cheltenham TTWA. For the Gloucester TTWA, it is estimated that employment growth will be between 9,300 and 12,700 over the period. For Cheltenham, the corresponding figures are 8,000 to 10,800. The Draft RSS acknowledges that in economic terms these two centres perform very differently, with Cheltenham having higher levels of skills, income and GDP.

4.2.6 In seeking to ‘address deprivation and disadvantage to reduce intra-regional disparities', under its rural renaissance objectives, the RSS seeks to improve productivity in 10 ‘rural priority districts’ of which the Forest of Dean is one. These improvements are targeted at: "addressing need arising from problems with accessibility to jobs and services and affordability of housing".

Gloucestershire Structure Plan

4.2.7 The Gloucestershire Structure Plan Second Review was adopted in 1999. The Third Alteration went through an Examination in Public in 2003 and reached Proposed Second Modifications in March 2005. Work on the Third Alteration ceased in April 2005 as a result of the PCPA, although its policies remain material considerations until formally superseded by the RSS.

4.2.8 The policies seek to direct development to the Principal Urban Areas, with development at market towns to be of an appropriate scale and character. Policy SD.8: Forest of Dean – Southern Area identifies Cinderford, along with Lydney, as “…particular foci for growth”, in line with the aim of prioritising the physical regeneration of the southern area of the Forest of Dean. Improving accessibility both within the area, and to other areas is important, and balanced, mixed-use developments are promoted. Proposals for tourism development will also be supported, provided they meet environmental and transport objectives.

4.3 Local planning policy framework

4.3.1 The adopted Forest of Dean District Local Plan (adopted November 2005) sets the statutory framework, and is currently being reviewed through the new Local Development Framework process (as required by the Planning and Compulsory Purchase Act 2004 – see below). Part II of the adopted Plan relates to specific areas, and Chapter 2 covers Cinderford & Ruspidge.

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3 Figure 4.3 An illustration of Housing Distribution by Local Authority at Gloucester and Cheltenham

4 ‘Statement of Priorities for Addressing Deprivation and Disadvantage in the South West’ (which is not a formal RSS policy), paragraph 9.2.4.
4.3.2 In total, the Plan allocates four sites for employment, five housing sites, and one mixed-use site. These are shown on Figure 4.1 (overleaf) and further details of each of these sites are referred to in Chapter 10 of this report, and included at Appendix 1, as part of the Literature Review.

4.3.3 The **Local Development Framework** (LDF) is currently being prepared and will ultimately replace the existing Local Plan (as above). The main points of the draft LDF are set out in the Core Strategy (draft Issues & Options Paper, November 2005), and those of most relevance are stated as:

- The strategy will look forward to 2026 and will need to contain proposals and policies for the period to at least 2016;
- The rate of change, especially in relation to new housing is likely to be slower than that which the 2005 Local Plan provides for;
- The intention is that the levels of change in households and jobs that are forecast will be provided for by new development;
- Most of this change comes from the requirements of the existing population;
- The focus for new development should be the three forest towns, but Newent and the larger villages will be able to provide for their localities; and
- For the district in its entirety, and based on the first draft Regional Spatial Strategy, it appears likely that the present quantity of land identified in the Local Plan is sufficient for the forecast need (although this does not necessarily apply at a more local level).

4.3.4 Additionally, and importantly, the LDF (Core Strategy) includes the preparation of an Area Action Plan (AAP) for Cinderford, and ultimately this will set the statutory framework for planning decisions within the area covered by the AAP. The relationship between the Business Plan and the LDF process is dealt with in the following sub-section.
4.3.5 The timetable for the emerging LDF is as follows:

<table>
<thead>
<tr>
<th>Local Development Document</th>
<th>Status and Timescale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Local Development Scheme</td>
<td>Approved by the SoS State June 2005</td>
</tr>
<tr>
<td>Statement of Community of Involvement</td>
<td>Submission Draft October 2005</td>
</tr>
<tr>
<td>Housing and Employment Allocations</td>
<td>Planned Preferred Options Nov. 2007</td>
</tr>
<tr>
<td>Development Control Policies</td>
<td>Planned Preferred Options Nov. 2007</td>
</tr>
<tr>
<td>Proposals Map</td>
<td>Planned adoption n/a (annual updates)</td>
</tr>
<tr>
<td>Landscape Strategy SPD</td>
<td>adoption to be confirmed</td>
</tr>
<tr>
<td>Affordable Housing SPD</td>
<td>adoption to be confirmed</td>
</tr>
<tr>
<td>Play &amp; Open Space SPD</td>
<td>adoption to be confirmed</td>
</tr>
<tr>
<td>Annual Monitoring Report</td>
<td>n/a</td>
</tr>
</tbody>
</table>

4.4 Relationship between Business Plan and LDF

4.4.1 There is an important link between the Business Plan and the forward planning process (the LDF), specifically in terms of physical development and renewal. Any future proposals for physical development will be required to go through the planning process to obtain permission. Due to the ‘plan-led’ nature of the planning process, the greater the extent to which any such proposals accord with the LDF (and AAP), the greater the likelihood that planning permission would be granted.

4.4.2 In these circumstances, the Business Plan has a crucial role in underpinning the LDF – and specifically the Area Action Plan for Cinderford. It is important that the relationship between the two is appropriately managed and monitored, and that the Business Plan is suitably robust, and flexible, to undertake this role. The conclusion from this is that the Business Plan is not necessarily so constrained by the existing planning policy context as it might otherwise be, indeed the Business Plan potentially provides the platform and driver behind the future planning policy context in the AAP.

4.4.3 Figure 4.2 overleaf shows the relationship between the two. It demonstrates the close link between the Business Plan and the LDF (Development Plan Documents) during the early stages, and then the Business Plan contains specific actions and recommendations for the short, medium and longer-terms which are reflected in the LDF (the DPDs), which follows its own path through to formal adoption.
4.5 Regional & local economic & regeneration policy context

4.5.1 There is a range of policy guidance on economic development from national level through to the local level. This section focuses on the most relevant documents, in particular:

- Regional Economic Strategy
- Gloucestershire Economic Strategy; and
- Forest of Dean Economic Development Strategy

4.5.2 In addition to those strategies, there is a range of other policy guidance, some of which is sector-specific, which supplements this core policy guidance at a range of strategy levels. Some of this is covered in the next section (non-statutory policy) and further reference is made to relevant literature, including documents relating to the local area, in Appendix 1.

4.5.3 Based on the context for this Business Plan, a summary of the National Coalfields Programme and its implications for Cinderford, is important.
National Coalfields Programme

4.5.4 The National Coalfields Programme: “…assists former coalfield communities across England by creating new employment, homes, leisure facilities and public space”. The Programme has a focus on sustainability and requires active involvement of the local community. Nationally, the ring-fenced budget is seen as vital in supporting the Government in its Sustainable Communities Plan agenda.

4.5.5 As well as dealing with site remediation issues, the Programme considers the appropriateness of employing innovative schemes such as Network Space and Priority Sites to deliver sustainable communities. The former is aimed at using joint ventures to provide local employment opportunities for local people, primarily in small and medium sized enterprises, through the provision of quality, managed space. The latter is a vehicle to focus on the development of industrial and commercial property where private-sector development and investment companies have generally been reluctant to invest and develop.

4.5.6 Given the context of Forest of Dean, for Cinderford this means in particular taking a sustainable, integrated approach and involving the community as options evolve. Based on the findings of the Baseline Report and on-going consultations, it could involve providing, or supporting, new employment opportunities, homes and leisure facilities.

Regional Economic Strategy

4.5.7 The latest version of the RES, published by SWRDA, covers the period 2006 to 2015. As a strategic policy document, the RES sits alongside other regional policy documents, and is guided by Just Connect: An Integrated Regional Strategy for the South-West 2004 – 2026. The main aims of the RES are to:

- Harness the benefits of population change
- Enhance the distinctive environment and cultural diversity
- Enhance the economic prosperity and quality of employment opportunity
- Address deprivation and disadvantage; and
- Ensure people are treated fairly and can participate fully in society.

4.5.8 In line with these aims, there are three Strategic Objectives which incorporate 11 headline economic priorities, i.e. “…the most important issues that need to be delivered to secure a dynamic and growing economy”. These break down as follows:

Table 4.2: Regional Economic Strategy – Strategic Objectives and headline economic priorities

<table>
<thead>
<tr>
<th>SO1: Successful and competitive businesses</th>
<th>SO2: Strong and inclusive communities</th>
<th>SO3: An effective and confident region</th>
</tr>
</thead>
<tbody>
<tr>
<td>Support business productivity</td>
<td>Improve participation in the economy</td>
<td>Improve transport networks</td>
</tr>
<tr>
<td>Encourage new enterprise</td>
<td>Regenerate the most disadvantaged areas</td>
<td>Promote and enhance what is best about the region</td>
</tr>
<tr>
<td>Deliver skills for the economy</td>
<td>Plan sustainable and successful communities</td>
<td>Improve leadership, influence and partnership</td>
</tr>
<tr>
<td>Compete in the global economy</td>
<td>Promote innovation</td>
<td></td>
</tr>
</tbody>
</table>

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Within the Spatial Implications section in the RES, the Forest of Dean falls within the north-east triangle functional zone. Partly due to its strategic location, this sub-region is the economic powerhouse of the region, and includes the economic drivers of Bristol/Bath, Swindon and Cheltenham/Gloucester. In relation to the latter, the RES refers in some detail to the Forest of Dean towns of Coleford, Cinderford and Lydney, which collectively form a tight network with strong inter-relationships. The key points to note are:

- they exhibit a high dependency on Gloucester,
- historic core roles of mining and heavy industry are changing towards retail, service and commuter centres;
- they experience rural deprivation, far less knowledge based industrial growth and lower wages and skills;
- health, social work and construction have become major sectors in Cinderford;
- traffic congestion with high levels of out-commuting, as well as retail ‘leakage’ to other towns;
- lack of affordable housing; and
- the economy relies heavily on other business, miscellaneous services, hotels and catering and education and health, although recent years have witnessed recent poor performance in hotels and catering

That section concludes by stating that: “All other sectors (from those listed above) are, without intervention, forecast to stagnate or decline. Cinderford is forecast to witness most growth over the next 20 years, but it will require concerted efforts from private and public sector partners to achieve this”.

Recent research which considers the spatial implications of economic potential in the region concludes in respect of Cinderford that: “A high level of growth is expected of Cinderford TTWA and whilst it has potential, it will also need vigorous, concerted action to achieve this above average level of growth”. However, it also indicates that jobs created will occur in low value added sectors, and this represents a significant challenge.

In line with the RES, SWRDA is responsible for various programmes and funding streams. SWRDA’s work programme for 2005-8 is based on 10 themes: support business growth, skills and learning, sites and premises, innovation, participation, urban and rural regeneration, regional infrastructure, investment promotion, regional projects, and policy and partnership. Relevant potential funding streams for this Business Plan include:

- **Rural Renaissance**, which aims to: “… help rural communities in the South West respond to and influence economic change, by supporting the development and implementation of

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sustainable projects that use innovation and enterprise…” It includes the following strategic priorities:

- **Priority 1** - To assist the development of a dynamic and sustainable economy in rural areas.
- **Priority 2** - To improve access to work, education, training and retraining opportunities.
- **Priority 3** - To encourage innovative service delivery through the development of multi-use facilities, support for social enterprise and improved access to, and use of ICT.

- **Single Pot**, which has replaced the funding programmes that existed previously, whereby money from the contributing Government Departments is pooled into one single budget. “The funding, once allocated, is available to the RDAs to spend as they see fit to achieve the regional priorities identified in their regional economic strategies and the challenging targets set by them in their Corporate Plans”.

- **Modernising Rural Delivery (MRD)**, which provides all RDAs with a greater role in rural development. It includes a number of important changes, including:
  - “the transfer of Countryside Agency funding for socio-economic projects to the RDAs from April 2005, creating integrated rural funding programmes.
  - RDAs will assume full responsibility for managing the delivery of socio-economic projects under the England Rural Development Programme from 2007. The RDAs will have an increased management role, working with partners on the current schemes for this programme from April 2005 during this transition period.
  - additional resources from the Countryside Agency increasing RDA expertise in innovation, countryside issues, research and rural development.
  - the development of an improved business support mechanism for companies and organisations in rural areas in line with the existing and emerging regionally-based business support provided by RDAs and partners.
  - RDAs working with partners at a regional and local level across the public, private and community and voluntary sectors to achieve better results from the programmes which benefit rural areas.”

*Gloucestershire Economic Strategy 2003-14*

4.5.13 The vision of the GES is of: “A high value added economy with a balance between sectors, a wide geographical spread of wealth and a highly skilled and motivated workforce living in sustainable and socially inclusive communities in a quality environment”. The three broad aims of the Strategy are:

- To address known deficiencies and short-term problems facing the County
- To identify the longer-term economic programme that will help achieve the vision for Gloucestershire; and

6 Taken from South West Regional Development Agency website
7 Taken from South West Regional Development Agency website.
• To build on existing strengths

4.5.14 In terms of context, it is perhaps noteworthy that the ten most deprived ‘super output areas’ in the County (2004) all fall within Gloucester or Cheltenham.8

4.5.15 The strategy seeks to protect and strengthen key sectors, with the investor support programme focussing on the following sectors: advanced engineering, construction, finance, environmental technology, food manufacturing and distribution, biotechnology, creative industries, distribution, leisure and tourism and ICT.

4.5.16 Transport infrastructure is recognised as a constraint with the Forest of Dean, exhibiting a “poor internal road network” and “isolation from the rest of the County”. Similarly, the low wage levels and access to employment or training are acknowledged as particular issues for the district, as is the shortage of affordable housing.

4.5.17 Any solutions to these problems should “take into account the historic landscape of the Royal Forest … [which] … is an area of considerable environmental quality”. Given these constraints, employment opportunities are likely to be limited to small-scale schemes.

4.5.18 In attempting to move towards a more sustainable county, an increase in the use of renewable energy is promoted, with a recommendation to explore opportunities for biomass production, waste to energy schemes, wind and solar power and hydropower generation.

4.5.19 The guiding principles of the Strategy, which seek to draw these strands together, are:

- The desire for a more sustainable approach to development
- The need to address social exclusion and equality of opportunity
- The need to encourage innovation
- The importance of added value; and
- The value of partnership working

Forest of Dean Economic Development Strategy 2004-09

4.5.20 The vision of this Strategy incorporates four themes:

- Utilising natural assets of the district (land, buildings and people) to foster sustainable development of the district’s economy and encourage the private sector to invest in the community;
- Raise aspirations of the community and business expectations;
- Create jobs for local people who wish to live and work in the Forest; and

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8 The most deprived super output area within Gloucestershire is ranked 1,883 from a total national rank of 32,482 (Westgate 3, Gloucester) and the 10th most deprived (Hesters Way, Cheltenham) is ranked 4,698. The most deprived ward in the study area is ranked 7,298 – this is considered in much greater detail in Chapter 6.
• Assist in reducing local pockets of deprivation.

4.5.21 This vision is to be realised through five strategic objectives, each of which is supported by specific Action Plans. These objectives, and the main actions, are as follows:

• To diversify and develop the employment base of the Forest of Dean in order to increase the number of job opportunities available, and broaden the range and type of businesses in the area
  ➢ services sector, tourism, ICT, environmental technology and advanced engineering, creative arts and industries, retail, local food and drink

• To provide an excellent business support service which assists new and existing businesses and promotes inward investment
  ➢ new start business/ entrepreneurship, small business sector, existing businesses, inward investment

• To provide the strategic infrastructure necessary to support the development of the economy
  ➢ sites and premises, ICT, public transport, roads, town centre infrastructure

• To improve education, skills and employability of local residents so that they can take advantage of the new job opportunities:
  ➢ education and raising attainment, raising aspirations of the whole community, basic skills, workforce development, further education, affordable childcare to support access to work and training

• To focus development plans on areas of relative deprivation, in order to use economic development to achieve regeneration benefits and complement other area strategies:
  ➢ focus mainstream programmes on deprived areas and communities, lobbying for resources, collaborative working between the Four Towns Partnership, integrated regeneration strategy for the East Dean Area.

4.5.22 The Strategy provides a range of data and information on key socio-economic issues, which has fed into the relevant Chapter of this Baseline Report. Some key points are worth noting here however, including:

• **Population:** the workforce is ageing, with an increasing number in the 45-60 age group.

• **Out-commuting:** an estimated 40% of the economically active population leaves the district daily for employment purposes.

• **Tight labour market:** with unemployment at 1.8% (February 2004), the economy is at near full employment; there is a low economically active female population.

• **Manufacturing sector:** The economy remains heavily reliant on this sector and there is a need to diversify the economic base.

• **Small business sector:** this is a buoyant sector, evidenced by high take-up of small property; this sector offers the potential for sustainable job opportunities and diversification – this sector should be encouraged.
• **Market towns**: steady decline in the number and variety of shops available, and high degree of competition between Lydney, Coleford and Cinderford, with the latter losing ground.

• **Earnings and incomes**: these are lower in the district than the county and national averages (in part due to the high number of retired people).

• **Local deprivation**: wards in the central and southern part of the Forest include those in the top twenty most deprived wards in the County.

• **Education attainment and skills**: raising education and skills is fundamental to the overall employment strategy – there appears to be a clear link between educational attainment, skills development and employability in the Forest.

• **Sites and premises**: Demand from the SME sector is buoyant, but availability of sites and vacant premises is limited. More particularly for Cinderford, new employment sites are important, as is raising the appearance of the area.

• **Roads**: Companies already located in the Forest report that the road infrastructure is not a constraint on business. There may be a case for localised, small-scale improvements to the trunk roads within the district to improve traffic flow.

• **Public transport**: access to employment opportunities is a problem and better integrated transport is needed.

• **Environment**: the outstanding environment is a key asset, attracting people and potential business.

• **Organisational issues**: in particular the importance of Gloucestershire First in determining local issues and priorities, with the support of SWRDA.

• **Planning policy**: this can have a major influence on supporting and attracting business investment through appropriate policies; and

• **Targeting business growth sectors**: environmental technologies, service sector employment and tourism are the focus for inward investment policy as they enhance and make use of the locality and natural environment.

4.5.23 The overall conclusion of the research underpinning the Strategy is that: “…any economic assistance for the Forest should focus on eliminating pockets of deprivation, assisting the process of economic transition as the manufacturing centre continues to decline, with specific attention required to support the SME sector and to ensure a suitable range and quality of premises are available”.

4.6 **Relevant non-statutory policy and guidance**

*Sustainability*

4.6.1 The Regional Sustainable Development Strategy: A Sustainable Future for the South West, was published by the South West Regional Assembly in 2001. It includes a total of 15 themed indicators, each of which has specific objectives and proposed indicators.

4.6.2 At the more local level, the Sustainability Appraisal (SA) prepared by Forest of Dean D.C. in respect of the emerging Local Development Framework (Assessment of the Core Strategy preferred options within the Local Development Framework, May 2006) accords with this regional
level advice. This SA includes a total of 19 local objectives against which strategies and proposals are assessed. These are themselves driven by specific regional objectives. These assessment criteria could provide a valuable mechanism by which to appraise the various options as they emerge and are thus worth setting out here:

- Improve health
- Reduce health inequalities
- Promote healthy lifestyles, especially routine exercise
- Provide new housing to meet local need
- Diversify the range of employment opportunities within the district.
- Reduce poverty and income inequality
- Meet local needs locally
- Reduce vulnerability of the economy to climate change and harness opportunities arising
- Reduce the need/desire to travel by car
- Help everyone access basic service easily, safely and affordably
- Protect and enhance habitats and species (taking account of climate change)
- Protect and enhance landscape and townscape
- Maintain and enhance cultural and historic assets
- Reduce vulnerability to flooding, sea level rise (taking account of climate change)
- Reduce non-renewable energy consumption and ‘greenhouse’ emissions
- Reduce the risks associated with unstable or contaminated land
- Conserve water resources and protect water quality
- Minimise consumption and extraction of minerals; and
- Minimise land, water, air, light, noise, and genetic pollution

Tourism sector

4.6.3 The Forest of Dean D.C. Tourism Strategy: Realising the Potential, incorporates both a Strategy and an Action Plan. The Strategy provides useful context, acknowledging that the tourist industry is improving after a period of decline prior to the Foot and Mouth crisis of 2001. The structure of the industry has become much stronger with better partnerships having been created. However, it acknowledges that: “...there is still substantial investment to be made in the man-made facilities and services required to support visitors, which are vital if the Forest is to successfully compete as a tourist destination.” Uncertainty, marginalisation, community attitudes and support, skills and training, under-investment and quality of facilities available are all relevant issues identified as being important if the full potential of the industry is to be fulfilled. However, sustainability of tourism offer is seen as critical, not least in order to protect the asset upon which it is based.

4.6.4 The Framework for Activity seeks to focus on: accommodation, attractions, activities, tourist information, infrastructure, skills and training, marketing and festivals and events. The headline activities are taken forward in the Action Plan, which sets out specific actions and outcomes under each of these. These are considered in greater detail in the Literature Review at Appendix 1.
In addition to this Strategy and Action Plan, a comprehensive Visitor Survey was undertaken in the Forest of Dean in 2005 which, along with data provided in the Gloucestershire Economic Overview, provides a range of relevant and up to date facts and statistics. Some of the most pertinent points from these are:

**The Forest of Dean Visitor Survey 2005**

- The majority of visitors are day visitors (43%);
- A fifth of all visitors (20%), and more than two-fifths of all day visitors (42%) come from within Gloucestershire;
- 70% of all visitors are repeat visitors;
- The average number of visits to the Forest in the last 12 months averages at 4, but is 4.7 for day visitors and 3.6 for overnight UK visitors;
- Almost a third (29%) of overnight visitors are caravan/ camping, with a further 20% being in rented self-catering accommodation – both witnessing an increasing proportion since 1999;
- Most types of accommodation scored positively on quality and service, with bed and breakfast scoring highest;
- 97% of visitors accessed the Forest by private vehicle;
- The main purpose of some 34% of visitors was general sightseeing, 19% were visiting an attraction, 16% were walking and hiking and 14% cycling.
- However, in total, 58% of visitors planned to go walking, 49% sightseeing and 47% visiting an attraction.
- Almost a quarter (24%) of visitors came for the ‘Quiet’, a further 18% came for the ‘Scenery’, with ‘Trees’, ‘Green’ and ‘Pretty’ all scoring 10%.
- The vast majority (77%) of visitors had an unspoilt trip – the weather was the most common feature to spoil the trip (7%).
- In terms of potential improvements, answers provided were: nothing (35%); don’t know (12%); clearer trail signs (6%); more toilets (6%); better signposts (4%); increase publicity (3%); don’t change anything (3%); better road signs (2%); more for teenagers (2%); and
- Of all visitors, the average spend is £44.49 per person per trip. 38% of expenditure goes on accommodation, 27% on eating/ drinking out, 13% on both shopping and entertainment.

**Gloucestershire Economic Overview**

- Within Gloucestershire, the largest proportion of tourist expenditure is on food and drink, where day visitor spend is highest;
- Gloucestershire has 9% (16,462 FTEs) of tourism jobs in the region and 8% of total employment within the County is tourism-related; and
- An estimated total of 1,687 jobs are tourism related in the Forest of Dean, supporting some 6% of total employment.
Waste & Minerals Local Plan

4.6.6 The Gloucestershire County Minerals Local Plan (MLP) is "saved" until September 2007, although it maintains provision until around 2013/15. Work has started on the Core Strategy, but it is unlikely to be adopted until late 2009. The Issues and Options paper will be issued later in 2006, influenced by the Regional Spatial Strategy. The Core Strategy will be supplemented by a series of Development Plan Documents. The Waste Issues and Options report is more advanced, and consultation began in July 2006.

4.6.7 Map 2 of the MLP shows the operational quarries, of which there are a number with the Area of Influence, including:

- Nailbridge (site 12, sandstone)
- Meezy Hurst (13, sandstone)
- Perseverance (14, sandstone)
- Shakemantle (15, limestone)
- Drybrook (16, limestone)
- Puddlebrook (17, sandstone)
- Royal Forest of Dean Brickworks (19, clay)
- Foxes Bridge (68, reworking colliery spoil/secondary)
- Lightmoor (69, reworking colliery spoil/secondary); and
- Great Berry (72, sandstone)

4.6.8 The majority of these sites are considered relatively minor in scale, with the notable exception of Drybrook Quarry. This is operated by Hanson under a permission which alludes to operations continuing until 2013, although there is the possibility that this could be extended subject to proposals coming forward in line with the Preferred Area in the MLP.

4.6.9 Whilst there is some potential for open cast mining, the MLP follows a general presumption against open cast coal development unless they can demonstrate that they will not have an unacceptable adverse effect on the local environment, and any proposals will need to demonstrate that the community benefit of mining would outweigh the environmental disbenefits. There has been no open cast mining for 20 years, although it is estimated that 12m tonnes of coal deposits might be commercially available; consequently there are no preferred areas in the Minerals Local Plan.

4.6.10 The fire clays of the Cinderford area, associated with coal workings, are small in scale but they are of regional significance because of the high quality bricks made at the two brickworks. There is some minor working for building stone, but it is for local use only, and any proposals for expansion are generally of a small-scale nature.

4.6.11 There is limited extraction of coal by freeminers, using small addits, and Appendix K of the Minerals Local Plan provides a summary of the rights of freeminers, setting out the complex legislative background and concluding that there is ambiguity in this legislation: "The relationship between the Freeminer and the Coal Authority is not clear, but it is certain that the Dean Forest Mine
**Enactments and the 1994 Act do not sit comfortably together and neither one can be said to take clear precedence over the other**.

4.6.12 There are no proposals or allocations for waste disposal in the Cinderford area. However, the importance of the area for waste management is recognised, and sites have been allocated in the waste local plan for “environmental industries” in industrial estates.

### 4.7 Summary and conclusions

### 4.7.1 The policy review breaks down into two broad areas: first, a review of the regional and local planning policy framework; and second, a review of the regional and local economic and regeneration policy framework.

#### Regional and local planning policy

4.7.2 Key documents reviewed include the Regional Spatial Strategy, Gloucestershire Structure Plan, the adopted Forest of Dean District Local Plan and the emerging Local Development Framework. A number of key points emerge from this review, as follows:

- The key issue is one of stimulating economic activity and to accord with the draft Regional Spatial Strategy, further housing development in the Forest of Dean district should be: “…clearly linked to increased economic provision”.
- The aim to reduce the level of dependency on Gloucester and increase the levels of self-containment. This is linked to analysis in the economic and transport chapters of this Baseline Report which identify the current scale of out-commuting for employment.
- Improved accessibility is also important and balanced, mixed-use developments are promoted. Not uncommonly within the region, there is a need to address housing affordability.
- Within the Gloucestershire Structure Plan (Third Alteration)\(^9\), Cinderford is identified as a particular foci for growth to promote its physical regeneration.
- Four sites are allocated for employment in the adopted Local Plan, these are Forest Vale & Whimsey, Newtown, Lightmoor, Northern United. In addition, five housing sites are allocated, and one mixed-use site (Newtown). There is also one retail allocation and two leisure allocations – the Linear Park and Steam Mills; and
- The relationship between this Business Plan and the emerging Local Development Framework is important – to ensure that proposals progress through the various planning stages, there needs to be a clear linking between these processes.

#### Regional and local economic and regeneration policy framework

4.7.3 Key documents reviewed include the Regional Economic Strategy, the Gloucestershire Economic Strategy and the Forest of Dean Economic Development Strategy:

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\(^9\) The Structure Plan (Third Alteration) has not yet been adopted
The focus of any strategy should be to assist the process of economic transition away from manufacturing.

Small and medium sized enterprises (SMEs) should be encouraged and supported, while ensuring that a suitable range and quality of premises are available.

The aims include raising aspirations and expectations; to utilise the natural assets of the district, and to create jobs for local people who wish to live and work in the Forest.

Support is required to aid business productivity, new skills and enterprise, innovation, improve participation and leadership and improve transport networks.

The Forest of Dean Towns (Coleford, Cinderford and Lydney) experience high levels of out-commuting (transport infrastructure is a constraint) and retail leakage.

Health, social work and construction are major employment sectors in Cinderford at present.

A concerted effort will be required to deliver the growth forecast over the next 20 years, this applies to both the public and private sector; and

The historic landscape is of “considerable environmental quality” – where possible this should assist with the process of economic regeneration.

**Issues arising for consideration**

4.7.4 A number of conclusions can be drawn from the above analysis which will need to be taken into consideration during the next phases of the study, as follows:

- To most strongly accord with regional strategy, the focus should be on delivering employment-led growth in Cinderford – this could take a mixed-form use. There may be a need to re-consider the appropriateness of the current Local Plan allocations.
- There are significant land allocations for leisure and recreation in the adopted Local Plan. There is a need to consider whether these continue to be realistic and well-related to local needs, whilst encouraging tourism development.
- There is strong support for small and medium sized enterprises (SMEs) and smaller-scale schemes, which should be encouraged and promoted, particularly where this could be compatible with the protection and enhancement of the landscape. Where possible, and by whatever means, further investment by/for these sectors should be encouraged.
- Manufacturing industries and employers should be retained and encouraged where possible, but with recognition of the wider macro-economic context.
- Recommendations will need to take account of existing minerals or waste management operations.
- There is a case that the emerging Area Action Plan for Cinderford could be more radical, both in terms of land allocations and in promoting re-location within the study area of non-conforming/bad neighbour land uses.
5 Economic Baseline

5.1 Introduction

5.1.1 This Chapter provides the economic baseline for Cinderford ('Core Area') and the Area of Influence. Subsequent to consideration of the regional economic context, which follows this subsection, this Chapter explains the nature in which the economic data has been obtained, and how this correlates with the study area (as described in the Introduction Chapter to this Baseline Report). This Chapter then moves on to consider the demographic profile, the level and nature of economic activity, the skills levels of the local workforce and finally the employment structure.

5.1.2 This Chapter is linked very closely to the following Chapter: Social and Community Facility Baseline, and some of the information presented here – such as the demographic profile – is relevant to that Chapter.

5.1.3 It is acknowledged that there has been a wide range of information previously gathered and presented setting out the socio-economic baseline\textsuperscript{10}, and these two Chapters do not seek to reiterate that. Conclusions from that research are noted at various relevant points throughout this and the next Chapter.

5.2 Regional economic overview

5.2.1 In the South West region, gross value added (GVA) per head was 94\% of the average recorded for UK (workplace basis, 2003). The aggregate GVA figure for the region as a whole was £75 billion for 2003, an increase of 5.6\% over the previous year. In comparison with other English regions, the South West appears to be performing relatively well. London, the South East and the East of England are the only regions which have experienced a higher level of GVA per head.

5.2.2 However, economic performance of the region over recent years has generally been better than the West Midlands, the East Midlands, the North West, Yorkshire and Humber, and considerably better than the North East. In contrast with a number of other English regions, the South West region was one of two regions (the other being the South East) which, as well as experiencing an absolute growth in GVA, has also seen its share as a proportion of the UK average rise in recent years.

\textsuperscript{10} In particular, The Cinderford Story, 2004, produced by Gloucestershire County Council presents a range of data which, given it draws on substantially the same data sources, should be read in conjunction with this Baseline Report.
5.2.3 Figures on contribution by industry within the South West show that services and manufacturing contributed to over 89% of the region’s total GVA in 2004. Moreover, these two sectors were the largest providers of full-time jobs hiring over 87% of the region’s FTEs. Figures recorded for 2002 and 2004 show that overall GVA contribution of the South West, as a share of national (GB) GVA, has remained relatively consistent between the two periods (see Table 5.1 below).

Table 5.1: South-West regional accounts by broad industry sector, 2002 and 2004 (Source: SW Regional Accounts)

<table>
<thead>
<tr>
<th>Sector</th>
<th>GVA</th>
<th>FTEs</th>
<th>GVA/FTE</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>SW (£m)</td>
<td>SW share of GB (%)</td>
<td>SW (000)</td>
</tr>
<tr>
<td>2002</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All industries</td>
<td>70,481</td>
<td>7.6</td>
<td>2,146</td>
</tr>
<tr>
<td>Agriculture</td>
<td>1,234</td>
<td>14.8</td>
<td>75</td>
</tr>
<tr>
<td>Coal, Oil and Mining</td>
<td>376</td>
<td>3.0</td>
<td>6</td>
</tr>
<tr>
<td>Manufacturing</td>
<td>10,879</td>
<td>8.7</td>
<td>306</td>
</tr>
<tr>
<td>Energy &amp; water</td>
<td>1,240</td>
<td>8.6</td>
<td>13</td>
</tr>
<tr>
<td>Construction</td>
<td>5,036</td>
<td>8.8</td>
<td>174</td>
</tr>
<tr>
<td>Services</td>
<td>51,717</td>
<td>7.2</td>
<td>1,572</td>
</tr>
<tr>
<td>2004</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>All industries</td>
<td>74,697</td>
<td>7.7</td>
<td>2,223</td>
</tr>
<tr>
<td>Agriculture</td>
<td>1,187</td>
<td>15.3</td>
<td>75</td>
</tr>
</tbody>
</table>
A further inspection into the GVA contribution within South West by broad industry types indicates that some variances between the various sectors exist (see Figure 5.2 below). For example, services and construction sector have experienced a rise in its GVA contribution relative to the region grown by 2% and 0.8% respectively. In contrast, whilst GVA contribution from manufacturing relative to GB has remained constant, we observe that relative to the region, this sector has experienced a decline of 1.8% over the period. For example, GVA contribution from manufacturing in 2002 was 15.4% of the regions total. By 2004, this share has fallen to 13.7% - a decline of 1.8%.

Figure 5.2: Growth in GVA Contribution relative to South West by broad industry sector, 2002 and 2004 (Source: SW Regional Accounts)

Comparison with the UK average shows that, generally, the South West region has a slightly lower GVA contribution per workforce in the manufacturing, services and other industries sector. Mirroring the information contained in Table 5.1, in terms of average GVA contribution per workforce job, the manufacturing sector appears to dominate, followed by 'other industries' and then the services sector. However, the statistics for the region indicate that the services sector has experienced greater growth in its overall GVA contribution compared to the other sector groups.
5.2.6 In the South West, the public sector plays a significant role in employment terms, especially within the education, health, public administration and defence sectors. This is particularly the case in the far South West and remoter rural areas and it is expected to continue to be so in the future. For example latest statistics for 2004 reported that the education and health sector as a whole supported over 365,000 FTE jobs and trends indicate that the sector could increase to support 439,000 FTE jobs by 2026, making it one of the top three highest growing sectors in the region. As a further example, in 2003/04, the Ministry of Defence (MoD) expenditure on equipment from
companies based in the region (with whom the MoD has contracts) was around £2.2 billion; around 19,000 jobs were generated as a result of this expenditure.\(^{11}\)

5.2.7 One of the main factors that has contributed to this shift from manufacturing to services is likely to be the relative levels of investment/research and development (R&D) spending in the region. Statistics for the South West region show that there has been a notable increase in R&D expenditure for the services sector. For example, figures on business enterprise R&D as a percentage of regional GVA show that the services sector has increased from 5.4% in 1998 to 6.2% in 2002 – a 15% increase. In contrast, R&D as a percentage of regional GVA in manufacturing has decreased from 2.3% to 1.5% over the same period – a 35% decrease.

5.2.8 On a regional basis, the South West appears to have persistently invested a higher percentage of regional GVA into R&D. Office for National Statistics (ONS) figures show that the region has performed markedly above the UK average and most of the other English regions. R&D spending shows that the South West has the third highest investment expenditure (the highest being East of England) as a percentage of GVA during 1998 and 2001.

5.2.9 Compared with the UK average, in 2001 the region’s R&D spending was 18% higher than that observed at the national level. Moreover, recorded figures indicate that the percentage growth rate experienced between 1998 and 2001 for the South West was above that encountered at the national level. This is illustrated in Figure 5.5 below.

Figure 5.5: R&D spend as a percentage of regional GVA (%), 1998 and 2001 (Source: ONS, The Region in Figures, 2003)

\(^{11}\) GVA Grimley/MOD, December 2005
5.2.10 A closer inspection of GVA per hour across the English regions reveals that there has been an improvement in the South West region by 4.6% between 1998 and 2003. In contrast, in regions such as the East of England, where R&D spending has increased the most, this has not necessarily translated into improvements in the region’s GVA per hour figure. Indeed, for the East of England the GVA per hour figure has actually declined despite this increased R&D spending.

Table 5.2: Average GVA per hour worked across English regions 1998 – 2003 (UK=100) (Source: ONS, The Region in Figures, 2003)

<table>
<thead>
<tr>
<th></th>
<th>1998</th>
<th>1999</th>
<th>2000</th>
<th>2001</th>
<th>2002</th>
<th>2003</th>
<th>% change 98 - 03</th>
</tr>
</thead>
<tbody>
<tr>
<td>North East</td>
<td>96.3</td>
<td>97.7</td>
<td>96.4</td>
<td>99.3</td>
<td>95.8</td>
<td>95.1</td>
<td>-1.2</td>
</tr>
<tr>
<td>North West</td>
<td>96.8</td>
<td>95.5</td>
<td>95.4</td>
<td>95.5</td>
<td>94.3</td>
<td>94.4</td>
<td>-2.4</td>
</tr>
<tr>
<td>Yorks &amp; Humber</td>
<td>93.5</td>
<td>94.5</td>
<td>94.6</td>
<td>96.4</td>
<td>94.6</td>
<td>93.7</td>
<td>0.2</td>
</tr>
<tr>
<td>East Midlands</td>
<td>96.0</td>
<td>94.8</td>
<td>95.4</td>
<td>96.6</td>
<td>96.0</td>
<td>96.9</td>
<td>0.9</td>
</tr>
<tr>
<td>West Midlands</td>
<td>91.4</td>
<td>93.8</td>
<td>93.6</td>
<td>94.6</td>
<td>93.4</td>
<td>94.6</td>
<td>3.2</td>
</tr>
<tr>
<td>East of England</td>
<td>100.6</td>
<td>98.6</td>
<td>98.5</td>
<td>97.5</td>
<td>98.1</td>
<td>97.1</td>
<td>-3.5</td>
</tr>
<tr>
<td>London</td>
<td>120.2</td>
<td>117.8</td>
<td>118.5</td>
<td>116.5</td>
<td>118.7</td>
<td>115.4</td>
<td>-4.8</td>
</tr>
<tr>
<td>South East</td>
<td>102.3</td>
<td>104.4</td>
<td>104.7</td>
<td>104.7</td>
<td>103.7</td>
<td>106.5</td>
<td>4.2</td>
</tr>
<tr>
<td>South West</td>
<td>90.8</td>
<td>93.2</td>
<td>95.2</td>
<td>93.5</td>
<td>93.4</td>
<td>95.4</td>
<td>4.6</td>
</tr>
<tr>
<td>England</td>
<td>100.8</td>
<td>100.9</td>
<td>101.0</td>
<td>101.1</td>
<td>101.1</td>
<td>101.1</td>
<td>0.3</td>
</tr>
</tbody>
</table>

Note: The annual hours figure that is use in the compilation of the GVA per hour worked index is an average of the four quarters and includes Employees, Self-employed and Government Supported Trainees data provided by the Labour Force Survey, and HM Forces data provided by the Ministry of Defence.

5.3 Geographical basis of economic analysis

5.3.1 To build a better understanding of the socio-economic characteristics of Cinderford, a baseline assessment of the area has been undertaken. For the purposes of collecting and analysing the economic data and statistical information, the wards and Super Output Areas (SOA)\(^2\) which most closely correlate with the Core Area and the Area of Influence (as shown on the plan in the Introduction Chapter) have been used. Table 5.3 below sets out the correlation between these data sets:

Table 5.3: Core Area, Area of Influence, Ward and Super Output Areas 2001 (Source: 2001 Census)

<table>
<thead>
<tr>
<th>Area</th>
<th>LSOA code</th>
<th>LSOA name</th>
<th>ST ward code</th>
<th>ST ward name</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td>E01022236</td>
<td>Forest of Dean 004A</td>
<td>23UDGP</td>
<td>Cinderford East</td>
</tr>
<tr>
<td>Core Area</td>
<td>E01022237</td>
<td>Forest of Dean 004B</td>
<td>23UDGP</td>
<td>Cinderford East</td>
</tr>
<tr>
<td>Core Area</td>
<td>E01022238</td>
<td>Forest of Dean 004C</td>
<td>23UDGQ</td>
<td>Cinderford West</td>
</tr>
<tr>
<td>Core Area</td>
<td>E01022239</td>
<td>Forest of Dean 004D</td>
<td>23UDGQ</td>
<td>Cinderford West</td>
</tr>
<tr>
<td>Core Area</td>
<td>E01022240</td>
<td>Forest of Dean 004E</td>
<td>23UDGQ</td>
<td>Cinderford West</td>
</tr>
<tr>
<td>Area of Influence</td>
<td>E01022249</td>
<td>Forest of Dean 004F</td>
<td>23UDGW</td>
<td>Littledean &amp; Ruspidge</td>
</tr>
</tbody>
</table>

\(^2\) Super Output Areas (SOAs) are a new geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. Disclosure requirements mean that some sets of data can be released for much smaller areas than others. To support a range of potential requirements it was decided to create 3 layers of SOA:

**Lower Layer**: Minimum population 1000; mean 1500. Built from groups of OAs (typically 4 to 6) and constrained by the boundaries of the Standard Table (ST) wards used for 2001 Census outputs.

**Middle Layer**: Minimum population 5000; mean 7200. Built from groups of Lower Layer SOAs and constrained by the 2003 local authority boundaries used for 2001 Census outputs.

