

Lawnstone Square - Round 1 Consultation Feedback (30 Aug - 17 Sep 2017)

Name	Date of email	Full response
Mark Bick	01.09.17	<p>Good to see some action to put the site to good use, however I find it hard to see how any cafe would operate without putting other cafes out of business or at least at risk. We have had two new cafe's in the last couple of years and already had a lot. It seems a strange place to put housing, right in the middle of a public area, but I assume that only housing will pay for the other work. I really do not like the look of the four storey mostly blank wall, close up against the street, that would really close down the entrance to the town from this direction and look very intrusive. The Gloucestershire Live article was inaccurate about the proposal for the new Parish Church. The Diocese agreed with the previous leadership of the District Council to purchase the land and build a new church for the market value based on an independent valuation. Then when the valuation was done, the Council leadership refused to accept it. The Diocese increased their offer and it was still rejected, the Council then spent a substantial amount of money on the demolition that the Diocese were offering to do after they had purchased the land! As far as I know the Diocese are still interested, but as a charity cannot pay more than the land is worth. Was this information was hidden from council members?</p>

Kevin Ball	02.09.17	<p>The four storey flat roofed building that edges the road & assumed as residential is the first thing that you realise as you drive in, thus making the back of this building the 'gateway' that you first see. The building is not in keeping with the heritage of the town & clinical in it's aesthetic. The building (as set on higher ground) draws the view away from the historic central hub of the clock tower & thus removes the initial image of a historic market town that we are keen to promote. The 4 storey building is too high for the proximity to the road & will resemble a block of flats. The roofing profile is not in keeping with the historic parts of the town & would like to see a rethink on this design to radically improve the aesthetic aspect & how the gateway is viewed. The integration of family housing, especially the 3 bedroom properties are in very close proximity to the 'new town square' & feel that the use of the area for licensed events unrealistic, given the foreseeable issues around noise and disturbance. I like the green roof aspect and would also like to see further provision for living walls, which soften the buildings & if undertaken with some thought could provide links to the surrounding green forestry. I would like lessons to be learnt from Pyart Court with respect to lighting under canopies, Pyart Court is a classic example of how not to make an area welcoming, and is dark and gloomy, with little natural light. This should be considered with the covered area. I welcome the workspaces for new business BUT needs careful management in end use, as we need to reflect on the existing town dynamic - for example our community hub cafe (Cafe 16) is already out on a limb, with other traders also struggling. There needs therefore to be thought given to end use - not more charity shops ! and a sensible understanding on the impact to existing traders. If this could be complementary trading, it could be a real asset. The central & focal point for entertainment has been for many years the clock tower, and feel the use of the new town square to be carefully considered. As per retail comments, the space should be complementary as opposed to in competition with the existing area. I would like to see within the fauna and planting , heritage links to the forest, which could be conveyed via the mixture of local native species & also 'man made' artefacts , for example iron ore, mining etc. This could include heritage information to provide the link to existing initiatives such as the Foresters' Forest. I support the solar aspect and would add that the buildings should include renewable energy sources for heating etc. The side profile of the property that backs onto the cinema, and faces onto the road currently shows a number of small windows. Whilst only for diagrammatic purpose, the link with the market town and large shop window frontage should be maintained. This again supports the appealing gateway aesthetic. The residential properties show the drying areas to the rear and thus facing directly onto the road. As per an earlier comment I do not feel a washing line full of somebody's underwear is a fitting first glimpse of our historic market town. My comments are not criticism, and am delighted the area is to be developed - HOWEVER careful & considered planning, with local views integrated & respected could make this a model development that truly integrates the past & the future. I would ask for formal receipt of my comments please & be included in future consultation/comments.</p>
Shauno Pacer	03.09.17	<p>I wish to put in an objection to the building on Lawnstone square and fully back the implementation of a community garden.</p>