**Upper Layer**: To be determined; minimum size c.25,000.
<table>
<thead>
<tr>
<th>Area of Influence</th>
<th>LSOA code</th>
<th>LSOA name</th>
<th>ST ward code</th>
<th>ST ward name</th>
</tr>
</thead>
<tbody>
<tr>
<td>E01022250</td>
<td>004G</td>
<td>Forest of Dean</td>
<td>23UDGW</td>
<td>Littledean &amp; Ruspidge</td>
</tr>
<tr>
<td>E01022251</td>
<td>003A</td>
<td>Forest of Dean</td>
<td>23UDGX</td>
<td>Lydbrook &amp; Ruardean</td>
</tr>
<tr>
<td>E01022252</td>
<td>003B</td>
<td>Forest of Dean</td>
<td>23UDGX</td>
<td>Lydbrook &amp; Ruardean</td>
</tr>
<tr>
<td>E01022253</td>
<td>006B</td>
<td>Forest of Dean</td>
<td>23UDGX</td>
<td>Lydbrook &amp; Ruardean</td>
</tr>
<tr>
<td>E01022258</td>
<td>003C</td>
<td>Forest of Dean</td>
<td>23UDHA</td>
<td>Mitcheldean &amp; Drybrook</td>
</tr>
<tr>
<td>E01022259</td>
<td>003D</td>
<td>Forest of Dean</td>
<td>23UDHA</td>
<td>Mitcheldean &amp; Drybrook</td>
</tr>
<tr>
<td>E01022260</td>
<td>003E</td>
<td>Forest of Dean</td>
<td>23UDHA</td>
<td>Mitcheldean &amp; Drybrook</td>
</tr>
</tbody>
</table>

5.3.2 Figures 5.6 and 5.7 below show these areas graphically. Because the Area of Influence has been derived on the basis of Parish boundaries, there is a reasonably close correlation between the two boundaries. However, the Area of Influence boundary has also included Lydbrook (which is not a part of the original six parishes) for the purposes of collecting the economic data. This is due to revisions made to the local authority ward boundary when the 2001 Census was undertaken - Ruardean and Lydbrook are grouped together in the 2001 Census but were previously (i.e. during the 1991 Census) two separate wards.

5.3.3 The correlation between the Core Area, the SOAs and wards is less strong. In particular, Cinderford West ward extends well beyond the town of Cinderford itself (and thus the Core Area) to the west, and Cinderford East ward extends beyond the Core Area to the north-east and south. References to Cinderford are taken to mean the amalgam of the wards of Cinderford East and Cinderford West.

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13To include the Parishes of Cinderford, Ruspidge, Littledean, Drybrook, Mitcheldean and Ruardean (statistical information available for Ruardean is grouped together with Lydbrook based on the lower layer Super Output Areas (SOA)).
Figure 5.6: Core Area: Geographical basis of SOA data (Source: Census 2001)

Figure 5.7: Area of Influence: Geographical basis of data (Source: Census 2001)
5.3.4 Both the economic analysis that follows in this Chapter, and the socio-baseline in the following Chapter, generally benchmarks the study area with three key comparator areas: Forest of Dean local authority area (FoDDC), the South-West region and National (UK unless otherwise stated) level.

5.4 **Demographics**

5.4.1 As at 2001, approximately 8,120 people resided in Cinderford, of which 59.9% fall within the working age group – see Table 5.4a below. More recent estimates for the population of the study area are provided by mid-year estimates, for 2005 these are shown on Table 5.4b below:

<table>
<thead>
<tr>
<th>Table 5.4a: Total 2001 Population (Source: 2001 Census Data)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cinderford</strong></td>
</tr>
<tr>
<td>All people</td>
</tr>
<tr>
<td>Males</td>
</tr>
<tr>
<td>Females</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Table 5.4b: Estimated mid-2005 Population (Source: MAIDeN, Gloucestershire County Council)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Cinderford</strong></td>
</tr>
<tr>
<td>All people</td>
</tr>
<tr>
<td>Males</td>
</tr>
<tr>
<td>Females</td>
</tr>
</tbody>
</table>

Notes: Figures are based on ‘constrained ward estimates’; ‘Cinderford’ includes the wards Cinderford East and Cinderford West

5.4.2 These show that the total populations of the Core Area and Area of Influence increased marginally between 2001 and 2005.

5.4.3 The difference in the proportion of the working age population of Cinderford relative to the wider comparator areas appears to be marginal. For example, almost 60% of the population in Cinderford were considered to fall within the working age band (see Table 5.5). In contrast, the district, regional and national level working age population were 60.4%, 63.6% and 65.4% respectively.

<table>
<thead>
<tr>
<th>Table 5.5: Working Age Population (Source: 2001 Census Data)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Working Age</strong></td>
</tr>
<tr>
<td>All people</td>
</tr>
<tr>
<td>Males</td>
</tr>
<tr>
<td>Females</td>
</tr>
</tbody>
</table>

Note: Percentages are based on total population. 'Working age' is defined as the population who is between the ages of 16 – 65.

5.4.4 A closer inspection of the age groups within the working age population shows Cinderford has a younger profile of potential workforce. Figure 5.8 below illustrates the size of each age group as a percentage of the total population for Cinderford and the benchmarked areas. For example, the
percentage of working age population in the age groups 15-19, 20-24, 25-29 and 30-44 compares favourably against the figures at both the district and regional levels.

Figure 5.8: Mid 2001 population estimate (Source: Office for National Statistics)

5.4.5 The population base of Cinderford itself has increased significantly between 1991 and 2001 at a time when the Area of Influence as a whole experienced marginal growth of 2%, compared to population growth of 7% at the regional level and 3% at the national level (see Table 5.6 below).

5.4.6 Whilst local population has grown overall, the same trend is not evident when we disaggregate the data into several age groups. Whilst most of the age groups experienced an increase in local population base, those within the 15-24 age group show the opposite – a negative growth rate of 18% between 1991 and 2001 (notwithstanding a good comparison with other benchmark areas – see 5.4.2 above). In addition, an analysis of change in population by age bands suggests that the concentrations of local residents in the 15-24 age group have declined at a higher rate in Cinderford than the level experienced at the district, regional and national level. This can in part be explained by the availability (or lack) of job opportunities within the study area, as discussed in later sections.

5.4.7 The greatest change in the local population base falls within the 45-59 age band – an increase of 21% between 1991 and 2001. Table 5.6 illustrates that Cinderford has experienced a relatively higher growth of its population who are in this age band relative to the national level (18%), but a lower increase than witnessed at the regional level (25%).
5.4.8 One key concern for Cinderford is the population structure. The decrease in the 15-24 age groups contrasts with an increase in the over 60 age group and this has implications for labour supply and future economic activities of the area.

Table 5.6: Percentage Change in Local Population Base 1991 to 2001 (Source: 1991 & 2001 Census)

<table>
<thead>
<tr>
<th>Age group</th>
<th>Cinderford</th>
<th>Area of Influence</th>
<th>FoDDCt</th>
<th>South-west</th>
<th>Great Britain</th>
</tr>
</thead>
<tbody>
<tr>
<td>Under 16s</td>
<td>5%</td>
<td>-4%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>15 – 24</td>
<td>-18%</td>
<td>-18%</td>
<td>-15%</td>
<td>-8%</td>
<td>-11%</td>
</tr>
<tr>
<td>25 – 34</td>
<td>3%</td>
<td>-8%</td>
<td>-3%</td>
<td>-3%</td>
<td>-5%</td>
</tr>
<tr>
<td>35 – 44</td>
<td>11%</td>
<td>3%</td>
<td>2%</td>
<td>11%</td>
<td>11%</td>
</tr>
<tr>
<td>45 – 59</td>
<td>21%</td>
<td>20%</td>
<td>26%</td>
<td>25%</td>
<td>17%</td>
</tr>
<tr>
<td>60 and over</td>
<td>7%</td>
<td>4%</td>
<td>9%</td>
<td>6%</td>
<td>2%</td>
</tr>
<tr>
<td>Total</td>
<td>6%</td>
<td>2%</td>
<td>6%</td>
<td>7%</td>
<td>3%</td>
</tr>
</tbody>
</table>

5.5 Economic activity

5.5.1 The efficiency of Cinderford’s labour market can be assessed by examining the economic activity rates. The ONS describes all people who are working in the week before the Census as ‘economically active’. In addition, the category includes people who were not working but were looking for work and were available to start work within a fortnight. Full-time students who are economically active are also included.14

5.5.2 This data is presented in Figure 5.9 below and shows that Cinderford compares favourably to both the district and regional levels, as well as showing an increase in activity rate between 1991 and 2001. For example, Cinderford experienced a 1.6% increase in economic active population. In contrast, the region has seen a marginal decrease over this period.

---

14 In contrast, working age population would invariably include economically inactive people who are not in employment, but do not satisfy all the criteria for ILO unemployment. This group comprises those who: want a job but who have not been seeking work in the last 4 weeks (either available to start work in the next 2 weeks or not available to start); those who want a job and are seeking work but not available to start; and those who do not want a job. For example, students not working or seeking work and those in retirement are classed as economically inactive. It can be useful for some purposes to consider only the economically inactive of working age.
Figure 5.9: Economic Activity Levels benchmarked against wider areas (Source: NOMIS, Labour force Survey)

Note: Figures based on 16 – 60 age group.

5.5.3 The growth in the level of economic activity in Cinderford as a whole is also illustrated by the fact that economic inactivity rates across the ward are falling at a rate higher than the regional average.

Figure 5.10: Economic Inactivity Levels benchmarked against wider areas (Source: NOMIS, Labour force Survey)

Note: Figures based on 16 – 60 age group.

5.5.4 The trend observed with regards to the economic inactive rates of the Core Area, Area of Influence and benchmarked areas are also reflected in the claimant count figures. This records the number of people claiming unemployment-related benefits, currently the Jobseeker’s Allowance (JSA) and National Insurance credits, claimed at Employment Service local offices. People claiming JSA
must declare that they are out of work, capable of, available for, and actively seeking, work during the week in which the claim is made.

5.5.5 Over much of the last decade, the regional claimant count has been persistently falling at a rate above the national rate. In common with the South West region, Cinderford (and FoDDC) has followed much of the same trend over this period, with the exception of years between 2001 and 2003 where it experienced an increase in claimant count numbers.

Figure 5.11: Claimant Count, 1996 – 2006 (Source: Claimant Count)

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5.6 Skills and education levels of the local workforce

5.6.1 Education and qualification levels in the South West vary considerably across the region. In some places, levels of educational attainment are relatively low and spatially, this tends to correspond with places where multiple deprivation is high (discussed in the following Chapter).

5.6.2 The education base of Cinderford is relatively poor, with a higher than average proportion of local working age population having no qualification. However, Cinderford has a much higher than average proportion of working age population with NVQ qualifications (i.e. 1 to 4+).\(^\text{15}\) Collected returns for the Census 2001 indicate that approximately 11% of the population (aged 16 to 74) hold some level of NVQ qualification. In contrast, only 9.2% and 8.6% of the same population held NVQ qualifications at the district and regional level.

<table>
<thead>
<tr>
<th>Qualification Level</th>
<th>Cinderford</th>
<th>Area of Influence</th>
<th>FoDDC</th>
<th>South-West</th>
</tr>
</thead>
<tbody>
<tr>
<td>No qualification</td>
<td>26.7%</td>
<td>24.1%</td>
<td>19.8%</td>
<td>16.9%</td>
</tr>
<tr>
<td>O level passes, CSE (any grade), GCSE</td>
<td>35.9%</td>
<td>35.5%</td>
<td>36.3%</td>
<td>36.4%</td>
</tr>
<tr>
<td>(any grade), School Certificate</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A level, AS level, Higher School Certificate</td>
<td>5.5%</td>
<td>7.4%</td>
<td>9.9%</td>
<td>12.3%</td>
</tr>
<tr>
<td>First Degree</td>
<td>2.6%</td>
<td>3.8%</td>
<td>5.5%</td>
<td>6.8%</td>
</tr>
</tbody>
</table>

\(^\text{15}\) NVQ Qualification 1 to 4+ includes the likes of Foundation, Intermediate and Advanced GNVQ, HNC and HND qualifications.
5.6.3 However, statistics from the 2001 Census show that the ward has a lower than average proportion of local working age population with a degree or above. Table 5.7 shows that only 3.7% of the population held a first and higher degree. At the district and regional level, this figure was 8% and 9.8% respectively.

5.6.4 The lack of higher education facilities in Cinderford could in part be an explanation for the more ambitious local residents looking for avenues outside of the area. Anecdotal evidence suggests that Cinderford is both failing to attract greater numbers of professionals to live in the area, and to retain its own graduate level skills.

5.6.5 Figures on the skill base by sex indicate that there is a higher proportion of the female population in Cinderford with NVQ qualifications (i.e. 1 to 4+). For example, statistics from the Labour Force Survey have highlighted that approximately 11.3% of the female population held some form of NVQ qualification.

5.6.6 By contrast, only 10.7% of the male population held some form of NVQ qualification. Nonetheless, this figure appears to be relatively better than the proportions observed in the wider benchmark areas. For example, the corresponding percentages for female (8.9% and 8.2%), and male (9.5% and 9%) population at the district and regional levels respectively are set out in Table 5.8 below:

<table>
<thead>
<tr>
<th>Qualification Level</th>
<th>Cinderford Male</th>
<th>Cinderford Female</th>
<th>Area of Influence Male</th>
<th>Area of Influence Female</th>
<th>FoDDC Male</th>
<th>FoDDC Female</th>
<th>South-West Male</th>
<th>South-West Female</th>
</tr>
</thead>
<tbody>
<tr>
<td>No qualification</td>
<td>25.6%</td>
<td>27.9%</td>
<td>23.8%</td>
<td>24.4%</td>
<td>19.8%</td>
<td>19.9%</td>
<td>16.0%</td>
<td>17.7%</td>
</tr>
<tr>
<td>O level passes, CSE (any grade), GCSE (any grade), School Certificate</td>
<td>35.5%</td>
<td>36.3%</td>
<td>24.5%</td>
<td>36.5%</td>
<td>35.2%</td>
<td>37.4%</td>
<td>35.6%</td>
<td>37.2%</td>
</tr>
<tr>
<td>A level, AS level, Higher School Certificate</td>
<td>5.2%</td>
<td>2.7%</td>
<td>6.8%</td>
<td>7.9%</td>
<td>9.2%</td>
<td>10.6%</td>
<td>12.1%</td>
<td>12.6%</td>
</tr>
<tr>
<td>First Degree</td>
<td>2.8%</td>
<td>2.3%</td>
<td>4.1%</td>
<td>3.6%</td>
<td>5.9%</td>
<td>5.0%</td>
<td>7.3%</td>
<td>6.3%</td>
</tr>
<tr>
<td>Higher Degree</td>
<td>1.1%</td>
<td>1.1%</td>
<td>1.7%</td>
<td>1.7%</td>
<td>2.7%</td>
<td>2.4%</td>
<td>3.3%</td>
<td>2.8%</td>
</tr>
<tr>
<td>NVQ Level 1</td>
<td>2.5%</td>
<td>2.8%</td>
<td>2.3%</td>
<td>2.6%</td>
<td>1.9%</td>
<td>2.1%</td>
<td>1.9%</td>
<td>1.9%</td>
</tr>
<tr>
<td>NVQ Level 2</td>
<td>3.2%</td>
<td>4.4%</td>
<td>3.0%</td>
<td>4.0%</td>
<td>2.5%</td>
<td>3.4%</td>
<td>2.5%</td>
<td>3.1%</td>
</tr>
<tr>
<td>NVQ Level 3</td>
<td>2.0%</td>
<td>3.0%</td>
<td>2.1%</td>
<td>2.6%</td>
<td>1.8%</td>
<td>2.2%</td>
<td>1.9%</td>
<td>2.1%</td>
</tr>
<tr>
<td>NVQ Level 4+</td>
<td>2.9%</td>
<td>1.1%</td>
<td>3.2%</td>
<td>1.2%</td>
<td>3.3%</td>
<td>1.2%</td>
<td>2.7%</td>
<td>1.1%</td>
</tr>
<tr>
<td>Other qualifications (City &amp; guilds, RSA, OCR, BTEC/Edexcel)</td>
<td>19.2%</td>
<td>15.3%</td>
<td>18.7%</td>
<td>15.6%</td>
<td>17.8%</td>
<td>15.7%</td>
<td>16.7%</td>
<td>15.2%</td>
</tr>
</tbody>
</table>

Note: * NVQ Level 4+ includes HNC and HND.
5.6.7 The Index of Multiple Deprivation (IMD) can also assess, through using the ‘Education Skills and Training’ deprivation domain, the extent of deprivation in terms of education, skills and training in a local area. Statistical information on the skills and education level of Cinderford, according to this domain, is considered in the following Chapter.

5.7 Employment structure

5.7.1 In most respects the employment profile of Cinderford is similar to that of the wider benchmark areas, with a very high concentration in manufacturing, distribution, hotels and restaurants, and public administration, education and health. Together these sectors employ over 67% of Cinderford’s working population, somewhat higher than the level observed at the district (63.6%), region (66.4%) and national (62.7) levels.

Table 5.9: Employment structure 2001 (Source: Annual Business Inquiry)

<table>
<thead>
<tr>
<th>Broad Industry Sector</th>
<th>Cinderford</th>
<th>FoDDC</th>
<th>South-West</th>
<th>Great Britain</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Agriculture &amp; fishing</td>
<td>0.3%</td>
<td>4.3%</td>
<td>1.4%</td>
<td>1.0%</td>
</tr>
<tr>
<td>2. Energy &amp; water</td>
<td>0.2%</td>
<td>0.4%</td>
<td>1.0%</td>
<td>0.8%</td>
</tr>
<tr>
<td>3. Manufacturing</td>
<td>24.3%</td>
<td>23.2%</td>
<td>14.3%</td>
<td>14.1%</td>
</tr>
<tr>
<td>4. Construction</td>
<td>9.4%</td>
<td>6.3%</td>
<td>4.5%</td>
<td>4.5%</td>
</tr>
<tr>
<td>5. Distribution, hotels and restaurants</td>
<td>17.4%</td>
<td>18.7%</td>
<td>26.2%</td>
<td>24.3%</td>
</tr>
<tr>
<td>6. Transport &amp; communications</td>
<td>7.2%</td>
<td>3.9%</td>
<td>5.2%</td>
<td>6.1%</td>
</tr>
<tr>
<td>7. Banking, finance &amp; insurance etc.</td>
<td>10.6%</td>
<td>17.3%</td>
<td>17.1%</td>
<td>19.7%</td>
</tr>
<tr>
<td>8. Public administration, education and health</td>
<td>25.3%</td>
<td>21.7%</td>
<td>25.9%</td>
<td>24.3%</td>
</tr>
<tr>
<td>9. Other services</td>
<td>5.4%</td>
<td>4.2%</td>
<td>4.6%</td>
<td>5.2%</td>
</tr>
</tbody>
</table>

5.7.2 Mirroring the national trends, the manufacturing sector in the ward and the wider local authority area declined between 1998 and 2001. In 1998 the manufacturing sector employed 26.2% of the ward’s workforce, but by 2001 this share had fallen to 24.3% - still almost a quarter of the workforce however.

5.7.3 In contrast, whilst the proportion of Cinderford’s workforce employed within the banking, finance and insurance sector also decreased between 1998 and 2001, at the national level it experienced an increase. This data is illustrated in Figure 5.12 below.
Figure 5.12: Percentage change in employee structure, by industry sectors, 1998 – 2001 (Source: Annual Business Inquiry, ONS)

More positively, the staple employment sectors, including construction, transport and communication, public administration, education and health, and other services, grew steadily during the same period, as illustrated in Figure 5.13 below.
5.7.5 These figures suggest that Cinderford is characterised by a relatively narrow employment base, with a relatively high proportion of working population employed in manufacturing, public administration, education and health – 49.6% compared to 40.2% and 38.4% at the regional and national levels respectively. At present (and historically) there has been only a number of industries that have provided job opportunities for the ward’s working population.

5.7.6 Examining the employment structure at the district level (see Figure 5.14 below), the proportion of employees within the manufacturing sector is substantially higher than that observed at the regional and the national level. For example, there were approximately 62% more employees working in the manufacturing sector at the district level relative to the regional/ national level.
5.7.7 Table 5.10 below presents a theme table on residents, workplace and the daytime population in 2001. The statistics suggests that the economy of Cinderford is not only characterised by a narrow employment base in terms of the scope of industries recruiting, but also the scale of job opportunities.

5.7.8 It also suggests that the town does not necessarily provide sufficient employment opportunities for local residents. For example, according to the Table 5.10, over 45% of the resident population aged between 16 and 74 noted that they lived in the Cinderford area but work in an area outside the area (i.e. categories A and B of Table 5.10). In contrast, the corresponding figures at the district and county level were 24% and 9% respectively. Although the figures indicate that a relatively large proportion of the resident population travel outside the area to work, data on travel distance suggest that these are not necessarily long-distance trips.
Table 5.10: Residents, workplace and population, 2001 (Source: NOMIS)

<table>
<thead>
<tr>
<th>Working Age</th>
<th>Cinderford</th>
<th>Littledean &amp; Ruspidge</th>
<th>Lydbrook &amp; Ruardean</th>
<th>Mitcheldean &amp; Drybrook</th>
<th>FoDDC</th>
<th>Glouc’shire</th>
</tr>
</thead>
<tbody>
<tr>
<td>Resident population (16 – 74)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>A. Lives in area, works outside, but in associated area</td>
<td>1,576</td>
<td>753</td>
<td>871</td>
<td>462</td>
<td>13,584</td>
<td>34,679</td>
</tr>
<tr>
<td>B. Lives in area and works outside associated area</td>
<td>1,046</td>
<td>579</td>
<td>809</td>
<td>744</td>
<td>120</td>
<td>873</td>
</tr>
<tr>
<td>C. Lives and works in area</td>
<td>1,095</td>
<td>405</td>
<td>687</td>
<td>823</td>
<td>23,845</td>
<td>237,393</td>
</tr>
<tr>
<td>D. Lives outside area but within associated area and works inside area</td>
<td>2,098</td>
<td>214</td>
<td>311</td>
<td>1,857</td>
<td>4,612</td>
<td>27,797</td>
</tr>
<tr>
<td>E. Lives outside associated area and works inside area</td>
<td>513</td>
<td>34</td>
<td>123</td>
<td>767</td>
<td>0</td>
<td>0</td>
</tr>
<tr>
<td>F. Lives in area and does not work</td>
<td>2,074</td>
<td>936</td>
<td>1,215</td>
<td>981</td>
<td>20,179</td>
<td>22,754</td>
</tr>
<tr>
<td>Workplace population (16-74)</td>
<td>3,706</td>
<td>653</td>
<td>1,121</td>
<td>3,447</td>
<td>28,457</td>
<td>265,190</td>
</tr>
<tr>
<td>[C,D,E]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Daytime population (16-74)</td>
<td>5,780</td>
<td>1,589</td>
<td>2,336</td>
<td>4,428</td>
<td>48,636</td>
<td>396,944</td>
</tr>
<tr>
<td>[C,D,E,F]</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

5.7.9 Examining travel distances to work data, the primary distance required to reach the place of employment is usually less than 2km. Over 55% of the ward’s working population can expect to reach the place of work within a 10km radius, suggesting that whilst there is a reasonable level of employment opportunities within the study area, a large proportion of people travel out of the area to work. This issue is considered in greater detail in the Chapter on Transport in this Baseline Report.

Figure 5.15: Travel Distances to Work (Source: 2001 Census)
5.8 Profile of out-commuters

5.8.1 Closer inspection of the data has been undertaken to understand the type of skills of those people who travel out of the area for employment, and indicates that these are predominately within routine-type occupations.

5.8.2 Table 5.11 below presents the employment levels by National Statistics Socio-economic Classification (NS-SeC)\(^{16}\) for those who travel outside the Cinderford area to work. Over 42% of the resident population (aged between 16 and 74) who travel outside the area for employment noted that they worked in semi-routine and routine type occupations. The corresponding figures at the district and county level are 22% and 15% respectively.

Table 5.11: NS-SeC of those who travel outside area to work, 2001 (Source: NOMIS)

<table>
<thead>
<tr>
<th>Working Age</th>
<th>Cinderford</th>
<th>Lydbrook &amp; Ruardean</th>
<th>Mitcheldean &amp; Drybrook</th>
<th>FoDDC</th>
<th>Glouc'shire</th>
</tr>
</thead>
<tbody>
<tr>
<td>Higher managerial and professional occupations</td>
<td>157</td>
<td>117</td>
<td>146</td>
<td>93</td>
<td>2,009</td>
</tr>
<tr>
<td>Lower managerial and professional occupations</td>
<td>475</td>
<td>341</td>
<td>415</td>
<td>316</td>
<td>4,277</td>
</tr>
<tr>
<td>Intermediate occupations</td>
<td>318</td>
<td>154</td>
<td>210</td>
<td>175</td>
<td>1,852</td>
</tr>
<tr>
<td>Small employers and own account workers</td>
<td>87</td>
<td>45</td>
<td>89</td>
<td>47</td>
<td>502</td>
</tr>
<tr>
<td>Lower supervisory and technical occupations</td>
<td>410</td>
<td>189</td>
<td>204</td>
<td>165</td>
<td>1,478</td>
</tr>
<tr>
<td>Semi-routine occupations</td>
<td>592</td>
<td>238</td>
<td>299</td>
<td>222</td>
<td>1,724</td>
</tr>
<tr>
<td>Routine</td>
<td>517</td>
<td>213</td>
<td>274</td>
<td>149</td>
<td>1,342</td>
</tr>
<tr>
<td>Full-time students</td>
<td>66</td>
<td>35</td>
<td>43</td>
<td>39</td>
<td>520</td>
</tr>
<tr>
<td>Total</td>
<td>2,622</td>
<td>1,332</td>
<td>1,680</td>
<td>1,206</td>
<td>13,704</td>
</tr>
</tbody>
</table>

Note: The population travelling outside area to work coincides with the labour force described under category A and B in Table 5.8, i.e. A. Lives in area, works outside, but in associated area, B. Lives in area and works outside associated area.

5.8.3 In contrast, the level of people who travel outside Cinderford for managerial and professional jobs is much lower in comparison to the district and county level. For example, approximately 24% of the resident population who travel outside for work noted that they were employed in managerial and professional type occupations. The corresponding figures for the district and county level are 45% and 61% respectively. Figure 5.16 below illustrates the information from Table 5.11 for Cinderford and at the district and national level.

---

\(^{16}\) The NS-SEC is an occupationally based classification but has rules to provide coverage of the whole adult population. The information required to create the NS-SEC is occupation coded to the unit groups (OUG) of the Standard Occupational Classification 2000 (SOC2000) and details of employment status (whether an employer, self-employed or employee; whether a supervisor; number of employees at the workplace).

The version of the classification, which will be used for most analyses (the analytic version), has eight Analytical Classes (the first of which can be subdivided): (1) Higher managerial and professional occupations, including (1.i) Large employers and higher managerial occupations; and (1.ii) Higher professional occupations; (2) Lower managerial and professional occupations; (3) Intermediate occupations; (4) Small employers and own account workers; (5) Lower supervisory and technical occupations; (6) Semi-routine occupations; (7) Routine occupations; (8) Never worked and long-term unemployed. For complete coverage, the three categories: Students, Occupations Not Stated or Inadequately Described, and Not Classifiable for Other Reasons are added as 'Not classified'.
5.9 Earnings & Income

5.9.1 Table 5.12 below shows that average earnings are lower in the district compared to the region and national level. In 2005 the average earnings of a full time employee in the Forest of Dean were 4.3% and 13.8% lower than the regional and national average respectively. This highlights, to some extent, the fact that the Forest of Dean is characterised by a low wage economy.

Table 5.12: Annual Gross Earnings for Full Time Employees (Source: Annual Survey of Hours and Earnings, NOMIS)

<table>
<thead>
<tr>
<th>Year</th>
<th>FoDDC</th>
<th>South-west</th>
<th>Great Britain</th>
</tr>
</thead>
<tbody>
<tr>
<td>1999</td>
<td>18,141</td>
<td>19,203</td>
<td>21,379</td>
</tr>
<tr>
<td>2000</td>
<td>20,016</td>
<td>20,482</td>
<td>22,908</td>
</tr>
<tr>
<td>2001</td>
<td>21,742</td>
<td>21,524</td>
<td>24,035</td>
</tr>
<tr>
<td>2002</td>
<td>21,337</td>
<td>22,706</td>
<td>25,016</td>
</tr>
<tr>
<td>2003</td>
<td>22,167</td>
<td>23,715</td>
<td>25,939</td>
</tr>
<tr>
<td>2004</td>
<td>25,090</td>
<td>24,498</td>
<td>27,161</td>
</tr>
<tr>
<td>2005</td>
<td>24,416</td>
<td>25,511</td>
<td>28,341</td>
</tr>
</tbody>
</table>

5.9.2 The figures also indicate that the percentage difference between the district and the national average has been increasing since 1999. In 1999, average earnings in the Forest of Dean were 84.9% of the national average. By 2005, this figure increased to 86.2% - an increase of 1.3 percentage points. The average income figure for the district may be low, as there is a high proportion of retired people compared to the national average, therefore depressing the overall district figures.
5.9.3 In common with the national trend, the average gross earning by sex indicates that the female workforce obtains a relatively lower wage in comparison to their male counterparts. Figure 5.17 below illustrates the average earnings for both sexes at the district and national level.

Figure 5.17: Annual Gross Earnings by Sex at District and National Level (Source: Annual Survey of Hours and Earnings, NOMIS)

5.9.4 Moreover, information from Figure 5.17 indicates that the percentage difference between male and female average gross earnings has been falling since 1999. For example, in 1999, female average earnings were 54.8% lower than the male equivalent. However, by 2005, this figure has fallen to 53.4% - a decline of 1.3 percentage points. Similarly, female average earnings were 46.3% and 42.7% lower than the male equivalent in 1999 and 2005 respectively at the national level.

5.9.5 The above trends are supported by the findings of the Office of the Deputy Prime Minister Best Value survey 2003/2004, which found that 42.7% of those interviewed felt wage levels and the cost of living were getting worse in the district.17

5.9.6 The Xerox redundancies have also meant a reduction in highly skilled jobs which were previously paid a relatively higher wage rate per hour. Anecdotal evidence in the Xerox Study identifies that 65% of respondents consider themselves worse off now compared to when employed at Xerox.

5.9.7 The WM Employment Study suggests that the Forest of Dean District is generally not a poor area, although it states that there is relative income deprivation in certain localities. A purpose of the Income Deprivation index is to differentiate and identify areas with relatively high rates of people whose quality of life is affected by the area’s level of household income. To construct the score and ranking for the area, the corresponding deprivation index is based on:

• Adults and children in Income Support households (2001).
• Adults and children in Income Based Job Seekers Allowance households (2001).
• Adults and children in Working Families Tax Credit households whose equivalised income (excluding housing benefits) is below 60% of median before housing costs (2001).
• Adults and children in Disabled Person’s Tax Credit households whose equivalised income (excluding housing benefits) is below 60% of median before housing costs (2001); and
• National Asylum Support Service supported asylum seekers in England in receipt of subsistence only and accommodation support (2002).

5.9.8 The rank of income deprivation score is shown in Table 5.13 below. The ranking of area 004C, and to a lesser extent 004B stand out as the SOAs within Cinderford that perform poorly in terms of income.

<table>
<thead>
<tr>
<th>Rank of…</th>
<th>004A</th>
<th>004B</th>
<th>004C</th>
<th>004D</th>
<th>004E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Income score</td>
<td>16,189</td>
<td>7,810</td>
<td>6,774</td>
<td>20,814</td>
<td>18,225</td>
</tr>
</tbody>
</table>

Note: LSOA is ranked out of 32,482 LSOAs where the most deprived is indicated by a rank of 1.

5.9.9 It should also be noted from the Four Market Town Study that a lot of the wealth is spent outside of the district and therefore this high level of leakage is depressing the local economy further.

5.9.10 Low average earnings also have an impact on the housing market. If the average earnings continues to fall against the national average, and house prices continue to increase in line with the national market, local people will be unable to live locally. For example, between 1999 and 2002 the average per annum growth rate for a two-bed terrace and three-bed semi across the district was 28.9% and 15.3% respectively, by contrast, average gross earnings in the district increased by only 5.6%.

5.10 Summary and conclusions

5.10.1 The baseline economic analysis is a crucial element of the overall baseline position. This analysis has identified a number of points, which can be broken down as follows:

**Regional context**
- Gross value added (GVA) per head (workplace basis) in the South West is generally one of the best performing English regions – it was ranked 3rd in 2003.

**Demographics**
- At present, there are approximately 8,120 residents in Cinderford, of which 60% fall within the working age group. This figure is in line with trends at the wider benchmarked areas.

---

18 Source FoDDC Housing Strategy, see Table 6.13.
One key issue is the population age structure of Cinderford. The decrease in the 15-24 age groups contrasts with an increase in the over 60 age group and this has implications for labour supply and future economic activities of the area.

**Economic activity**

- The proportion of ‘economically active’ population in Cinderford experienced substantial positive growth between 1991 and 2001, compared to a marginal decline at the regional level. That said, in general, the level of claimant counts in Cinderford is still relatively high.

**Skills base**

- The skills base of Cinderford is relatively poor, with a higher than average proportion of local working age population having no qualification, although a relatively high proportion of the population is educated to NVQ levels. Only 3.7% of the population held a first and higher degree (compared to 8% and 9.8% at district and regional level respectively).

**Employment structure and business base**

- Anecdotal evidence suggests that Cinderford is both failing to attract greater numbers of professionals to live in the town, and to retain graduate level skills workforce.
- There is a high concentration in manufacturing, construction, wholesale and retail trade, and health and social work. Together these sectors employ over 54% of Cinderford’s working age population. However, the manufacturing sector in particular declined considerably between 1991 and 2001; and
- The business base in the Forest of Dean is centred predominately on construction and real estate and business activities.

**Issues arising for consideration**

- Cinderford does not provide sufficient employment opportunities for local residents and the potential for retaining the skilled workforce within the local economy should be explored, allied with improving their skills where possible.
- Cinderford is characterised by a relatively narrow employment base, with manufacturing being (both historically and at present) the primary sector for employment. A wider employment base should be encouraged, and this is likely to require additional skills to encourage investment.
- There is a significant proportion of working age population in Cinderford with no qualifications and only 3.7% with first degrees. Furthermore, women fair better in obtaining NVQ level qualifications than men in Cinderford – engaging male adults in vocational learning is therefore an important consideration.
- The town centre is currently not thriving. The Town Centre Health Checks study (1999) concluded that it often faced stiff competition from Coleford and Lydney, as well as from other centres outside the District. The future for the town centre, particularly in the context of the likely grant of planning permission for the Tesco superstore, needs careful consideration, and in an integrated way with other areas of the study which may be more of a focus for regeneration activity.
Consideration should be given as to how, and in what ways, the emerging programme of town centre enhancements could be geared towards encouraging greater investment by the private sector in both the public and private realm.

Cinderford is set in an attractive location which, whilst providing a valuable resource for the tourist market, means that land supply (and thus tourism development opportunities), are restricted.
6 Social & Community Facility Baseline

6.1 Introduction

6.1.1 This Chapter provides a summary of relevant data on the social and community facilities baseline, as well as considering the provision of facilities and services within the Core Area and Area of Influence. In turn, it describes the health and disability baseline, education and learning, open space, sport and recreation facilities, housing, deprivation, ethnicity and crime.

6.1.2 Throughout the Chapter, reference is made to the Super Output Areas (SOAs) referred to in the previous Chapter, and comprising the Core Area. These are Forest of Dean SOAs 004A; 004B (both Cinderford East ward); 004C; 004D and 004E (all Cinderford West ward).

6.2 Health & disability

6.2.1 The 2001 Census asked people to describe their health over the preceding 12 months as ‘good’, ‘fairly good’ or ‘not good’. People were also asked if they had any limiting long-term illness, health problem or disability that restricted their daily activities or the work they could do. Within the district 8.5% of people considered themselves to have poor health and 18% have a limiting long-term illness. Both of these are at the lower end of the regional and national level.

Table 6.1: Percentage of resident population by health group (Source: Census 2001)

<table>
<thead>
<tr>
<th></th>
<th>FoDDC</th>
<th>South-West</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>General health: Good</td>
<td>68.0%</td>
<td>68.9%</td>
<td>66.6%</td>
</tr>
<tr>
<td>General health: Fairly good</td>
<td>23.6%</td>
<td>22.6%</td>
<td>22.2%</td>
</tr>
<tr>
<td>General health: Not good</td>
<td>8.5%</td>
<td>8.5%</td>
<td>9.2%</td>
</tr>
<tr>
<td>People with a limiting long-term illness</td>
<td>18.0%</td>
<td>18.1%</td>
<td>18.2%</td>
</tr>
<tr>
<td>People of working age with a limiting long-term illness</td>
<td>13.2%</td>
<td>12.7%</td>
<td>13.6%</td>
</tr>
<tr>
<td>Households with one or more person with a limiting long-term illness</td>
<td>34.6%</td>
<td>33.1%</td>
<td>34.1%</td>
</tr>
</tbody>
</table>

Note: The percentage of households affected by limiting long term illness is calculated on a ‘per household’ basis rather than the proportion of people overall.

6.2.2 The following Table 6.2 shows the number of “hospital episodes”\(^{19}\), by age and sex, in FoDDC between April 2002 and March 2003. Counts of hospital episodes are calculated based on the local authority where the patient lives and are an indicator of demand on the NHS.

Table 6.2: Hospital episodes in Forest of Dean, April 2002 – March 2003 (Source: MAiDeN)

<table>
<thead>
<tr>
<th></th>
<th>Males 16 - 59</th>
<th>Males 60+</th>
<th>Females 16 - 59</th>
<th>Females 60+</th>
</tr>
</thead>
<tbody>
<tr>
<td>Heart disease diagnosis</td>
<td>209</td>
<td>535</td>
<td>79</td>
<td>362</td>
</tr>
<tr>
<td>Stroke diagnosis</td>
<td>26</td>
<td>141</td>
<td>10</td>
<td>142</td>
</tr>
<tr>
<td>Cancer diagnosis</td>
<td>435</td>
<td>948</td>
<td>785</td>
<td>761</td>
</tr>
<tr>
<td>Accident diagnosis</td>
<td>216</td>
<td>91</td>
<td>99</td>
<td>217</td>
</tr>
<tr>
<td>Coronary artery bypass or angioplasty</td>
<td>30</td>
<td>52</td>
<td>X</td>
<td>12</td>
</tr>
</tbody>
</table>

\(^{19}\) A ‘hospital episode’ is defined as a single continuous stay in hospital, administered by a particular consultant.
Analysis of the area population who are economically inactive due to being permanently sick/disabled indicates that Cinderford experiences a slightly higher than average percentage relative to the wider benchmark areas. At 2001, 5.2% of the population were considered to be economically inactive due to being permanently sick/disabled. In contrast, only 4.7% and 4.5% of the population at the district and regional levels were considered to be in this class. This may be a legacy of the mining heritage (and would be consistent with other similar areas in Wales), but this is supposition.

Table 6.3: Proportion of economically inactive/permanently sick/disabled (Source: Census 2001)

<table>
<thead>
<tr>
<th></th>
<th>Cinderford</th>
<th>Area of Influence</th>
<th>FoDDC</th>
<th>South West</th>
</tr>
</thead>
<tbody>
<tr>
<td>All people</td>
<td>5.2%</td>
<td>5.0%</td>
<td>4.7%</td>
<td>4.5%</td>
</tr>
<tr>
<td>Male</td>
<td>5.9%</td>
<td>5.4%</td>
<td>5.4%</td>
<td>5.0%</td>
</tr>
<tr>
<td>Female</td>
<td>4.6%</td>
<td>4.6%</td>
<td>4.1%</td>
<td>4.0%</td>
</tr>
</tbody>
</table>

6.2.4 The Health Deprivation and Disability index identifies areas with relatively high rates of people who die prematurely or whose quality of life is impaired by poor health or who are disabled, across the whole population. To construct the score and ranking for the area, the corresponding deprivation index is based on:

- Years of Potential Life Lost (1997-2001)
- Comparative Illness and Disability Ratio (2001)
- Measures of emergency admissions to hospital (1999-2002); and
- Adults under 60 suffering from mood or anxiety disorders (1997-2002)

6.2.5 The rank of Health Deprivation and Disability score is shown in Table 6.4 below. The ranking of area 004B, and to a lesser extent 004C (both within Cinderford East) stand out as the SOAs within Cinderford that perform poorly in terms of health.

Table 6.4: Health & disability deprivation ranking within Cinderford (Source: Census 2001, Neighbourhood Statistics)

<table>
<thead>
<tr>
<th>Rank of...</th>
<th>004A</th>
<th>004B</th>
<th>004C</th>
<th>004D</th>
<th>004E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Health deprivation and disability score</td>
<td>22.390</td>
<td>8.509</td>
<td>10.038</td>
<td>21.396</td>
<td>16.137</td>
</tr>
</tbody>
</table>

Note: LSOA is ranked out of 32,482 LSOAs where the most deprived is indicated by a rank of 1.

Existing facilities

6.2.6 The baseline analysis of health care facilities has considered the provision of:

- GP services
• Hospital services; and
• Dental care services

6.2.7 Cinderford falls within the West Gloucestershire Primary Care Trust (PCT) area, which aims to provide high quality services that respond to the needs of the local community. The Trust holds the NHS budget for the local population.

6.2.8 The PCT is helping to develop services provided by family doctors, dentists, opticians and pharmacists, and provides services such as district nursing, health visiting, occupational therapy, and chiropody. It also manages the provision of hospital care, mental health services and other specialist treatments. The PCT manages the two Community Hospitals in the Forest of Dean: Dilke Memorial Hospital and Lydney and District Hospital.

6.2.9 The PCT’s vision is to:
• Improve the health and well being of local people, including staff, by understanding their specific needs
• Involve local people in the decision making about the types of services needed and their access to them
• Develop health and social care services closer to where people can best use them; and
• Value, invest and involve staff

6.2.10 The PCT’s annual report for 2004 – 2005 identified three main areas for health improvement. These are:
• coronary heart disease
• teenage pregnancy; and
• diet and obesity

6.2.11 The annual report also notes that: “Many things affect health and ill health including: income, education and literacy, employment, housing and as access to health care services when needed. For example, whether or not a family can afford a warm, safe and secure, damp free house can make a major difference to their health and well being.”

6.2.12 The report goes on to set out the most pressing public health challenges now faced, these being:
• rising numbers of people who are overweight and rising levels of obesity in the UK (especially in children)
• inadequate levels of exercise, which can affect both physical and mental health
• lifestyle choices that are harmful to health, for example substance misuse; and
• high risk sexual behaviour that leads to an increase in sexually transmitted diseases and or unplanned pregnancies
Aspirations for educating people about areas for health improvement could potentially be pursued through the work on the Learning Plan (see 6.3 below).

**GP services**

Within Cinderford and the Area of Influence there are four medical practices and five GP surgeries (one practice operates from two locations, Cinderford and Ruardean).

In order to gain a broad understanding of the capacity of existing practices, a short telephone survey has been undertaken. Each practice was asked to provide details relating to the number of full and part time GPs, the approximate number of patients currently on the patient list and whether or not new patients were being accepted.

The results of this telephone survey are shown in Table 6.5 below. This shows that all of the practices are currently accepting new patients and none have recently opened or closed their books. This suggests they are all currently operating within capacity. However, analysis of the various sizes of the patient list sizes (per full time GP) shows that the situation varies between 770 and 2000 patients per GP. If the area is taken as a whole, the data shows that there are a total of 21,400 patients and 16.5 full time equivalent GPs, giving an average patient size list of around 1,300 patients per GP.

The ‘General and Personal Medical Services Statistics’ 2005, published by the NHS, contains a summary of data relating to patient list sizes across the country. This shows that:

- The national average patient list size is 1,650 patients per GP
- Across the south west as a whole the overall average list size 1,376 patients per GP; and
- Across Gloucestershire, Avon and Wiltshire the average list is 1,369 patients per GP

Comparison of the list sizes in the Cinderford area against these national and regional statistics shows that overall, taking the Area of Influence as a whole, the patient list size is below average. However, on an individual GP basis it shows that three of the practices are operating with lists above the regional average and one (the Mitcheldean practice) is operating a list which is significantly larger than the national average.

<table>
<thead>
<tr>
<th>Surgery</th>
<th>No. of full-time GPs</th>
<th>No. of part-time GPs</th>
<th>Approx. no. of patients</th>
<th>Accepting new patients</th>
<th>Recently opened/ closed books</th>
<th>No. of patients per full-time GP</th>
</tr>
</thead>
<tbody>
<tr>
<td>Dr Wallington M &amp; Partners; Forest Health Care, Dockham Rd/ Ruardean Surgery</td>
<td>6</td>
<td>1</td>
<td>5,000</td>
<td>Yes</td>
<td>No</td>
<td>769</td>
</tr>
<tr>
<td>Dr Gadsby IL and Partners; The Health Centre, Dockham Rd.</td>
<td>4</td>
<td>None</td>
<td>6,000</td>
<td>Yes</td>
<td>No</td>
<td>1,500</td>
</tr>
<tr>
<td>Dr Good CD &amp; Partners; The Surgery, Drybrook</td>
<td>3</td>
<td>None</td>
<td>4,400</td>
<td>Yes</td>
<td>No</td>
<td>1,466</td>
</tr>
<tr>
<td>Dr Rodgett AF &amp; Partners; Mitcheldean Surgery, Brook Street.</td>
<td>3</td>
<td>None</td>
<td>6,000</td>
<td>Yes</td>
<td>No</td>
<td>2,000</td>
</tr>
</tbody>
</table>
The Local Plan allocates housing sites for around 575 residential dwellings. Given that the 2001 census shows that the average household size in the local area is around 2.36 people per dwelling, this housing allocation could lead to a population increase of 1,357. Applying the average patient list sizes from the South West and the Gloucestershire area, this would suggest that approximately one additional GP may be required in the future to maintain a reasonable level of service.

However, the above statistical analysis ignores the physical condition of the surgery premises. It is known that the Dockham Road premises are of poor quality and regarded as “not fit for purpose”, so that a comprehensive review of GP services in the area may be appropriate, and the options report may need to set aside land for a replacement facility. It would be entirely appropriate for that consideration to bear in mind the ongoing debate about hospital services, as set out below.

**Hospital services**

There are two Community Hospitals in the Forest of Dean, Dilke Memorial Hospital and Lydney and District Hospital. The Dilke Memorial Hospital provides a range of traditional community hospital services to local communities, including twelve GP beds, twenty four rehabilitation beds (elderly care) and a twelve place rehabilitation/day care unit.

Gloucestershire NHS has recently produced a consultation paper regarding the future of hospital facilities in the county\(^{20}\). Specifically in respect of the Dilke Memorial Hospital, the paper states that this: “…is reaching the end of its functional life and is not fit for the delivery of modern healthcare expected of a 21st century hospital. Maintenance costs alone are expected to be in the region of £500,000 for the coming year”.

Accordingly, in respect of West Gloucestershire, the paper states that: “…we are planning for a single new modern healthcare facility centrally located within the Forest of Dean to replace the two existing Forest community hospitals. The new facility would accommodate a wide range of health, and potentially social care, services including consulting room space for outpatient clinics, rehabilitation services, capacity to undertake minor operations and to provide urgent treatment. We will also explore the opportunity of providing accommodation for primary care services within the new facility. A number of beds for observation, nursing, therapy and rehabilitation/intermediate care could also be provided, possible in partnership with an independent sector provider”.

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6.2.24 A separate consultation exercise by Gloucestershire NHS has also recently been completed in respect to mental health services provision in the County.\textsuperscript{21} The consultation document draws attention to the fact that there are inpatient mental health services for older people at Colliers Court, Cinderford, where there are also mental health day services. It seems comments on a number of options, including the possibility of closure of the older peoples’ facilities on that site.

6.2.25 A decision on the future of hospital facilities is scheduled to be taken by the Board of the Primary Health Care Trust (PCT) on 14 September 2006 (FoDDC is participating in a Steering Group being established by the GP’s cluster to examine alternatives to closing the Dilke Memorial hospital). It will then need to consider the land requirements for hospital facilities in the wider PCT area. If a decision were taken to provide a community hospital in the Cinderford area, it would be prudent for its consideration to form part of the Business Plan exercise, and then feed into the AAP. At the time of writing, however, it is too early to tell whether such work will prove necessary.

6.3 Education and learning

6.3.1 This sub-section first considers the baseline status of primary and secondary school provision within the study area and then, through the related work on the Learning Plan which forms an element of the Business Plan, goes on to consider post-school education.

Introduction to school provision and capacity

6.3.2 Discussions with officers at Gloucestershire County Council have confirmed that there are no –up-to-date projections for school roll numbers at schools within the study area. However, historic data for school rolls has been provided and sets a useful context for pupil numbers at the schools within the study area.

6.3.3 This information is presented below, broken down by primary and secondary level. Also discussed below are any relevant activities and/or proposals related to specific schools.

6.3.4 The context for education provision in the study area is that the local education authority (LEA) is currently reviewing strategy for provision of school places and facilities from 0 to 18 years and this covers Children’s Centres, Primary Schools and Secondary Schools. Proposals have yet to be put to the School Organisation Committee about determining the location, scale and type of schools required to meet existing projected future pupil numbers and needs across the county.

Primary school provision

6.3.5 There are three primary schools within the Core Area: Forest View, St White’s and Steam Mills. There are three further primary schools within the Area of Influence: Drybrook, Littledean C/E and Soudley. Together these provide reasonable geographic coverage for Cinderford primary pupils, and there is some potential (funding issues aside) to expand or adjust these to accommodate new pupils arising from new housing development. Table 6.6 below shows recent pupil roll numbers:

\textsuperscript{21} Consultation on Changes to Mental Health Services Proposed by the Gloucestershire Partnership NHS Trust. Published by Gloucester Partnership NHS Trust in May 2006. Responses were required by 23 June 2006.
Table 6.6: Historic primary school rolls (1997 – 2006) (Source: GCC PLASC data)

<table>
<thead>
<tr>
<th>Year</th>
<th>Core Area</th>
<th>Area of Influence</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Forest View</td>
<td>Steam Mills</td>
</tr>
<tr>
<td>2006</td>
<td>362</td>
<td>113</td>
</tr>
<tr>
<td>2005</td>
<td>375</td>
<td>119</td>
</tr>
<tr>
<td>2004</td>
<td>372</td>
<td>118</td>
</tr>
<tr>
<td>2003</td>
<td>391</td>
<td>112</td>
</tr>
<tr>
<td>2002</td>
<td>397</td>
<td>115</td>
</tr>
<tr>
<td>2001</td>
<td>392</td>
<td>117</td>
</tr>
<tr>
<td>2000</td>
<td>392</td>
<td>108</td>
</tr>
<tr>
<td>1999</td>
<td>402</td>
<td>115</td>
</tr>
<tr>
<td>1998</td>
<td>415</td>
<td>112</td>
</tr>
<tr>
<td>1997</td>
<td>97</td>
<td>309</td>
</tr>
</tbody>
</table>

Notes: Data taken from January PLASC.

Forest View School was created when Bilson Infants and Latimer Junior Schools closed, therefore no data prior to 1998.

6.3.6 Within the Core Area, Steam Mills Primary School is currently undergoing an internal reorganisation of space such that its main entrance is at the rear of the building. This is largely to address the traffic and transport conflicts that arise during morning and afternoon arrival and departure times with general traffic passing along the A4151. That notwithstanding, given the curvature of the road, access arrangements from the school onto the A4151 are less than ideal.

6.3.7 Also within the Core Area, there is a current proposal to re-locate the existing St. White’s Primary School. This long-standing aspiration, which is part of the adopted Local Plan, seeks the provision of a new (replacement) school on land forming part of the residential allocation to the east of the existing school. This would consolidate the existing school, which currently straddles three separate sites, as well as St.White’s Road, onto one site. However, there are both timescale and cost implications of bringing this proposal forward.

Secondary school provision

6.3.8 There is one secondary school within the Core Area – Heywood Community School. In addition, Dene Magna School is located at Mitcheldean, within the Area of Influence. Due to parental preference, denominational choice, selective schooling etc., secondary school pupils are more likely to travel out of their immediate local area than primary pupils. Collaborative working schemes are being developed between Heywood and Whitecross, Dene Magna, Wyedean and Lakers, in conjunction with the Royal Forest of Dean College, which has the potential to give wider ranging educational opportunities.

6.3.9 The school roll figures for Heywood Community School are presented in Table 6.7 below:

Table 6.7: Historic secondary school rolls (1997 – 2006) (Source: GCC PLASC data)

<table>
<thead>
<tr>
<th>Year</th>
<th>Heywood School</th>
</tr>
</thead>
<tbody>
<tr>
<td>2006</td>
<td>486</td>
</tr>
<tr>
<td>2005</td>
<td>498</td>
</tr>
<tr>
<td>2004</td>
<td>505</td>
</tr>
</tbody>
</table>
6.3.10 Currently, Heywood Community School is to accommodate a new synthetic turf football pitch, along with provision of ramps and toilets, although there are some outstanding issues regarding the funding for this as this has not been found in its entirety.

*Post-school education*

6.3.11 As part of the Learning Plan, a workshop was held with key stakeholders to identify ideas, concerns and suggest how the Learning Plan might contribute to the local economy as well as to social progress. Initial ideas and concerns raised include the following:

- We should take account of the Gloucestershire CC learning plan
- There are examples of good practice of a DfEE website www.skills.org.uk
- There appear to be three levels of activity; county, town and parish
- There is much going on but it is fragmented and not ‘joined up’
- Initiatives seem to be driven by ‘parochial self interest’
- Care should be taken not to base conclusions on out of date information
- The community has been ‘consulted to death’
- There is a problem with local self esteem and confidence
- Being label ‘deprived’ seems to reinforce low self esteem
- Should celebrate what is good to address deep seated lack of confidence
- Longer term success lies in helping the younger people
- Funding tends to be too short term
- We should consider the aspirations of all age groups
- More support could help businesses keep trading
- Consider ‘business’ support for (voluntary) agencies
- Make sure ‘good things’ do not fail and have continued support

6.3.12 In terms of how the Learning Plan might contribute to the local economy and social progress, the following points were raised:

- Engage the TUC and LSC, identify union learning representatives
- Engage in the process of the county’s learning plan
- Involve enterprise/community development projects - Radio/GL14
- Build an active traders’ association/ business forum
- Give early support for micro enterprises
- Offer dedicated, accessible services to retailers
- Initiate social enterprise development
- Develop entrepreneurial culture - more support is required
- Develop a young entrepreneur programme through Creative Partnerships
- Empowering people towards independence
- Involving families in learning - intergenerational
- Community schools
- Raise awareness of what exists, and raising aspirations
- Affirming ‘people’ of all social backgrounds
- Recruit ‘learning champions’
- Involve key trusted people in the community

6.3.13 Although some consultees have raised the value of constructing a new adult learning facility in Cinderford, it is not appropriate to make recommendation on such an idea until the implications for the future of Heywood School and the Royal Forest of Dean College (RFODC) are known. The College has commissioned consultants to appraise its accommodation requirements, including a review of its existing facilities; it already has a presence at the Vantage Point centre at Mitcheldean.

6.3.14 In considering the future of adult education, it will be important to establish whether it is reasonable for a town the size of Cinderford can support a specific facility. Many small and medium-sized towns do not have a specialised facility and Cinderford residents could access Higher Education through Foundation Degrees at RFODC.

6.4 Open space, sport and recreation

6.4.1 Within Cinderford and its surrounding area there are a number of designated open spaces for sport and recreation. The Local Plan provides the following designations (shown on Figure 6.1):

- Protected Outdoor Recreation Space
- Important Open Area
- Important Open Area Plus Protected Outdoor Recreation Space; and
- New or Additional Recreation Use

6.4.2 The Local Plan acknowledges that there is a major shortfall in Cinderford of both children’s playspace (around 18ha) and sports pitches (some 16ha), when compared to the National Playing Fields Association (NPFA) standards. The Plan also notes the physical constraints to the provision of playing pitches in Cinderford, particularly due to the topography.

6.4.3 Nevertheless, there are two allocations – the Linear Park and Steam Mills Lake, the former for leisure and recreation and the latter for recreation, leisure and tourism, which is: “… to include the provision of sports pitches and buildings for outdoor sports, and commercial uses for recreation, leisure and tourism”. The Local Plan states that the Steam Mills site has reserves of clay which should be identified and removed prior to any redevelopment. This is more likely to lead to wet pits rather than dry land, and would mean that the provision of any sports, recreation or tourist facility on this site is many years away.
6.4.4 The Heywood Leisure Centre is the main sports facility within Cinderford. It is well used and numbers of users have increased over the last year. Patronage numbers are:

Table 6.9: Leisure Facility User Numbers ’04 – ’06 (Source: Leisure Services, FoDDC)

<table>
<thead>
<tr>
<th>Facility</th>
<th>Total Users</th>
<th>Of which, Pool Users</th>
</tr>
</thead>
<tbody>
<tr>
<td>April ’04 – Mar ’05</td>
<td>c.104,000</td>
<td>c.61,000</td>
</tr>
<tr>
<td>April ’05 – Mar ’06</td>
<td>107,155</td>
<td>75,800</td>
</tr>
</tbody>
</table>

6.4.5 Heywood School itself is seen as a specialist sports college and has recently received confirmation that funding is available to upgrade the sports pitch.
Figure 6.1
Local Plan Leisure, Recreation & Open Space Allocations
6.5  

**Housing**  

6.5.1  

In the Forest of Dean there were approximately 32,530 households in 2001, of which 98% of the resident population lived in households and 2% lived in communal establishments. The average size of households in Cinderford was 2.36, which falls between the regional average and both the district and national levels.

<table>
<thead>
<tr>
<th>Ave. household size</th>
<th>Cinderford</th>
<th>FoDDC</th>
<th>South-west</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Average household size</td>
<td>2.36</td>
<td>2.41</td>
<td>2.31</td>
<td>2.4</td>
</tr>
</tbody>
</table>

Examination of the type of occupancy indicates that Cinderford has a generally low percentage of owner occupied households in comparison to rented households. Information from the 2001 Census indicates that 71.5% of households in Cinderford East and 70.5% of households in Cinderford West wards are owner occupied, contrasting with 76.2% at the district, 72.5% at the regional, and 68.3% at the national levels.

<table>
<thead>
<tr>
<th>Tenure: Percentage of households, 2001 (Source: Census 2001)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Owner occupied: owned outright</td>
</tr>
</tbody>
</table>

---

22 A communal establishment is one providing managed residential accommodation, for example in supervised hostels, hotels, large hospitals and prisons.
6.5.3 Information from the Census 2001 has also highlighted that the majority of the ward’s population is residing in whole house type accommodation. For example, the data indicates that fewer than 12% of households in Cinderford are accommodated in flats or maisonettes, compared with 20% for England and Wales as a whole. The demand for different housing types is considered in greater detail in the Market Appraisal chapter of this Baseline Report.

Table 6.12: Percentage of households living in type of accommodation, 2001 (Source: Census 2001)

<table>
<thead>
<tr>
<th></th>
<th>Cinderford East</th>
<th>Cinderford West</th>
<th>FeDDC</th>
<th>South-West</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Whole house or bungalow: detached</td>
<td>26.6%</td>
<td>28.0%</td>
<td>45.7%</td>
<td>30.9%</td>
<td>22.8%</td>
</tr>
<tr>
<td>Whole house or bungalow: semi-detached</td>
<td>41.4%</td>
<td>39.9%</td>
<td>34.5%</td>
<td>27.9%</td>
<td>31.6%</td>
</tr>
<tr>
<td>Whole house or bungalow: terraced</td>
<td>25.4%</td>
<td>20.5%</td>
<td>13.0%</td>
<td>23.8%</td>
<td>26.0%</td>
</tr>
<tr>
<td>Flats or maisonettes</td>
<td>6.6%</td>
<td>11.6%</td>
<td>6.8%</td>
<td>17.4%</td>
<td>19.6%</td>
</tr>
<tr>
<td>Total</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
<td>100%</td>
</tr>
</tbody>
</table>

6.5.4 Sales registered in the summer of 2002 with the Land Registry presents a snapshot of lower house prices in the district compared to the wider county and regional figures. Table 6.13 below indicates that, on average, household prices are lower in the district relative to the county and regional level. This is considered in more detail and brought up to the present day in the Market Appraisal section of this baseline report.

Table 6.13: Average house price and sales, 2002 (Source: FeDDC Housing Strategy)

<table>
<thead>
<tr>
<th></th>
<th>FeDDC</th>
<th>Gloucestershire</th>
<th>South-West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Detached</td>
<td>£174,022</td>
<td>£236,809</td>
<td>£222,692</td>
</tr>
<tr>
<td>Sales</td>
<td>227</td>
<td>1,125</td>
<td>10,672</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>£99,738</td>
<td>£135,303</td>
<td>£135,072</td>
</tr>
<tr>
<td>Sales</td>
<td>135</td>
<td>1,132</td>
<td>8,008</td>
</tr>
<tr>
<td>Terraced</td>
<td>£79,949</td>
<td>£114,082</td>
<td>£113,572</td>
</tr>
<tr>
<td>Sales</td>
<td>91</td>
<td>1,000</td>
<td>10,651</td>
</tr>
<tr>
<td>Flat/ maisonette</td>
<td>£56,902</td>
<td>£95,046</td>
<td>£111,540</td>
</tr>
<tr>
<td>Sales</td>
<td>18</td>
<td>439</td>
<td>5,193</td>
</tr>
<tr>
<td>Total</td>
<td>£130,015</td>
<td>£155,676</td>
<td>£152,393</td>
</tr>
<tr>
<td>Sales</td>
<td>472</td>
<td>3,696</td>
<td>34,724</td>
</tr>
</tbody>
</table>

6.5.5 More recent house price data is relevant to update this picture, and is presented in Table 6.14 below. This data, for 2006, shows that at the district level there has been a substantial increase in average house prices. This is true for all types of property, but it is significant that proportionally,
those at the lower end of the market have increased much more – for example by 78% for flats/maisonettes and 72% for terraced, compared to 57% for semi-detached and 44% for detached.

Table 6.14: Average house prices, by postcode, 2006 (Source: FoDDC, from HM Land Registry)

<table>
<thead>
<tr>
<th></th>
<th>GL 14 2</th>
<th></th>
<th>GL 14 3</th>
<th></th>
<th>FoDDC</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Average Price</td>
<td>Sales</td>
<td>Average Price</td>
<td>Sales</td>
<td>Average Price</td>
</tr>
<tr>
<td>Detached</td>
<td>£188,700</td>
<td>10</td>
<td>£250,833</td>
<td>9</td>
<td>£251,168</td>
</tr>
<tr>
<td>Semi-detached</td>
<td>£123,166</td>
<td>15</td>
<td>£156,990</td>
<td>5</td>
<td>£156,471</td>
</tr>
<tr>
<td>Terraced</td>
<td>£114,840</td>
<td>10</td>
<td>£135,582</td>
<td>6</td>
<td>£137,557</td>
</tr>
<tr>
<td>Flat/maisonette</td>
<td>£92,416</td>
<td>6</td>
<td>£108,866</td>
<td>6</td>
<td>£101,126</td>
</tr>
<tr>
<td>Total</td>
<td>£139,511</td>
<td>35</td>
<td>£173,428</td>
<td>26</td>
<td>£188,147</td>
</tr>
</tbody>
</table>

Figures provided are for the second quarter of 2006 (April – June), except GL14 2 Flat/maisonette, where the first quarter (January – March) has been used due to no recorded sales during the second quarter.

6.5.6 Across the district, average prices of family houses (3 bed semi houses) rose by £42,500 (67%) over the 3 years 1999 - 2002, and smaller ‘starter homes’ (2 bed terraced) increased by £34,000 (76%).

Table 6.15: Minimum entry level house prices, 2002 (Source: FoDDC Housing Strategy)

<table>
<thead>
<tr>
<th></th>
<th>Cinderford</th>
<th>Central Rural</th>
<th>North Rural</th>
</tr>
</thead>
<tbody>
<tr>
<td>June 1999 Survey</td>
<td>2-bed terrace</td>
<td>£35,000</td>
<td>£40,000</td>
</tr>
<tr>
<td></td>
<td>3-bed semi</td>
<td>£60,000</td>
<td>£61,000</td>
</tr>
<tr>
<td>June 2002 Survey</td>
<td>2-bed terrace</td>
<td>£75,000</td>
<td>£79,000</td>
</tr>
<tr>
<td></td>
<td>3-bed semi</td>
<td>£92,000</td>
<td>£105,000</td>
</tr>
</tbody>
</table>

6.5.7 Whilst the lowest house prices within the Forest of Dean are within Cinderford, the District’s Housing Strategy has highlighted that at 2002 the average gross weekly earnings for people living in the District were £397.40, compared to £434 in Gloucester and £408 in the South West region. Incomes rose 4.3% between 2000 and 2001, compared to 5.5% nationally and 6.8% across the South West. This trend, coupled with more recent evidence, suggests that house price affordability is becoming an increasingly acute problem.

6.5.8 In 1999, 62% of newly emerging households were unable to afford owner occupation or shared ownership (100% in smaller villages and 50% in towns) and with house prices rising at 60 – 75 %, and earnings rising at 4.3%, the ‘affordability gap’ towards home ownership appears to be widening.

6.5.9 This coincides with the IMD ranking of barriers to housing and services, which [inter alia] aims to measure the barriers to housing and key local services. The indicators fall into two sub-domains: ‘geographical barriers’ (including road distances to key services) and ‘wider barriers’ (which includes issues relating to access to housing and overcrowding).

6.5.10 The ranking indicates that area 004C (within Cinderford West) is a specific area within Cinderford that performs poorly in terms of housing, i.e. falling within the top 25% of deprived SOAs.
Table 6.15: Barriers to housing & services deprivation ranking within Cinderford (Source: Census 2001, Neighbourhood Statistics)

<table>
<thead>
<tr>
<th>Rank of…</th>
<th>004A</th>
<th>004B</th>
<th>004C</th>
<th>004D</th>
<th>004E</th>
</tr>
</thead>
<tbody>
<tr>
<td>Barriers to Housing and Services score</td>
<td>25,233</td>
<td>26,594</td>
<td>7,986</td>
<td>25,282</td>
<td>15,938</td>
</tr>
</tbody>
</table>

Note: LSOA is ranked out of 32,482 LSOAs where the most deprived is indicated by a rank of 1.

6.5.11 The housing allocations in the Local Plan are shown on Figure 6.3 (overleaf) and are considered in more detail in Chapter 10, as well as being reviewed as part of the Literature Review at Appendix 1.

6.6 Deprivation

6.6.1 The Indices of Deprivation 2004 were produced as a means of comparing different measures of deprivation in different parts of England. Based on 2001/02 data, they were calculated for both local authorities and Lower Layer Super Output Areas (LSOAs). 23

6.6.2 In both cases the data were ranked such that a lower score indicates greater deprivation – the most deprived local authority is indicated by a rank of 1 and, given that there are 354 local authority districts in England, a rank of 354 is the least deprived. At the LSOA level, there are a total of 32,482 LSOAs and similarly a rank of 1 is most deprived and 32,482 the least deprived. It follows that those SOAs falling between 1 and 3,248 are in the top 10% of deprived SOAs, and those falling between 3,249 and 6,496 within the top 20%.

6.6.3 The six measures are as follows:

1. **Local Concentration** is the population weighted average of the ranks of a district’s most deprived Super Output Areas (SOAs) that contain exactly 10% of the district’s population.
2. **Extent** is the proportion of a district's population living in the most deprived SOAs in the country.
3. **Income Scale** is the number of people who are Income Deprived.
4. **Employment Scale** is the number of people who are Employment Deprived.
5. **Average of SOA Ranks** is the population weighted average of the combined ranks for the SOAs in a district; and
6. **Average of SOA Scores** is the population weighted average of the combined scores for the SOAs in a district.

6.6.4 For local authorities, the LSOA level IMD is summarised in six different ways. Forest of Dean was ranked 195 out of the 354 local authorities, based on the average deprivation scores of its constituent LSOAs.

---

23 Super Output Areas (SOAs) are a new geographic hierarchy designed to improve the reporting of small area statistics in England and Wales. Disclosure requirements mean that some sets of data can be released for much smaller areas than others.
Figure 6.3
Current Housing Allocations & Commitments

- Red: Housing Allocation
- Purple: Housing Commitment (Dec'05)
- Blue: Core Area

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6.6.5 FoDDC had a rank of 256 on the Income Scale rank and the Extent rank suggests that the Forest of Dean has a high proportion of its population living in SOAs that are amongst the most deprived of SOAs in the country. The Extent rank implies that deprivation in the district is not relatively widespread, although the local concentration rank indicates that the district does have ‘hot spots’ of severe deprivation.

Table 6.16: 2004 Index of Multiple Deprivation for the Forest of Dean

<table>
<thead>
<tr>
<th>Area</th>
<th>Rank of Average SOA Ranks</th>
<th>Rank of Average SOA Scores</th>
<th>Extent Rank</th>
<th>Local Concentration Rank</th>
<th>Rank of Employment Scale</th>
<th>Rank of Income Scale</th>
</tr>
</thead>
<tbody>
<tr>
<td>Forest of Dean</td>
<td>195</td>
<td>176</td>
<td>253</td>
<td>239</td>
<td>233</td>
<td>256</td>
</tr>
</tbody>
</table>

6.6.6 At the Lower Layer SOA level, separate deprivation indices are provided for the following categories (details of the sub-categories is included at Appendix 2):

1. **Income** (Domain Weight 22.5%)
2. **Employment** (22.5%)
3. **Health, deprivation and disability** (13.5%)
4. **Education, skills and training** (13.5%)
5. **Barriers to housing and services** (9.3%)
6. **Crime** (9.3%)
7. **The living environment** (9.3%)

6.6.7 The following section details the corresponding IMD scores that are relevant to Cinderford. Current statistical information on deprivation by LSOA divides Cinderford into 5 segments based on 2003 boundaries (as explained in the previous Chapter).

6.6.8 The results of IMD 2004 for Cinderford are shown in Table 6.17 below. This summarises the IMD ranking for the individual LSOA areas that make up Cinderford.

Table 6.17: LSOA level Index of Multiple Deprivation (Source: 2001 Census Data, Neighbourhood Statistics)

<table>
<thead>
<tr>
<th>Rank of...</th>
<th>004A</th>
<th>004B</th>
<th>004C</th>
<th>004D</th>
<th>004E</th>
</tr>
</thead>
<tbody>
<tr>
<td>IMD score</td>
<td>18,796</td>
<td>9,644</td>
<td>7,298</td>
<td>18,750</td>
<td>13,506</td>
</tr>
<tr>
<td>IMD %</td>
<td>57.9%</td>
<td>29.7%</td>
<td>22.5%</td>
<td>57.7%</td>
<td>41.6%</td>
</tr>
<tr>
<td>Income score</td>
<td>16,189</td>
<td>7,810</td>
<td>6,774</td>
<td>20,814</td>
<td>18,225</td>
</tr>
<tr>
<td>Employment score</td>
<td>16,834</td>
<td>8,564</td>
<td>6,527</td>
<td>14,827</td>
<td>10,603</td>
</tr>
<tr>
<td>Health Deprivation &amp; Disability score</td>
<td>22,390</td>
<td>8,509</td>
<td>10,038</td>
<td>21,396</td>
<td>16,137</td>
</tr>
<tr>
<td>Education, Skills &amp; Training score</td>
<td>10,175</td>
<td>4,070</td>
<td>2,665</td>
<td>9,801</td>
<td>7,893</td>
</tr>
<tr>
<td>Barriers to Housing &amp; Services Score</td>
<td>25,233</td>
<td>26,594</td>
<td>7,987</td>
<td>25,282</td>
<td>15,938</td>
</tr>
<tr>
<td>Crime score</td>
<td>18,349</td>
<td>13,658</td>
<td>11,568</td>
<td>16,860</td>
<td>11,428</td>
</tr>
<tr>
<td>Living Environment score</td>
<td>19,315</td>
<td>26,252</td>
<td>29,729</td>
<td>17,097</td>
<td>13,770</td>
</tr>
</tbody>
</table>

Note: LSOA is ranked out of 32,482 LSOAs where the most deprived is indicated by a rank of 1.
6.6.9 In terms of the rank of average LSOA ranks, which is a useful measure because it summarises the wards taken as a whole, ‘Forest of Dean 004C’ has the lowest rank of the five divisions under Cinderford, and thus is considered to be the most deprived area within the ward. According to this measure and the rank of average LSOA scores, 004B and 004C are within the 30% most deprived LSOAs in the country. In addition, information on the ‘income’, ‘employment’, ‘health deprivation and disability’ and ‘educations skills and training’ rank suggests that these two areas within the Cinderford ward have a high proportion of its population living in LSOAs that are amongst the most deprived of LSOAs in the country.

6.6.10 Education and skills stands out as being a particular criterion where the level of deprivation is high. The indicators for this rank fall into two sub domains: one relating to education deprivation for children/young people in the area, and the other relating to lack of skills and qualifications among the working age adult population. LSOA 004C in particular experiences a low score, falling within the 10% most deprived LSOAs in the country.

6.7 Ethnicity

6.7.1 Analysis of the population base illustrates that some 1.2% of Cinderford’s population is from minority ethnic origins compared to 2.3% at the regional and 8% at the national level.

<table>
<thead>
<tr>
<th>Description</th>
<th>Cinderford</th>
<th>Area of Influence</th>
<th>FoDDCt</th>
<th>South-west</th>
<th>England</th>
</tr>
</thead>
<tbody>
<tr>
<td>Mixed</td>
<td>0.5%</td>
<td>0.3%</td>
<td>0.4%</td>
<td>0.8%</td>
<td>1.2%</td>
</tr>
<tr>
<td>Asian/ British Asian</td>
<td>0.2%</td>
<td>0.1%</td>
<td>0.2%</td>
<td>0.7%</td>
<td>4.0%</td>
</tr>
<tr>
<td>Black/ Black British</td>
<td>0.1%</td>
<td>0.1%</td>
<td>0.1%</td>
<td>0.4%</td>
<td>2.0%</td>
</tr>
<tr>
<td>Other ethnic group</td>
<td>0.5%</td>
<td>0.3%</td>
<td>0.2%</td>
<td>0.4%</td>
<td>0.8%</td>
</tr>
<tr>
<td>All minority ethnic population</td>
<td>1.2%</td>
<td>0.8%</td>
<td>0.9%</td>
<td>2.3%</td>
<td>8.0%</td>
</tr>
</tbody>
</table>

6.7.2 A closer inspection of the proportion of the economically active population that are from minority groups (Figure 6.4) illustrates that Cinderford does perform well as a ward relative to the district – some 1.1% of the wards economically active population are from minority ethnic groups, compared to 0.8% at the district level. However, these are both considerably less than the regional level, where some 2.2% of the population are from minority ethnic groups.

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24 All people who are working in the week before the Census are described as ‘economically active’. In addition, the category includes people who were not working but were looking for work and were available to start work within 2 weeks. Full-time students who are economically active are included.
6.8 Crime

6.8.1 Comparative crime figures are presented in Table 6.19 below for the period April 2001 to March 2002. Local victimisation figures are based on local surveys which are the most useful source of data about crime for local authorities. Their biggest advantage is that they can be tailored to suit the needs of local authorities. In contrast, large-scale victimisation surveys are of little use to local authorities due to the magnitude of the study areas and the dispersal of participants. They can however, be used as a source of data comparable to local surveys, against which they represent a national average. The British Crime Survey (BCS) measures crimes whether or not they come to the attention of the police.25

6.8.2 BCS figures for 2001 demonstrate that compared to national figures the Forest of Dean has a relatively low crime rate. For example, on average the risk of being a victim of burglary at the local level (1.06%) was estimated to be less than half of what might be experienced at the national level (3.40%).

Table 6.19: Victimisation Occurrence at Local and National Level (Source: British Crime Survey 2001)

<table>
<thead>
<tr>
<th>Crime type</th>
<th>Local Victimisation Level</th>
<th>National Victimisation Level</th>
</tr>
</thead>
<tbody>
<tr>
<td>Violent crime</td>
<td>0.67%</td>
<td>3.90%</td>
</tr>
<tr>
<td>Burglary</td>
<td>1.06%</td>
<td>3.40%</td>
</tr>
<tr>
<td>Theft from vehicles</td>
<td>1.80%</td>
<td>6.80%</td>
</tr>
<tr>
<td>Theft of vehicles</td>
<td>0.55%</td>
<td>1.80%</td>
</tr>
<tr>
<td>Criminal damage</td>
<td>1.07%</td>
<td>No data available</td>
</tr>
<tr>
<td>Theft from shop</td>
<td>0.15%</td>
<td>No data available</td>
</tr>
</tbody>
</table>

25 The British Crime Survey (BCS) is primarily a ‘victimisation’ survey for England and Wales, in which respondents are asked about the experiences of property crimes of the household (e.g. burglary) and personal crimes (e.g. assault) which they themselves have experienced in the 12 months prior to interview. Because members of the public are asked directly about their experiences, the BCS provides a consistent measure of crime that is unaffected by the extent to which crimes are reported to the police, or by changes in the criteria used by the police when recording crime.
6.8.3 Figure 6.5 below illustrates the trend of the level of offences (per 1000 population) at the district and national level.

Figure 6.5: All crime for the Forest of Dean, 2004/05 (Source: Crime Statistics, Home Office)

6.8.4 According to the analysis contained in the ‘Healthcheck of the Cinderford Area’ publication, of the 39 Partnerships in the Crime and Disorder Reduction Partnership (CDRP) the Forest of Dean compares very favourably. For example, for violent crime it ranks 9th lowest, burglary 6th lowest, theft of motor vehicle 6th lowest and for thefts from a motor vehicle 5th lowest.

6.8.5 Although crime and community safety at the district level appears to be performing well relative to the national picture, recent statistics from MAIDeN indicate that the same trend is not apparent within Cinderford. Table 6.20 below highlights that Cinderford generally experiences a lower than district and county average percentage of burglaries, thefts from/of vehicles and road traffic accidents. However, Cinderford experiences a higher than average percentage of violent crimes compared to these areas.

Table 6.20: Percentage of events in category (Source: MAIDeN)

<table>
<thead>
<tr>
<th>Category</th>
<th>Cinderford</th>
<th>FoDDC</th>
<th>Gloucestershire</th>
</tr>
</thead>
<tbody>
<tr>
<td>Domestic burglaries (2003 – ’04)</td>
<td>1.6</td>
<td>2.4</td>
<td>2.6</td>
</tr>
<tr>
<td>Theft from motor vehicles (2003 – ’04)</td>
<td>4.3</td>
<td>5.3</td>
<td>4.8</td>
</tr>
<tr>
<td>Theft of motor vehicles (2003 – ’04)</td>
<td>1.4</td>
<td>1.6</td>
<td>1.8</td>
</tr>
<tr>
<td>Violent crimes (2003 – ’04)</td>
<td>8.1</td>
<td>7.8</td>
<td>7.2</td>
</tr>
<tr>
<td>Serious and fatal road traffic accidents (2001 – ’04)</td>
<td>0.1</td>
<td>0.2</td>
<td>0.2</td>
</tr>
</tbody>
</table>
Moreover, crime levels within Cinderford vary from one area to another. The crime deprivation domain under the IMD measures the incidence of recorded crime for four major crime themes, representing the occurrence of personal and material victimisation at a small area level. They include:

- burglary (4 recorded crime offence types, April 2002-March 2003)
- theft (5 recorded crime offence types, April 2002-March 2003, constrained to CDRP level)
- criminal damage (10 recorded crime offence types, April 2002-March 2003); and
- violence (14 recorded crime offence types, April 2002-March 2003)

The rank of Crime score by LSOA is presented in Table 6.21 below. The ranking indicates that areas 004C and 004E (both within Cinderford West) are the specific LSOAs within Cinderford that perform poorly in terms of crime.

Table 6.21: Crime deprivation ranking within Cinderford (Source: Census 2001, Neighbourhood Statistics)

<table>
<thead>
<tr>
<th>Rank of…</th>
<th>004A</th>
<th>004B</th>
<th>004C</th>
<th>004D</th>
<th>004E</th>
</tr>
</thead>
</table>

Note: LSOA is ranked out of 32,482 LSOAs where the most deprived is indicated by a rank of 1.

In recent years the district has undertaken a host of crime prevention measures to help tackle crime. For example, there are over 265 Neighbourhood Watch schemes set up across the Forest area, but there are some gaps in coverage. Schemes in the Cinderford (and also Ruardean) area are particularly thin on the ground.

The four main towns of the Forest are covered by a CCTV system, which is monitored from a control room at Coleford Police Station. There are 23 fixed cameras spread across the towns and there are two mobile cameras available for deployment to “hotspots”.

Burglary from buildings other than dwellings continues to be a problem – largely due to poor security of these types of building, mainly domestic sheds and garages – and police detection rates remain low.

Summary and Conclusions

The social and economic facility baseline breaks down into five topic areas: education, health, open space, housing and crime. This Baseline Report does not explore or seek to address the issues raised by the baseline analysis, but it does draw conclusions which will need to be taken into consideration into the next stages of the study.

Education

- Heywood Community School has experienced gradually declining school roll numbers: from 571 in 1997 to 486 in 2006 – a drop over the period of some 15%.
Whilst pupil numbers at Steam Mills remained reasonably consistent between 1997 and 2006, the numbers from St. White’s fell from 309 to 288; and for Forest View from 415 (1998) to 362.

The re-location of St. White’s Primary School onto one consolidated site from the existing three, is an important aspiration and is reflected in the adopted Local Plan.

The feasibility of constructing a new adult learning facility in Cinderford should be considered once the implications for the future of Heywood School and the Royal Forest of Dean College (RFODC) are known (RFODC has commissioned consultants to appraise its accommodation requirements, including a review of its existing facilities).

Health

Over 90% of residents in FoDDC are of either ‘good’ or ‘fairly good’ health.

The West Gloucestershire PCT has identified: coronary heart disease, teenage pregnancy and diet and obesity as the three main areas for health improvement.

There are four doctors’ surgeries in the Area of Influence, and on average, the patient size list is below the national average.

There are two community hospitals in the Forest of Dean (Dilke Memorial and Lydney & District), both of which are currently subject to some uncertainty regarding their futures. At the time of writing, the Primary Care Trust is consulting on the future of facilities in the study area and beyond; and

There is also some uncertainty regarding the Gloucestershire County Council day-care centres in Cinderford.

Formal and informal open space

There is a ‘major shortfall’ of both formal and informal open space within Cinderford, when judged against National Playing Field Association standards; and

However, there are two large areas of land currently allocated for leisure and recreation: the Linear Park and Steam Mills, although these are unlikely to come forward without developer contributions.

Housing

The average size of households in Cinderford was 2.36, which is comparable with the level observed at the district, county and national levels. However, Cinderford has a lower than average percentage of owner occupied households in comparisons to rented households.

On average, household prices are lower in Cinderford relative to the rest of the district, and in turn, house prices in the district are on average lower than the county and regional levels.