Adrian Birch	04.09.17	<p>I was unable to attend the presentation and have a number of commentsI was unable to attend the presentation and have a number of comments.</p> <ol style="list-style-type: none">1. To what extent has there been public consultation prior to this presentation? A number of organisations are opposed to the form of this development of this site.2. Why was a historic building demolished and not refurbished as this would have been the most sustainable solution?3. Given that it has been demolished I have comments on the scheme as proposed4. The four storey flat-roofed building containing the flats seems to dominate the site. Where is the evidence that the architects have followed the Forest of Dean Design Guide which calls for a more traditional approach with pitched roofs and natural materials. A three storey pitched roof structure would have been more appropriate.5. Parking and vehicle circulation seems unresolved , particularly the space serving the flats. In neighbouring Monmouthshire parking is one space per bedroom up to a maximum of three per dwelling with 1 visitor space for every three dwellings. Residential use seems unsuited to this site given the proximity of several busy roads. Family dwellings would be better elsewhere in the town.6. Passivhaus standard should be the norm for all new dwellings constructed in the Forest of Dean DC area. Glad to see the architects espouse Passivhaus.7. Why remove mature trees, to be replaced by others in the same location?8. Big Screen facility. OK but The Studio Cinema adjacent to the site is a valuable community resource and could lose business. I don't object to the screen if it were managed by Studio, but wouldn't a performance space be a better use and be an architectural centrepiece. A screen is a bit bland.9. I welcome the creation of a square as much needed small public performance/ meeting space in the town which could be used as a market square with stalls and the like but this is incompatible with residential properties at ground level. Maybe better to have offices/ residential flats at first and second floor level only above retail, but see 5 above.10. Not sure how this interconnects with the bigger picture for Coleford.
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Neal & Gill Harden

04.09.17

My wife and I would like to comment on the proposal to redevelop the Coleford gateway site of the former Lawnstone House. The main item that stands out as inappropriate is the four storey building. As a gateway to the town centre a flat roofed four storey building looks too aggressive and out of keeping with the other buildings on site as well as the rest of the town centre. We appreciate it is a modern building but it should at most be no more than three storey and a pitched roof. We know the Tesco/Tuffins buildings are flat roofed but they are retail premises, not homes and are of the era they were built in. The side adjacent to the road should perhaps have windows, juliet balconies and design features that reflect the town and district. The present design just dominates the site and not in a good way. We wonder if sufficient parking has been allocated for the number of dwellings and business's on site? Also, the bays behind the cinema will need access through the council car park which is barrier controlled. Calling it a 'square' may be wrong as it conflicts with the existing Clock Tower area also considered the Town Square. Perhaps 'Lawnstone Gardens'? Why does the proposed path through the site towards the Council offices have steps in it? This prevents disabled and those with restricted mobility, prams etc. being able to use the route. Having walked the site I feel a graded path would be possible which would also be safer. Another comment is that when walking up the existing path you are confronted by the Council roundabout at a higher level and a narrow walkway towards the office door. Could the roundabout be re-contoured to put the retaining wall behind the St John building, the roundabout being lowered and allow easy access from/to the new pathway and the council offices? Please ensure the landscaping reflects local iron, steel, coal and timber materials. We feel that for the amount of use a large screen would have it would have the money could be better spent on landscaping, good quality seating (bug hotel seats) or possibly a water feature using local materials. Perhaps just a flat raised dais that could be used as a performance area thinking of the successful Music and Busking festivals and the Carnival of Transport. It would also provide a good surface for any temporary event screens, hired when needed. If the roadway in High Street is to be considered a shared space do you mean by this to remove the kerbs and have continuous surface? If so it needs careful planning not to increase the parking problems and speed control. My wife and I made the effort to visit the District Council office hoping to see a more detailed display than can be seen on-line or in the circulated pamphlet. However we were disappointed only to find three panels with no additional information. Looking on-line I see there were two other option plans initially considered. Why have these not been included in the public consultation in detail. The local residents may have suggested combinations of ideas across all three options. I am sorry if this appears negative. I do see positives in the proposals to provide business and housing opportunities as well as social options but you only have one chance to get it right and improve our town for years to come. I am quite happy to meet any of the team to discuss the above.

Neal Harden	06.09.17	<p>I am currently in Germany and spotted the attached water feature in Brussels as we travelled through. Just a thought</p>  <p>The photograph shows a public water feature in a city square. It consists of several large, dark grey stone spheres arranged in a circular pattern on a paved ground. Water jets are spraying upwards from the spheres, creating a misty effect. In the background, there are buildings, trees, and outdoor seating areas with umbrellas, suggesting a public square or park setting.</p>
Felicity Greenman	06.09.17	<p>I just want to add my voice to the chorus asking for the site of the old Lawnstone House to become a little grassy oasis. I know Coleford has a big park but as it's on the edge of the town, it isn't somewhere that visitors/tourists can hap upon to have a rest/eat their lunch etc. I think that a spot like this would be a really good addition to the town and it also opens up a view of the church, which again, unless you start really walking around, you just don't get to see.</p>