Housing affordability is a critical issue in the Forest – house prices are increasing at a much faster rate than average earnings, and flats, masionettes and houses at the lower end of the market are increasing at the highest rate proportionally.
Crime

- Of the 39 Partnerships in the Crime and Disorder Reduction Partnership (CDRP) the Forest of Dean compares very favourably. For example, for violent crime it ranks 9th lowest, burglary 6th lowest, theft of motor vehicle 6th lowest and for thefts from a motor vehicle 5th lowest

Issues arising for consideration

6.9.2 Several important issues have arisen through this analysis which will need to be considered in more detail as regeneration options evolve, including:

- There is a need to take account of opportunities to make better use of existing facilities such as the Miners’ Welfare Hall and the Methodist Church, prior to considering the need for any additional facilities. The compatibility between existing proposals and any new proposals will need careful consideration.
- The need to continue to support existing well used facilities such as Candi, Artspace and Splinters, acknowledging their space needs and aspirations.
- Affordable and entry level housing is a critical issue and the options will need to consider how best to tackle and integrate the provision of these types of dwellings to reflect the needs of specific groups in society.
- The importance of considering how to meet the specific needs of young people, preferably in a town centre location.
7 Market Appraisal

7.1 Introduction

This Chapter provides a commentary on the commercial and residential markets within Cinderford, analysing the existing provision, supply and demand of commercial and residential property, as well as considering the town’s role. Where appropriate, a comparison with the surrounding area is drawn.

7.1.2 Cinderford is an important employment centre in the Forest of Dean with the major industrial employers in the town centred on the Forest Vale Industrial Estate. The review considers what investment can be achieved in Cinderford, as well as providing recommendations on how to assess market perceptions of the town from house builders and commercial developers and investors.

7.1.3 The following sections consider the following sectors of the local market in turn: retail, residential, offices and industrial/warehousing.

7.2 Retail

7.2.1 As a retail centre, Cinderford has, in recent years, declined, particularly since the loss of the Forest of Dean District Council Planning and Administrative Offices and the Forest of Dean College, both previously located in the town.

7.2.2 The town has a poor retail provision with the limited retail activity centred around the Triangle and the existing Co-op Supermarket – the designated town centre and the primary retail frontage are shown on Figure 7.1 (overleaf). Household names in the town centre are limited to Woolworths, Merretts, Spar and the major banks and building societies, as well as the existing Co-operative supermarket. There are no out-of-town bulky goods retailers.

7.2.3 However, although having no major national retailer in the High Street, the centre has proved remarkably resilient and is currently 95% let. On average, rents achieved are less than other towns in Gloucestershire and at an average of £10 per square foot, Freeholds are generally cheaper and less expensive than other areas. Therefore, investor demand is mainly local, although one exception was the parade of shops in the High Street which achieved in excess of £1 million at auction last year.
Figure 7.1
Local Plan Retail Allocations
7.2.4 Demand is relatively strong for rental for shop units but this is very much localised to the town centre where there is little space to develop further. The proposed arrival of Tesco supermarket adjacent to the existing Co-op supermarket on the Rugby Ground provides potential for extending the town centre in a south-easterly direction. However, conversely it may also have a detrimental effect on the existing town centre – which is currently in a reasonably healthy state – possibly even as far as to threaten the closure of the Co-operative supermarket, and other convenience and food retailers, as indicated in the retail impact assessment undertaken for FoDDC in determining the Tesco planning application.

7.3 Residential
(This section provides an assessment of the market for residential properties, and should be read in conjunction with the information provided in Chapter 6).

7.3.1 Over the last 20 or so years, Cinderford’s popularity as a residential location has declined alongside its decline as a commercial centre. However, in recent years there has been a reversal in this trend and, in line with regional and national trends, there is now demand for houses in the locality, particularly at the lower-end value. In the past, certain parts of the town, i.e. the upper end of Cinderford – Littledean Hill Road, Abbots Road, St. Whites Road, Stockwell Green have been perceived to be more desirable than the lower end i.e. Valley Road, Station Street, Somerset Road and Victoria Street. However, in recent years, this has changed particularly with the development of the college site and Bilson school areas, both now proving popular, and illustrating good quality schemes can be constructed on central sites in the town.

7.3.2 Key issues for housing in Cinderford and its immediate surrounds are: affordability and supply and demand. Cinderford area house prices have increased in line with national trends over recent years – growth has been in line with the market – and the open market prices\(^\text{26}\) are currently as follows:

- Average price for a one bedroom purpose built flat - £81,000
- Average price for a two bedroom modern terraced house - £118,000
- Average price for a two bedroom modern end terraced house - £125,000. Victorian houses close to the town have also increased with the average price for an end terrace being £117,000 and a mid terrace being £110,000
- Three bedroom semi-detached houses in the area - £154,000
- Three bedroom detached houses - £175,000
- Four bedroom detached modern - £210,000
- Villages in the immediate surround would normally expect a 10/20% upgrade on all values.

\(^\text{26}\) This data should be read in conjunction with the HM Land Registry data presented in Chapter 6.5
Nevertheless, despite this increase house prices in remain generally less than throughout Gloucestershire. The high level of out-commuting from Cinderford may reflect this situation, with people buying in the area rather than in other centres like Gloucester, because prices (and the quality of life) are favourable; it may also reflect the lack of jobs locally, and relative to other more dominant employment centres.

Land values currently average out at £500,000 per acre, taking into account the various necessary infrastructure requirements such as highways contributions, schooling contributions and social housing provision.

One recent residential site within the town centre is at the junction of Somerset Road. The major Greenfield site allocation is represented by proposals for 150 dwellings at St Whites Farm but this is a heavily constrained and is a difficult site to bring forward. Research into the reasons for delays will be followed prior to the generation of alternative options, in order to ensure that additional residential sites that might be suggested for development are not beset with similar problems.

There is a high demand locally for modern two bedroom accommodation which has driven up prices making them expensive (relative to earnings) and creating affordability issues, particularly for local first time buyers. Consequently, one and two bedroom flats have gained in popularity and there is a real demand for this type of property within the area.

Demand in Cinderford is predominantly for properties up to a value of £160,000 (this price range will accommodate up to three bed semi detached dwellings), for which there is a very limited supply. Additionally, the demand for shared ownership housing is likely to be high (if it was available), with many particularly local couples, income multipliers leaving them well short of two bedroom house prices and having needs and aspirations which require two/three bedroom as opposed to one bedroom accommodation. Interest in mid-range homes, i.e. £150,000 - £250,000 is steady, with a mix of local and outside buyers.

There would seem to be low demand for the higher value homes within the town of Cinderford. This is either because its location is not perceived to be sufficiently attractive, or there is not a wide enough selection of good quality homes being built in the area. It is likely to be due to both reasons – only the St. White’s site is presently likely to attract much interest from builders which specialise in larger type/ higher value houses.

Key issues for the AAP to consider will be how to ensure that there will be adequate supplies of ‘affordable’ accommodation, particularly for young couples and for older people, including those requiring special care. Additionally, the statement in the LDF core document on housing that, for
the District as a whole, no additional housing above that already allocated is to be allocated during the next plan period,\(^27\) appears to run contrary to market demand.

### 7.4  Offices

*(The latest information available from FoDDC regarding employment land availability is included at Appendix 4).*

**7.4.1** With the exception of ground floor offices for financial institutions, estate agents, financial advisors, accountants etc., demand is fairly low within the town, as it is across the majority of the Forest of Dean area. Office space at first floor level or purpose built is therefore achieving only an average of £4 per square foot. With such low rental figures, the likelihood of private investment is limited, particularly taking into account land values (see above). However, serviced and non-serviced accommodation is being let at an average of £20 per square foot and £7 per square foot respectively, at Vantage Point Business Park, demonstrating that there is potential demand at these levels if the location and nature of facility is appropriate.

### 7.5  Industrial/ warehousing

**7.5.1** Cinderford has a large, and at this stage still expanding, industrial estate. The estate has developed over a period of years following partial completion of the primary road infrastructure. Take up has been predominated by owner occupiers with major occupiers such as Dezac, and with a mix of users including engineering firms, car exhaust centre, builders merchants, new car dealerships and firms making consumer electrical goods.

**7.5.2** The demand is generally high but average rents are a maximum of £5 per square foot and do not make investment a particularly attractive proposition, particularly given an estimated value of industrial land at around £100,000 per acre. With capital values circa £50 per sq ft, this is significantly less than the levels achieved in Gloucester at rental values of £5.50/£6 and capital values of £75/£80 per sq ft. Availability of employment land ready for development is low and consequently prices are currently artificially high. We are aware of instances where companies have been quoted figures of up to £150,000 per acre for land which is well above the established level of £75/£100,000 per acre.

**7.5.3** There are relatively few speculative schemes which have been undertaken (although one is under construction at Forest Vale); when they occur they are often for starter units.

**7.5.4** Demand for industrial space is price sensitive and it is difficult for developers to achieve viable development at the existing level of rents. Consequently, the majority of market activity takes place in respect of second hand space of lesser quality accommodation.

\(^{27}\) As set out in the draft Regional Spatial Strategy.
Many industrial operators would like to expand onto larger premises in Cinderford. They appreciate the setting of the town and are committed to it, but feel constrained by their present sites.

**Leisure/ hotels**

7.6.1 There is no hotel and accommodation provision within Cinderford. A small Cinema (trading as The Palace) is located just off the town centre and is privately operated. This is an important social facility in the town and merits continued support.

7.6.2 A significant problem within the town is the absence of restaurants, public houses and coffee bars of good quality. The paucity is a particular problem during the evening. There is public demand for such facilities, but lack of response from business, probably because of the poor quality accommodation in the town centre and the poor street scene environment, including the absence of open spaces.

7.6.3 Within the wider area there are no top class hotels. The best hotel is the 3* Speech House Hotel. There are periodic inquiries about development of top class hotels to the district council but, at the time of writing, there are no unimplemented planning permissions for such hotels, nor any planning applications yet to be determined.

7.6.4 The Forest is a growing area of tourism, particularly for outdoor pursuits, mountain biking, walking etc. However, Cinderford does not benefit from this activity which is predominated within the centre of the Forest area around Speech House.

**Key Development Opportunities**

7.7.1 The following paragraphs provide a broad analysis of potential development opportunities within the town centre, on employment land, and in respect of out-of-town retail facilities.

**Town Centre**

7.7.2 Introduce mixed use retail and a housing development within the town centre by centralising retail activities in the area adjacent to the proposed Tesco supermarket and the Triangle. This may require public sector involvement in achieving land assembly but it should be possible to generate viable development as land values of property within the centre of the town are currently low. Tesco’s advent, if confirmed, might allow the opportunity for small high street multiples to come into the town, if the physical fabric were available. It would be important to encourage such stores, while providing opportunities for local stores offering personal service or particular specialisms to survive and flourish, the provision of additional restaurants and cafes would attract more visitors to the shopping experience. Nevertheless, it should be recognised that Cinderford is a small town, and is not likely to attract a wide range of high street names, and certainly not until the environment is improved and parking and pedestrian facilities enhanced.

**Industrial**

7.7.3 The opportunities for increasing the supply of employment land at Forest Vale should be investigated. There is a need for fully serviced land available for immediate development and
improved road linkages as per the proposals put forward within the Local Plan for the western route and the Forest Vale spine road extension. The assumption in the Local Plan that these roads are funded by the release of land for development, and the cost and funding issues that raises, needs further consideration.

**Out-of-Town Retail**

7.7.4 Further investigation is required into the potential demand for bulky goods out-of-town retail and to identify potential sites ideally on the edge of the town centre. Initial enquiries indicate that there is potential demand and we would intend to approach retailers such as: Focus, Wicks, Homebase, Bulky Goods DIY and Halfords, Comet and the Carpet Retails to establish the extent of activity and the prospects of bringing forward a non-food retail park.\(^{28}\) However, it should be acknowledged that planning policies require that, where possible, such uses are located on sites as close to the town centre as possible. Out-of-town shopping should be restricted to stores that demand/warrant good access and do not compete with or prejudice stores in the town centre.

7.7.5 In addition, further consultations to be undertaken as the study progresses may identify further potential opportunities.

7.8 **Summary and Conclusions**

7.8.1 The conclusions from the market appraisal fall into the following categories: retail, residential, office space and industrial/warehouse space. In general, these confirm that land is a constrained resource, particularly land available for immediate development.

**Retail**

- There is high demand for retail occupancy within the town centre, which is resilient (95% let) despite no major national retailer in the High Street.
- Rents are lower than other commercial centres in the area, as a consequence investor demand is mainly local;
- The advent of Tescos provides a changing economic market and allows opportunities for retail investment; and
- There is currently limited room for further expansion without risking town centre viability.

**Residential**

- There is high demand for low cost and affordable homes in the area (particularly one and two-bed flats); but lower demand for high top-end value homes outside of the town; and
- House prices have generally increased in line with national trends, and housing affordability is a particular issue.

\(^{28}\) We understand that there is an extant permission for a non-food retail store on Forest Vale.
**Office Space**
- There is little or no demand within the town for office space, but there is evidence elsewhere of potential demand if the location and nature of facility is appropriate; and
- Rents are low rents and consequently the likelihood of private investment is very limited.

**Industrial/warehousing**
- There is reasonably strong demand, with an expanding industrial estate that consists of predominantly owner-occupiers, with a mix of users.
- However, due to low rents viability is questionable, as is the potential for investment.
- Availability of employment land ready for development is low, which can result in artificially high land prices.

**Issues arising for consideration**

**Retail**
- There is scope for further development of the town centre to attract national retailers providing comparison goods, as well as convenience. However, this needs to be balanced with available expenditure within Cinderford’s catchment area.
- The town-centre layout acts as a particular constraint to options for expansion – the arrival of Tesco Supermarket on the Rugby Club ground could act as a stimulus for expansion of the town centre in a south-easterly direction; and
- In this context of a lack of available space for expansion, consideration should be given to the scope for providing comparison shopping facilities at an out-of-town centre location, without damaging the centre’s viability.

**Residential**
- Given the profile of residential demand, provision for low cost housing, made up of one-bed and two-bed apartments, two-bed houses and shared equity housing, including that for older people with special needs, should be considered.
- Attracting higher end value housing to the town, given its setting, could be encouraged, although it is acknowledged that land availability is a significant constraint to this.
- Opportunities for sustainable housing (use of local materials/energy and water saving/micro-generation etc) should be considered, in line with the potential demand for such housing; and
- The demand for dwellings which are closely inter-related with small-scale employment uses (i.e. generating little noise and traffic) should be investigated.

**Office Space**
- Cinderford could strive to attract call-centres and high-tech IT companies given its attractive location - a potentially relatively significant step which requires further consideration.
Industrial/warehousing

- Consideration needs to be given as to whether there are specific end-users which could be attracted to the town.

Leisure/hotels

- There remains an unsatisfied demand for better restaurants and cafes in the town; and
- Demand for hotels remains slack, and it would be imprudent to anticipate that hotel development would occur soon and/or provide a launchpad for improved tourism economy in the area.
8 Transport Infrastructure & Movement

8.1 Introduction
8.1.1 This section reviews the existing transport situation in Cinderford and the wider study area. It reviews the strategic and local highway network, general conditions in the town centre, the Core Area and on the links to the surrounding Area of Influence.

8.2 Highway network
8.2.1 The highway network in the study area is based on a pattern of roads that has generally remained the same for some years. That is, no new access roads or bypasses have been built to accommodate changes in traffic volumes or increased numbers of HGVs. Additionally, only minor repair and safety improvement works appear to have been carried over a considerable period of time. Roads in the study area are generally of limited width and typical of rural areas, which is compounded by the topography whereby all roads are undulating and tortuous and typical of a rural area.

8.3 Strategic highway network
8.3.1 Cinderford lies on the A4151 which runs from the A48 trunk road at Elton, which is approximately 4 miles to the east of the town and close to the River Severn, to the A4136 near Drybrook, approximately 1 mile to the north. The A4151 effectively bisects Cinderford town into east and west sections.

8.3.2 The A4136 runs east to meet the A40 trunk road at Huntley, and both the A48 and A40 provide access to Gloucester and the M5, which is approximately 12 miles to the east of Cinderford. Further to the east access to the M5 motorway can be gained for connection to the South West or the Midlands. To the west of Cinderford, the A4136 connects with the A40 at Monmouth, which is some 9 miles distant. The A40 then provides a dual carriageway link with the M4 to the south and the M5 to the north. The town is linked to Coleford, which lies approximately 5 miles to the south west by the B4226. These roads are shown on Figure 8.1 (overleaf).
8.4 Highway links to Area of Influence

8.4.1 The road network in the Area of Influence is shown, for reference, on Figure 8.2 (overleaf). The A4151 Steam Mills Road/High Street/Belle Vue Road is the main route through Cinderford. The B4227 route to the west of the town runs north-south approximately parallel to the A4151 from the B4226 in the south to a junction with the A4151 near Steam Mills to the north of the town. It provides access to industrial and retail units, and also acts as a local distributor road for the residential development in the western part of Cinderford.

8.4.2 In the south of the area, the B4226 St Whites Road separates Cinderford from the villages of Ruspidge and Upper Soudley. This route runs east-west across the southern fringe of Cinderford, running uphill from its junction with the B4227 Valley Road to its termination at the A4151 junction to the south east of the town. The route from the centre of Cinderford to the villages is via Market Street, Commercial Street and Church Road, crossing the B4227 to Ruspidge Road. The junction across the B4227 to Ruspidge Road is staggered and due to the restricted width of the B4227 has no pedestrian crossing facilities.

8.4.3 The northern section of the Area of Influence is north of the A4136. The settlements of Drybrook, Ruardean, Ruardean Hill and Ruardean Woodside are primarily accessed from the A4136/A4151 traffic signal controlled junction that is further discussed in paragraph 8.5.2. These settlements can also be accessed from several more minor junctions off the A4136 and are connected to each other by a network of minor roads.

8.5 Cinderford’s highway network

8.5.1 The A4151, which passes through the centre of Cinderford as High Street, has clear problems of pedestrian/vehicle conflict in the centre of the town. It is mainly on a steep incline, descending towards the north. The road is generally 6m to 7m in width. On approach from the south it has a reasonably open aspect as it passes through a residential area towards the Belle Vue Road roundabout. Between Belle Vue Road and Market Street, which is the current focus of retail development, footpaths vary between 2.5m and 3.5m. A pelican crossing immediately north of Market Street is the only crossing facility. North of Market Street the footways are restricted with some sections less than 1.2m in width. Through this section the aspect is much more enclosed with premises fronting the highway, leading to severely restricted visibility at junctions. To the north the A4151 passes through Steam Mills where adjacent properties are set back and the gradient is relatively flat. Traffic speeds through this section are generally higher. At Steam Mills the route passes the junior school where vehicles exiting the parental parking area in front of the school and the access road to Nailbridge can create hazards for passing traffic.
8.5.2 North of Steam Mills the A4151 junctions with the A4136 and Morse Road, which leads to Drybrook. The junction comprises two sets of linked traffic signals on the A4136 which have a short reservoir between. Steam Mills Road forms a ‘Y’ junction with separate entry and exit arms, the exit arm being on a significant gradient at the stop line. Traffic from the A4136 west is required to turn right in to the eastern arm of Steam Mills Road, whilst exiting traffic does so from the western arm of Steam Mills Road, turning left under give way operation, or turning right through the signal set. Traffic from Drybrook enters the junction at the eastern signals on the A4136 with those turning right towards Monmouth having to pass through the second signal set (Steam Mills Road). Traffic passing through the signals can, at times, be delayed by the volume of traffic, particularly heavy goods vehicles that are associated with businesses along the B4227 Valley Road.

8.5.3 The B4227 route runs as Forest Vale Road to the west of the town, providing access to industrial and retail units in the Forest Vale and Whimsey Industrial areas. It also acts as a local distributor road for the residential development in the western part of Cinderford. It becomes Broadmoor Road on its approach to its junction with the A4151, Steam Mills Road, which is approximately 800m south of the A4151/A4136 junction. Provision has been made to extend the route in future, to bypass the section of the A4151 through Steam Mills. This is proposed to be achieved by extension of Forest Vale Road close to the line of Old Engine Brook to a new junction near to Steam Mills Junior School. However, given the current proposed alignment is to the south of the school, it is unlikely to alleviate the traffic conflicts in that location.

8.5.4 In the centre of Cinderford, schemes have recently been completed to enhance the area around Market Street and provide a new car park off Heywood Road. At Market Street a shared surface one way section has been implemented, together with a public seating and display area, whilst the new car park has a quality surfaced car park and new toilet block, although passage along Heywood Road can be restricted due to its width and minimal footpaths.

8.5.5 The main link from High Street to Valley Road and Forest Vale Road is through Station Street, which descends steeply from the town centre. It is approximately 6.5m wide and relatively straight. The road is signed at the Valley Road junction as ‘No access to town centre for HGVs’. Traffic speeds in Station Street are high, particularly in the lower section, due to its alignment and gradient. Footways, once out of the immediate vicinity of the town centre, are between 2.5 and 4.5m wide on both sides. A ‘no waiting at any time’ restriction exists through this section and for approximately 50m beyond. There is a one-way arrangement at the eastern (town centre) end of Station Street, with westbound vehicles using Station Street and eastbound vehicles using Wesley Street. This section of Station Street is narrow with sub-standard footways. Wesley Road is also subject to a prohibition of waiting at any time throughout and provides access to the Westgate Store and police station car park.

8.6 Access to key development sites

8.6.1 Sites for future or further development that have been identified are, with the exception of the proposed mixed use site at Newtown and the proposed business use site at Northern United, reasonably accessible from the existing road network. The majority of the identified development
sites involve re-development of areas of the existing Forest Vale and Whimsey Industrial Sites, or residential developments that are adjacent to existing developed areas.

8.6.2 Future development of the Newtown and Northern United sites will however, require the extension of Forest Vale Road and construction of a new link road respectively. Both of these routes have been put forward in the Local Plan Review and would provide improved access from the A4136 to the industrial estate spine road. The currently adopted plan protects the route from Forest Vale Road to a junction with Steam Mills Road, close to the junior school. The new route proposed for protection spurs off Forest Vale Road to follow an existing forest track to the site of the former Northern United coal mine to join the A4136 at the existing junction approximately 800m west of the A4136/A4151 junction. Construction of the links on the alignments proposed is feasible, however deviation from the currently proposed alignments is likely to prove extremely difficult as it is understood that the area of land immediately south of the A4136 between the junctions is protected by primary legislation as ancient woodland, although this needs further investigation.

8.7 Gloucestershire County Council key transport proposals
8.7.1 Gloucestershire County Council is considering a number of highway and safety improvements within the study area. 20mph zones are proposed for the Dene Hill estate and at a later date in the West of Cinderford. School safety zones are to be implemented at Steam Mills and St Whites schools with a similar scheme possible in Soudley. A traffic safety scheme is being developed at Ruardean.

8.8 Connections to the National Rail Network
8.8.1 Cinderford is not connected to the National Rail network. However it is possible to access the rail network and travel further afield. The nearest railway stations to Cinderford are in Lydney and Gloucester.

8.8.2 Lydney is on the Cardiff to Gloucester line. The frequency of trains from Lydney is approximately one per hour though at certain times in the day there are two hour gaps in the service. All the trains that serve Lydney operate between Gloucester and Cardiff with some services continuing beyond Cardiff to Maesteg. Lydney station is separated from the rest of the town by the Lydney by-pass. As a result it is not in a good location for the town centre or the bus station so integration is difficult.

8.8.3 Gloucester railway station is sited within the city centre, across the road from the bus station where all the buses from Cinderford terminate. At Gloucester there is a greater range of destinations available. From Gloucester it is possible to connect with direct trains to Cheltenham, Worcester, Birmingham, Bristol, Swindon, Reading and London. There is at approximately one train per hour to each of these destinations.

8.9 Origin-destination data
8.9.1 Chapter 5: Economic Baseline, presented information regarding the degree of out-commuting and the broad skills of those out-commuters. This sub-section takes that analysis further to investigate more specifically the destinations of commuters.
Table 8.1 below presents a summary of information obtained from Census 2001 regarding the relationship between location of residence and location of workplace, in particular for the Core Area and Area of Influence.

Table 8.1: Workplace- residence data (Source: Census 2001)

<table>
<thead>
<tr>
<th>Workplace in...</th>
<th>Cinderford Core</th>
<th>Cinderford Area of Influence</th>
<th>Cheltenham/ Gloucester Area (1)</th>
<th>Other Forest of Dean</th>
<th>Other</th>
<th>Resident Total (3)</th>
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<tr>
<td>Residence in...</td>
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</tr>
</tbody>
</table>

(1) Cheltenham/Gloucester area includes: Cheltenham, Gloucester, Cotswold and Tewkesbury
(2) These figures are for the Area of Influence excluding the Core Area.
(3) This is people of 16-74 who are deemed economically active. Those figures for Cheltenham/ Gloucester area, Other Forest of Dean and Other are only people who live in Cinderford Core.

8.9.3 Of the 1,930 that live and work in the Core Area, 391 (20%) work mainly at home; the corresponding figure for the Area of Influence is 441 (25%) of a total of 1,742.

8.9.4 More generally, Table 8.1 shows that the total number of out-commuters from the Core Area and Area of Influence, to destinations outside the Area of Influence, is just under 4,300. This compares to a total number of in-commuters (into the Area of Influence) of some 4,000. Interestingly, most of the in-commuters come from ‘Other Forest of Dean’ and most of those travelling out go the Cheltenham/ Gloucester Area. This demonstrates that the pattern of commuting is not straightforward, and needs to be considered in conjunction with the information obtained regarding the skills-bases of commuters.

8.9.5 Of those who commute out of the Area of Influence for employment, the mode by which they travel is shown on Table 8.2 below. As to be expected, the vast majority - just over 80% - travel by private car.

Table 8.2: Workplace- residence data, by mode (Source: Census 2001)

<table>
<thead>
<tr>
<th>Mode...</th>
<th>Cheltenham/ Gloucester Area (1)</th>
<th>Other Forest of Dean</th>
<th>Other</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Car driver</td>
<td>1,494</td>
<td>1,035</td>
<td>909</td>
<td>3,438</td>
</tr>
<tr>
<td>Car passenger</td>
<td>210</td>
<td>132</td>
<td>78</td>
<td>420</td>
</tr>
<tr>
<td>Bus</td>
<td>196</td>
<td>45</td>
<td>3</td>
<td>244</td>
</tr>
<tr>
<td>Train</td>
<td>0</td>
<td>3</td>
<td>3</td>
<td>6</td>
</tr>
<tr>
<td>Motorcycle</td>
<td>30</td>
<td>12</td>
<td>12</td>
<td>54</td>
</tr>
<tr>
<td>Bicycle</td>
<td>12</td>
<td>9</td>
<td>3</td>
<td>24</td>
</tr>
<tr>
<td>Walk</td>
<td>18</td>
<td>39</td>
<td>15</td>
<td>72</td>
</tr>
</tbody>
</table>
### 8.10 Public transport accessibility

#### 8.10.1
The majority of the bus network serving Cinderford is tendered by Gloucestershire County Council. The commercial network is limited to four services, of which two of these services only operate on certain days of the week. The main commercial services are the 30 and 31 which links Gloucester with Cinderford and Coleford. These are operated by Stagecoach with each individual service operating every 60 minutes, which on combined sections of route e.g. between Cinderford and Gloucester, offer a service every 30 minutes during the daytime.

#### 8.10.2
Stagecoach has recently strengthened their presence in the Forest of Dean by taking over the bus services previously operated by a local independent, Duke’s Travel and as a result are now the largest operator of bus services in the district.

#### 8.10.3
There is a limited service to Dilke Hospital on the outskirts of Cinderford. Services 728 and 732 on Monday to Saturdays link Cinderford with the hospital on a frequency of approximately every 2 hours. Service 795 "Forest Link", which operates Monday to Friday only, also, links the two but this service is geared towards getting people to/from Vantage Point Business Park in Mitcheldean (formerly Rank Xerox) rather than acting as a local service.

#### 8.10.4
To access the Gloucestershire Royal Hospital in Gloucester, people from Cinderford would need to catch services 30 and 31 to Gloucester bus station. At Gloucester, it is either a short walk to the hospital from the bus station or, if people find that difficult, then they would need to change to another bus service in the city centre such as the 6, 10, 91 and 94, which either operate into the hospital grounds or stop on the main road.

#### 8.10.5
Of the 17 services that serve Cinderford, only 4 operate on certain days of the week, the majority operate Monday to Saturday.

#### 8.10.6
There is a Community Transport scheme in operation. Cinderford Dial-A-Ride operates within Cinderford and the surrounding area. It uses a fully accessible minibus and is often used by residents to see the doctors, dentists, visiting friends and to go shopping. The Dial-A-Ride fills the gap where there is no adequate provision for standard public transport. All journeys have to be booked in advance.

#### 8.10.7
Whilst Cinderford itself generally has good public transport coverage, with the existing network covering most areas of the town, links into the rural areas are poor. However, the gaps in service provision tend to be regarding service frequency more than anything.

#### 8.10.8
This review does not include details on the range of school services operated in the district or the seasonal Forest of Dean open tour bus. Table 8.3 below lists all bus services, and Figure 8.3 (overleaf) is a map of the bus routes serving the Cinderford area.
Existing Public Transport Network

Halcrow

Figure 8.3
### Table 8.3: Bus services in the Core Area and Area of Influence

<table>
<thead>
<tr>
<th>Service no.</th>
<th>Route</th>
<th>Operator</th>
<th>Mon – Sat Daytime</th>
<th>Evening</th>
<th>Sunday</th>
<th>Commercial/ Tendered</th>
</tr>
</thead>
<tbody>
<tr>
<td>24</td>
<td>Gloucester–Mitcheldean–Ruardean/Cinderford</td>
<td>Stagecoach</td>
<td>-</td>
<td>3 journeys</td>
<td>-</td>
<td>Tendered</td>
</tr>
<tr>
<td>30/31</td>
<td>Gloucester-Cinderford–Coleford</td>
<td>Stagecoach</td>
<td>30 mins.</td>
<td>3 journeys to Gloucester; 4 journeys to Coleford</td>
<td>-</td>
<td>Commercial (Daytime)/Tendered (Evening).</td>
</tr>
<tr>
<td>325</td>
<td>Gloucester–Mitcheldean–Ruardean/Cinderford</td>
<td>Stagecoach</td>
<td>-</td>
<td>-</td>
<td>2 hours</td>
<td>Tendered</td>
</tr>
<tr>
<td>710</td>
<td>Cinderford Town Service – Hastings Rd/Beechdean Circular</td>
<td>Stagecoach</td>
<td>4 journeys</td>
<td>-</td>
<td>-</td>
<td>Tendered</td>
</tr>
<tr>
<td>711</td>
<td>Cinderford Town Service – York Rd/Buckshaft Circular</td>
<td>Stagecoach</td>
<td>2 journeys</td>
<td>-</td>
<td>-</td>
<td>Tendered</td>
</tr>
<tr>
<td>713</td>
<td>Cinderford-Plump Hill–Mitcheldean-Drybrook Circular</td>
<td>Stagecoach</td>
<td>3 journeys</td>
<td>-</td>
<td>-</td>
<td>Tendered</td>
</tr>
<tr>
<td>717</td>
<td>Cinderford-Soudley-Blakeney-Lydney</td>
<td>Stagecoach</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Tendered</td>
</tr>
<tr>
<td>728</td>
<td>Cinderford-Speech House-Parkend</td>
<td>Stagecoach</td>
<td>2 journeys</td>
<td>-</td>
<td>-</td>
<td>Tendered</td>
</tr>
<tr>
<td>732</td>
<td>Cinderford-Speech House-Coleford</td>
<td>Stagecoach</td>
<td>Approx. 2 hours</td>
<td>-</td>
<td>-</td>
<td>Tendered</td>
</tr>
<tr>
<td>746/747</td>
<td>Cinderford-Ruardean-Lydbrook</td>
<td>Stagecoach</td>
<td>5 journeys to Lydbrook; 6 journeys to Cinderford</td>
<td>-</td>
<td>-</td>
<td>Tendered (1 Journey operates as 746)</td>
</tr>
<tr>
<td>781</td>
<td>Blakeney-Cinderford-Blaisdon-Gloucester</td>
<td>Stagecoach</td>
<td>1 journey (Wed only)</td>
<td>-</td>
<td>-</td>
<td>Tendered between Cinderford and Gloucester</td>
</tr>
<tr>
<td>795</td>
<td>Forest Link-Cinderford-Lydney/Coleford-Mitcheldean (Vantage Point)</td>
<td>Duke’s Travel</td>
<td>Approx. 60 mins (Mon-Fri only)</td>
<td>-</td>
<td>-</td>
<td>Tendered</td>
</tr>
<tr>
<td>B50</td>
<td>Littledean-Cinderford-Ruardean-Hereford</td>
<td>K W Beard</td>
<td>1 journey (Wed only)</td>
<td>-</td>
<td>-</td>
<td>Commercial. Only operates on 2nd Wednesday of each month</td>
</tr>
<tr>
<td>B55</td>
<td>Cinderford-Pope’s Hill–Newnham</td>
<td>K W Beard</td>
<td>1 journey (Fri only)</td>
<td>-</td>
<td>-</td>
<td>Tendered</td>
</tr>
<tr>
<td>C82</td>
<td>Cinderford-Mitcheldean-Ross on Wye</td>
<td>Cottrell’s Coaches</td>
<td>2 journeys from Ross/1 Jny to Ross (Thurs only)</td>
<td>-</td>
<td>-</td>
<td>Commercial</td>
</tr>
</tbody>
</table>

### Strengths

8.10.9 There are good AM peak time arrivals into the centre of Gloucester with a range of arrivals during the 0730-0900 period and PM peak departures from Gloucester during the 1600-1800 period on services 30 and 31. In addition there are peak time services to/from Coleford and Lydney. There is also a peak time service into Cinderford from the Lydbrook area.

8.10.10 Cinderford is served by the Forest Link demand responsive transport (DRT) service that links most of the Forest of Dean area including Coleford, Cinderford and Lydney with Vantage Point in Mitcheldean. Passengers are able to book a journey from anywhere in the district, which will pick them up near their homes and take them direct to work.

### Weaknesses

8.10.11 The evening and Sunday service in the Cinderford area is poor. On Sunday’s service 325 is the only public transport link serving Cinderford. This operates every 2 hours but there is no service
after the 18:05 departure from Gloucester. The Monday to Saturday evening service is limited to a mix of journeys on services 24 and 31 to Gloucester. Currently with services 24 and 31 there is approximately 1 bus per hour from Cinderford to Gloucester.

8.10.12 There are no evenings or Sunday links to surrounding towns such as Coleford and Lydney, there is no bus connection with Lydney rail station.

8.10.13 Of the 17 bus services that serve Cinderford, only four services are commercial. This includes the main Stagecoach service 30 and 31 but the remaining two services are irregular and only operate on certain days of the week. A commercial service is one where the operator plans and provides the service with the intention that route is viable. Services that are tendered by county councils are those that are not seen as being commercially viable operators but the local authority deems as being ‘socially necessary’ and an important part of the public transport network. If classed as socially necessary the council puts out a tender which will see an operator being paid to run the service on their behalf. Many of the bus services whether commercial or tendered operate irregularly and/or during the off-peak period only.

Opportunities

8.10.14 Currently Forest Link is geared towards transporting employees to the Vantage Point Business Park in Mitcheldean. Forest Link operates Monday to Friday between 06:45 and 18:45. The service covers most of the Forest of Dean including Coleford, Lydney, Cinderford, Bream, Lydbrook and Mitcheldean.

8.10.15 Given this there could be potential to better utilise the vehicles by providing an evening and weekend services that aren’t provided by the main bus operators. During the week the service could be adapted to allow travel to other facilities such as supermarkets or Dilke Hospital. This in turn would boost patronage, would complement the existing bus network and further help make the service more financially viable. The evening and weekend timetables could be designed to feed into services 24, 30, 31 and 325 enabling people to travel further afield by public transport.

8.10.16 Last year the Department for Transport (DfT), launched Kickstart a new competition which replaced the Urban and Rural Bus Challenges. This is based on an initiative trialled by Stagecoach, where government funds are used to ‘pump prime' bus services that have the potential to become commercially viable after a three year period. There may be scope to bid for this type of funding if a suitable service and operator can be identified, and if the opportunity arises. There may be opportunities for existing services to go through new employment areas, once developed.

8.10.17 In addition, the new development may lead to Section 106 agreements which in turn can help pay for suitable public transport improvements, such as Real Time Passenger Information (RTPI). In addition to providing information at-stop, RTPI could be developed so information is sent direct to people’s mobile phones or through an Internet site. This allows people to access information without having a need to look at a timetable or turn up at a stop not knowing whether a bus will turn
up or not. RTPI improves confidence in the public transport system and it helps reduce one of the fears people have about using a bus.

Threats

8.10.18 There are question marks over the future funding of the Forest Link DRT service. Rural Bus Challenge funding will end within the next couple of years and the County Council will need to decide whether to continue to fund the service from the existing supported bus services budget. If Forest Link is deemed not to be viable then there is the risk that the service will be withdrawn altogether.

8.10.19 Bus services are not immune from alteration. If services are altered on a regular basis then this causes passenger uncertainty which ultimately means people are dissuaded from using public transport. In the case of commercial services, if the service does not deliver the return expected then there is nothing to stop the operator from reducing or withdrawing the service. If this happens then providing the service is deemed to be socially necessary then the County Council could tender for a replacement service that may be less in terms of frequency than what was provided commercially.

8.10.20 Councils are constantly feeling the squeeze from rising tender prices due in part to rising operator costs and budget cuts. This means that any tendered services could be withdrawn especially if usage is low and the cost exceeds the cost per passenger figure the Council will have as a benchmark.

8.11 Walking and cycling

8.11.1 Due to the topography and limited width footpaths in significant areas of the town, Cinderford does not lend itself easily to walking and cycling. Due to the gradient of the A4151 and extensive parking restrictions, traffic speeds through the town centre can be excessive, particularly when traffic volumes are low. Improvements have taken place with the aim of enhancing the pedestrian environment in the town centre. For example, Market Street has benefited from paving and streetscape improvement works. However, footways in many places remain narrow, and congestion can occur for short periods as a result of large vehicles passing through and cars attempting to park. There are limited opportunities for pedestrians to cross safely and provision for the disabled is poor. Additionally, as Cinderford lies along the side of a valley the residential areas that lie to the east and west of High Street are at considerably different elevation. Therefore, walking to the town centre is not attractive and from certain areas on the east side can be a difficult journey along narrow roads that have no footpath provision.

8.11.2 From the centre of the town the route to Ruspidge along Market Street, Commercial Street and Church Street is relatively flat and once in Church Street has reasonable footpath of approximately 1.8m width to both sides of the road. However, due to its relatively straight alignment, traffic speeds in off peak periods can be uncomfortably high for cyclists. The continuation of the route along Ruspidge Road is again reasonably flat although the road is somewhat narrower. Parked
cars along both Church Street and Ruspidge Road result in cyclists having to travel close to the centre of the carriageway.

8.11.3 Non-motorised travel to other areas of the town and the surrounding areas is less attractive. The main and most direct link from the town centre to the Forest Vale and Whimsey Industrial areas is Station Street, which is steep and can be subject to excessive traffic speeds, as described in paragraph 1.5.5. Travel on foot to more distant communities, such as Drybrook or Ruardean is unlikely to be undertaken by the majority of people. Indeed, cycling to those areas is unlikely to be undertaken by significant numbers due to the restricted nature of the roads, the volume of motorised traffic and the general topography.

8.12 **Car Parking**

8.12.1 Car parking is an issue throughout the Forest towns, and has led to many public comments. It was the subject of a detailed study on behalf of FoDDC by RTA Associates in August 2006, specifically into off-street parking. That study examined conditions at three car parks in Cinderford. The adequacy of parking in the town was also brought into focus by the Tesco superstore proposals, and by investigations, undertaken by Halcrow, into potential town centre enhancements. The following comments reflect the findings of those studies.

8.12.2 The fact that car parking is free in Cinderford is an asset to the town. However, that does bring a problem associated with numerous long-term stays, especially in the Heywood Road car park, and the RTA study has suggested that the Council should give consideration to the imposition of charges for off-street parking. The use of off-street car parks is considerable, though it becomes easier in afternoons. There is also considerable on-street use. The Halcrow study suggests that there is considerable illegal parking use of streets, often in narrow parts, though there may be room for further on-street parking at wider parts. This suggests that a rethink of on-street provision, based on balancing demand with safety and street width, may be advisable. The RTA study suggests that the situation could also benefit from enforcement.

8.12.3 The signing for off-street car parks is generally very poor, so that visitors would have difficulty finding spaces, and may thus be deterred from stopping. Access from these car parks by car often means navigating difficult junctions with poor sight lines. Pedestrian access from them is also often poor - being badly lit and with inadequate footways.

8.12.4 There is good level of provision at the Co-operative car park, but signing and access from it to shops elsewhere in the town is poor, passing the bus station. While there would be good provision of car parking at the new Tesco store, it would be a lengthy walk to the shops in the high street and, at the time of writing, the details of pedestrian access from the new store have yet to be finalised. There is a danger that the high street shops could suffer not only by the range of goods offered by Tesco, but also by the fact that parking for Tesco will be convenient and walking to the town centre may not be convenient.
The coincidence of the preparation of the Business Plan with the town centre enhancements and the finalising proposals for the Tesco store allows an opportunity for a comprehensive rethink of parking in the town centre, taking account of the results of the RTA study.

**Summary and Conclusions**

8.13.1 The issues arising from the transport review can be considered in terms of accessibility, conflicts, proposals and car parking, as follows:

**Accessibility**

- The character of roads within and around the study area has remained the same for some years. It is rural in nature, undulating with strong topography. No new road accesses or bypasses have been built to accommodate changes in traffic numbers and increased heavy goods vehicle (HGV) use.
- Sites identified for future or further development are reasonably accessible from the exiting road network. Notable exceptions however, are the sites at Newtown and at Northern United.
- Cinderford generally has good public transport coverage with the existing network covering most of the town. Gaps in service provision tend to be related to service frequency.
- Public transport links for commuters to Gloucester, as well as Coleford and Lydney are good, and Cinderford is served by the Forest Link demand responsive transport (DRT) service that links to most of the Forest of Dean. However, the evening and Sunday service in the Cinderford area is poor; and
- Non-motorised travel to other areas of the town and surrounding areas is less attractive, due primarily to: (i) the absence of footpaths in places; (ii) the steep topography of the town; (iii) the extent of parked cars (in places); and (iv) traffic speeds (in places).

**Traffic conflicts**

- There are clear pedestrian and vehicle conflicts within the town centre.
- There are also conflicts at Steam Mills as the A4151 passes the junior school. These are unlikely to be resolved by the current alignment of the spine road extension; and
- Gloucestershire County Council is currently considering a number of highway and safety improvements, including 20mph zones and school safety zones.

**Existing highway proposals**

- Further development at Newtown would require the extension of Forest Vale Road (Spine Road extension). This route is safeguarded in the adopted Local Plan and the route alignment is feasible, but deviation from this route could prove difficult due to the proximity of woodlands which are understood to be protected by primary legislation (although this needs further investigation).
- Depending on its nature and scale, further development at Northern United could require construction of new link road (Western Access Route), which is also safeguarded in the...
adopted Local Plan. Again, the route alignment is feasible, although there are likely to be funding constraints, and also possible ecological constraints.

**Car Parking**
- Car parking is poor in Cinderford in terms of signing, car access and pedestrian access. It is poorly related to high street shops and the provision of new, free spaces at the future Tesco store is likely to make this relationship worse.

**Issues arising for consideration**

8.13.2 Traffic and transport issues are critical in assessing the form, nature and scope of future development and regeneration aspirations. Transport is an important driver behind both sustainability objectives for the study – for example to reduce the level of out-commuting, and in ensuring accessibility within and into and out of Cinderford. In this context, a number of important issues need to be considered in detail as the study progresses:

- The alignment of the Forest Vale Road extension is reasonably well fixed – any deviation to the east would implicate many existing uses, and deviation to the west and north would run through woodlands protected by primary legislation. This acts as a constraint in terms of both how transport issues are dealt with, and the redevelopment options for the Steam Mills site allocated for leisure and recreation.
- The provision of the link road (from Forest Vale Road past Northern United) will add an additional cost impact, if it is deemed necessary to deliver that road to service any new development.
- The longevity of funding of the Forest Link DRT is in question, as the Rural Bus Challenge funding ends within the next couple of years and if the service is deemed not viable there is a risk that the service will be withdrawn altogether.
- The options could consider whether development options should be constrained and/or re-located if areas cannot be served by public transport; and related to that, the willingness of private sector bus operators to establish new services to development areas.
- The ability of the private sector to fund the new link road needs further consideration, as does the specific need for that link road.
- How best to ensure linked trips between key regeneration sites and the town centre and/or origin of travel will be important to ensure Cinderford remains functioning as a holistic town.
- How can car parking in the town, both on- and off-street, be signed, set out and administered to provide an appropriate level of spaces convenient to the core shopping centre? Pedestrian access to car parks should be safe. Limited on-street parking should be retained to allow short term parking to attract passing trade, without detriment of the appearance of the town or to the safe flow of traffic.
- Despite the topographical constraints, consider how to link Cinderford town with the established cycle route network and cycling culture in the Forest, ensuring that the environmental quality of the Forest is not jeopardised.
9 Landscape Character & Ecology

9.1 Introduction

9.1.1 The Business Plan will seek to promote regeneration proposals, but will need to pay due heed to the particular landscape character of the eastern part of the Forest. That character is by no means one of untouched wildness, but one which has evolved through constantly changing human influence - urban and industrial and well as rural and agricultural. To deny the industrial influence would be to ignore an important factor in the evolution of both Cinderford townscape and rural hinterland.

9.1.2 This baseline report has drawn upon recent thorough analysis of landscape character undertaken for the District Council, and has sought to consider the particular forces of change that will influence the potential direction of the landscape in the Cinderford area, given that it was, and remains, the most industrial of the Forest towns, and thus has its own distinctive form.

9.1.3 This Chapter presents a review of the available research and literature, in particular the Landscape Character Assessment for the district, and the Biodiversity Project which formed part of the Countryside Agency’s Integrated Rural Development Project, initiated in 2000.

9.1.4 Whilst ecology was not a specific element of the brief, our baseline research has established that it should be afforded reasoned importance. Accordingly, the analysis has been informed by consultation with English Nature, Gloucestershire Wildlife Trust and Gloucestershire County Council (County Ecologist).

9.2 Landscape Character Assessment, Landscape Strategy

9.2.1 The Forest of Dean District Landscape Strategy is one of three related reports and includes the County Scoping Study, and the Forest of Dean Landscape Character Assessment, which covered the district as a whole. The Assessment forms the basis of that strategy report, which has five main objectives:

- To identify the forces for change that have influenced the landscape;
- To consider the implications of these changes on the existing landscape;
- To develop broad land use and management ideas;
- To develop ideas for local landscape indicators used to monitor change; and
- To provide advice to parties and stakeholders and to help inform policy and decision making processes.

9.2.2 A range of forces for change were identified – through desk-based review and wide consultation – and these forces are summarised below:
Built development:
- Expansion of existing towns and villages, especially those with good transport links
- Infill development at odds with traditional settlement patterns
- Standardised housing design which may compromise existing distinctive characteristics
- Introduction of a profusion of building materials without reference to traditional styles
- Barn conversions which may detract from local character
- New employment in rural areas or on the edge of existing settlements
- Positive impact of rural areas or on the edge of existing settlements arising from RDA finding.

Infrastructure
- Cumulative impact of piecemeal road improvements with proliferation of road furniture
- Homogenising influence of roads on landscape character
- Increased levels of traffic which impact on remoteness and tranquillity
- Positive impact of opening rural rail stations by reducing traffic levels
- Pressure for pylons and communication masts; and
- Renewable energy such as wind turbines

Mineral extraction and landfill
- Impact of extractive industries during operation and following restoration
- Environmental impact of quarry traffic
- Positive impact of Aggregates Levy Sustainability fund with regard to managing effects; and
- Implications of future waste management

Agriculture and Land Management
- Diversification and consolidation of farms leading to the creation of fewer larger farms
- Diversification into non-agricultural activities
- Loss and decline of landscape features
- Influence of national policies
- Decline of traditional land management practices
- Influence of large retailers imposing conditions; and
- Benefits of grants and initiatives on the rural landscape

Forestry and Woodland
- Impact of woodland management
- Encouragement of sustainable woodland management
- Increasing area of woodland cover as detailed in the England Forest Strategy which reflects local landscape character
- Restructuring of woodlands and species composition
- Increased tourist pressure
- Bracken encroachment and impact on grazing; and
- Decline in open habitats
Tourism and Recreation
- Erosion of tracks and features within the wider landscape
- Realising tourism potential without detriment to the environmental resources
- Pressure for new amenities which have the potential to impact on landscape character
- Increase in road traffic, particularly on quiet rural roads
- Impacts of large scale multi-purpose recreational facilities; and
- Effects on water quality habitats and local riverine character

Climate change
- Pressure on land away from flood risk areas
- Loss of plant species
- Gradual change in wildlife communities; and
- Suitability of forest species for forestry

9.3 Landscape classification: Core Area & Area of Influence

9.3.1 Outline Landscape Strategy ideas have been set out for each of the district’s landscape character types. Cinderford generally lies within Area 5: Wooded syncline and settled forest margin. Area 5c is Cinderford and Ruspidge, which generally accords with the Core Area of the study. Cinderford itself is a ridge town lying on the eastern rim of the syncline, above carboniferous limestone.

9.3.2 Landscape Character Types and Areas surrounding the Core Area and constituting the study Area of Influence are:
- **Area 5a**: Forest Core to the west and further south
- **Areas 5d**: Soudley Brook and 5e: Littledean Ridges and Valleys to the immediate south
- **Areas 10b**: Littledean Ridge and 10c: Edge Hill to the east; and
- **Areas 5b**: Lynbrook and Ruardean Woodside and 2e: Ruardean Hills to the north.

9.3.3 Within Area 5, the key environmental features to conserve and enhance are stated as:
- The distinctive syncline structure occupied by extensive areas of woodland creating secretive landscapes with a strong perception of remoteness, despite proximity to development (for example to the west of Cinderford);
- Dense vegetation obscuring topographic features as well as former mineral workings and remnants of industrial past;
- Management of woodland varies resulting in a wide variety of experiences in the forest;
- Linear ponds and lakes offering important respite within the woodlands and valued habitats and open areas for recreation;
- Long history of mining, industrial and forest management which tell the story of the area’s industrial heritage; and
- A continuous belt of development around the central forest (reflecting the industrial history of the area) with dense woodland forming a backdrop to settlements and limiting outward expansion.
9.3.4 In respect of Area 5, which covers the most significant part of the Area of Influence (to the north, west and south of Cinderford), as well as the vast majority of the Core Area, the Strategy states that: "Despite dense woodland cover, the central forest core is highly sensitive, particularly where change would result in the loss of woodland and compromise the peace and tranquillity for which the central forest core is well known and valued". However, it continues on to state that: "Areas of former mining or industrial activity are perhaps less sensitive provided that change is sympathetic to features of industrial heritage value or nature conservation interest".

9.3.5 The Strategy then sets out the ‘Local Forces for Change’, the corresponding landscape implications and the outline landscape strategies. These warrant setting out in full for this Character Area:

<table>
<thead>
<tr>
<th>Local Forces for Change</th>
<th>Potential Landscape Implications</th>
<th>Outline Landscape Strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>New employment and</td>
<td>• Potential visual impact of large scale industrial buildings on the fringes of existing settlement</td>
<td>* Promote high quality residential development that respects local townscape and landscape</td>
</tr>
<tr>
<td>housing land with</td>
<td>and the forest core.</td>
<td>character and reflects local vernacular building styles, layouts and materials.</td>
</tr>
<tr>
<td>associated infrastructure on the fringes of Cinderford.</td>
<td>• Loss of existing landscape features such as pasture, trees and hedges.</td>
<td>* Conserve existing landscape features (trees, hedges) as intrinsic part of new development.</td>
</tr>
<tr>
<td></td>
<td></td>
<td>* Encourage a positive approach to new development and seek opportunities to create exciting</td>
</tr>
<tr>
<td></td>
<td></td>
<td>new character in areas of degraded or declining landscape.</td>
</tr>
<tr>
<td>Incremental expansion</td>
<td>• Erosion of distinctive dispersed settlement layout and &quot;industrial age&quot; character.</td>
<td>* Conserve the distinctive dispersed and industrial character of forest fringe settlements.</td>
</tr>
<tr>
<td>and infilling of</td>
<td></td>
<td>* Conserve the existing open spaces between settlements to avoid further coalescence.</td>
</tr>
<tr>
<td>existing forest fringe</td>
<td></td>
<td></td>
</tr>
<tr>
<td>settlements.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Development of abandoned</td>
<td>• Loss of features of industrial heritage such as pit buildings.</td>
<td>* Promote appropriate, sensitive development which will add value to the local economic and</td>
</tr>
<tr>
<td>mineral working sites</td>
<td>• Loss of regenerating scrub woodland which may be of nature conservation value.</td>
<td>social well being of the district, which can:</td>
</tr>
<tr>
<td>and colliery tips.</td>
<td>• Loss of open grassland and heathland habitats of nature conservation value.</td>
<td>i) Conserve, enhance and restore features of industrial heritage and:</td>
</tr>
<tr>
<td></td>
<td></td>
<td>ii) Conserve features of nature conservation and landscape interest.</td>
</tr>
<tr>
<td>Increase in fly tipping</td>
<td>• Degradation of the landscape and landscape features at the forest edge.</td>
<td>• Where appropriate seek opportunities for innovative development</td>
</tr>
<tr>
<td>of domestic waste in</td>
<td></td>
<td>that creates new landscape character in areas of degraded or declining character.</td>
</tr>
<tr>
<td>areas close to the</td>
<td></td>
<td></td>
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<tr>
<td>forest edge.</td>
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<td></td>
</tr>
<tr>
<td>Decline in commuting</td>
<td>• Increased bracken encroachment into open areas of the forest and along woodland rides.</td>
<td>* Conserve numbers of common flocks in the forest.</td>
</tr>
<tr>
<td>following the foot and</td>
<td></td>
<td></td>
</tr>
<tr>
<td>mouth epidemic.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Increased tourism and</td>
<td>• Erosion of perceptions of tranquility and remoteness away from main visitor sites.</td>
<td>* Seek to conserve and enhance perceptions of remoteness and tranquility throughout the</td>
</tr>
<tr>
<td>recreation in the central</td>
<td>• Proliferation of signage and furniture.</td>
<td>central forest.</td>
</tr>
<tr>
<td>forest.</td>
<td>• Increased pressure on sensitive habitats.</td>
<td>* Conserve and restore features of the forests industrial heritage.</td>
</tr>
<tr>
<td></td>
<td>• Increased erosion of forest tracks.</td>
<td>* Conserve and enhance areas of high nature conservation value.</td>
</tr>
<tr>
<td>Forest Enterprise Woodland</td>
<td>• Restructuring existing forests to ensure species composition of woods are more closely related</td>
<td>* Promoting continued conservation and enhancement of the forest.</td>
</tr>
<tr>
<td>Restoration Programme</td>
<td>to local geology, landform and locality.</td>
<td>* Maintaining a minimum 10% permanently open habitats within forested areas.</td>
</tr>
<tr>
<td>and Forest Design Plan</td>
<td>• Loss of open areas within forest.</td>
<td></td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Minor road improvements</td>
<td>• Standardisation of forest roads and loss of existing grazed verges and potential loss of trees.</td>
<td>* Conserve existing character of forest road network with regard to minimum safety</td>
</tr>
<tr>
<td>in rural areas</td>
<td>• Introduction of 'urban' roadscape features such as kerbs, lighting and roadside furniture.</td>
<td>requirements.</td>
</tr>
<tr>
<td>surrounding forest</td>
<td></td>
<td></td>
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<tr>
<td>fringe settlements and</td>
<td></td>
<td></td>
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<tr>
<td>within the central forest core</td>
<td></td>
<td></td>
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<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Climate change</td>
<td>• Long periods of dry weather may result in an increased risk of upland forest fires.</td>
<td>* Monitor the long term effects of climate change on the forest.</td>
</tr>
</tbody>
</table>

Note: Further columns ‘Potential Indicators for Monitoring Landscape Change’ and ‘Opportunities for Community Involvement’ have been omitted.

9.3.6 Within Area 2, some of the key environmental features to conserve and enhance are:
• Rolling landscape of interlocking convex hills and dry valleys
• Fields defined by well-maintained hedgerows
• Hedgerow trees, copses and woodland giving the sense of a well wooded landscape
• Small villages which are well integrated with their surroundings
• Scowles and other remnants of mining activity representing important reminders of the area’s industrial heritage; and
• Large areas of woodland on the Carboniferous Coal Measures obscuring the underlying subtleties of landform and geology

9.3.7 The main local force for change of any relevance to this study, and the corresponding landscape implications and strategies, is:

Table 9.1b: Landscape strategies based on forces for change (Source: Landscape Strategy)

<table>
<thead>
<tr>
<th>Local Forces for Change</th>
<th>Potential Landscape Implications</th>
<th>Outline Landscape Strategies</th>
</tr>
</thead>
<tbody>
<tr>
<td>Expansion of existing mining operations at Drybrook and Stowfield Dolomite quarries and currently inactive quarries</td>
<td>• Potential for further erosion of local perceptions of peace and tranquillity as a result of mineral operations and increased quarry traffic</td>
<td>• Maintain operations at existing quarries in favour of re-opening operations at currently inactive quarries • Encourage mitigation schemes that reflect and enhance local landscape character by the use of appropriate species of trees and shrubs and patterns of planting • Create new landscapes in former quarry workings where development would not compromise existing nature conservation or heritage features.</td>
</tr>
</tbody>
</table>

Note: Further columns 'Potential Indicators for Monitoring Landscape Change' and 'Opportunities for Community Involvement' have been omitted.

9.3.8 Finally, within Area 10, which borders Cinderford to the east and accounts for a significant area within the eastern part of the Area of Influence, some of the key environmental features to conserve and enhance are:

• Distinctive rounded ridge profiles rising above the neighbouring vale landscapes and bordering the wooded syncline
• North-south oriented ridgelines, emphasised by the orientation of hedgerow patterns and small woodland copses on the steeper slopes
• Mosaic of mixed farmland and woodland, with extensive coniferous plantations evident on the ridges
• Distinctive squatter settlements on the upper ridge slopes close to existing woodland indicating sporadic settlement of the landscape during the district’s industrial age
• Extensive views over the surrounding lowlands from the exposed ridge tops, acting as reminders of their strategic importance
• A number of redundant quarries are located throughout the landscape;
• Numerous transportation routes following valleys created by streams and brooks
• A range of species-rich grassland habitats, heath and bog, old orchards and ancient semi-natural woodlands noted for their conservation value.

9.3.9 There are three main local forces for change which may be of relevance to this study, and the corresponding landscape implications and strategies for these are:
Table 9.1c: Landscape strategies based on forces for change (Source: Landscape Strategy)

<table>
<thead>
<tr>
<th>Local Forces for Change</th>
<th>Potential Landscape Implications</th>
<th>Outline Landscape Strategies</th>
</tr>
</thead>
</table>
| Expansion of existing valley floor settlements. | • Intrusion of new built development into rural landscapes.  
• Expansion of built up areas beyond the lower ridge sides and valley floor onto visually prominent upper ridge slopes.  
• Infill development eroding dispersed character of some settlements along main roads. | • Conserve the distinctive linear character of the valley floor settlements and avoid siting new built development on visually prominent ridge sides.  
• Conserve the landscape setting of Mitcheldean and Drybrook.  
• Seek to enhance the setting of valley settlements through woodland planting that links to existing ridge-side woodlands.  
• Conserve stretches of presently undeveloped valley to prevent amalgamation of valley floor settlements. |

| Piecemeal development within and surrounding existing dispersed settlements on ridge sides. | • Erosion of distinctive dispersed settlement character. | • Conserve the distinctive dispersed character of the ridge side settlements.  
• Seek to conserve the strong pattern created by hedges and woodlands surrounding smallholdings.  
• Seek to maintain the sense of openness on the ridges and consider the impact of development on long distance views. |

| Changes to woodland structure. | • Alteration to existing balance of open landscapes to areas of broadleaved woodland and coniferous plantation.  
• Degradation and loss of woodland habitats and wildlife corridors. | • Conserve enhance and restore woodlands along ridge tops.  
• Conserve small woodland copses on steeper slopes  
• Consider the impact of new woodland planting on long distance views from viewpoints.  
• Seek to conserve the pattern of small copses along narrow streams and valleys.  
• Seek to create new wet woodlands along narrow streams and valleys. |

Note: Further columns ‘Potential Indicators for Monitoring Landscape Change’ and ‘Opportunities for Community Involvement’ have been omitted.

9.3.10 In considering the implications of the local forces for change identified in the Landscape Strategy for these specific character areas, one has also to bear in mind the general comments about specific forces for change earlier in the Strategy. These include:

- Infill development – towns are: “…sensitive to ill-conceived infill residential development.... and to schemes that diminish their strong relationship with areas of forest, which often form a backdrop to the urban edge.”
- Employment development: “…it cannot therefore always be assumed that consolidation of existing sites is preferable to development at new sites”
- Transport: “Road improvements far from being negative can often provide a positive opportunity for environmental enhancement”.

The opportunity to ‘bring the forest into the town’ is an important consideration and intensification of existing land is set in this context.

9.4 Site Specific Analysis

9.4.1 The generally setting of Cinderford is that the statutory forest borders the town to its south, west and north, with the eastern boundary being formed by a strong ridgeline, with the landscape falling away to Liddletree to the immediate east, and the River Severn and Gloucester in the distance.

9.4.2 The Landscape Character Assessment summarised above sets the strategic context of landscape character within the Core Area and Area of Influence. Following initial site visits, Table 9.1 below provides a more detailed consideration of key parcels of land within the Core Area. The comments should be treated as initial conclusions – they should not be treated as statements of fact, but more as initial guidelines to start to feed into the process of generating options for regeneration.
9.4.3 Some of the themes, comments and issues identified in the above analysis are demonstrated by the following site photographs:
Proposed Western Access Route, looking east

Steam Mills lake, looking west towards Northern United (hidden)
From the Western Link Road adjacent to Northern United, looking east

![Image 1](image1.jpg)

From the Western Access Route adjacent to Northern United, looking south-east

![Image 2](image2.jpg)
Land (allocated for employment) at Newtown, looking west

Dispersed residential form, Nailbridge
9.5 Ecology, habitats and species

9.5.1 Whilst ecology was not a specific part of the Brief, it is acknowledged that it is important for the Business Plan to recognise the importance of ecological issues as options for regeneration evolve. On this basis, a range of information has been obtained and reviewed on ecology and is presented here.
9.5.2 In particular, The Forest of Dean Biodiversity Project 2000 – 2004 (which is set within the context of the Biodiversity Action Plan, Gloucestershire County Council) was one of several baseline studies which formed part of the Countryside Agency’s Integrated Rural Development Project initiated in 2000. A more detailed review of the document is provided at Appendix 1, but a summary, along with the related mapping, is presented here. This study and document is important in that it provides the baseline on biodiversity within the district and should therefore be considered in parallel with other baseline information presented in this report.

9.5.3 The objectives of this project were to provide information on the key wildlife resources, habitats and species of the Forest of Dean in order that its special character could be identified and incorporated into the future management of the district. The project collected data for a wide range of habitats and species and created digitised data layers to identify the distribution and location of resources. The study, through consultation, also identified the major conservation threats, issues and opportunities affecting the conservation of major habitats.

9.5.4 Figures 9.1 to 9.4 (overleaf) show the main output from these surveys for the study area, as well as the existing Local Plan designations, as follows:

- Figure 9.1: Local Plan Designations
- Figure 9.2: Habitats Data
- Figure 9.3: Woodland Cover; and
- Figure 9.4: Species Data

9.5.5 The presence of Sites of Special Scientific Interest (SSSI), European Protected Species, Key Wildlife Sites and Special Areas of Conservation (SAC) within the study area means that consideration of ecological issues will be important as options for regeneration emerge.
Figure 9.1
Local Plan Designations

- **SSSI (International)**
- **Statutory Forest Boundary**
- **Tree Preservation Orders**
- **Special Area of Conservation**
- **Locally Distinctive Area**
- **Core Area**
Figure 9.2
Habitats data

Legend:
- Core Area
- Area of Influence
- Historic Orchards
- Parklands
- Current Orchards
- Misc Sites
- Hedgerow Zones
- Heathland
- Grassland
- Daffodils
- St.Briavels Meadow
- Brownfield Sites
Figure 9.3
Woodlands Cover
Figure 9.4
Species Data

Core Area
Area of Influence
- Watervole
- Otter
- Dormouse
- Horseshoe Bats
- Protected Species
- Invertebrates

9.6 Summary and Conclusions

9.6.1 The landscape character assessment of the Forest indicates that its character varies from dense broadleaved forest through to relatively heavily industrialised areas like Cinderford which, in many ways, bear a similarity of both form and derivation with the valleys of south Wales. The local landscape is dear to the hearts of Foresters, but it is one that has always changed. One of the roles of the Business Plan will be to accommodate reasonable future change without compromising that overall character which, it should be noted, has not been recognised as either a National Park or an Area of Outstanding Natural Beauty.

9.6.2 Whilst ecology was not a specific element of the brief, our baseline research has established that it should be afforded reasoned importance. Accordingly, the analysis has been informed by consultation with English Nature, Gloucestershire Wildlife Trust and the Gloucestershire County Council Ecologist (and others), as well as a review of the Forest of Dean Biodiversity Project 2000 – 2004, which provides a range of baseline data on biodiversity.

9.6.3 The following points emerge from the review of baseline information:

- The attractive rural landscape of the town’s hinterland, and views of this landscape from Cinderford, could potentially be a strong ‘selling point’ to new investors, businesses and residents – the attractive setting could be more positively marketed. Locational flexibility has been encouraged by the advent of the electronic age.
- There is a need to consider carefully the interface of the built environment and the forest and other open spaces. It will be important to consider how development on the edge of Cinderford (and indeed elsewhere) relates to the surrounding forest and countryside.
- Access to the countryside is a key issue. There are a number of footpaths and cycleways, but routes from the town centre to the start of these routes, on the edge of town, are often fragmented, poorly marked and can appear unsafe and unattractive.
- The Linear Park provides a strong boundary to the west of the town, but remains under-utilised for both recreation and interpretation – there are opportunities to improve the Park.
- Tourism, linked to the quality of the landscape and the history of the area, could be further developed, provided it respects the countryside (e.g. does not cause further erosion).
- There is scope for environmental enhancements in the town centre, outer older residential areas, and the wider industrial areas.
- The proposed link road alignment shown in the Local Plan raises issues in terms of severing the site allocated for leisure and recreation; and
- Contamination is likely to be a key issue – it may deter investment. The presence of contaminants may limit the scope for planting, if the site(s) is/are not appropriately remediated.

Issues arising for consideration

- It will be important to consider the ecological and environmental impact of developing key sites – there are a number of important habitats to consider, for example, relating to bats.
and great crested newts. However, consideration should also be given to habitat creation to replace and enhance such features.

- In line with comments in the Landscape Strategy, consideration should be given to whether development of new sites might be more advantageous, in terms of landscape and ecology, than redevelopment of existing sites or of allocated sites.
- Consideration should be given as to how the wooded theme be brought into design for new developments, and how existing sites, not subject to new planning control, could be made more attractive.
- Related to the above, consideration as to how increased managed access to the Forest can be compatible with woodland management.
- The use of local materials, where possible, is to be encouraged, and thought will need to be given as to what degree their use in new building could be enforceable (where in accordance with the FoDDC Residential Design Guide)
- The “face” of Cinderford is presented well before arriving at the town centre, and does not encourage visitors; further consideration to gateway treatment is thus essential. For example, what types of development at the Northern United site would be compatible, in landscape terms, with its concept as a gateway site for the town, if it performs that role.
- If the Steam Mills link road is to provide an attractive northern/eastern gateway feature to the town, the landscape treatment of that approach will need to be well thought through. Furthermore, there may be a case for such treatment to be implemented prior to development to generate an enhanced image and stimulate commercial investment. There are likely to be alternative options worth investigating.
- However, related to these last two points, further consideration needs to be given as to the possible funding sources for any landscape treatment.
- Could additional minerals working be consistent with the long term objectives for maintaining and enhancing landscape character? The context of this issue is that some working of clay would lead to the creation of wet pits, which could potentially bring landscape/ecological benefits and there have been some good improvements for butterflies and newts as a result of re-workings.
- If Cinderford residents and stakeholders have a specific landscape image they wish to be promoted at gateway sites, this will need to be taken into consideration as the options emerge.
- Is edge and/or gateway treatment appropriate on the southern edge of the town? If so, possible funding sources need to be identified, particularly given that only limited development in that area is likely to be promoted; and
- Related to the above, further consideration needs to be given as to the opportunities for greenfield developments to the south of town in the next plan period, particularly if the potentially re-located Rugby Club breaches a landscape zone boundary (this itself needs further investigation).
10 Townscape and Built Heritage

10.1 Introduction
10.1.1 This chapter considers the existing built form of the central part of Cinderford around the Triangle area, and subsequently considers the historical context of this form in terms of the nature by which Cinderford developed and the legacy of that historical context.

10.2 Townscape

Land-use and setting
10.2.1 Figure 10.1 overleaf shows the broad character areas of Cinderford. This is dominated by residential development in the central and southern parts of the town, around the town centre area. To the north-west of the residential area is a large area of commercial development (Forest Vale/Whimsey Industrial Estate), which is bordered to its north by previously developed land which is now open, and the generally scattered residential form of Steam Mills.

Analysis of central area
10.2.2 Related closely to this Business Plan is the separate Town Centre Enhancement study for Cinderford town centre. As part of that study, a detailed review of the centre’s strengths, weaknesses, opportunities and threats has been carried out and is set out below, along with an analysis of the different character areas within the town centre, shown at Figure 10.2 overleaf.

Key strengths:
- the Triangle as a key feature and providing a focal point for the town centre;
- attractive views out of the town centre, towards the statutory forest;
- active traders’ association who are taking increasing pride in the built environment;
- Forest of Dean District Council’s shop front grant is currently providing 75% funding (first phase to focus on 15 properties);
- some attractive facades (although some are hidden).
Figure 10.2
Town Centre Character Areas

1 - Town Centre
2 - Bohemian/Youth culture
3 - Small Retail
4 - Supermarket
5 - Housing Estates
6 - Small Retail
7 - Supermarket
8 - Detached/Semi-Detached Housing
9 - Terraced Town Housing
10 - Civic Buildings
Weaknesses include:
• poor quality buildings in some locations;
• lack of outdoor space to sit and linger;
• lack of outdoor uses to add interest to the street scene - such as cafes;
• lack of green space and trees in the town centre;
• generally narrow footways with narrow road widths and tight building lines so that, in some locations, there is little opportunity to widen footways;
• lack of consistency in the use of materials;
• the Triangle is often not well used during either the day-time or night-time;
• street clutter from excess and poorly positioned street furniture and signage;
• poor quality street lighting, especially on High Street;
• poor pedestrian routes in particular those linking the car parks to the town centre (along Heywood Road and Dockham Road);
• traffic circulation around the Triangle is difficult;
• sight lines at the junctions are often poor;
• on street parking can obstruct the flow of traffic;
• perception that parking is difficult and problems of long stay parking taking up short term spaces;
• poor access for deliveries in some locations;
• lack of definition on the way into the town centre;
• pedestrians perceive traffic to be very ‘close’ and, as a result, speeds appear high - town centre can feel very traffic dominated;
• there is a lack of residential occupancy and associated investment, so the condition of building is, or appears, poor.

Opportunities include:
• making better uses of spaces (for example the green area adjacent to Lidl) and existing wide footways (for example outside the Spar and Woolworths);
• introducing interpretation of historical features;
• using lighting in a positive way to add visual interest and features to the town centre and convey a feeling of safety;
• enhancing positive features - such as attractive buildings, the Triangle;
• considering ways of linking the Miners Welfare Hall into the town centre;
• creating stronger links between the town centre and key facilities - such as the proposed Tesco and the Miners Welfare Hall (in the longer term, in association with development proposals),
• increasing footfall as a result of the introduction of Tesco into the town;
• creating a more pedestrian friendly environment;
• enhancing a sense of ‘arrival’ by providing gateway features;
• using a common palette of materials for the public realm;
• encouraging occupancy of upstairs of shops for residential to provide “life” to the town, and to improve the condition of buildings.
Threats include:

- potential risk to local businesses viability posed by the proposed Tesco store;
- topography and limited highway space may limit opportunities for enhancements;
- continued retail competition from other towns.

10.3 **Character of the outer parts of Cinderford**

10.3.1 In addition to the town expanding northwards from St Johns, there was also growth southwards to Ruspidge, especially in the late nineteenth and early twentieth centuries. There are many groups of miners’ and ironworkers’ dwellings, that add local character to this part of the core area, but they are not necessarily of national value. The valley side at Ruspidge is steeper than at Cinderford, so the visual connection with the forest is greater. Similarly, the late twentieth century development south of St. Whites has good views west.

10.3.2 The expansion of the town in the mid and late twentieth centuries was generally in the south-east, towards Heywood School. This area is generally marked by poor investment in the public areas and by housing development that has no specific character associated with the forest. Much of the town’s heavier industries were sited on lower ground towards Soudley Brook, and that area formed the focus of the Forest Vale industrial estate. While it is served by the good quality Valley Road, the overall appearance of the industrial area conveys a history of ad hoc development, with little consideration of design or landscape.

10.4 **Built and archaeological heritage**

10.4.1 Although there was a record of a crossing of the Soudley Brook by a “Cinderford” in the thirteenth century, the settlement grew much later. The growth of Cinderford coincided with the growth of the iron and coal industries at the turn of the 19th Century when people moved to the area for work. The original settlement developed just north of Cinderford Bridge with the church of St. John being built nearby.

10.4.2 Housing development spread randomly north and north-east from there into a rather haphazard settlement with a dense urban form and linear structure which follows the topography of the area. This form and topography is partly responsible for the transport network of roads and tracks which frequently intersect at acute angles. Over time, the original centre at St. John shifted northwards to its present location around the Triangle.

10.4.3 Remnants of Cinderford’s industrial past are less visible in today’s landscape and most traces of its industrial heritage have disappeared – only a few mine buildings and other coal, iron and transport features remain, most of the old industrial buildings have been demolished and their sites redeveloped. Retention of what remains is therefore somewhat raised in relative importance. However, there is extensive archaeological evidence relating to Cinderford’s past, considered below.
Whilst the level of information available as to the built heritage within the Core Area is relatively limited, acknowledged important buildings within this area (i.e. not including the Area of Influence, where there exist other important buildings) include:

- St. Annal’s House
- Market Hall
- Miners’ Welfare Hall
- Police Station
- St. John’s Wood School (former)
- Woodside National School (former)
- Bilson Woodside School (former)
- St. White’s School
- Higher Elementary School
- Forest View Primary School
- Site of Station
- Former Gas works
- Forest Lodge

and the following religious establishments (and other features):

- St John
- St Stephen
- Our Lady of Victories (R.C.)
- Baptist Chapel
- (Primitive) Methodist Chapel
- Wesley Church
- Former Wesleyan Chapel
- Cast iron road markers

Conservation Areas and Locally Distinctive Areas

There is no Conservation Area in Cinderford itself, partly as the haphazard form of the town centre, which includes some poor quality buildings, does not lend itself to designation. However, there are three Conservation Areas within the Area of Influence: Littledean, Micheldean and Ruardean. However, their presence is unlikely to have any significant implications on the likely regeneration options for the Core Area and any related proposals for the Area of Influence.

Within the Area of Influence there are three designated ‘Locally Distinctive Areas’, at Ruardean, Ruardean Hill and Upper Soudley. There is one such area designated within the Core Area, located at the southern end of Cinderford/Ruspidge, bounded by Tramway Road to the west and Buckshaft Road to the east. Within these areas, the relevant Local Plan policy ((R)FBE.2) states that: “Development … will be carefully controlled to ensure that it complements its surroundings and is not detrimental to their distinctive open character...”
10.4.8 Sites of archaeological interest

Gloucestershire County Council hold considerable details of archaeological remains in the study area and as part of this baseline analysis, Figure 10.3 (overleaf) provides a plot map of sites of interest within the Core Area (there is a considerable number of plots in the wider Area of Influence).

10.4.9 This map shows that there are numerous sites of archaeological interest within the Core Area, and as sites are identified for further consideration through the Business Plan, it will be appropriate to obtain more detailed information regarding the nature and scope of archaeological interest within specific areas being considered for regeneration.

10.5 Summary and conclusions

10.5.1 This section of the baseline report does not seek to catalogue the area’s cultural heritage in full. Rather, it sets out the limitations that the heritage would have on development promoted by the Business Plan. There are few limitations in either the Core Area or Area of Influence; however, there are some important town centre buildings that could regain life through new development off a comprehensive nature.

10.5.2 While the area’s mining heritage is of value, not every artefact is worth of retention, and priorities should be set for conservation and interpretation, given the constraints on funding.

Issues arising for consideration

10.5.3 The town centre is likely to benefit from visual enhancement as a result of the parallel strategy. However, the problems of the buildings and appearance of the centre are more deep-set, and thus require radical treatment in such a way that the commercial, and especially retail, economy is enhanced. Such a scenario may demand more than a series of ad hoc measures. The advent of Tesco and the potential related effects on the town may provide a catalyst for change.

10.5.4 While there may be a need for new building in the town centre, any changes should pay heed to the historic pattern of development and to the desire to retain buildings that are of social importance, if not for their architectural value. Consideration should be given to the future role they can play.

10.5.5 Consideration should be given to defining a “defensible” retail area of the town centre, in order to guide how land areas and appearances of buildings could be modified to the town’s advantage. This process should consider the future of the town if more unnecessary traffic were directed away from the town centre.

10.5.6 The range of social recreation and often space provision in the town’s residential areas should be the subject of detailed modification. If shortfalls are apparent and environmental enhancement can be achieved, additional funds should be set aside by the client organisations.
10.5.7 The character of Steam Mills has lost its identity through creeping coalescence with Cinderford and the impact of traffic on A4151. Consideration should be given to means of ensuring that the settlement's individual character can be reclaimed.
Figure 10.3
Archaeological records listed on the County Sites and Monuments Record – indicative only
11 Key Sites

11.1 Introduction

The adopted Local Plan allocates a number of significant (in terms of size) sites for employment, housing and mixed use. As detailed in Chapter 4, given that the emerging Local Development Framework is at a very early stage, there is the opportunity through this Business Plan to re-consider the appropriateness of these current allocations. However, as part of this baseline exercise the following Table 11.1 sets out the currently allocated sites within the Core Area, and details of their land-use allocation:

Table 11.1: Sites allocated in adopted FoDDC Local Plan

<table>
<thead>
<tr>
<th>Land parcel</th>
<th>Size (hectares)</th>
<th>Adopted Local Plan allocation &amp; capacity</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>Core Area</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
| Forest Vale & Whimsey Industrial Estate | Around 10ha     | Employment: B1/B2 and B8                 | This large site is located broadly between the town centre and the A4136 to the north  
- It comprises various existing uses and users. Some of the land is under-utilised or in a semi-derelict state and intensification or re-development of some areas is likely to be appropriate.  
- Within the site is an area designated as ‘Important Open Area Plus Protected Outdoor Recreation Space’; there is also an area designated with Tree Preservation Orders. An ‘Important Open Area’ runs through the site east to west, providing a form of linkage between the built environment and the forest. Other ecological features, including watercourses, are present.  
- Access to and from the site, both within Cinderford and from the wider network (particularly by heavy goods vehicles) needs to be considered.  
- There is scope for environmental enhancement within the site.  
- Some of the existing uses could be re-organised to make them more compatible. The potential for both the re-configuration of uses, and/or for possible ‘land swap’ needs further investigation. |
| Newtown                          | 3ha             | Employment: B1/B2 and B8                 | In terms of Local Plan allocations, the site is comprised of three separate parcels, two of which are allocated for employment and one for residential. Whilst these sites have been allocated for some time, they have failed to come forward for development and this issue needs to be considered further – it may be that an alternative use may be more appropriate, or that assistance is required to bring these sites forward.  
- Each of the three parcels are adjacent to the proposed spine road extension and are thus integrally linked with the issue of how and when that is brought forward. Whilst some of the parcels are relatively unconstrained in physical terms, provision of services and access needs consideration.  
- In its totality, the site forms an important link between Forest Vale industrial estate, Steam Mills and the woodland to the north.  
- Compatibility with neighbouring uses will need to be taken into consideration if alternative uses are considered. |
| Newtown                          | 6.0ha & 3.4ha   | Residential (c.70 dwellings) Employment: B1/B2 and B8 | This site essentially comprises two distinct parcels. First, the former colliery site, which is owned in part by South West RDA and its future use has been the subject of on-going consultation. Second, a variety of business uses including a brickworks.  
- Access to and from the site is an important consideration, in particular the construction of the link road and the junction arrangements with the A4136.  
- Land stability and contamination issues will need to be dealt with before and as the site is brought forward for re-development.  
- There are important ecological considerations, which are being dealt with in the interim whilst the longer-term future of the site is being determined.  
- There has been private sector interest in the SWRDA owned site for employment purposes, which warrant further investigation. |
<p>| Northern United                  | 8.7ha           | Employment: B1/B2 and B8                 | This site is currently occupied, in part, by the abattoir. It is allocated for housing on the basis that the abattoir is seeking to relocate onto an appropriate site (not yet identified). Its redevelopment will involve remediation |
| Lightmoor                        | 1ha             | Employment: B1/B2 and B8                 | This site lies outside the Core Area but within the Area of Influence. Whist the site is currently in operation, it is understood that the site is used for some informal leisure. |
| Station Street                   | 5.1ha           | Residential (c.165 dwellings)             | This is now substantially complete, with the majority of the dwellings having been constructed. |
| Valley Road North                | 0.65ha          | Residential (c.30 dwellings)              | This relatively small site is located adjacent to Forest Vale industrial estate and essentially forms a part of that estate. |
| Valley Road South                | 2.6ha           | Residential (c.90 dwellings)              | This site is currently occupied, in part, by the abattoir. It is allocated for housing on the basis that the abattoir is seeking to relocate onto an appropriate site (not yet identified). Its redevelopment will involve remediation |</p>
<table>
<thead>
<tr>
<th>Land parcel</th>
<th>Size (hectares)</th>
<th>Adopted Local Plan allocation &amp; capacity</th>
<th>Comment</th>
</tr>
</thead>
<tbody>
<tr>
<td>St Whites Farm</td>
<td>7.1ha</td>
<td>Residential (c. 150 dwellings)</td>
<td>Planning permission has been granted for part of the site (75 dwellings) and the remainder is likely to come forward as part of the next phase of development. The existing form of residential development is dispersed and careful consideration would need to be given as to the form of any redevelopment. As with the allocations at Newtown, whilst this site has been allocated for some time, it has failed to come forward for development and this issue needs to be considered further.</td>
</tr>
<tr>
<td>Nailbridge</td>
<td>2.8ha</td>
<td>Residential (c. 70 dwellings)</td>
<td>This allocation forms a ‘wrap around’ parcel to an existing residential area. The existing form of residential development is dispersed and careful consideration would need to be given as to the form of any redevelopment. As with the allocations at Newtown, whilst this site has been allocated for some time, it has failed to come forward for development and this issue needs to be considered further.</td>
</tr>
<tr>
<td>Heywood Road Site</td>
<td>0.38ha</td>
<td>Retail</td>
<td>This site is situated within the town centre and currently comprises a secondary retail frontage. Some residential use may be appropriate, but given its prominent frontage and proximity to the triangle, retail should be maintained at ground floor level.</td>
</tr>
<tr>
<td>Cinderford Linear Park</td>
<td>n/a</td>
<td>Leisure &amp; recreation</td>
<td>This Park is an important outdoor leisure and recreation area for Cinderford. Whilst links through the Park are relatively good, access from the Park (and from the Forest beyond) to the built fabric of the town is poor.</td>
</tr>
<tr>
<td>Steam Mills Lake and surrounding area</td>
<td>11.3ha</td>
<td>Leisure &amp; recreation</td>
<td>This comprises the northern section of the Linear Park and it presently used solely for outdoor recreation and leisure. It was formerly used for open cast coal and clay extraction – some reserves are still present and their removal is required prior to implementation of any redevelopment. Tourism, leisure and recreation uses are specifically encouraged in the Local Plan.</td>
</tr>
</tbody>
</table>

11.1.2 Detailed consideration of these sites and their inter-relationships will be undertaken as the study progresses, and will be an important factor in determining the form of regeneration options generated in due course.