Diana Gash	06.09.17	<p>To FODDC Planners and Architects putting forward proposals. I attended the Architect's presentation and was very disheartened by the proposals. Before outlining my reasons I would like to ask why the consultation period is so short and also where comments from the public can be viewed. We were assured that all comments would be posted and as yet I haven't seen any. This may be an error of mine but I do know that comments have been made. The Coleford Neighbourhood Development Plan Steering Group of which I am a member has found during the past 3 years of consultation that there is considerable support from diverse quarters including residents and both occasional and regular visitors for an open green space in the town in which to relax. The proposal takes no account of these findings. I understand that this development may meet the ongoing need for immediate revenue but it totally ignores the possibility of truly enhancing the town and making it a more pleasant and possibly prosperous place to live in the future. It misses the chance of persuading visitors to spend more time and consequently more money in the town. This proposal is suitable for an urban space and will not improve or in the long term regenerate Coleford in any way. We already have a town square which hosts many community events and does so without creating disturbance to adjacent residential accommodation as this proposal will surely do. We certainly don't need a place for large screenings right next to our cinema which is highly appreciated by residents. The idea of the small business start up premises is welcome and new builds should be confined to that end of the site. To propose three 3 bedroom houses on the part of the site where it was hoped and expected that a green space would be created is to act against the wishes of the community and against the future well being of the town. These houses would be taking up what could be a valuable public recreational town centre space with their private gardens. A travesty especially as there are many other identified sites where housing can be provided. The feeling towards the large "landmark" cuboid building proposed for the dominant gateway site was fully expressed at the presentation. The cube is a strong and elemental form and can work well on the right site. (Corbusier , F Lloyd Wright for instance) This is not a suitable place for such a building. It is squashed into the corner and looks incongruous in that important gateway site. The idea of creating something reminiscent of the clock tower is lost. The bare face of the building looks strident and ugly and the promise of some permanent surface decoration is not reassuring. The hard square itself is too small, too close to living spaces and not needed as an events space .The small amount of surrounding grass and trees is totally inadequate and very far from a peaceful green garden. The idea put forward at the presentation of having some move able planters to give the space flexibility is absurd if one takes the time to imagine the reality rather than a drawing board idea. There are also issues of car parking spaces on the site and the blocking of the view of the lovely landmark building of St John's Church which has been opened up by the creation of this space. I am sorry to be so damning as I am sure that FODDC are as always revenue driven and gave a loose brief to the Architects who have tried to fulfil that aim. Please do not squander the very last opportunity to make a real and lasting improvement to the town and listen to what tourists and residents and</p>
Michelle Tonge	07.09.17	<p>To whom it may concern I have seen your plans for the new regeneration. I personally think why? Why replace the building that was there for years with another TALLER building. we need more green space in the town somewhere for children to sit play enjoy the town.</p>
Roohallow Games	07.09.17	<p>After seeing the proposed plans in the review I can honestly say Coleford deserves better. A park would be more ideal with trees and water feature Something worth walking past.</p>
Roohallow Games	07.09.17	<p>After seeing the proposed plans involving housing I change my mind, sorry.</p>

Mike Barker	07.09.17	Having looked at your proposed plans, they look OK apart from the strange rectangular 4-storey building at the end of the Southern block, right next to the street. I can't find any explanation as to what this block is for. So what is it for? More offices? I do not think it fits in with the quite nice general architecture of Coleford, at least in the older parts, and would be an eyesore when looking in that direction from the Clock Tower. I suggest you remove it and extend the two storey block behind so as to harmonise with the one opposite.
Coleford Resident	07.09.17	Sirs, I respond to your proposals as follows: 1) The proposal shows a high degree of architectural Naivety in its content and shows no regard to Coleford as a Historic Market Town and would be more in place within the suburbs of Bristol or Birmingham 2) The proposal does not take into consideration the needs of the Town. 3) The Town does not NEED a 4 storey carbuncle 4) The Town does not need another square It already has a Market Place for events 5) The Town does not Need another area for anti -social behaviour it already has plenty 6) The Town already has a plethora of empty shops with no potential occupants. What the Town Needs is something to encourage people both local and visitor to come to Coleford. What the Town needs is more Green safe areas suitable for families. What the Town Needs is a gateway which tempts people to explore further and give the people of Coleford something to be proud of.
Coleford Resident	07.09.17	Having seen the design for the new proposal, I must admit that the high storey block of flats seem to look quite unattractive as the first thing you see welcoming you into the historic market town of Coleford! Also with the empty units in the high street and Pyatt Court do we need more retail units? Also will the proposal to supply the new residents of the housing development car park permits, also extend to existing residents of Coleford who are having to pay a lot of money for theirs? I do like the greenery and trees however.
Peter Burnett	10.09.17	Please find enclosed feedback on the proposals for Lawnstone Square. 1. New Town Square. We have a town square already, any reference to the proposed green space as Town Square will detract from the clock tower area and diminish the towns identity. The brief was for public space which is fine, at least for Council employees who will have direct access to it, but it should not be branded as the new or another town square. 2. Events will not be appropriate for the new public space. Any investment in public events should be made on the Clock Tower space. 3. Accessible route to FODDC. yes this is required but the further up the high street it starts the less of a useful short cut it is. 4. Flats and Houses. The side elevation of the proposed flats looks terrible and very intrusive. It would seem to me that this size of structure would be better lower down adjacent to the cinema with the workspace area being higher up. I am not convinced this is an appropriate location at all for houses. One bed flats, if the design is less intrusive would be more appropriate.

Mike Butler	11.09.17	<p>It is very exciting to see the proposals for the Lawnstone site. My comments are. Retail units. If the council is the long term landlord for these units I hope they can encourage start up retail businesses by offering flexible lease terms to prospective tenants that will also benefit the retail profile of the town. Affordable accommodation. Good Accommodation in the town centre should be welcome to encourage building a community. Residents need to be assured of support if they encounter anti-social behaviour. Town square. This is a very exciting proposal and needs to be designed and constructed to maximise it's benefit to the town and wider community. It can offer a space that is used by the community and the proposal of big screen presentations can help the town to thrive by partnering other events like the music festival. It would be good to have a vision where the town square is enlarged by incorporating the high street possibly making this pedestrian only either permanently or for events. Well done on presenting a challenging proposal that seeks to benefit the town.</p>
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Iain Baird - Coleford
Neighbourhood Plan
Steering Group

11.09.17

You will be aware that the Coleford Neighbourhood Development Plan (CNDP) has carried out eleven rounds of consultations with Coleford residents and visitors, over the past three years. These consultations showed that the town's Market Place is valued as a key heritage space, however it was felt that it should be improved with a greater variety of shops and smarter fronts to surrounding buildings. Another theme that arose was the need for a green space within the town for quiet reflection and for breaks during the working day. In order to improve the town centre further, there was also support for improving the gateways into town, which the Town Council have already started to implement with the flowers tubs and welcome lamppost banners. It was, therefore, surprising to study the District Council's plans for the Lawnstone site and find that none of the NDP consultations' findings seem to have been considered by the architects when preparing their recently published proposal. Before these proposals progress any further, we would ask the architect and the District Council to answer these questions regarding their plans. **1.** How does a new event space add to the town's already existing and successful event space in Market Place? Particularly when so many of Coleford's residents have clearly told us that they value the Market Place as the central focus for Coleford. **2.** Why have you not included a green space on the site, when there is clear demand for a garden area in the town centre? A paved area with some flowers tubs is not a garden or a green space. In order to construct the buildings that are planned an existing garden, which can easily become a public space, will have to be built over or at least become a privately owned garden. **3.** Why have you included more traditional shops in the plans, when there are already too many empty shops in the town centre? What is needed, as has been shown through our consultations, are small short-lease 'pop-up' units for craft workers and those considering stepping up from home working to a full shop. What is shown on the plans does not fit this requirement. **4.** Why have three-bedroomed homes with gardens been included on a site that is completely surrounded by roads, shops, car parks and the District Council? What is needed in the town are affordable one or two bedroom apartments or houses. There are plenty of three bedroom properties being constructed on estates around the town, e.g. Thurstan's Rise. **5.** How does a four storey, flat-roofed, block of flats positioned next to one of the main gateway roads into the town centre complement the historic market town of Coleford? Will tourists driving down Cinder hill be encouraged to stop in Coleford and spend their money when they see this horrendous building? The only manner in which this is a 'landmark' building is as an eyesore within the town, and it will be only be valued by urban planning lecturers as an example to their students of bad planning decisions.

Iain Baird - Coleford
Neighbourhood Plan
Steering Group.
Continued.

11.09.17

The public consultation on this plan for the Lawnstone site ends on Friday 15th Sept, which seems a very short public consultation for such a key development. The Steering Group for the Coleford Neighbourhood Development Plan would ask Councillors to study the emerging Coleford Neighbourhood Development Plan and take note of the wishes of Coleford residents and visitors. We would also state that this Lawnstone site proposal conflicts with many of the policies that are currently being finalised, prior to an inspection and a final public consultation and vote. In particular we would draw Councillors' attention to the entry under green spaces in the CNDP appendix for the Lawnstone site. This acknowledges the possibility for the development of flats, but without removing the garden area as a public space or destroying the view over the town towards the Angus Buchanan Recreation Ground. Lawnstone site c. Supported in consultation as green area furthest in to town centre. Allows major view over St John's and town centre. Also on High Nash gateway, breathing space seating? Can be conserved within possible flats development. Please also note policies CNE1 and CIT. We look forward to the planning Committee meeting with members of the Steering Group to discuss how the Lawnstone site can be developed in such a manner that it will be cost neutral to the FoDDC and provide a valued asset to the town.