11.1.3 Details of land ownership have been obtained for substantial parts of the study area; a plan and details of these known land ownerships is included at Appendix 3.

11.2 Current planning applications and proposals

11.2.1 Over the period January 2006 to mid-August 2006, a total of 82 planning applications were registered for proposals within Cinderford Parish, a full list is provided at Appendix 5. The majority of these applications have been small scale proposals, however there have been several relatively major application proposals (but only for three of these a decision is still awaited), as follows:

Table 10.2: Recent, current and outstanding significant planning applications in Cinderford Parish (Source: FoDDC website)

<table>
<thead>
<tr>
<th>Site and reference (1)</th>
<th>Reference</th>
<th>Applicant</th>
<th>Size (ha)</th>
<th>Application proposal</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site F, Forest Vale Road, Cinderford (Site 6)</td>
<td>P1184/06/FUL</td>
<td>B Bennett</td>
<td>15</td>
<td>Erection of industrial building with offices</td>
<td>Decision pending</td>
</tr>
<tr>
<td>Land at Valley Road, Cinderford (Site 2)</td>
<td>P1109/06/OUT</td>
<td>CJ &amp; LW Jones</td>
<td>4.45</td>
<td>Redevelopment of commercial site for residential and commercial</td>
<td>Decision pending</td>
</tr>
<tr>
<td>Plot 10, Whitmey Industrial Estate Road, Cinderford (Site 36)</td>
<td>P0698/06/FUL</td>
<td>Manuforti Management</td>
<td>0.4</td>
<td>Erection of office building and workshop</td>
<td>Granted</td>
</tr>
<tr>
<td>Rugby Sports and Social Club, Dockham Road, Cinderford</td>
<td>P0752/06/FUL</td>
<td>Tesco Stores (and others)</td>
<td>2.77</td>
<td>Demolition of existing and erection of retail store (5,518sq.m.) and petrol filling station</td>
<td>Decision pending</td>
</tr>
<tr>
<td>Green Gables, Steam Mills, Cinderford</td>
<td>P0815/06/FUL</td>
<td>Building Designs</td>
<td>Not known</td>
<td>Erection of 6 starter homes</td>
<td>Refused</td>
</tr>
<tr>
<td>29 Market Street, Cinderford</td>
<td>P0323/06/FUL</td>
<td>Cosyden Limited</td>
<td>0.07</td>
<td>Alterations and extensions to existing to form retail unit and apartments</td>
<td>Granted</td>
</tr>
</tbody>
</table>

Significant’ planning applications registered between 1 January 2006 and 15 August 2006, and those where a decision is pending.

(1) Site references refer to land ownership plan introduced above and included at Appendix 3.
11.2.2 Of these, the most significant is the application for the new retail (Tesco) store in the town centre. Whilst this proposal has previously received planning consent, a challenge to this permission has led to a re-submission of the planning application, a formal decision on which is awaited.

11.2.3 It is also noteworthy that there is recent private sector interest in sites within Forest Vale Industrial Estate, although one of the two application proposals is for a mixed use scheme incorporating a relatively significant element (unspecified) of residential.

11.3 **Issues arising for consideration**

11.3.1 It should be emphasised that the sites considered above are limited to those currently allocated in the adopted Local Plan, within the Core Area only (other, generally less significant sites, are allocated within the Area of Influence).

11.3.2 Together these sites represent a significant area of land. However, it will be important for the Business Plan to consider other potential sites and/or uses, and whether the land can be either rationalised or re-configured in any way to make better use of this scarce resource within the Forest. These considerations will need to be factored into the evolving options for regeneration.
12 Cinderford – Moving Forward

12.1 Introduction

12.1.1 The baseline analysis covers a wide range of topic areas and it is necessary to both draw these together, and to define some more specific objectives in order to focus the regeneration effort. Importantly, this baseline review has concluded that there are a number of important areas for action, and that the regeneration of Cinderford will need an integrated and holistic approach – no one theme or topic is dominant.

12.1.2 The over-riding impression, which should be used to set the regeneration context, is one of contrast between the quality of the landscape setting of Cinderford, and the generally relatively poor quality of the built form of Cinderford. From this, the overarching objective of Cinderford's regeneration is to significantly raise the quality of the built form of development, to better relate to its surroundings.

12.1.3 Underpinning this overarching objective is the need for local and sub-regional sustainability, and any development and growth at Cinderford and its surrounding area should be driven by principles forming the basis of a really sustainable, locally-driven regeneration strategy. Whilst further consultation (including with the general public) needs to be undertaken to establish what these principles might be, these would help ensure that the regeneration of Cinderford both relates as closely as possible to the local area, and respects its setting. If used appropriately, they will also ensure that the quality of the surrounding forest is more effectively brought into the town.

12.1.4 Closely linked to this over-arching objective of improved quality is the drive for an improved quality of life. To achieve this ‘secondary’ objective requires action on a number of different fronts in an integrated manner. However, whilst an integrated and holistic approach is required, particular key issues which have emerged and require a focussed response are:

- housing affordability, particularly for first time buyers at the ‘entry-level’ end of the market;
- the need to provide better access both to and within Cinderford; and
- the need to raise the skills level of the local workforce, to provide higher skilled and higher paid employment.

12.2 Critical Success Factors

12.2.1 The following sections present the critical success factors which should be used to guide the regeneration effort to achieve an improved quality of life; these may or may not have land use implications.

12.2.2 It is important to build on the previous work completed the East Dean Initiative (as described in Chapter 3). So, to draw that work together with this baseline review, the following critical success factors are based on similar (but not identical) themes to that previous work.
Economy and town centre

To widen the economic base by attracting a broader spectrum of industries

12.2.3 Rationale: Whilst manufacturing has served the local community and workforce well, the dependence upon it leaves Cinderford somewhat exposed to changes in the wider economy. Therefore, efforts should be made to attract new industry to the town, not only in manufacturing, but also in other sectors, such as research, offices (which are poorly represented at present), environmental industries, food processing, education and leisure and tourism.

12.2.4 Target: To maintain the existing level of manufacturing employment, but to raise employment levels in other higher-value sectors so that the overall proportion employed in manufacturing and public administration, education and health is more closely aligned to the district and regional average.

To improve and upgrade the quality of the town centre

12.2.5 Rationale: The town centre has a good occupancy rate of shops, but its attraction as a retail centre is poor. The physical environment of the centre is currently unattractive and experiences high conflicts between pedestrians and road users, with poor parking and pedestrian access. There is relatively limited residential occupancy in the centre, and there is poor representation of offices.

12.2.6 Target: That once operational, the Tesco store does not result in a reduced number of independent retailers in the town centre. Also, to increase housing occupancy levels in the town centre.

To increase the range and quality of employment opportunities available to local people

12.2.7 Rationale: The regeneration initiatives must ensure that local residents have the skills and opportunities to access the new jobs created, which is critical to increasing economic activity rates, reducing unemployment and out-commuting and increasing average incomes. There are clear links here with the Learning Plan.

12.2.8 Target: To reduce economic inactivity rates across the area, and raise income levels, such that no output areas fall within the bottom 30% of most deprived areas (for the ‘income’ and ‘employment’ criteria) nationally.

To provide continued support for existing businesses & initiatives

12.2.9 Rationale: It is important to seek to attract new businesses, but it is equally important to ensure that the infrastructure and physical environment is present to maintain and expand existing industries.

12.2.10 Target: Targets for this success factor in terms of infrastructure are shown elsewhere.

Housing

To bring forward housing sites to deliver more affordable housing, of an improved quality

12.2.11 Rationale: With the rise in house prices relative to earnings, housing affordability has been highlighted as a key issue (this is closely linked to the following success factor). The quality of this type of housing needs to be improved, to meet national eco-homes standards. However, there is a need for a range of housing types, and a mixed tenure form of development is required.
12.2.12 **Target:** To ensure that *at least* the total number of houses allocated for Cinderford over the plan period (currently 585) are delivered.\(^{29}\)

**To stabilise the proportion of those in the 15 – 24 age bracket**

12.2.13 **Rationale:** The proportion within this age group declined by 18% between 1991 and 2001. To build a vibrant and sustainable Cinderford, maintaining this element of the demographic is crucial. There are clear links here with the provision of appropriate employment opportunities, as well as appropriate community facilities.

12.2.14 **Target:** To ensure that the current proportion of 15 – 24 age group is *at the very least* maintained, and preferably increases up to 2016.

12.2.15 **Rationale:** This applies to properties across Cinderford, but locations within or near the town centre could be targeted to help improve the vitality and viability of the centre by making more existing properties available and sufficiently attractive for occupation.

12.2.16 **Target:** To increase the percentage of owner-occupied homes to align with the district (or regional) average: i.e. from around 71% in 2001 to a target of 76%.

12.2.17 **Community facilities**

**To provide a wide range of health, social, welfare, assembly and arts facilities at easily accessible and attractive locations**

12.2.18 **Rationale:** Cinderford has a strong sense of community, yet perversely has few sizeable community buildings conveniently located. Other health and welfare facilities are presently under threat of closure by Gloucestershire PCT, and the town centre doctors’ surgery building is inadequate.

12.2.19 **Target:** To draw positively from the consultation findings to deliver community facilities which are considered to be appropriate and necessary.

12.2.20 **To support the improvement (possibly through relocation) of education facilities**

12.2.21 **Rationale:** Education facilities in Cinderford for learning at all ages are generally in need of support. However, improvement in physical infrastructure will need to be accompanied by a change in learning culture, as indicated below.

12.2.22 **Target:** To deliver improved learning facilities and programmes which encourage a ‘lifelong learning’ culture in Cinderford. The re-location of Steam Mills Primary School is also an important target – experience would suggest that this is difficult target to achieve.

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\(^{29}\) This issue is set in the regional context (as set out in the Draft Regional Spatial Strategy, June 2006) that there is sufficient land currently allocated within the Forest of Dean district to provide for the period up to 2026. Any ‘significant’ level of additional housing *within the district* would run contrary to regional planning guidance. Some sites allocated for housing in the Local Plan may prove difficult to bring forward for development due to existing constraints, and consideration may need to be given to their replacement by other sites which may be less constrained.
Transport, movement and access
To provide appropriate access into Cinderford from the north (A4136) and improve the appearance of the street scene on links between Steam Mills area and town centre

12.2.21 Rationale: There is little doubt that new infrastructure is needed to both solve existing access problems, and bring sites forward for development. Allied to this, improved linkage between Steam Mills/northern area of Cinderford to the town centre is very important. The ‘gateways’ into the town should be enhanced to improve Cinderford’s image.

12.2.22 Target: To deliver improved access into the northern part of town, both to release land for development and to facilitate improved entrance to the town.

To reduce overall reliance on the private motor car in the town centre environment, and reduce HGV movements through the town centre

12.2.23 Rationale: The probable (but not yet confirmed) arrival of the new Tesco supermarket to the town centre will result in increased movements to and from the town centre. A reduction in the proportion of private transport is required to ensure congestion is minimised. (This issue is closely linked to the related work on the town centre.) HGVs continue to pass through the town centre, despite some signing suggesting alternative routes.

12.2.24 Target: To increase patronage of public transport through improvements to public transport provision. Also, to reduce the number of HGV vehicles travelling through the town centre through ‘stick’ and/or ‘carrot’ measures.

Environment
The critical success factors set out below are inextricably linked with the overarching aims, as set out above; many of these reflect the theme of local sustainability.

To seek an overall greening of the existing environment to “bring the forest into the town”

12.2.25 Rationale: The town sits within the forest but is not part of it. A town which appears to be more ‘wooded’ would improve its perception and increase the pride of residents and this aspiration seeks to enhance the existing town through a co-ordinated approach (albeit in part dependent on landowner co-operation).

12.2.26 Target: To ensure that all new development better reflects its forest setting, through increased use of local materials, particularly local timber.

To improve the interface between the built environment and the forest

12.2.27 Rationale: At present, there is a hard edge to most of the settlement boundary of Cinderford, so that new development has tended to turn its back on the forest. Accordingly, the appearance of that new development does little to provide a physical or psychological connection with the surrounding countryside. The degree of connection to the forest would also be improved through the creation of new pedestrian and cycle links.

12.2.28 Target: As above, coupled with improved access links between the forest and town for pedestrians and cyclists.
To establish an identifiable design theme for the town

12.2.29 **Rationale:** Cinderford lacks a clear physical character. A feeling of pride in the town would be enhanced by establishing such a character. It could be possible to suggest that new development uses local materials, such as stone and timber, and to suggest design codes to set an identifiable character.

12.2.30 **Target:** To promote the use of a design code for Cinderford to guide all new development (which promotes the use of local materials), and ensure that this becomes enshrined in planning policy.

Tourism, Leisure and Recreation

To reduce the deficit of formal leisure and recreation space available to the town’s population

12.2.31 **Rationale:** There is currently a deficit of formal leisure and recreation space within the built environment. However, this is set within the context of the substantial leisure resource available within the wider locality, and the fact that land availability within the built environment is limited.

12.2.32 **Target:** To provide a ‘formal’ public park area, preferably within walking distance of the town centre.

Other projects and proposals

12.2.33 In addition to land-use related success factors, it is important to recognise that there is a range of non land-use projects and activities which could contribute to the regeneration of Cinderford. Most importantly, linking education and skills into the regeneration strategy will be crucial and should be promoted through the Learning Plan. In this light, the following critical success factors have been identified:

To increase the proportion of population which has a qualification

12.2.34 **Rationale:** As at 2001, some 26% of the population in the Core Area had no qualification, compared to just under 20% at the district level and just under 17% at the regional level. Reducing this disparity is a difficult, but important and worthwhile aim, not least to improve confidence and local aspirations. Altering the learning culture, at school and beyond, will be addressed in the community Learning Plan.

12.2.35 **Target:** To increase the total number of residents with a qualification, such that the proportion without a qualification falls from 26% to 20%.

To promote a ‘healthy living’ agenda and to improve the overall quality of life

12.2.36 **Rationale:** There is a strong link between education and health and promoting and enhancing this link – through working with health workers and schools for example – will be important. This success factor includes tackling issues of crime, health and quality of housing and is critical to addressing the long-term regeneration aspirations. In turn, engaging local residents in the delivery process becomes critical to ensuring delivery of these aspirations.

12.2.37 **Target:** To move Cinderford out of the bottom 30% of deprivation criteria for ‘health deprivation and disability’ and ‘barriers to housing and services’, and to ensure it remains out of the bottom 30% for the ‘crime’ rank.
To improve the technological base

12.2.38 **Rationale:** Coupled with improving the skills of the local population, an improved technological base through, for example, increased access to broadband and ICT can help to improve the range and quality of employment within the local area.

12.2.39 **Target:** To increase access to broadband and ICT technology, ensuring that this is available to all residents throughout Cinderford and the Area of Influence.
Appendix 1: Literature Review
Literature Review – Contents:
Documents Reviewed and Summarised in this Appendix

- Local Plan – Adopted and Inspectors Report
- Emerging Local Development Framework: Overview and Core Strategy
- Emerging Local Development Framework: Statement of Community Involvement
- The Gloucestershire (Consultation) Charter
- Community Strategy for Gloucestershire 2004-2014, Gloucester Strategic Partnership
- Our Forest’s Future, The Community Plan for the Forest of Dean, 2004 to 2009
- Forest of Dean District Council Corporate Plan, 2005 to 2008
- Digging Deep, Community Strategic Plan for the East Dean Area, 2004
- Forest of Dean Arts Strategy, FODDC
- Royal Forest of Dean by Definition, What Makes the Forest of Dean Special, 2002
- Cinderford Regeneration Arc – Stage 1 Desk Study (03/02) & Stage 3 Final Report (09/02)
- Housing Strategy 2005 – 08 & Empty Homes Strategy 2004 - 08
- RANUP – Drybrook Quarry and Northern United
- The Cinderford Story 2004
- Realising the potential – A tourism strategy and action plan for the Forest of Dean 2003 – 08
- Forest of Dean Biodiversity Project 2000 – 2004
<table>
<thead>
<tr>
<th>Documents Reviewed but not Summarised in this Appendix (in certain cases, they are referred to in the main body of the Baseline Report)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regional Spatial Strategy (Consultation Draft, June ’06)</td>
</tr>
<tr>
<td>Gloucestershire Structure Plan, Third Alteration, Proposed Second Modifications, March ‘05</td>
</tr>
<tr>
<td>Newtown, Steam Mills Lake and Northern United, Draft Development Brief, August 2004</td>
</tr>
<tr>
<td>Regional Economic Strategy 2006 – 15</td>
</tr>
<tr>
<td>Gloucestershire Economic Strategy 2003 – 14</td>
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<tr>
<td>Gloucestershire County Minerals Local Plan</td>
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<td>Gloucestershire Housing Needs Assessment</td>
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<td>Gloucestershire Schools Organisation Plan 2004 – 09</td>
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<tr>
<td>Regional Sustainable Development Strategy 2001</td>
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<td>FoDDC Economic Development Strategy</td>
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<td>FoDDC Market Town Regeneration Strategy</td>
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<tr>
<td>FoDDC Sustainability Appraisal (various documents)</td>
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<tr>
<td>FoDDC Crime &amp; Disorder Reduction Strategy ‘05-08</td>
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<tr>
<td>FoDDC Housing Needs Assessment</td>
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<td>FoDDC Housing Strategy 2005 – 08</td>
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<tr>
<td>FoDDC Empty Homes Strategy 2004 - 08</td>
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<tr>
<td>FoDDC Young Peoples Support Scheme Final Evaluation, March 2005</td>
</tr>
<tr>
<td>Four Towns economic vitality, viability and vulnerability study, Summary Report, May 2003</td>
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<tr>
<td>Forest of Dean Integrated Rural Development Programme (Summary of Baseline Studies)</td>
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<tr>
<td>Landscape Character Assessment: Landscape Strategy, June 2004</td>
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<tr>
<td>Gloucestershire County Council Local Transport Plan</td>
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<tr>
<td>Index of Multiple Deprivation 2004 (including MAiDeN database)</td>
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<tr>
<td>The Future of Healthcare in Gloucestershire, Proposals for Developing Sustainable NHS Services – A public consultation</td>
</tr>
<tr>
<td>Forest of Dean Visitor Survey 2005</td>
</tr>
<tr>
<td>The Forest of Dean District: A Rational Approach to Planning Its Future (July 2004)</td>
</tr>
<tr>
<td>Spatial Implications of Economic Potential in the South West, Roger Tym &amp; Partners (June 2006)</td>
</tr>
</tbody>
</table>
Overview of documents

The Local Plan was adopted in November 2005 (and runs to 2011), following a Local Plan Inquiry and the subsequent Inspector’s Report of November 2003. The adopted Plan is relevant in that it sets the local statutory framework under which planning applications will be assessed and determined. The Inspector’s Report provides context and justification for the policies contained in the Plan and is thus contextually relevant.

Adopted Local Plan – Relevant Policy: District Wide

The adopted Local Plan is broken into two Parts: Part 1 covers district-wide policies, and Part 2 relates to specific settlements. Part 1 is applicable in general terms, both the general strategy and the over-arching policies. A full review of policy is not appropriate at this stage, but the general strategy objectives are:

1. To achieve the economic, social and environmental revitalisation of communities throughout the Forest of Dean, while recognising the particular needs of the south Forest;
2. To promote the principles of and contribute to sustainable development, including locating development so as to minimise the travel demands arising, and the reuse of previously developed land;
3. To concentrate development in the four towns of the District, and to develop their role and function as accessible employment, service and transport centres;
4. To conserve, protect and enhance the natural and man-made environment; and
5. To provide for the economic and social well-being of rural communities.

The sought revitalisation of the Forest is set within the context of sustainable development. To achieve these aims, are number of principles are set out, such as: balancing employment and housing growth, concentration of development, improved quality and opportunity, use of redevelopment sites to minimise greenfield land-take and protection of irreplaceable environmental assets. Importantly the Plan states that: “The aim of revitalisation will require the creation of substantial increases in employment”.

The over-arching policies generally seek to ensure these aims and objectives are realised.

Adopted Local Plan – Relevant Policy: Area Specific

The Chapter relating to Cinderford and Ruspidge in Part 2 of the Plan is directly relevant. Generally, development at Cinderford is strongly promoted, given that it has ‘a very extensive industrial area’ and ‘the largest population base’. Partly as it has ‘the greatest need of revitalisation’, further development is encouraged at Cinderford to enhance its role as ‘an important employment and service centre’. Cinderford is a ‘priority target to achieve community revitalisation’. The strategy for Cinderford is to:

- Provide for continued opportunities for employment development through land allocations;
- Identify improvements to the town centre to create opportunities for employment, investment in improving the urban fabric, and for developing the vitality and viability of the town centre;
- Provide housing land opportunities to increase the catchment population base of the town and town centre, and to provide a range of new housing stock, including affordable housing;
- Promote redevelopment of brownfield sites and allocated sites for mixed use development, particularly where there are opportunities for associated urban improvements and making better use of land;
- Identify a transport network for Cinderford which would lead to a reduction of lorry movements through the town centre;
- Enable additional investment in essential infrastructure and services for the benefit of Cinderford.
Adopted Local Plan – Allocated Sites

The Plan allocates 4 employment sites, 5 housing sites, and 1 mixed-use site. Summary details of these are:

Employment allocations:
- **Forest Vale and Whimsey Industrial Estates** ((R)F Cinderford 1): Around 10ha for B1, B2 and B8.
- **Newtown** ((R)F Cinderford 2): 3ha for B1, B2 and B8.
- **Northern United** ((R)F Cinderford 3): 8.7ha for B1, B2 and B8. Contributions required to western access road.
- **Lightmoor** ((R)F Cinderford 4): 1ha for B1, B2 and B8.

Of these, the Forest Vale and Whimsey sites are ‘a vital employment resource for Cinderford’; and the Northern United site is ‘agreed as a priority investment site by the Regional Development Agency’.

Housing allocations:
Over the Plan period, provision is made for around 568 dwellings in Cinderford.
- **Station Street** ((R)F Cinderford 6): 5.1ha to accommodate at least 165 dwellings.
- **Valley Road North** ((R)F Cinderford 7): 0.65ha to accommodate about 30 dwellings.
- **St Whites Farm** ((R)F Cinderford 8): 7.1ha to accommodate about 150 dwellings, along with the expansion of St. Whites Primary School.

Mixed-use allocations:
- **Newtown** ((R)F Cinderford 5): 6ha for 70 dwellings and 3.4 ha for B1 and B2 uses. Development will be subject to a number of requirements, including: contribute to the Spine Road extension, landscaping, improved access and links, affordable housing, 3ha for B1, B2 and B8.

In addition to these, there are a number of other policies, including a retail allocation (Heywood Road); safeguarding of the Western Access Road and the Forest Vale Spine Road extension. There are two leisure allocations: the Linear Park, which will be developed for leisure and recreation; and Steam Mills Lake, where 11.3ha of land is allocated for leisure and recreation, to include sports pitches, outdoor sports and commercial recreation, leisure and tourism.

Inspectors Report - Relevant Text

In his report, the Inspector covers both procedural and technical matters. It first considers the Cinderford Northern Arc, then considers each of the allocated sites in detail, in turn.

The Inspector raised procedural concerns that the ‘Preferred Option’ from the Study had only been considered at a very late stage in the process, and as such, it would be possible that consultees may have objections in principle which were not properly considered. Whilst he concluded that the regeneration of this area would deliver important economic benefits, these would need to be weighed against identifiable harm to the natural environment and recreational value (a tension which is “clearly evident in the Northern Arc proposals”). In addition, legal and land ownership complications may result in land being allocated for proposals which could not, in fact, be implemented.

In terms of the specific sites, the Inspector makes relatively detailed comments for a number of the sites. Of most relevance here:
- **Northern United** – proposed allocation would provide positive impetus for the comprehensive redevelopment of the pithead and would create badly needed employment opportunities.
- **Newtown** – the goal of economic regeneration here outweighs any potential harm that might result.
- **Forest Vale and Whimsey Industrial Estates** – no changes or modifications to the proposed allocation and policy recommended.
Overview of document(s)

Under the Planning & Compulsory Purchase Act 2004, a number of significant changes were made to the planning system in England and Wales. Local authorities were previously required to produce Local Plans to serve the function of forward planning, and the Act now places a requirement to produce a Local Development Framework. This is envisaged to be both more spatial in nature, and more based on specific local areas, particularly those for which significant change is planned.

Accordingly, Forest of Dean District Council is currently at the early stages of producing its Local Development Framework and early statutory documents have been produced, including:

- **Development Plan Documents**: These set out the spatial strategy and supporting policies to guide future development in the District. They can comprise a core strategy, area action plans, site allocations, proposals map, and themed documents covering topics such as housing and employment.
- **Supplementary Planning Documents**: Provides further guidance to supplement the policies and proposals in the DPDs.
- **Statement of Community Involvement**: Sets out how the Council intends to involve the community in the preparation of the documents that will form the District's Local Development Framework, and how they will be involved in development control decisions.
- **Local Development Scheme**: A project plan for the planning documents being proposed by the Council over the next three years.

Draft Core Strategy Issues Paper

FoDDC has produced a draft Core Strategy Issues Paper (November’05). The main points of the draft Strategy are stated as:

- “The strategy will look forward to 2026 and will need to contain proposals and policies for the period to at least 2016, though it will be subject to regular review.
- The rate of change, especially in relation to new housing is likely to be slower than that which the 2005 Local Plan provides for.
- The intention is that the levels of change in households and jobs that are forecast will be provided for by new development.
- Most of this change comes from the requirements of the existing population.
- The focus for new development should be the three forest towns, but Newent and the larger villages will be able to provide for their localities.
- Using the County Council's advice to the Regional Assembly as a guide, and the first draft RSS, it appears likely that the present quantity of land identified in the Local Plan is sufficient for the forecast need.”

Local Development Scheme 1

The LDS sets out the framework for other DPDs. The most relevant section of the LDS is Area Action Plans (AAPs), where Cinderford is specifically referred to. These are appropriate in particular where there are defined geographical areas likely to undergo relatively significant change. Cinderford is the only town specifically referred to, with the LDS stating that: “One priority expressed locally and through the economy and tourism thematic group of the LSP is the need to provide a planning context for the implementation of actions arising from the Coalfields programme in Cinderford.” Accordingly, an Area Action Plan for Cinderford is proposed.

The relationship between the Business Plan being prepared, and the emerging Local Development Framework is shown diagrammatically overleaf.

Also of some tangential relevance is the requirement, through the LDF process, for completion of a Strategic Environmental Assessment and Sustainability Appraisal.
Overview of document

The SCI sets out how all sections of the community will have an opportunity to become engaged in:

- The preparation, alteration and review of the LDF; and
- Development control decisions.

The SCI is relevant to the Business Plan because it is anticipated that the study will form an important input to the Area Action Plan (AAP) for Cinderford. The AAP will be one of the Development Plan Documents (DPDs) prepared as part of the LDF. Therefore, in order that the AAP can be ultimately adopted, it is important to ensure the Business Plan meets the SCI requirements for consultation on the LDF.

Furthermore, if the Business Plan leads to the submission of planning applications, it will be important to demonstrate that the study has taken account of the SCI requirements for consultation relating to development control decisions.

Local factors affecting consultation

The SCI highlights a number of characteristics of the Forest of Dean that may influence the consultation process.

For example, it notes that as just under half of the District’s population live in remoter rural areas, accessibility to consultation events and activities must be carefully considered. Making information available locally and holding consultation events in the villages will be important.

The SCI notes that the predominance of small businesses (87.5% of all businesses have 10 or less employees) is a particular challenge to the consultation process. Similarly, it is noted that, due to a high level of out commuting for work, many people may not have the time to devote to consultation activities. It will therefore be important to make it as easy as possible for people to get involved, for example by making use of the internet.

Consulting on the LDF

The SCI requires particular consideration to be given to ‘hard to reach groups’, in particular:

- Young people;
- Elderly people;
- People with disabilities (which may include physical or mental disability);
- Ethnic minority groups (although numbers are relatively small),
- People living in isolated rural locations;
- People with mobility problems;
- Small businesses;
- Gypsies and travellers;
- Homeless people; and
- People for whom lack of time affects their ability to get involved (e.g. as a result of caring or work commitments).

The SCI identifies the following broad groups who should be involved in any consultation:

- Local residents; community groups, and local businesses;
- Town and parish council’s;
- Voluntary groups and interest groups;
- Educational and health organisations;
- Service providers;
- Developer/agents/landowners;
- Statutory organisations;
- The County Council and adjacent local authorities;
- Regional and central government; and
- Others (including religious groups).
Working with existing partners and established groups is acknowledged to be an effective way to contact people. The SCI emphasises the importance of working with:

- The Forest of Dean Partnership;
- Town and Parish Councils;
- Councillors;
- The Forest Voluntary Action Forum; and
- The Citizen’s Panel.

The SCI identifies the following methods of consultation as suitable for use in the preparation of AAPs:

- Documents available for inspection;
- Letters and questionnaires;
- Leaflets and newsletters
- Site notices;
- Council website;
- On-line discussion boards;
- Newspapers;
- meetings;
- Public exhibitions; and
- Workshops.

Statutory requirements

A number of key stages of consultation on DPDs (which include AAPs) are identified. These are:

- Informal consultation at an early stage to allow people to put forward ideas and options;
- Statutory consultation (6 weeks) on a pre submission document detailing the preferred options;
- Statutory consultation (6 weeks) on submission documents;
- Further consultation on alternative site proposals put forward through representations (with 6 weeks to comment);
- Independent examination with an inspector appointed by the Secretary of State. This will result in an inspector’s report which is binding on the Council.

The Area Action Plan for Cinderford will have to conform to this process. As the Business Plan will be an input to it (and may effectively constitute the early steps in the preparation of the AAP) it will be important to ensure that these requirements are adhered to.

The SCI also sets out requirements for consultation on Supplementary Planning Documents (SPDs). These require one formal consultation period or no more than four weeks and no less than six. If the Business Plan is also to feed into SPDs it will be important to ensure that this requirement is acknowledged.

All of the DPDs will be subject to a Sustainability Appraisal. Associated reports must be made available to the statutory bodies, the public and stakeholders at the issues and options stage, the pre-submission/preferred options stage and at the submission stage. Whilst the SA work will be undertaken by the Council and hence is not part of the Business Plan study, it will be important to be aware of this requirement so that consultation activities can be tied together where possible.

For each document produced as part of the LDF a ‘Statement of Compliance’ is required. This should outline how the Statement of Community Involvement has been followed, and how the main issues raised are being dealt with. To assist the Council in pulling this together it will be important to document all consultation activities undertaken in the preparation of the Business Plan, so that a clear ‘audit trail’ can be provided.

Key messages

It will be important for the Business Plan to:

- Work with existing groups
- Use various techniques to make consultation accessible to as many people as possible
- Balance the need for on-going informal consultation with the statutory requirements
- Co-ordinate all the various strands of consultation to avoid ‘fatigue’
- Document the process so that information can be easily fed into a statement of compliance
Introduction

The overall aim of the Charter is to improve relationships between the tiers of local government in Gloucestershire with particular attention to improving consultation and communications about policies and decisions that may affect communities.

Gloucestershire

Within the County as a whole the Charter promises the following:

- We will ensure that Parish and Town Councils are consulted and are involved in the substance and direction of community strategies as they affect the local communities they represent, and that they have the opportunity to take an active part in the formulation of policy and service delivery.

- We will aim to provide Parish and Town Councils with a period of eight weeks to encourage good working relationships and allow for opportunity to discuss and respond before making a decision, which affects their local community. We will invite Parish and Town Councils to awareness raising and stakeholder forums where these are used as an alternative way of engaging communities.

Forest of Dean

Specifically within the Forest of Dean the Charter promises the following.

- Where a local council has prepared an area plan, such as a parish plan, village design statement or market town action plan, where practicable, we will create links between these plans, the community plan and our own corporate plan.

- We will take account of parish plans when making key policy decisions and when planning our services.

- We will work with local councils and Gloucestershire Rural Community Council (GRCC) on developing, maintaining and promoting a parish plan action database.

- We will provide a period of eight weeks for consultation, wherever possible, but always provide a minimum of four weeks (cases of emergency excepted) within which the local council can respond. Every effort will be made to avoid the months of August and December, if this is not possible then extra consultation time will be allowed.

- We will co-ordinate consultation across the council to reduce duplication and maximise the use of limited resources.

Key messages

It will be important for the Business Plan to:

- Involve both the Parish and Town Councils in the consultation process
- Take account of issues set out in Parish Plans
- Allow sufficient time for the Town and Parish Councils to respond to consultation
Overview of document

The Local Government Act 2000 places a duty on Local Authorities to draw up community plans or strategies for their area. The Gloucestershire Community Strategy, developed by the Gloucestershire Strategic Partnership, sets out to address countywide issues.

The six local authorities in Gloucestershire each have their own local strategic partnerships to develop community plans at district level. See separate review of Forest of Dean plan.

The Community plan aspires for Gloucestershire to be a county where:
- We care about the future as much as we care about the present.
- People are treated fairly and equally.
- People feel safe and are safe.
- The economy is thriving and everyone benefits.
- Learning and opportunity is accessible to everyone.
- We strive for a high quality of life now and in the future.
- Good health and healthy communities are available to all.
- The diverse nature of our residents, environment and heritage is welcomed and valued.

Economy

In relation to the economy the plan acknowledges that:
- Transport improvements are a top priority for residents and businesses.
- Technology can vastly improve access to services and information for all citizens.
- Broadband availability is largely limited to Gloucester and Cheltenham.
- Rural counties need fast internet and other computerised connections for businesses to prosper and to enable people to take up learning opportunities.
- Organisations are struggling to recruit as people cannot afford homes on lower, often part time incomes.
- Over a quarter of employers identify a mismatch between skills needed and those available.
- People living in rural areas are isolated from the labour market.

The Community Plan hopes that market towns will be vibrant centres of the community with better access to jobs, training and services. It recognises that the need to ensure that future investors will find a welcoming “can do” approach with an infrastructure that supports business growth and offers a diverse choice of quality employment accommodation will be important.

Learning and opportunity

In respect of learning and opportunity for all the plan notes that:
- School achievement rates in Gloucestershire are high but more needs to be done for the county’s low achievers.
- Young people often feel there is little for them to do.
- Around 40% of black and minority ethnic residents have no qualifications - three times higher than the county average.
- Around 100,000 adults in the county have low or very low levels of numeracy.
- Over half of the population live in rural areas where transport and computerised access is a priority.
- Older people have particular needs in terms of accessing services and are often the least mobile.

Healthy communities

On healthy communities the plan notes that:
- There is more long standing illness in people in social housing than those living in owner occupied or private rented accommodation.
- Substance misuse (both drugs and alcohol) has huge effects on health but
also crime, school achievement and employability.

- The proportion of the county’s population over 65 will continue to increase up to 2016. This has massive implications for health and social care.
- Access to basic health facilities is a problem in a number of wards in the county.

**Better environment**

In respect of a better environment, the plan recognises that:

- **Renewable energy** sources have not increased at the rate planned by Government around 40% of UK energy could be met from renewable resources by 2025.
- The **long term sustainability** of our current lifestyles is in question.
- Residents of the county are heavily dependent on the **private car**.

**Safety**

On safety the plan sets out the following relevant objectives:

- There will be improvements in CCTV, the design of city centres and in street lighting.
- People will feel safer in their homes, in their communities and in their workplace.

**Thriving communities**

In respect of **thriving communities** the plan states that:

- Communities will develop so that everyone can play an equally meaningful and active role.
- People will be **better informed** about the services available to them and will find it easier to access the services they need.
- People will be able to access more services **electronically**.

**Key messages**

It will be important for the Business Plan to:

- Consider issues around skills and life long learning.
- Consider opportunities to work towards greater sustainability, including the potential use of renewable energy.
- Seek to tackle issues related to transport and connectivity, especially within the rural area of influence.
- Consider opportunities for new technology.
Our Forest’s Future, The Community Plan for the Forest of Dean, 2004 to 2009

Overview of document

The community plan for the Forest of Dean is led by the Forest of Dean Partnership. This comprises representatives from local people, voluntary and community organisations, town and parish councils, the County Council, the District Council, local businesses, Health, Police and other partners. The overarching vision for the community plan is: “to make the Forest of Dean an even better place to live, work and visit”

The aims of the community plan are to:

- **Improve the health of the community,** to tackle inequalities in health and to develop and promote enjoyable leisure activities in the District.
- **Reduce crime, disorder and the fear of crime** and increase community safety and quality of life in the district.
- **Support the people of the district to learn and develop their skills** throughout their lives.
- **Protect and enhance** what is special about the **natural and built environment** of the Forest of Dean and to build a sustainable landscape rich in wildlife for the benefit of future generations.
- **Develop and support a prosperous economy.**

- Develop and promote **sustainable tourism** in the district.
- Create an environment where **creativity and distinction in the arts** are encouraged.
- Ensure that everyone has the opportunity to live in a **decent and affordable home.**
- **Improve transport** in the district and enable better access to services for all.

In addition, a number of overarching themes have been identified. These relate to **sustainability, equality and diversity, culture and heritage and access and inclusion.**

The strategy emphasises the importance of sustainability and puts forward 5 key questions which it hopes can be used to evaluate ideas, prior to taking action. These encourage people to think about what their actions/policies do:

- To deliver **social progress** which recognises the needs of everyone;
- For the effective protection and improvement of the **environment;**
- To safeguard prudent use of **natural resources;**
- To deliver the maintenance of high and stable levels of **local employment;** and
- To deliver **long-term sustainability.**

The document draws attention to some key trends for the District that will be relevant to the Business Plan. For example, it states that:

- 68% of the 16-19 population are engaged in **education and/or training** – this is one of the lowest figures in the County;
- Only 6% of people participating in **learning** after the age of 16 are between 19 and 24 and only 11% have a degree;
- The last Housing Needs study based on 1999 research showed a shortfall of 1,600 **affordable homes;**
- **Tourism** is worth about £94 million per annum and directly employs about 2000 people with another 400 people indirectly employed;
- The Forest receives almost 1.7 million day visitors and 344,000 staying visitors per annum (accounting for £46,700,000 of tourism spend);
- The levels of people **commuting** outside the Forest to work are now at 16,000 with 4,000 commuting in;
- **Average income** in 2002 was £20,323.16 12.6% lower than the county average and 17.1% lower than the national average.
The Community Plan lists the following projects which are being/to be taken forward by the East Dean Initiative (EDI).

- Development of childcare facilities HP
- Heritage route & walking tours
- Leisure development study
- Linkages with key workers of different disciplines
- Affordable recreation facilities HP
- Develop drop in/meeting place HP
- Advice centre study
- Forest Fitness Centre – support HP
- Heywood Multi Use Sports Centre HP
- Renewable Energy project
- Refurbishment of Miners’ Welfare Hall HP
- Development of Northern Arc HP
- Parkend Sustainable Business Units
- Timber Technology Employment HP
- Renewable Energy project
- Learning centre of excellence
- Inward investment marketing plan
- Broadband connection
- Local labour strategy
- Business advice
- Improve industrial estates
- Town centre improvements HP
- Retail development strategy – representative HP
- Marketing of events
- Encourage housing association support of RSL
- Rail link with Parkend business units HP

- Develop tourism plan
- Visitor information
- Heritage route & walking tours HP
- Heritage Museum feasibility & business plan
- Linear Park – sculpture trail HP
- Forest environment & promotion pack
- Hotel feasibility study
- Leisure development study
- Craft industries study
- Tourist accommodation study
- Hospitality training programme
- Plan for festivals and events
- Support arts activities
- Hotel feasibility study HP
- Marketing of events
- Linear Park – sculpture trail
- Arts & Craft industries development HP
- Arts & cultural industry training programme
- Plan for festivals and events
- Support arts activities
- Support Town Cinema HP
- Review of affordable housing policy
- Undertake housing needs survey
- Encourage housing association support of RSL
- Support mixed housing development HP
- Improve Public transport HP
- Heritage route & walking tours
- Public transport to health & recreation facilities
- Support Forest Flier
- Improve information
- Bus linking town centre with industrial sites
- Bus linking town centre with parishes HP
- Train T & P councillors in housing policy

**Key messages**

It will be important for the Business Plan to:

- Consider opportunities to provide local employment.
- Linked to the above, consider issues around appropriate skills.
- Tackle issues relating to health
- Be mindful of the need to enhance and protect the environment.
- Consider housing need.
- Prioritise existing aspirations for projects and initiatives
Overview of document
The Corporate Plan’s overarching aim for the district is:
“To promote thriving communities and provide quality environments we can be proud of.”

The corporate vision for the district is that it will be:
“A self confident, safe, healthy, prosperous community, caring for the well being of all its residents, its heritage and environment.”

This Corporate Plan provides a yardstick against which all of the district councils priorities, objectives, outcomes and targets can be judged. Shorter-term operational targets, key tasks and budgets are published in the individual service plans, which in turn help deliver the Corporate Plan.

The priorities identified in the Corporate Plan will make a valuable contribution to achieving the nine aims of the Community Plan.

The corporate plan identifies a number of key objectives relating to the following priorities:

1. Improve our services and the way we operate

Objectives are to:
• Deliver customer centred services.
• Deliver high quality, cost effective services.
• Enhance the effectiveness of Council staff and Councillors.
• Consolidate partnerships and take a lead in community planning.

The Corporate Strategy recognises that working in partnership with other organisations serving the local community is, one of the main ways in which the Council’s overall objectives can be achieved. The Corporate Plan therefore makes a commitment to work more closely with town and parish councils.

2. Develop our local economy and tourism

The Corporate Plan sets out objectives to:
• Sustain existing employment and enhance the range and choice of opportunities
• Promote the development of a better strategic infrastructure in order to improve accessibility and encourage investment.
• Promote the Forest of Dean as the outstanding forest destination in the UK.

In order to achieve this, the Corporate Plan recognises the need to:
• Secure the release of new employment land through the local planning process;
• Ensure investment in new workspace by the South West RDA and other partners, including the private sector;
• Support investment in growing sectors of the local economy through the delivery of the Council’s Business Finance Scheme;
• Ensure the development of the Coalfields’ Programme in partnership with English Partnerships, South West RDA, Forest Enterprise and Gloucestershire County Council;
• Work with partners such as Gloucestershire First to secure new inward investment projects;
• Ensuring strategic improvements to the A4136;
• In conjunction with Gloucestershire First and the RDA, ensure that Broadband trigger levels are reached for all exchange areas and support a pilot Broadband initiative.
• Implement improvements to the Tourist Information service;
• Support investment in the tourism industry through the delivery of the Council’s Tourism Development Grant Scheme; and
• Improve the range and scale of attractions in the Forest of Dean;

3. Provide homes that are affordable

Objectives to:
• Increase the availability of affordable housing;
Encourage landlords to provide good standards of accommodation at affordable rents and to bring empty properties back into use.
- Strive to sustain balanced; communities by enabling older people to remain in their own homes and by encouraging the supply of accommodation suitable for young people where it is needed.

To do this, the Corporate Plan sets the following actions which are relevant to the Business Plan:
- Maximise investment in affordable homes through South West Regional Housing funding, VAT shelter monies and the use of capital receipts to ensure development of another 120 affordable homes with Registered Social Landlords in the life of the Plan.
- Seek to get the maximum possible allocation of affordable housing in accordance with the Supplementary Planning Guidance or agree on a commuted sum.
- Develop a range of initiatives to encourage private landlords to let properties at affordable rents (including grants);
- Ensure that the changing needs of elderly people are reviewed and new initiatives developed to address them;
- Develop a range of initiatives to meet the needs of young people to encourage those who wish to, to stay in their communities.

4. Regenerate our towns
Objectives to:
- Improve the town centre environment.
- Assist the town partnerships to deliver community-led projects.
- Improve the vitality and viability of the four towns and their town centres.

Actions to:
- Deliver town centre projects in partnership, to improve the environment for the pedestrian and businesses, and the overall experience for the shopper and the tourist;
- Implement a targeted shop frontage improvement scheme.
- Work together to deliver the ideas developed by the Retail Support Group to regenerate the town centres;
- Encourage and support the revival of Retail Business Groups in each of the market towns;
- Lead on a campaign to support local retailers in the four forest towns;
- Proactively seek inward investment into the town centres, both from independent and “multiple” retailers, particularly in Cinderford.

5. Make our communities safer.
The Corporate Plan sets out the following relevant objectives to:
- Reduce crime and disorder in the Forest of Dean to even lower levels;
- Tackle drug and alcohol abuse; and
- Reduce the fear of crime.

Key messages
It will be important for the Business Plan to:
- Ensure that existing employment opportunities are retained, whilst also providing additional employment locally
- Consider opportunities to develop tourism related industries and products
- Tackle issues related to housing and, in particular, affordability
- Include enhancements to the town centre.
- Maximise opportunities to develop the retail sector.
Introduction

The Community Strategic Plan was developed by the East Dean Initiative (as part of SWRDA’s Market and Coastal Towns Initiative). It draws on the findings of a ‘healthcheck’ process.

What does the community want?

Following extensive consultation the Strategy concludes that the community want:

- To see improvements to public transport in the area.

These aspirations are translated into three priorities:

- Priority 1 - Proposes a range of projects to revitalise the local economy and regenerate Cinderford’s town centre;
- Priority 2 - Seeks to develop East Dean’s tourist potential; and
- Priority 3 - suggests way to improve the quality of life of the whole community by looking at housing, health community buildings, and facilities for young people, the arts, sports facilities and transport. This also includes specific projects in the parishes.

The EDI aims are to:

- Increase the prosperity of the are, providing sustainable, well paid jobs;
- Celebrate and maximise East Dean’s many assets;
- Create an attractive town centre for Cinderford, with a balance of shops and adequate parking;
- Widen participation in continuing learning and development of skills;
- Provide an appropriate mix of housing for all those who wish to live and work in East Dean;
- Ensure accessible social, arts and leisure facilities and services through the East Dean are;
- Maximise local talents and skills, increasing the confidence of local people to participate in the development of their area.

EDI Vision

“We celebrate the positive aspects of living and working in the East Dean area - its heritage its environment and the community spirit of the people and their skills. We recognise the important contribution that people in the area make to East Dean through their involvement in work, learning family life, sport and art. We want to increase the prosperity of the area, improving the job opportunities and skills of East Dean citizens, improving the area’s built environment and conserving and enhancing the area’s natural mining and forest heritage. We will promote access to services, healthy lifestyles and quality of industrial and commercial life.”
Digging Deep, Community Strategic Plan for the East Dean Area, 2004

Economy
The aim for the East Dean economy is: “To improve and diversify the economy of the of the East Dean area with particular regard to providing quality jobs through the creation of new industries and business opportunities and the provision of the Northern Arc access road link.”

The report raises particular concerns about:
• The future of manufacturing industries;
• The future of Cinderford as a sub-regional shopping centre.; and
• Whether tourism might be developed as source of employment.

The need to ensure that existing companies have the best chance of succeeding is also recognised and the report outlines aims to prepare a master plan to improve the existing industrial estates.

It also notes the need to:
• Improve basic skills levels;
• Deliver life long learning in the community rather than requiring people to travel;
• Provide a flexible training ladder; and
• Make better links between industry and education.

Cinderford Town Centre
The aim for the town centre is: “To create an attractive town centre, with a balance of quality shopping, business, entertainment and cultural attractions, adequate parking and signage which will be the first choice for local people and visitors.”

Main issues raised in consultation relating to Cinderford Town Centre:
• The need to ‘cheer’ up the town centre by improving the external appearance of buildings and the need for a pro active approach to bring empty shop units and buildings back into use.
• A feeling that the town centre may not be compact enough and that there may be an argument for demolishing some of it, and bringing in more housing and car parking to give the retail element more cohesion.
• The need for the cleanliness and repair of the public realm to be improved k including improved road and pavement repair and better signage.
• The need for some form of business representative who could build up a strong business community through positive practical action
• The need for a more active Chamber of Trade
• Demand for more/better shops
• A perception of anti social behaviour around the triangle
• Poorly sited and inadequate parking
• The need for training staff in the retail and hospitality industries
• The opportunity to develop festivals
• Concern about the amount of traffic flowing around the triangle area

EDI will seek:
• Proposals for identifying eyesores and derelict sites and bringing forward their development or improvement
• Provision of attractive street furniture;
• Additional off street parking and improved signage;
• A co-ordinated and attractive colour scheme for building frontages - perhaps using green as the Heart of the Forest ‘brand’ colour
• Use of the area surrounding the town and market square for trade events/promotions
• Development of the Triangle area as performance space for festivals and arts/trade events that will attract tourists
• Proposals for the management of the town centre to eliminate anti social behaviour
• Measures to reduce traffic flows around the Triangle area.

Tourism
The aim for tourism is: “In partnership with the tourism industry and tourism organisation to develop, and market sustainable tourism in the area in order to maintain and improve the competitive position of the East Dean area as the ‘Heart of the Forest’ – quality, year-round holiday destination.”

“To develop the contribution that the tourist sector makes to the local economy in terms of employment, investment and turnover by upgrading and diversifying the tourism product, extending the tourist season, improving tourism support and improving marketing”

The report suggests that Cinderford is considered to be the most challenging of the four towns in which to promote tourism because it suffers from a poor visual image, lack of accommodation, eating and drinking facilities and a shortage of visitor attractions. There is a need to ‘up’ the tourist spend by offering a better quality tourist product and improved tourist information,

Transport
The aim for transport is: “To ensure that all sections of the East Dean community have excellent access to community transport.”

There is a need to improve access to services and employment;
Public transport needs to be more available and more affordable;
There is a particular need to address the transport needs of young people, elderly people and those without private transport.

Housing
The aim for housing is: “To ensure the provision of good quality, balanced and well managed stock of private and public housing of the right type, size and price, in the right locations to meet the present and future needs of the community.”

Youth, Community, Health and Education
The aims for youth, community and education are:
“To create a safe, clean, healthy, crime and drug free environment in which all sections of the East Dean area’s society can fulfil themselves.”

“To encourage excellent social, arts, sports and leisure facilities which can be accessed by all sections of the community.
To promote a healthy and well-educated community.”

The report identifies the need to:
• Ensure young people feel safe, especially in leisure time;
• Reduce the exposure of young people to drugs;
• Provide somewhere for young people to go on Fridays and Saturdays
• Provide special facilities for the over 15s;
• Improve public transport to allow young people to get to work, education and training
• Provide skateboarding and BMX facilities

Environment
The aim for the East Dean environment is: “To attract investment to the area by maintaining and improving its built and natural environments while ensuring that the quality of these environments is preserved and enhanced for the benefit of future generations.”

The report identifies issues related to:
• Affordability;
• Quality of public sector housing stock;
• Increasing homelessness; and
• Increasing attractiveness of the local area for second homes.

In relation to health the report notes:
• There is a need for dental practices to accept NHS patients;
• Public transport to GP surgeries is poor;
• There is a need to develop health services close to where people live; and
• There are no maternity facilities in the Forest.

The key community issues identified are:
• The need for proper training and support for voluntary and community groups; and
• The need to promote and encourage community halls as centres of community life.

In relation to young people the report notes key actions to, among other initiatives, provide a drop in and advice centre for young people.

Key messages

It will be important for the Business Plan to:
• Take account of the key issues raised in previous consultations;
• Take forward the aims and objectives of the EDI study;
• Prioritise issues related to the economy, tourism and quality of life.
Introduction
The arts are recognised as crucial to our individual and national economic success. They play an important role in the social economic and cultural growth of individuals, communities and the district as a whole. School children who study the arts as part of the curriculum on average achieve higher grades than those that don’t.

Arts Council England, South West has a mission to “make the arts central to the lives of people in the South West.” Its core values are Quality, Equality, Diversity, Access, Inclusion, Innovation and Lifelong Learning.

Forest of Dean District Councils guiding principles for the arts:
• Access - talking poverty and social inclusion;
• Diversity
• Inclusion - equality;
• Innovation;
• Lifelong learning;
• Physical, mental and spiritual well being;
• Quality - excellence;
• Regeneration - economic and community including cultural tourism;

The Council will require all current and future projects to carry out sustainability assessments to ensure that a balance is achieved between any impacts on the environment, the economy and society. This will be particularly important for any projects which impact upon the natural or built environment - for example a sustainability assessment will include transportation, source of materials and energy efficiency.

The Arts Strategy Development Group was set up to steer the direction of the Arts Strategy -- this can be used as an advisory body when new project ideas emerge. The group meets four times a year.

Visual art, craft and design
• Large increase in number of artists, makers and designers living and working the Forest over the past ten years.
• Networks of artists include - forest-bigartweb, Forest Artists Network and the Wye Valley Arts Society.
• District arts web page - Artsweb.
• ISSUE: providing methods for people to see art work in a variety of ways (via the computer at home, in libraries etc).
• Artspace in Cinderford is a key resource - the only community arts centre in the county. Artspace has recently purchased the Mercury offices. This has helped to created a ‘cultural quarter’ with the cinema, radio and mural all nearby.
• ISSUE: Limited number of suitable venues for exhibitions - a key issue throughout the district. There is an aspiration for a space of national significance, acting as a counterpart to arts activity in the district and should be equipped to showcase touring exhibitions as well as works by local artists. The concept of such a space is supported by the Tourism Development Potential Study (RPS, 2002).

Public Art
• Percent for Arts - key policy tool.
• Key projects include - Cinderford Triangle, the Sculpture Trail and the Mining Through the Ages Mural. Other example includes the Lydbrook Community Walk.
• ISSUE: It is suggested that a public arts strategy is needed.
• Lightshift was an event on the Sculpture Trail that attracted over 40,000 visitors over 7 nights in 2001.

Music
Forest of Dean Music Makers run workshops and activities to support young people and children in making, recording and performing music.

SRB6 Forest Youth Forum have worked to build young people’s skills in putting on gigs Gloucestershire Music Service provides instrumental lessons in schools and music training for teachers.
The Forest of Dean Music Centre (a Saturday morning Gloucestershire Music Service Centre) helps people develop their music skills to a more advanced level. Den Arts run a programme of festivals and battle of the bands competition.

Music and bands link to sense of pride ‘if good bands play here, it must be a cool place to live!’

ISSUE: Talented young musicians need support and guidance. There is a need to:
- support organisations to help them increase their capacity and quality of service
- Provide an information point that is paper and web based to answer key questions e.g. where can my band rehearse?
- Draw up policy guidelines to support the development of local venues. For example, a safer clubbing code.
- Developing a pool of trained door staff to oversee events for young people
- Ensuring that networks are strong and that gaps are filled

ISSUE: There are a limited number of venues for performance and rehearsal, especially those that can see 400 plus. A growing number of organisations are requiring such spaces.

Theatre and Performing Arts
The main venue for performance is at the Forest Theatre at the RFODC.

Air in G (Arts in Rural Gloucestershire) is a rural touring scheme which has subsidised 11 performances in village halls. The Air in G scheme needs to be able to increase its capacity.

Other activities include:
- Dancing through the Dean - a summer showcase for dance
- Strong following of folk dance
- Circus is a growing activity for young people in the district

ISSUE: The Forest cannot compete with theatres in centres such as Cheltenham, Cardiff and Bristol etc. However, the value of high quality performances locally should not be under-estimated.

ISSUE: District Council funding at the Forest Theatre should be used to lever in funding from others.

Radio
Forest of Dean Community Radio is part of a national pilot, testing licensing for community radio.

The radio has now merged with Forest Artworks! To form a stronger organisation with a remit to include radio, writing and film. This new project is called Forest Media.

Literature
The writing and publishing strand of Forest Media has established a number of writing projects to bring local writers together. The areas links with writers and poets should be developed to raise the profile of writing in the District.

Film, Video and Digital Arts
ISSUE: There is a gap for script writing and film production to develop alongside other developments in media. South West Screen, the development agency for film, television and digital media are interested in setting up a Moving Image Education Hub for the County.

There is a strong tradition of festivals and carnivals in the district. These build pride and capacity in a community and boost the local economy.

Community Arts
ISSUE: There are not enough properly skilled, trained inspirational community arts trainers/leaders - a co-ordinated approach to upskilling is needed to increase the number of people able to lead groups.
**Education and Skills Development**

The Forest Education Business Partnership has done a lot of work putting artists into schools and increasing the training and skills of artists and teachers.

A variety of courses are delivered by the Forest of Dean Adult Consortium.

**ISSUE:** The professional development needs of **artists** need to be supported in order to maximise the economic value of the creative industries.

**ISSUE:** Other areas for development include the need for **CDP for teachers** who deliver arts, courses for artists who would like to teach in schools, increased use of cultural and community facilities by schools and use of schools facilities by the community.

**ISSUE:** Need to promote arts related activities to a wider audience.

**ISSUE:** It is difficult for people to get **access to information** about where events are taking place etc. Creating a good method of information exchange is critical.

**ISSUE:** Access is a key issue and projects should be encouraged to address transport issues in their plans.

**ISSUE:** The arts contribute to economic regeneration through tourism and events, they are important in the regeneration of the built environment and make a considerable contribution to the local economy.

A thriving arts scene plays a part in making an area attractive for managers and entrepreneurs when considering business location. This also helps to attract and retain younger people with the potential to contribute towards economic growth.

The arts can also:

- Have a significant impact on **social regeneration**;
- Raise awareness and understanding about the environment;
- Can provide activities linked to lifelong learning;
- Can be an effective tool in community consultation;
- Can have a beneficial impact on health, motivation and outlook on life; and
- Play a major role in contributing to regeneration.

**Key messages**

It will be important for the Business Plan to:

- Acknowledge the role that the arts can play in social regeneration.
- Consider sites and opportunities for new facilities, in particular exhibition and performance space.
- Consider the training and development needs related to the arts sector.
- Consider the potential economic benefits that could be related to the further development of the arts sector.
Introduction
The Dean by Definition study collected views from the local community to answer the question ‘what makes the Forest of Dean special?’ Views were collected in a variety of different ways, using a wide range of media.

The results
The results suggest that a strong sense of place and people are the key features that make the Forest of Dean special. The report concludes that what makes the Forest special is “a combination of ingredients.”

In combination with sense of place and people issues relating to the past, heritage and rights were identified as important. Also, the peacefulness and tranquillity of the forest, walking cycling and fishing and access and freedom were identified as important factors.

The study asked whether people felt ‘part’ of the Forest. There was a marked difference between residents of the north and the south. 86% of central Forest residents and 67% of south forest residents though they did, compared to only 29% of north forest residents.

The study also asked people what they disliked about the Forest of Dean. The strongest answers to this open question related to issues around planning/development, social issues/behaviours and facilities.

When asked what one thing people would change about the Forest of Dean 60% pf respondents mentioned issues related to regeneration and improvement.

Note: The reports contain lots of examples of consultation feedback which help to give a flavour for the feelings of the local community. These are too numerous to list here.

Key messages
It will be important for the Business Plan to:
- Build on the findings of Dean by Definition - this means it will need to recognise the importance of the history/heritage, beauty and scenery of the Forest and balance this with the need for regeneration and economic development.
- Show that the consultation undertaken for this study has been taken into account and demonstrate that any additional consultation undertaken specifically for the Business Plan is helping to move the debate forward.
Stage 1 Desk Study – Overview

This comprehensive desk study considered a range of issues related to the regeneration of the Cinderford Arc. Below the issues covered are listed, along with a brief summary of the conclusions:

- **Planning and socio-economic** – the area is one of social and economic need. Increased out-commuting for employment.

- **Geology** – the site and surrounding area has been subject to extensive mining, both commercial and by local free-miners.

- **Coal mining** – extensive mining has taken place underneath the site and its hinterland for over 200 years, but now been infilled and landscaped. Stability of the site is variable.

- **Land contamination, noise and air quality** – past mining activities have resulted in contamination across the site; survey work would be required to assess nature and extent. Two sources of airborne emissions: Coleford Brick & Tile works, and Engelhard Precious Metal recyclers, although the site is not overly sensitive.

- **Ground stability and geo-technical issues** – risks include catastrophic collapse of old mine shafts, settlement of fill material and settlement due collapse of mine addits and stopes. Risk zoning is recommended.

- **Hydrology, hydrogeology and water quality** – the Arc is not located within close proximity to mine water discharge points and consequently the concentration of contaminants migrating from the site is below acceptable levels.

- **Archaeology and cultural heritage** – none of the identified sites (including listed buildings and Scheduled Monuments) are identified as having major archaeological importance. There is “…average to low sensitivity on any future development of the site.”

- **Ecology** – of the number of habitats within the study area, the standing water and ponds are most notable. The habitats are dependent on this surface water. There are significant opportunities to enhance the wildlife resource of the land. General location is one of bat breeding.

- **Landscape and visual issues** – existing land use and character is mixed. There is capacity to accommodate development without resulting in significant visual impact. A strong landscape framework will be required to create a setting for any new development.

- **Transport** – relevant policy requires promotion of cycling and walking; existing provision, both within the site and to the town centre, is poor. Rail links to the site (the nearest station is in Lydney) are very limited, but bus links to the site are relatively good. Land is safeguarded for both the Forest Vale spine road extension and the Western Access Road.

- **Infrastructure services** – both Transco and Severn Trent have infrastructure on the site, possibly more.

Overall, despite the significant identified constraints, the document presents a favourable position given the positive policy context, and the potential to deliver economic prosperity whilst improving the local environment.

Stage 3 Final Report – Overview

The document presents the findings of a study completed by RPS for SWRDA. Based on a review of constraints and opportunities, it articulates and appraises three potential regeneration options, and sets out a preferred regeneration strategy. The strategy includes (inter alia) headline costs, a land acquisition strategy and an action plan.

These proposals, and the effectiveness with which they could be implemented, are closely linked to the then on-going review of the Forest of Dean District Local Plan – this is dealt with in more detail through the review of the Local Plan itself.

The document, although now somewhat out of date, provides very relevant and useful contextual information and material for the Business Plan. It concludes that: “the Cinderford Arc site has considerable potential to accommodate a mixed use development.”
scheme which will contribute to the long term regeneration of Cinderford”.

Constraints, Opportunities, Issues and Action Points

The opportunities and positives are stated as:
- visually well contained site, partly within existing residential and employment land;
- considerable potential to create additional employment which will benefit the local and wider economy;
- potential for improvement to landscape setting of the site through new planting; and
- the potential to link together community facilities more effectively

The report acknowledges that there are significant constraints to development, in particular:
- the peripheral location of the site, particularly in terms of economic development;
- the legal implications of certain owners’ interests; and
- the identification of a source of deficit funding.

In addition to these, issues of land contamination and stability, as well as wildlife designations are noted as constraints. There are pockets of both high and poor environmental/amenity value.

A total of 15 action points are set out covering a range of issues.

The Options, and the Preferred Option

Option A – employment land around Northern United site and land to the immediate east (in line with Local Plan). It includes low impact tourist/leisure uses to the north. **Positives include:** enhanced recreation potential; provision of tourist facilities and improved access to the forest; residential development in north-east needed to maximise development potential. **Negatives include:** potentially.

Option B – proposes using the lake as the focus for a new innovation based employment zone, with development carefully regulated by design codes. Extension to the Forest Vale Spine Road. **Positives include:** high profile; promotes a quality workplace environment; innovation centre provides focus for investment; mix of uses will promote regeneration; potential to be a UK exemplar project in sustainability. **Negatives include:** potentially not appropriate site (given the contamination); relatively small business park in relation to investment.

Option C – More visionary in concept, with a high impact development based around (i) a University of the Forest on the Northern United Site, and employment uses around the existing lake (based on the theme of ‘power’).

Support funding (potentially from the power industry) would be required. **Positives include:** of national/international interest; focussed theme; potential for investment opportunities. **Negatives include:** difficult to market test; potentially high enabling costs; could involve loss of employment in the short-term; visionary concepts untested.

The ‘Preferred Option’ was a modified form of Option B, based on a “live, work and play in the Forest” theme. The master plan was intended to be used as a basis for public consultation and investment decisions.

Recommended that small-scale development within open spaces within the forest should be considered (chalets or live/work units) and interest has already been shown for such uses.
Housing Strategy 2005 - 08

The Housing Strategy sets out how the Council, in partnership with other agencies, will ensure adequate provision of housing for the residents of the district.

The document sets the corporate and strategic policy context, as well as stressing the importance of integrating strategic housing policy with other relevant sectors.

Affordability is noted as a particular issue in the district, with a house price to income ratio of 4:79, compared to 4:66 in the south-west, 4:61 in the south-east and 4:69 in London.

Key to funding the maintenance and construction of supported housing provision is the Supporting People Funding (SPF).

The needs of disadvantaged groups, such as: people with physical disabilities, gypsy and traveller communities, young people, people with mental health problems or learning disabilities, are all considered in the Strategy. Based on the analysis, the annual shortfall in provision of affordable housing is 639.

In terms of resourcing the necessary provision to meet this need, funding streams discussed are:
- Capital funding
- Value for money
- Housing corporation funding
- Funding from planning gain revenue funding
- Progress on capital spending
- Homelessness Grant (ODPM)

Priorities and Relevant Facts

Three priorities are articulated, each of which includes a number of sub-objectives; these are:
- Priority 1: Meet affordable housing needs
- Priority 2: Meet the needs of homeless people
- Priority 3: Improve private sector housing stock

Appendix 2 includes data on housing and demographics within the district. The following are considered to be the most pertinent:
- Approximately 9.8% of households are experiencing fuel poverty;
- Some 54% of households in need did not have a sufficient monthly income to afford an entry level property of £100,849.
- There was very little demand for socially rented accommodation from prospective new forming households (11.1%)
- Analysis of the demand for social housing shows a short of both detached and two and four-bed semi-detached dwellings; compared with a surplus of both two-bed terraces and one-bed flats, maisonettes and apartments.
- The gross need for affordable housing is 716 units per annum: “an appropriate starting point for developing housing policy in the LDF and for negotiating for affordable housing”

Specifically in terms of Cinderford, the recommendation is that: “The Council should consider taking area action … to deal with the area identified as having the most housing problems. The declaration of a Neighbourhood Renewal Area can encompass other issues including security, traffic management and the general environment. 900 of the dwellings in poor repair were located in the GL14 2 postcode, and a further 153 in the GL14 3 postcode area” (p.76)

Empty Homes Strategy 2004 - 08

The reduction of ‘empty homes’ is a nationally recognised objective; indeed the ODPM has introduced a Best Value Performance Indicator on the re-use of empty properties.

As at April 2003, approximately 350 properties were classed as unoccupied across the district. Of the total dwelling stock of some 30,700, approximately 3.2% (983) were ‘unfit’.

In line with other areas, house prices have risen considerably within the district over the
last 3 years, although still remain below the County average. The private rented sector is expensive and prohibitive to homeless households.

In terms of the strategy, the overall objective is to: “... work together with Registered Social Landlords (RSLs), owners and private landlords to encourage them to bring their vacant homes back into use to meet housing need. This may be achieved through a variety of means...” (p.13).

Action to achieve this aim could include:

- targeting the problem
- use of Housing Association Leasing Schemes
- use of grants
- addressing difficult to let RSL properties
- living over the shop schemes
- planning obligations
- enforcement action
- use of Compulsory Purchase Orders (CPOs)

There are nine ‘strategic objectives’:

- To maintain robust records on empty homes properties in the Forest of Dean and to monitor trends.
- To raise public awareness of the issues around empty properties throughout the district.
- To strengthen partnership working with RSLs and private landlords.
- To develop working relationship with local estate agents and developers.
- To target long-term empty properties, particularly in areas of greatest housing need.
- To help in providing access to private rented accommodation for local people.
- To help owners obtain relevant grants that may be available and explore the possibilities of other financial assistance.
- To reduce the numbers of empty homes in the district.
- To provide information on the range of advice and support available in relation to returning empty homes into use.
Overview of document

This short document summarises the proposal for an educational, environmental, tourism and major employment facility for the East Dean area. The idea apparently originated from local schoolchildren. [n.b. This document makes reference to ‘a full consultation paper of August 2004’ which has not been obtained or reviewed at this stage.]

RANUP – Rainbow and Northern Unified Project

Scheme details

The scheme is focussed on the transformation of Drybrook Quarry, and comprises:

**Brain’s tramway:** Basis of scheme is a ‘tramway park-and-ride’ using the old Brain’s tramway route. This would involve the re-introduction of horse drawn dram carts as an eco-friendly means of transport, on a route from north-east Cinderford, under the A4136 at Steam Mills, through Northern United and on south to the west of Cinderford.

**Drybrook Quarry** – An observation centre is proposed, which would also function as a form of education centre.

There is potential for the Quarry to become a haven for landscape and wildlife.

An appropriate site has already been provided for the centre.

**Northern United** – This site to be used as a tramway centre to link to Drybrook Quarry.

The existing buildings could house a small interpretation centre; it could also incorporate a wildlife study centre and art and craft workshop. It would also provide details as to how the Forest is managed in the present day (Commoning, Free-mining, Verderers). This would generate local employment, and assist with the preservation of the mining buildings.

Many other elements could contribute to this.

**Northern Mount** – This important element of the Northern United site could function as a hide/viewpoint over the rest of the Forest.

Current status

- Feasibility studies submitted to EP and SWRDA.
- Massive support from local people, as well as local and county-wide support from schools.
- Prince Charles has expressed support and has been invited to visit Drybrook Quarry.
Overview of document
‘The Cinderford Story’ was produced by Gloucestershire County Council in 2004. It presents a range of socio-economic statistics and identifies a series of key issues and challenges facing the local area.

The profile uses data from, amongst other sources, the MAIDen database. This is a multi-agency approach which draws on local and national data sources to identify areas of relative deprivation. It takes account of 55 indicators from a broad range of measures such as education, health, housing, amenities and crime.

Key findings
The report identifies five key issues/trends (note these are based on consideration of data from 2004 and earlier - the baseline analysis undertaken for the Business Plan will consider whether these trends are still apparent):

- **Relatively low unemployment but high car dependency** - despite the recent closure of a large employer, unemployment has returned to its relatively low level in Cinderford, as a number of the working population commute to neighbouring areas, relying heavily on the car for transport.
- **High social service dependency** - dependent children in families affected by unemployment are relatively high. Social service intervention is also relatively high where children are concerned;
- **Low educational attainment** - There is considerable room for improvement in the educational attainment of the school age population. There is also a distinct lack of achievement among the adult population, with fewer higher-level qualifications and poorer basic skills than neighbouring districts;
- **Poor health** - General health is poor in Cinderford with the 21001 census revealing relatively high levels of long term limiting illness, mostly linked to the areas industrial heritage. Still births have increased to their highest level in the forest for 5 years. Mortality due to cancer in the Forest is in excess of all Gloucestershire districts and national rates. Circulatory diseases are the highest across districts, after Gloucester;
- **Low crime** - Crime levels for the district are very low. Violent crimes are a concern for Cinderford East while vehicle crimes are a concern for Cinderford West.

Other key issues
The statistics presented in the report also highlight the following issues which are particularly relevant to the Business Plan:

- More people **out-commute** in Cinderford East while Cinderford West has more people who in-commute. Employment generates the main transport need and the Forest is more reliant on the car than the county as a whole.
- Most journeys to work from Cinderford wards stay within the Forest. The next most popular destination is Gloucester;
- **Working at home** has risen in Cinderford over the last decade to become more popular and the use of public transport;
- There are more economically active people in the Forest than there are jobs in the District;
- There has been an increase in service sector employment.
- Cinderford has relatively high income levels - having higher average income than the District, county and England/Wales;
- Between 1991 and 2001 the 75+ population in Cinderford grew 32%. This is significantly larger than the growth seen across the Forest during this period (21.2%).
- Locally Cinderford has a higher percentage of people with no qualifications than the district and the county. However Cinderford East has a higher attainment of lower level qualifications (up to and including A levels) than the district, county and country while Cinderford West is similar.
Cinderford has a much lower attainment of higher level qualifications (degree or equivalent and above) which many reflect the types of employment in the local labour market. As with the lower level qualifications, Cinderford East has a higher attainment than Cinderford West.

**Policy implications**

The report identifies three principal policy issues to consider.

- **Children** - Emphasis need to be placed on the needs of children, particularly in terms of education. At ward level, the basic skills gap and the lack of qualifications in Cinderford West needs addressing. Consideration needs to be given to the school age population of today providing the workforce of tomorrow;

- **Ageing population** - consideration needs to be given as to how best to accommodate the needs of an ageing population. There is an increase in pensioners living on their own and a lack of provision for retirement. This means the public sector will be under increasing pressure over the next 20 years.

- **Local issues with crime** - whilst crime is not as big a problem as in other parts of the country there are local issues with vehicle and violent crime that need to be addressed.

**Key messages**

It will be important for the Business Plan to:

- Put forward development options as well as social initiatives;
- Consider opportunities to improve education and raise skills;
- Consider opportunities to create additional jobs in Cinderford in order to reduce the need for out commuting; and
- Consider improvements to social services and health care, particularly in the context of an ageing population.
Overview of document

The Council had previously set out its Strategy in 2003, and it was revised in 2005, to be split into general text and an Action Plan, which ascribes particular actions to specific bodies, indicating what outcome is expected.

The Strategy applies to the whole district and not simply to the Cinderford area. It took account of a visitor survey undertaken in 2005 reviewed separately). The council has allocated additional money to promote tourism, including funding for an additional tourism officer.

Vision

"To create a vibrant, attractive destination where sustainable tourism businesses can flourish, generate income and provide a range of employment opportunities for local people, thereby ensuring that the distinctive character of the forest is sustained for the benefit of all who live, work and visit this special place."

Key Issues

Key underlying issues are identified as:

- Uncertainty as to what the destination is;
- The area's location at the margins of regions, and thus support and funding is perceived to have suffered. Perceived

The Strategy Aims are summarised as:

- To increase visitor numbers and their expenditure
- To encourage tourism development in a customer-focused way
- To promote industry managing and maintaining natural and industrial heritage
- To increase confidence for investment/upgrade product to meet new market demands
- To support tourism policies to maximise the economic benefit of tourism

A series of objectives was proposed to achieve those aims. Of these, particular interest is that to establish the Forest of Dean as THE outstanding forest destination in the UK.

Partners

The Strategy sets out the inter-relationship with other initiatives, and explains that a Working Group has been set up, with representatives from FODDC, SWRDA, South West Tourism, Countryside Agency, Forest Enterprise, Royal Forest of Dean College and the royal forest of Dean Tourism Association.

In the Action Plan, the means of achieving the objectives is set out, with key roles clarified for the partners in the Working Group.

The Action Plan

The Action Plan takes forward the 7 objectives into specific actions:

Objective 1: Accommodation
Objective 2: Attractions
Objective 3: Activities
Objective 4: Tourist information
Objective 5: Tourism infrastructure
Objective 6: Skills and Training
Objective 7: Marketing
Objective 8: Festivals and Events
Overview of document
The Biodiversity project was one of several baseline studies which formed part of the Countryside Agency’s Integrated Rural Development Project which was initiated in 2000. The objectives of this project were to provide information on the key wildlife resources, habitats and species of the Forest of Dean in order that its special character could be identified and incorporated into the future management of the district.

The project collected data for a wide range of habitats and species and created digitised data layers to identify distribution/location of resources. This information has been made available though the Gloucestershire Environmental Data Unit (GEDU).

The Study, through consultation, also identified the major conservation threats, issues and opportunities affecting the conservation of major habitats.

The data collected by the project includes data layers relating to:

- Woodland cover/occurrence
- Ancient woodland
- Hedgerow zones
- Grassland inventory
- Daffodil meadow
- Heathland
- St. Braivels grasslands
- Parkland
- Orchards (current and historic distribution)
- Other special semi-natural habitats
- Dormouse
- Otter
- Water voles
- Horseshoe bats
- Invertebrates
- Protected and pad species
- Miscellaneous sites of wildlife value
- Wye Valley AONB
- Key wildlife sites
- Blue post sites
- Regionally important geological sites
- Brownfield sites
- Wood pasture part and veteran trees
- Lowland heathland
- Industrial spoil habitats.

It also highlights the presence of the following species:

- Great crested newt;
- Otter;
- Vascular plants;
- Dormouse
- Bats;
- Invertebrates;
- Nightjar
- Woodland birds.

The project also provided a sample biodiversity study for Littledean Parish, providing a ‘template’ for the form and scope of such a study to potentially be rolled-out to other Parishes.

Cinderford falls within character area 5 - Wooded Syncline and Settled Forest Margin. The matrix shows that within this area the following habitats are present:

- Rivers and streams
- Standing open water
- Wet grasslands
- Species rich grasslands
- Woodland

xxx
Appendix 2: IMD Classifications

1. Income (Domain Weight 22.5%): The purpose of this Domain is to capture the proportion of the population experiencing income deprivation in an area.
   - Adults and children in Income Based Job Seekers Allowance households (2001).
   - Adults and children in Working Families Tax Credit households whose equivalised income (excluding housing benefits) is below 60% of median before housing costs (2001).
   - Adults and children in Disabled Person's Tax Credit households whose equivalised income (excluding housing benefits) is below 60% of median before housing costs (2001).
   - National Asylum Support Service supported asylum seekers in England in receipt of subsistence only and accommodation support (2002).
   - In addition, an Income Deprivation Affecting Children Index and an Income Deprivation Affecting Older People Index were created.

2. Employment (Domain Weight 22.5%): This domain measures employment deprivation conceptualised as involuntary exclusion of the working age population from the world of work.
   - Unemployment claimant count (JUVOS) of women aged 18-59 and men aged 18-64 averaged over 4 quarters (2001).
   - Participants in New Deal for the 18-24s who are not included in the claimant count (2001).
   - Participants in New Deal for 25+ who are not included in the claimant count (2001).
   - Participants in New Deal for Lone Parents aged 18 and over (2001).

3. Health, deprivation and disability (Domain Weight 13.5%): This domain identifies areas with relatively high rates of people who die prematurely or whose quality of life is impaired by poor health or who are disabled, across the whole population.
   - Adults under 60 suffering from mood or anxiety disorders (1997-2002).

4. Education, skills and training (Domain Weight 13.5%): This Domain captures the extent of deprivation in terms of education, skills and training in a local area. The indicators fall into two sub domains: one relating to education deprivation for children/young people in the area and one relating to lack of skills and qualifications among the working age adult population.
   - Sub Domain: Children/young people
     - Average points score of children at Key Stage 2 (2002).
     - Average points score of children at Key Stage 3 (2002).
     - Average points score of children at Key Stage 4 (2002).
   - Proportion of young people not staying on in school or school level education above 16 (2001).
   - Sub Domain: Skills
     - Proportions of working age adults (aged 25-54) in the area with no or low qualifications (2001).

5. Barriers to housing and services (Domain Weight 9.3%): The purpose of this Domain is to measure barriers to housing and key local services. The indicators fall into two sub-domains: 'geographical barriers' and 'wider barriers' which also includes issues relating to access to housing, such as affordability.
   - Sub Domain: Wider Barriers
     - LA level percentage of households for whom a decision on their application for assistance under the homeless provisions of housing legislation has been made, assigned to SOAs (2002).
   - Sub Domain: Geographical Barriers
6. Crime (Domain Weight 9.3%): This Domain measures the incidence of recorded crime for four major crime themes, representing the occurrence of personal and material victimisation at a small area level.
   - Burglary (4 recorded crime offence types, April 2002-March 2003).
   - Theft (5 recorded crime offence types, April 2002-March 2003, constrained to CDRP level).
   - Criminal damage (10 recorded crime offence types, April 2002-March 2003).
   - Violence (14 recorded crime offence types, April 2002-March 2003).

7. The living environment (Domain Weight 9.3%): This Domain focuses on deprivation with respect to the characteristics of the living environment. It comprises two sub-domains: the 'indoors' living environment which measures the quality of housing and the 'outdoors' living environment which contains two measures about air quality and road traffic accidents.
   - Sub-Domain: The 'indoors' living environment
   - Sub-Domain: The 'outdoors' living environment
     - Road traffic accidents involving injury to pedestrians and cyclists (2000-2002).
Appendix 3: Land Ownership Details (where known)

The land ownership plan overleaf is based on information obtained from various sources, including and in particular, Forest of Dean District Council and previous studies covering particular areas within this study area. It has not, at this stage, been verified by HM Land Registry and whilst every effort has been made to ensure its accuracy, we cannot therefore guarantee this.

<table>
<thead>
<tr>
<th>Site number</th>
<th>Owner</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Forest of Dean District Council</td>
</tr>
<tr>
<td>2</td>
<td>Lionel Jones</td>
</tr>
<tr>
<td>3</td>
<td>Broadmoor Brickworks</td>
</tr>
<tr>
<td>4</td>
<td>B&amp;P Boseley</td>
</tr>
<tr>
<td>5</td>
<td>L. Jones</td>
</tr>
<tr>
<td>6</td>
<td>Bip/Plastex</td>
</tr>
<tr>
<td>7</td>
<td>Dezac</td>
</tr>
<tr>
<td>8</td>
<td>Sims Metals</td>
</tr>
<tr>
<td>9</td>
<td>Forest of Dean District Council</td>
</tr>
<tr>
<td>10</td>
<td>B. Morgan Winner Garage</td>
</tr>
<tr>
<td>11</td>
<td>M.F. Freeman</td>
</tr>
<tr>
<td>12</td>
<td>L. Jones</td>
</tr>
<tr>
<td>13</td>
<td>J.M. Grail</td>
</tr>
<tr>
<td>14</td>
<td>B&amp;P Boseley</td>
</tr>
<tr>
<td>15</td>
<td>Northern United (leased from Forest Enterprise)</td>
</tr>
<tr>
<td>16</td>
<td>Miss K. Holiday</td>
</tr>
<tr>
<td>17</td>
<td>Woodwards Car Breakers</td>
</tr>
<tr>
<td>18</td>
<td>Coleford Brick &amp; Tile Co.</td>
</tr>
<tr>
<td>19</td>
<td>Mr J. Hamblett</td>
</tr>
<tr>
<td>20</td>
<td>Maguire Abbey Metals</td>
</tr>
<tr>
<td>21</td>
<td>Forest of Dean District Council</td>
</tr>
<tr>
<td>22</td>
<td>Forest of Dean District Council</td>
</tr>
<tr>
<td>23</td>
<td>Mr P. Stone (Dean Fireworks)</td>
</tr>
<tr>
<td>24 to 39</td>
<td>Forest of Dean District Council</td>
</tr>
<tr>
<td>40 to 97</td>
<td>Gloucestershire County Council</td>
</tr>
<tr>
<td>98</td>
<td>Manaforti Management</td>
</tr>
<tr>
<td>99</td>
<td>Co-op Stores</td>
</tr>
<tr>
<td>100</td>
<td>Forest Enterprises</td>
</tr>
<tr>
<td>101</td>
<td>Coleford Brick &amp; Tile Co.</td>
</tr>
</tbody>
</table>
# Appendix 4: Employment Land Availability

<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Type</th>
<th>Details</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>BELLE VUE CENTRE</td>
<td>Cinderford Area</td>
<td>Office - Offices</td>
<td>One office unit in Belle Vue Centre.</td>
<td>N/A</td>
</tr>
</tbody>
</table>
| VANTAGE BUSINESS POINT VILLAGE | Mitcheldean Area - Mitcheldean | Office - Offices    | Vantage Point Business Village offers a wide range of commercial offices and conference facilities which are all fitted out to a very high specification. All offices have comfortable installed as standard. Suites from 140 sq.m. and complete floor plates from 1,350 sq.m. to 2,300 sq.m. are available. All accommodation is supported by high quality site services and facilities, including an on-site restaurant, 24-hour security and site maintenance. Fibre Optic Backbone Broadband in excess of 100 Mbps available. | 140 sq.m.  
 |                             |                  |                     | Suites 140 sq.m. floor plates 1,350 sq.m. - 2,300 sq.m.                                                                                                                                                  |                   |
| THE MEWS - Part of the Vantage Point Business Village. | Mitcheldean Area - Mitcheldean | Office - Offices/ Industrial Units | The MEWS contains units suitable for offices and/or industrial workshops, let on ‘easy in/easy out’ terms.                                                                                                  | Various           |
| VALLEY ROAD BUSINESS PARK   | Cinderford Area  | Office - Offices    | Various office and workshop accommodation available.                                                                                                                                                      | Various           |
| 3A HEYWOOD ROAD             | Cinderford Area  | Office - Offices    | Office accommodation available as single offices/suites (ideal starter units). Show Office also available. Options include specified furnishing, dedicated parking and office cleaning.                                | 10 sq.m. - 46 sq.m. |
| EDGE OF TOWN CENTRE         | Cinderford Area  | Office - Offices    | Large luxury offices of various sizes full suites to single rooms, furnished/unfurnished. Serviced kitchen, toilets. Close to town centre with off road parking.                                                | 371.6 sq.m.  
 |                             |                  |                     | (4,000 sq.ft.)                                                                                                                                                                                           |                   |
| STOWFIELD HOUSE             | Other South Forest - Lydbrook | Office - Offices    | Various high quality individual offices and office suites. Services on offer can include high speed broadband, secure networking facilities, IT and HR support, PBX, networked printing and copying, e-mail screening, meeting room facilities, guest & staff catering, 24x7 security, ample parking. | 174 sq.m.  
 |                             |                  |                     | (1,873 sq.ft.)                                                                                                                                                                                          |                   |
| HIGH STREET                 | Cinderford Area  | Other - Office/Retail | Mixed commercial/residential development potential.                                                                                                                                                      | 162.8 sq.m.  
 |                             |                  |                     | (1,752 sq.ft.)                                                                                                                                                                                          |                   |
| FOREST VALE INDUSTRIAL ESTATE | Cinderford Area - Cinderford | Office - Offices    | Self-contained first floor offices with ground floor reception. LH £9,000 paX.                                                                                                                          | 78.96 sq.m.  
 |                             |                  |                     | (850 sq.ft.)                                                                                                                                                                                            |                   |
| MARKET STREET               | Cinderford Area  | Office              | Flexible, high spec first floor office suite (subject to planning). LH - £6,000 paX.                                                                                                                     | 130.06 sq.m.  
 |                             |                  |                     | (1,400 sq.ft.)                                                                                                                                                                                          |                   |
| STOWFIELD HOUSE             | Other South Forest - Lydbrook | Office              | 13.93 sq.m. (150 sq.ft.) Serviced office accommodation available in character property located on the edge of the picturesque Forest of Dean. The offices benefit from full central heating, on site parking, facilities for client meetings, presentations and training. On site catering facilities for visitors and staff. Secretarial, admin. assistance, phone answering, fax and copying services available. £231 pm. | 13.93 sq.m.  
 |                             |                  |                     | (150 sq.ft.)                                                                                                                                                                                            |                   |
| STOWFIELD HOUSE             | Other South Forest - Lydbrook | Office              | 13.75 sq.m. (148 sq.ft.) serviced office accommodation available in character property located on the edge of the picturesque Forest of Dean. The offices benefit from full central heating, on site parking, facilities for client meetings, presentations and training. On site catering facilities for visitors and staff. Secretarial, admin. assistance, phone answering, fax and copying services available. £228 pm. | 13.75 sq.m.  
 |                             |                  |                     | (148 sq.ft.)                                                                                                                                                                                            |                   |
| LADYGROVE BUSINESS PARK     | Mitcheldean Area - Mitcheldean | Office              | Business Park of 12 light industrial units from 81-325 sq.m. located on the A4136 between Mitcheldean and Longhope. New unit available. Approx. 164.80 sq.m. (1,774 sq.ft.) Also modern unit 142.14 sq.m. (1,530 sq.ft.) approx. | Approx. 164.80 sq.m. (1,774 sq.ft.)  
 |                             |                  |                     | & 142.14 sq.m. (1,530 sq.ft.) approx.                                                                                                                                                                      |                   |
| 37 MARKET STREET            | Cinderford Area  | Retail / Shop - Retail | Retail unit available as a whole, or as 2 separate units. Leasehold £65 - £150 p.w.                                                                                                                                 | 46.45 sq.m.  
 |                             |                  |                     | (92.9 sq.m.)  
 |                             |                  |                     | (500 sq.ft. - 1,000 sq.ft.)                                                                                                                                                                              |                   |
| HEYWOOD ROAD                | Cinderford Area  | Retail / Shop - Retail | Valuable Commercial Investment - single storey detached facility - currently hot food user. FH £30,000.                                                                                                                                 | 55.74 sq.m.  
 |                             |                  |                     | (600 sq.ft.)                                                                                                                                                                                            |                   |
| HIGH STREET                 | Cinderford Area  | Retail / Shop - Retail | Mid-terraced two storey (ground and lower ground floor) lock-up retail/office. LH £7,600 paX + VAT.                                                                                                                                 | 71.16 sq.m.  
 |                             |                  |                     | (766 sq.ft.)                                                                                                                                                                                            |                   |
| 67 - 69 HIGH STREET         | Cinderford Area  | Retail / Shop - Retail | Freehold. 133.96 sq.m. (1,442 sq.ft.) of retail accommodation - 3 bed self contained flat over. Offers in excess of £200,000.                                                                                                                                 | 133.96 sq.m.  
 |                             |                  |                     | (1,442 sq.ft.)                                                                                                                                                                                          |                   |
| MARKET STREET               | Cinderford Area  | Retail / Shop - Retail | Shop with large shopfront and store rooms available, kitchen. Leasehold on £6,240 exc.                                                                                                                                 | Other             |
|                             |                  |                     |                                                                                                                                                                                                            |                   |
| MARKET STREET               | Cinderford Area  | Retail / Shop - Retail | Commercial and residential investment - Lock up retail and 2 bedroom flat. Freehold £125,000 on Application. 46.45 sq.m. (500 sq.ft.)                                                                                                                                 | 46.45 sq.m.  
 |                             |                  |                     | (500 sq.ft.)                                                                                                                                                                                            |                   |
| 12 MARKET STREET            | Cinderford Area  | Retail / Shop - Retail | Retail unit - 83.98 sq.m. (904 sq.ft.) Freehold £125,000 on Application.                                                                                                                                 | 83.98 sq.m.  
<p>|                             |                  |                     | (904 sq.ft.)                                                                                                                                                                                            |                   |</p>
<table>
<thead>
<tr>
<th>Name</th>
<th>Location</th>
<th>Type</th>
<th>Details</th>
<th>Size</th>
</tr>
</thead>
<tbody>
<tr>
<td>N/A</td>
<td>Other South Forest - Lydbrook</td>
<td>Other - Garage</td>
<td>Popular village location. Workshop/spray Booth/Paint Shop/Showroom/forecourt motor vehicle sales + 3 bed flat - FH £375,000 + VAT.</td>
<td>Commercial: 396.21 sq.m. (4,265 sq.ft.); Residential/Flat at: 105.90 sq.m. (1,140 sq.ft.); Site: 631.72 sq.m. (6,800 sq.ft.)</td>
</tr>
<tr>
<td>VANTAGE BUSINESS VILLAGE</td>
<td>Mitcheldean Area - Mitcheldean</td>
<td>Industrial Unit - Offices/Industrial Unit</td>
<td>Vantage Point Business Village offers a wide range of high specification industrial space suitable for manufacturing, assembly, warehousing and electronics. Small units suitable for light assembly use, from 50 sq.m. in size available. Detached 2 storey building 200 sq.m. in size with a high level of glazing providing excellent natural light is available, providing 50% Production, 50% Office space. All accommodation is supported by high quality site services and facilities, including an on site restaurant, 24 hour security and site maintenance.</td>
<td>Up to 93,000 sq.m. industrial space/Up to 20,000 sq.m. office space.</td>
</tr>
<tr>
<td>THE MIEWS. Part of the Vantage Point Business Village.</td>
<td>Mitcheldean Area - Mitcheldean</td>
<td>Industrial Unit - Offices/Industrial Unit</td>
<td>The MIEWS contains units suitable for offices and/or industrial workshops. Let on ‘easy in/easy out’ terms. Telephone for latest availability details.</td>
<td>Various</td>
</tr>
<tr>
<td>STATION STREET BUSINESS PARK</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit - Industrial Units</td>
<td>Units of varying size (i.e. 353 sq.m., 929 sq.m., 1,207 sq.m.) within the former R. A. Lister buildings.</td>
<td>353 sq.m. plus</td>
</tr>
<tr>
<td>RUSPIDGE INDUSTRIAL ESTATE</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit - Industrial Units</td>
<td>Various new and converted industrial units located on the outskirts of Ruspide (nr. Cinderford). Various sizes.</td>
<td>Various</td>
</tr>
<tr>
<td>STATION STREET</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit - Industrial/Warehouse Unit</td>
<td>Various light industrial/warehouse units to suit a variety of users. Easy in/out terms. Rents negotiable.</td>
<td>Various</td>
</tr>
<tr>
<td>FORWOOD ENTERPRISE LTD.</td>
<td>Mitcheldean Area - Mitcheldean</td>
<td>Industrial Unit - Industrial Units/Workshops</td>
<td>Various units suitable for industrial/offices/storage. From 28 sq.m. - 114 sq.m. (300 sq.ft. - 1224 sq.ft.) Easy in/out terms.</td>
<td>Various</td>
</tr>
<tr>
<td>SEYMOUR INDUSTRIAL PARK</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit - Industrial Units</td>
<td>Flexible industrial accommodation with office content. £6,850 pax.</td>
<td>201.22 sq.m. (2,166 sq.ft.)</td>
</tr>
<tr>
<td>VALLEY ROAD</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit - Industrial Units</td>
<td>Refurbished industrial/warehouse units. Leasehold availability.</td>
<td>Various</td>
</tr>
<tr>
<td>HOLLYHILL ROAD</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit - Industrial Units</td>
<td>Flexible industrial/warehouse units - would suit wide variety of users - LH from £6,450 pax.</td>
<td>232.25 sq.m. (2,500 sq.ft.)</td>
</tr>
<tr>
<td>HARTS BARN</td>
<td>Mitcheldean Area - Longhope</td>
<td>Workshop/Craft - Workshop/Office studios/Storage/retail outlets</td>
<td>30 individual units located in converted award winning Grade II listed buildings. Set in 10 acres of landscaped grounds at an established tourist and business centre situated just off the A4136. Facilities include licensed restaurant and Tea Shop, Function Room, Art Gallery; over 12 working crafts, Picnic Area, children’s play area and disabled facilities. Units can be tailored to suit requirements with rents from £25 per week. Units from 25 sq.m. to 800 sq.m.</td>
<td>25 sq. m. to 800 sq.m</td>
</tr>
<tr>
<td>WATERLOO BUSINESS PARK</td>
<td>Other South Forest - Lydbrook</td>
<td>Industrial Unit - Industrial Unit</td>
<td>Rural yet very accessible flexible accommodation. £6,500 pax.</td>
<td>179.29 sq. m. (1,930 sq.ft.)</td>
</tr>
<tr>
<td>STOWFIELD BUSINESS PARK</td>
<td>Other South Forest - Lydbrook</td>
<td>Industrial Unit - Industrial Unit, Warehouse and Office accommodation</td>
<td>Stowfield Business Park is a self-contained site providing industrial, warehouse and office accommodation in individual units from 204.90 sq.m. (2,206 sq.ft.) to 29,281.04 sq.m. (315,193 sq.ft.) with extensive yard and car parking areas.</td>
<td>204.90 sq.m. (2,206 sq.ft.) - 29,281.04 sq.m. (315,193 sq.ft.)</td>
</tr>
<tr>
<td>FOXES BRIDGE ROAD</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit - Production/Warehouse</td>
<td>Detached production/warehouse facility, admin. office, substantial mezzanine floor. LH £7,500 pax or freehold.</td>
<td>260 sq.m. (2,800 sq.ft.)</td>
</tr>
<tr>
<td>STENDERS BUSINESS CENTRE</td>
<td>Mitcheldean Area - Mitcheldean</td>
<td>Industrial Unit - Industrial Units</td>
<td>Business Park with 11 industrial units. Modern self contained industrial unit approx. 212 sq.m. (2,286 sq.ft.) or two units of 106.18 sq.m. (1,143 sq.ft.)</td>
<td>212.37 sq.m. (2,286 sq.ft.) - 106.18 sq.m. (1,143 sq.ft.)</td>
</tr>
<tr>
<td>49 FOXES BRIDGE ROAD, FOREST VALE INDUSTRIAL ESTATE</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit - Industrial</td>
<td>Industrial unit/warehouse of 223 sq.m. (2,400 sq.ft.) plus mezzanine located within a small courtyard development on Forest Vale Industrial Estate. Rent £10,500 pa.</td>
<td>223 sq.m.</td>
</tr>
<tr>
<td>ENGELHARD</td>
<td>Cinderford Area - Cinderford</td>
<td>Other - Laboratory</td>
<td>Space available for sub lease (minimum 12 months). Laboratory space total approximately 400 sq.m. including office space. Potential rents are dependent on space and use. Facilities are monitored by 24 hr. security and a vault is available in one of the distribution areas.</td>
<td>400 sq.m.</td>
</tr>
<tr>
<td>Name</td>
<td>Location</td>
<td>Type</td>
<td>Details</td>
<td>Size</td>
</tr>
<tr>
<td>----------------------------------</td>
<td>-------------------------------</td>
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<td>--------------------------------------------------------------------------------------------------------------------------</td>
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</tr>
<tr>
<td>WHIMSEY INDUSTRIAL ESTATE</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit</td>
<td>Modern semi detached industrial facility with two-storey office - flexible in/out terms by negotiation - LH £27,500 pax.</td>
<td>780.82 sq.m. (8,405 sq.ft.)</td>
</tr>
<tr>
<td>43 FOXES BRIDGE ROAD</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit</td>
<td>Industrial Unit - 55.74 sq.m. (600 sq.ft.) Rent: £3,000 p.a. exclusive.</td>
<td>55.74 sq.m. (600 sq.ft.)</td>
</tr>
<tr>
<td>UNIT 1 SEYMOUR BUSINESS PARK</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit</td>
<td>Leasehold. Industrial units 780.82 sq.m. (8405 sq.ft.) Flexible terms available.</td>
<td>780.82 sq.m. (8405 sq.ft.)</td>
</tr>
<tr>
<td>EVANS BUSINESS CENTRE, HOLLYHILL PARK INDUSTRIAL ESTATE, FOREST VALE INDUSTRIAL ESTATE</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit</td>
<td>A range of light industrial/warehouse units situated in a well established and easily accessible location. Easy in/out terms available. Units range from 69.7 sq.m. (750 sq.ft.) to 185.9 sq.m. (2000 sq.ft.). All units benefit from 3 phase electricity, gas blow heaters, office and wc facilities.</td>
<td>69.7 sq.m. to 185.9 sq.m.</td>
</tr>
<tr>
<td>LADYGROVE BUSINESS PARK</td>
<td>Mitcheldean Area - Mitcheldean</td>
<td>Industrial Unit</td>
<td>Business Park of 12 light industrial units from 81 - 325 sq.m. located on the A4136 between Mitcheldean and Longhope. Modern industrial unit available. Approx. 142.13 sq.m. (1530 sq.ft.).</td>
<td>142.13 sq.m (1530 sq.ft.)</td>
</tr>
<tr>
<td>FOREST VALE INDUSTRIAL ESTATE</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit</td>
<td>Prominent commercial location - production/warehouse. External yard 1,700 sq.ft. LH £6,500 pax.</td>
<td>128.20 sq.m. (1,380 sq.ft.)</td>
</tr>
<tr>
<td>ENDELHAM</td>
<td>Cinderford Area - Cinderford</td>
<td>Warehouse - Warehouse/Office</td>
<td>Space available for sub lease (minimum 12 months). Warehouse/office space approximately 300 sq.m. including office. Potential rents are dependent on space and use. Facilities are monitored by 24 hr. security and a vault is available in one of the distribution areas.</td>
<td>300 sq.m.</td>
</tr>
<tr>
<td>UNIT 3, VALLEY ROAD INDUSTRIAL PARK</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit</td>
<td>First floor industrial/warehouse unit available leasehold in an established commercial location in the Forest of Dean. Close to town centre amenities. 255.57 sq.m. (2751 sq.ft.) Leasehold on Application.</td>
<td>255.57 sq.m. (2751 sq.ft.)</td>
</tr>
<tr>
<td>UNIT 17, VALLEY ROAD INDUSTRIAL PARK</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit</td>
<td>Self contained industrial/warehouse unit available leasehold in an established commercial location in the Forest of Dean. Close to town centre amenities. Recently refurbished. 241.17 sq.m. (2596 sq.ft.) Leasehold £3 per sq. ft.</td>
<td>241.17 sq.m. (2596 sq.ft.)</td>
</tr>
<tr>
<td>UNIT 14, VALLEY ROAD INDUSTRIAL PARK</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit</td>
<td>Self contained industrial/warehouse unit available leasehold in an established commercial location in the Forest of Dean. Close to town centre amenities. Recently refurbished. 375.69 sq.m. (4044 sq.ft.) Leasehold on Application.</td>
<td>375.69 sq.m. (4044 sq.ft.)</td>
</tr>
<tr>
<td>LINEAR BUSINESS PARK, VALLEY ROAD</td>
<td>Cinderford Area - Cinderford</td>
<td>Industrial Unit</td>
<td>Close to two main roads servicing Cinderford and its industrial park this site is currently used for a mix of heavy and light industrial manufactures and storage. Secure well fenced site adjacent to the Linear Park. A variety of units ranging from 92.9 sq.m. (1,000 sq.ft.) to 1393.5 sq.m. (15,000 sq.ft.) which briefly comprises: Unit 1 - Approx. 1393.5 sq.m. (15,000 sq.ft.) large purpose built modern building with over head gantry and other lifting equipment. Office suite, large fully equipped spray booth outside, storage area and parking facilities. Unit 2 - Approx. 464.5 sq.m. (5,000 sq.ft.) with small mezzanine storage area, gantry facility. Unit 3/4 - Approx. 464.5 sq.m. (5,000 sq.ft.) could be used in conjunction with units 2 &amp; 8. Unit 8 - Approx. 167.22 sq.m. (1,800 sq.ft.) with office suite, storage facility, light manufacturing. Available soon - new purpose built unit of approx. 371.6 sq.m. (4,000 sq.ft.) which can be arranged in any configuration starting at 92.9 sq.m. (1,000 sq.ft.) All units have ample parking and all services available. Rents starting at £4.50 per sq.ft.</td>
<td>92.9 sq.m. (1,000 sq.ft.) to 1393.5 sq.m. (15,000 sq.ft.)</td>
</tr>
</tbody>
</table>
Appendix 5: Recent & Current Planning Applications in Cinderford Parish

<table>
<thead>
<tr>
<th>Application ref.</th>
<th>Site Address</th>
<th>Proposal</th>
<th>Status</th>
</tr>
</thead>
<tbody>
<tr>
<td>P1276/06/FUL</td>
<td>3 Kings Head Court, Cinderford, Gloucestershire, GL14 2RZ</td>
<td>Insertion of two rooflights</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1277/06/FUL</td>
<td>4 Kings Head Court, Cinderford, Gloucestershire, GL14 2RZ</td>
<td>Insertion of two rooflights</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1278/06/FUL</td>
<td>2 Kings Head Court, Cinderford, Gloucestershire, GL14 2RZ</td>
<td>Insertion of two rooflights</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1258/06/FUL</td>
<td>3 Upper Bilson Road, Cinderford, Gloucestershire, GL14 2TJ</td>
<td>Alterations and erection of a two storey extension to dropping.</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1245/06/FUL</td>
<td>Landroigne, Parragate, Cinderford, Gloucestershire, GL14 2LX</td>
<td>Alterations and erection of a first floor extension over existing garage.</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1247/06/FUL</td>
<td>1-4 Corinium Business Park, Speculation Road, Cinderford, Gloucestershire, GL14 2YD</td>
<td>Variation of Condition (c) of DF223/7 to allow premises to be utilised for animal feed storage, sale and distribution (Resubmission).</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1202/06/FUL</td>
<td>Land Adjoining 30 Latimer Road, Cinderford, Gloucestershire, GL14 2RF</td>
<td>Erection of a dwelling attached to No 30 Latimer Road. (Demolition of existing garage).</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1184/06/FUL</td>
<td>Site F, Forest Vale Road, Cinderford, Gloucestershire, GL14 2PH</td>
<td>Erection of an industrial building with associated offices and parking facilities.</td>
<td>Pending Decision</td>
</tr>
<tr>
<td>P1187/06/OUT</td>
<td>17 Trinity Way, Cinderford, Gloucestershire, GL14 2RD</td>
<td>Outline application for the erection of a detached dwelling with ancillary works.</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1180/06/FUL</td>
<td>Rackham House, Forest Vale Industrial Estate, Newtown Road, Off Broadmoor Road, Cinderford, Gloucestershire, GL14 2YT</td>
<td>Variation of condition (c) of DF223/1/1 and condition (b) of DF223/2/L, to allow additional pre-load stacking/storage area, by reducing parking spaces from 30 to 17. (Renewal of Consent).</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1164/06/FUL</td>
<td>Linear Business Park, Valley Road, Cinderford, Gloucestershire, GL14 3HE</td>
<td>Installation of LPG fuel facility.</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1173/06/FUL</td>
<td>65 Heywood Road, Cinderford, Gloucestershire, GL14 2PH</td>
<td>Erection of a verandah and pergola over existing outbuilding. (Part retrospective). (Resubmission).</td>
<td>Pending Decision</td>
</tr>
<tr>
<td>P1127/06/OUT</td>
<td>12 Trinity Way, Cinderford, Gloucestershire, GL14 2OG</td>
<td>Outline application for the erection of one dwelling.</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1136/06/COU</td>
<td>54 Commercial Street, Cinderford, Gloucestershire, GL14 2RQ</td>
<td>Change of use from commercial to self contained residential unit. (Retrospective).</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1107/06/FUL</td>
<td>133C High Street, Cinderford, Gloucestershire, GL14 2TD</td>
<td>Alterations and erection of a two storey extension.</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1109/06/OUT</td>
<td>Land At Valley Road, Cinderford</td>
<td>Outline application for redevelopment of existing commercial premises with residential and commercial uses with ancillary works.</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P1160/05/OUT</td>
<td>Land At Littledean Hill Road, Cinderford, Gloucestershire, GL14 2BN</td>
<td>Outline application for the erection of a detached dwelling and private car garage.</td>
<td>Pending Decision</td>
</tr>
<tr>
<td>P1102/06/FUL</td>
<td>Aroda, 4A Seven Stars Road, Cinderford, Gloucestershire, GL14 2TG</td>
<td>Erection of a conservatory.</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P0698/06/OUT</td>
<td>Plot 10, Whimsey Industrial Estate Road, Cinderford, Gloucestershire, GL14 3EL</td>
<td>Erection of an office building and a workshop. Use of land for the storage of portable buildings and erection of 3m high security fencing.</td>
<td>CON</td>
</tr>
<tr>
<td>P1051/06/FUL</td>
<td>138 Church Road, Cinderford, Gloucestershire, GL14 3EY</td>
<td>Erection of a two storey extension.</td>
<td>Pending Decision</td>
</tr>
<tr>
<td>P1022/06/FUL</td>
<td>42 Mount Pleasant Road, Cinderford, Gloucestershire, GL14 3BX</td>
<td>Use of existing garage as additional living room and erection of a porch.</td>
<td>CON</td>
</tr>
<tr>
<td>P1004/06/FUL</td>
<td>30 Littledean Hill Road, Cinderford, Gloucestershire, GL14 2BE</td>
<td>Erection of a replacement dwelling. Construction of new vehicular access. (Retrospective).</td>
<td>CON</td>
</tr>
<tr>
<td>P0978/06/OUT</td>
<td>Burford, St Johns Square, Cinderford, Gloucestershire, GL14 3EY</td>
<td>Outline application for the erection of a dormer bungalow.</td>
<td>Application Refused</td>
</tr>
<tr>
<td>Application ref.</td>
<td>Site Address</td>
<td>Proposal</td>
<td>Status</td>
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<tr>
<td>P0958/06/FUL</td>
<td>18 Woodville Road, Cinderford, Gloucestershire, GL14 2AY</td>
<td>Alterations and extensions to dwelling, including the provision of a carport. (Demolition of existing garage/car port). Alterations to vehicular access.</td>
<td>CON</td>
</tr>
<tr>
<td>P0936/06/COU</td>
<td>Plot 6, Forest Vale Road, Cinderford, Gloucestershire, GL14 2AY</td>
<td>Use of land for the parking and storage of commercial vehicles</td>
<td>CON</td>
</tr>
<tr>
<td>P0774/05/FUL</td>
<td>Land At Church Road/Meend Gardens, Cinderford</td>
<td>Erection of 5 dwelling houses and 1 bungalow with associated parking facilities.</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0752/06/FUL</td>
<td>Rugby Sports And Social Club, Dockham Road, Cinderford, Gloucestershire, GL14 2AQ</td>
<td>Erection of a Class A1 retail store and petrol filling station. Alterations to vehicular access and layout of associated parking facilities. Demolition of existing rugby club and 3 dwellings. (Resubmission).</td>
<td>Pending Consideration</td>
</tr>
<tr>
<td>P0888/06/FUL</td>
<td>41 Meendhurst Road, Cinderford, Gloucestershire, GL14 2EF</td>
<td>Alterations and extensions to dwelling. (Revised scheme).</td>
<td>CON</td>
</tr>
<tr>
<td>P0246/06/APP</td>
<td>Land Adjoining, 23 Woodgate Road, Cinderford, Gloucestershire, GL14 2YQ</td>
<td>Approval of Reserved Matters for the erection of two detached dwellings. Alterations to vehicular access.</td>
<td>CON</td>
</tr>
<tr>
<td>P0880/06/FUL</td>
<td>97 Belle Vue Road, Cinderford, Gloucestershire, GL14 2BZ</td>
<td>Erection of a two storey rear extension</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0862/06/FUL</td>
<td>Land Adjoining, 6 Seven Stars Road, Cinderford, Gloucestershire, GL14 2TG</td>
<td>Erection of a detached dwelling. Alterations to vehicular access (Revised Scheme).</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0455/06/FUL</td>
<td>Joinery Workshops, Mountjoy's Lane, Cinderford, Gloucestershire, GL14 2TC</td>
<td>Erection of a new building to provide three one bedroomed apartments with ancillary works (Demolition of existing buildings)</td>
<td>Pending Decision</td>
</tr>
<tr>
<td>P0815/06/FUL</td>
<td>Green Gables, Steam Mills, Cinderford, Gloucestershire, GL14 3JD</td>
<td>Erection of 6 starter homes with associated parking facilities. Construction of new vehicular access. (Demolition of existing bungalow).</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0594/06/FUL</td>
<td>8 Listers Place, Cinderford, Gloucestershire, GL14 2LA</td>
<td>Erection of a conservatory (Retrospective).</td>
<td>CON</td>
</tr>
<tr>
<td>P0786/06/TPO</td>
<td>Land At Upper Bilson Road, Cinderford, Gloucestershire, GL14 2TG</td>
<td>Felling of Cypress Tree (T2) covered by TPO 86.</td>
<td>CON</td>
</tr>
<tr>
<td>P0787/06/TPO</td>
<td>Land At Upper Bilson Road, Cinderford, Gloucestershire, GL14 2TG</td>
<td>Felling of Birch Tree (T1) covered by TPO 86.</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0797/06/FUL</td>
<td>Highdene, Littledean Hill Road, Cinderford, Gloucestershire, GL14 2TQ</td>
<td>Alterations and extension to dwelling.</td>
<td>CON</td>
</tr>
<tr>
<td>P0770/06/FUL</td>
<td>47 Springfield Drive, Cinderford, Gloucestershire, GL14 2TQ</td>
<td>Erection of a conservatory.</td>
<td>Application Withdrawn</td>
</tr>
<tr>
<td>P0538/06/FUL</td>
<td>85 Littledean Hill Road, Cinderford, Gloucestershire, GL14 2BJ</td>
<td>Erection of 3 dwellings with associated garaging/parking facilities. Construction of new vehicular access off Forest Rise.</td>
<td>CON</td>
</tr>
<tr>
<td>P0763/06/FUL</td>
<td>6 Kings Head Court, Cinderford, Gloucestershire, GL14 2ZL</td>
<td>Insertion of rooflights.</td>
<td>CON</td>
</tr>
<tr>
<td>P0764/06/FUL</td>
<td>5 Kings Head Court, Cinderford, Gloucestershire, GL14 2ZL</td>
<td>Insertion of rooflight.</td>
<td>CON</td>
</tr>
<tr>
<td>P0580/06/FUL</td>
<td>65 Heywood Road, Cinderford, Gloucestershire, GL14 2QY</td>
<td>Erection of a verandah and pergola over existing outbuilding.</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0678/06/FUL</td>
<td>15 Steam Mills Road, Steam Mills, Cinderford, Gloucestershire, GL14 3JB</td>
<td>Erection of a conservatory to rear of dwelling.</td>
<td>CON</td>
</tr>
<tr>
<td>P0715/06/FUL</td>
<td>Units 1 - 4 Corinium Business Park, Speculation Road, Cinderford, Gloucestershire, GL14 2YD</td>
<td>Variation of condition (c) of DF223/Y to allow premises to be utilised for animal feed storage, sales and distribution.</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0718/06/FUL</td>
<td>Fairview, 24 Littledean Hill Road, Cinderford, Gloucestershire, GL14 2BE</td>
<td>Alterations and extensions to dwelling, including loft conversion with dormer windows. (Revised scheme).</td>
<td>CON</td>
</tr>
<tr>
<td>P0520/06/FUL</td>
<td>26/28 Steam Mills Road, Steam Mills, Cinderford, Gloucestershire, GL14 3JB</td>
<td>Erection of a single storey extension to No 28 and a two storey extension to No 26. (Revised Scheme).</td>
<td>CON</td>
</tr>
<tr>
<td>P0679/06/FUL</td>
<td>46 Church Road, Cinderford, Gloucestershire, GL14 2EA</td>
<td>Erection of a two storey extension together with single storey extension and replacement front porch.</td>
<td>CON</td>
</tr>
<tr>
<td>P0662/06/FUL</td>
<td>103 Belle Vue Road, Cinderford, Gloucestershire, GL14 3BL</td>
<td>Erection of a two storey rear extension.</td>
<td>CON</td>
</tr>
<tr>
<td>P0336/06/FUL</td>
<td>Paula Dean, St Johns Square, Cinderford, Gloucestershire, GL14 3EY</td>
<td>Alterations and erection of a rear extension to dwelling.</td>
<td>CON</td>
</tr>
<tr>
<td>Application ref.</td>
<td>Site Address</td>
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<tr>
<td>P0629/06/FUL</td>
<td>The Squirrels, Albion Road, Cinderford, Gloucestershire, GL14 2TA</td>
<td>Erection of a two storey extension to dwelling to provide double garage and bedroom above.</td>
<td>CON</td>
</tr>
<tr>
<td>P0635/06/FUL</td>
<td>The Triangle, High Street, Cinderford</td>
<td>Placing of a coachcart.</td>
<td>CON</td>
</tr>
<tr>
<td>P0617/06/FUL</td>
<td>3 Mount Pleasant Cottages, St Whites Road, Cinderford, Gloucestershire, GL14 3BP</td>
<td>Erection of a first floor rear extension and a porch to the front elevation.</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0575/06/OUT</td>
<td>Land At Forest Vale House, Valley Road, Cinderford</td>
<td>Outline application for the erection of a dwelling. (Revised scheme).</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0565/06/FUL</td>
<td>5 Hodges Way, Cinderford, Gloucestershire, GL14 2ES</td>
<td>Erection of a conservatory.</td>
<td>CON</td>
</tr>
<tr>
<td>P0552/06/FUL</td>
<td>Sparkpak UK Ltd, Foxes Bridge Road, Cinderford, Gloucestershire, GL14 2PG</td>
<td>Erection of a first floor extension to existing offices.</td>
<td>CON</td>
</tr>
<tr>
<td>P0543/06/FUL</td>
<td>28 Meendhurst Road, Cinderford, Gloucestershire, GL14 2EG</td>
<td>Erection of a detached private car garage.</td>
<td>CON</td>
</tr>
<tr>
<td>P0493/06/FUL</td>
<td>35 Meendhurst Road, Cinderford, Gloucestershire, GL14 2EP</td>
<td>Erection of a front porch.</td>
<td>CON</td>
</tr>
<tr>
<td>P0495/06/FUL</td>
<td>Land Adjoining 3 Stockwell Green, Cinderford, Gloucestershire, GL14 2EH</td>
<td>Erection of a detached dwelling with garage. Construction of new vehicular access.</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0457/06/FUL</td>
<td>52 Valley Road, Cinderford, Gloucestershire, GL14 2PA</td>
<td>Erection of a single storey extension.</td>
<td>CON</td>
</tr>
<tr>
<td>P0466/06/FUL</td>
<td>42 Station Street, Cinderford, Gloucestershire, GL14 2JT</td>
<td>Erection of a dwelling. (Demolition of existing garage). Provision of parking facilities.</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0445/06/FUL</td>
<td>Waterboard Sports And Social Club, Valley Road, Cinderford, Gloucestershire, GL14 2XN</td>
<td>Erection of a single storey extension to provide new gents/ladies toilet facilities and disabled toilet facilities.</td>
<td>CON</td>
</tr>
<tr>
<td>P0446/06/FUL</td>
<td>10 Woodville Road, Cinderford, Gloucestershire, GL14 2AY</td>
<td>Alterations and erection of a two storey rear extension.</td>
<td>CON</td>
</tr>
<tr>
<td>P0428/06/FUL</td>
<td>7 Bilson, Cinderford, Glos, GL14 2LJ</td>
<td>Erection of a detached double private car garage.</td>
<td>CON</td>
</tr>
<tr>
<td>P0388/06/FUL</td>
<td>Valdene, Stockwell Green, Cinderford, Gloucestershire, GL14 2EH</td>
<td>Alterations and erection of an extension to create a garden room.</td>
<td>CON</td>
</tr>
<tr>
<td>P0340/06/FUL</td>
<td>Land At Broadmoor, Cinderford</td>
<td>Erection of a bungalow with integral garage for supervision and security of recycling depot. Alterations to vehicular access. (Renewal of Consent).</td>
<td>Application Withdrawn</td>
</tr>
<tr>
<td>P0323/06/FUL</td>
<td>29 Market Street, Cinderford, Gloucestershire, GL14 2RT</td>
<td>Alterations and extensions to existing building to create one retail shop and five apartments with ancillary works. (Originally 2 shops and 3 flats). (Revised scheme).</td>
<td>CON</td>
</tr>
<tr>
<td>P0315/06/FUL</td>
<td>Steam Mills County Primary School, Steam Mills, Cinderford, Glos, GL14 3JD, GL14 2JD</td>
<td>Temporary siting of a replacement modular building. (Demolition of existing).</td>
<td>CON</td>
</tr>
<tr>
<td>P0306/06/FUL</td>
<td>41 Meendhurst Road, Cinderford, Gloucestershire, GL14 2EP</td>
<td>Alterations and extensions to dwelling.</td>
<td>Application Refused</td>
</tr>
<tr>
<td>P0238/06/FUL</td>
<td>9 Upper Bilson Road, Cinderford, Gloucestershire, GL14 2JT</td>
<td>Erection of a building comprising 3 self contained flats. Alterations to vehicular access and layout of associated parking facilities.</td>
<td>CON</td>
</tr>
<tr>
<td>P0232/06/FUL</td>
<td>8 Parragate Road, Cinderford, Gloucestershire, GL14 2LY</td>
<td>Alterations and erection of a two storey extension to dwelling. (Demolition of existing garage).</td>
<td>CON</td>
</tr>
<tr>
<td>P0216/06/FUL</td>
<td>4 Abbey Street, Cinderford, Gloucestershire, GL14 2NW</td>
<td>Alterations and erection of a two storey extension. (Revised scheme).</td>
<td>CON</td>
</tr>
<tr>
<td>P0216/06/FUL</td>
<td>138 Church Road, Cinderford, Gloucestershire, GL14 3EN</td>
<td>Erection of a pergola and boundary fence. (Demolition of existing outbuilding). (Revised scheme). (Part retrospective).</td>
<td>CON</td>
</tr>
<tr>
<td>P0211/06/OUT</td>
<td>Land At 57 Heywood Road, Cinderford, Gloucestershire, GL14 2QU</td>
<td>Outline application for the erection of a dwelling. (Renewal of Consent).</td>
<td>CON</td>
</tr>
<tr>
<td>P0188/06/FUL</td>
<td>33 St Whites Road, Cinderford, Gloucestershire, GL14 3DD</td>
<td>Alterations and erection of a two storey side extension to dwelling.</td>
<td>CON</td>
</tr>
<tr>
<td>P0189/06/OUT</td>
<td>Collingwood, The Branch, Drybrook, Gloucestershire, GL17 0DB</td>
<td>Outline application for the erection of a detached dwelling with ancillary works. (Demolition of existing garage).</td>
<td>CON</td>
</tr>
<tr>
<td>Application ref.</td>
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<tr>
<td>P0128/06/FUL</td>
<td>Land Adjoining, Billenda, Littledean Hill Road, Cinderford, Gloucestershire, GL14 2BE</td>
<td>Erection of a detached dwelling with integral garage. Construction of new vehicular access and manoeuvring facilities for Billenda (Revised Scheme).</td>
<td>CON</td>
</tr>
<tr>
<td>P0132/06/FUL</td>
<td>4 Woodgate Road, Cinderford, Gloucestershire, GL14 2RA</td>
<td>Alterations and erection of a two storey side extension to dwelling.</td>
<td>CON</td>
</tr>
<tr>
<td>P0119/06/FUL</td>
<td>Partington Engineering Ltd, Hollyhill Road, Forest Vale Industrial Estate, Cinderford, Glos, GL14 2YA</td>
<td>Alterations and extension to existing industrial building. Provision of additional car parking facilities.</td>
<td>CON</td>
</tr>
<tr>
<td>P0110/06/FUL</td>
<td>23 Trinity Way, Cinderford, Gloucestershire, GL14 2RD</td>
<td>Loft conversion including the insertion of dormer windows. Erection of a private car garage at basement level (Revised Scheme).</td>
<td>CON</td>
</tr>
<tr>
<td>P0085/06/FUL</td>
<td>Cadet Training Centre, Valley Road, Cinderford, Gloucestershire, GL14 2PE</td>
<td>Application under Circular 18/84 for the reroofing of existing buildings, together with an extension, to provide a pitched roof, incorporating rifle range. (Demolition of existing rifle range).</td>
<td>CON</td>
</tr>
<tr>
<td>P0088/06/OUT</td>
<td>The Nags Head, Church Road, Cinderford, Gloucestershire, GL14 2ED</td>
<td>Outline application for the erection of a dwelling. Construction of new vehicular access. (Revised scheme). Application Refused</td>
<td></td>
</tr>
<tr>
<td>P0062/06/OUT</td>
<td>Land Adjoining 34 Barleycorn Square, Cinderford, Gloucestershire, GL14 2LF</td>
<td>Outline application for the erection of a pair of link detached dwellings with garages. Application Refused</td>
<td></td>
</tr>
<tr>
<td>P0565/05/FUL</td>
<td>Site C, Forest Vale Industrial Estate, Junction of Boradmoor Road &amp; Newtown Road, Cinderford</td>
<td>Layout of concrete hardstanding for the storage of prestressed concrete floor beams. Construction of new vehicular access. Provision of associated fencing. Pending Decision</td>
<td></td>
</tr>
<tr>
<td>P1692/04/OUT</td>
<td>K W Beel &amp; Son Ltd., Whimsey Industrial Estate, Steam Mills, Cinderford, GL14 3JA</td>
<td>Removal of condition (04) of DF2820/2/S. (Complete length of estate road completed to adoptable standard prior to occupation of extension). Pending Consideration</td>
<td></td>
</tr>
<tr>
<td>P1053/04/FUL</td>
<td>Land at Whimsey Industrial Estate, Cinderford</td>
<td>Removal of condition (b) of DF2820/2/H dated 12/04/2001. (Road to be completed to an adoptable standard). Pending Decision</td>
<td></td>
</tr>
</tbody>
</table>