Iain Baird - Coleford
Neighbourhood Plan
Steering Group.
Continued.

11.09.17

For Lawnstone reference,

a: see website especially Appendix A character assessment pages 1-16; Lawnstone Site assessment

b. two specific policies from draft revised plan 8.9.17.

Policy CNE1 Protecting and Enhancing Local Landscape Character in Coleford and its Surrounding Settlements. In addition to complying with other policies, any new development should include landscaping schemes which aim to protect and enhance local landscape character in the parish of Coleford.

New development will be supported, provided that it:

- Conserves the landscape setting of Coleford, including the Green Ring
- Promotes high quality residential design that respects local townscape and landscape character and reflects local vernacular building styles, layouts and materials
- Conserves existing landscape features such as trees, and hedges as intrinsic parts of new development, including using TPOs
- Seeks opportunities to create exciting new character in areas of degraded or declining landscape, e.g. the industrial area at the end of the cycleway at Milkwall Bridge
- Preserves the valued views into and out of the sites. Includes innovative architectural/ landscape schemes to create new character and minimise impact on local landscape character such as with the use of Eco features, e.g. 'green roofs'

Special consideration will be given to recreation and tourist development only when it:

- Conserves the rural landscape setting of Coleford and surrounding settlements as well as neighbouring villages, e.g. Berry Hill (see West Dean Parish's NDP)
- Seeks to minimise the encroachment of development into visually exposed landscapes/key views
- Conserves and enhances areas of existing woodland/forest cover

Iain Baird - Coleford
Neighbourhood Plan
Steering Group.
Continued.

11.09.17

Policy CITPA2 Through Routes and Gateways. The identified through routes and gateways (Map 2) as mapped in the character assessments should be good quality design which pays special attention to the transition from rural to urban, following guidance below:

- a) The appropriateness of the proposed development when considered against the character assessment of the surrounding area
- b) Development should have regard to the surrounding streetscape (eg, frontages, building lines, front gardens) and should respond appropriately to character and setting. Development that is incongruous within an otherwise consistent setting and streetscape (e.g. development set back from a well-established building line) will not be supported
- c) Creation of high quality public spaces with an appropriate mix of low maintenance, hard and natural landscaping
- d) The environment created for all pedestrians and cyclists in terms of quality, safety and ease of access
- e) The appropriate review and efficient use of signage and street furniture to reduce clutter and, where possible, help reinforce the identity and distinctiveness of the area
- f) At key gateways retaining and enhancing landmark buildings and views of landmark buildings
- g) Where new development is proposed, creating new buildings sympathetic to the local character
- h) Incorporation of public art

Iain Baird - Coleford
Neighbourhood Plan
Steering Group.
Continued.

11.09.17

See also: **c. Developer Contribution list. Developer Contribution List for Infrastructure**

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

- Improve parking for all, including quality parking for new developments, creative use of space and secure parking for mobility scooters, mopeds and prams in the town centre
- Improve on-street parking creating 'avenues' whereby laybys are made into, but retaining, green verges and banks and which include sustainable urban drainage schemes, such as tree planting between parking bays. The aim is to make the provision dual purpose and would give due regard to disabled users
- Improve transport settings, shelters, notice boards or digital displays and places to rest (perches and benches)
- Following the traffic management scheme at Market Place and Gloucester Road traffic lights, as described in CITPA1, introduce measures to improve the safe flow of traffic and reduce vehicle congestion and emissions
- Introduce traffic flow and calming measures for Tufthorn Avenue, including considered projects such as bypass roads
- Create safe places to cross roads at Mile End, Staunton Road/Bank Street, Broadwell and to consider Coalway and Old Station Way/Main Place
- Improve physical environment, transport infrastructure and signage for Community Facilities and Tourism
- Improve infrastructure for Education, Health, Dental and associated services
- Improve Town Centre frontages and appearance of Gateway buildings
- Provide quality public realms for all and public art
- Create and enhance Public Rights of Way, cycling and pedestrian routes
- Support the appropriate authorities to maintain highways, hedges and pathways
- Improve water management and infrastructure to decrease flood risk
- Improve broadband

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

<p>Iain Baird - Coleford Neighbourhood Plan Steering Group. Continued.</p>	<p>11.09.17</p>	<p>See also d Projects. 8.1 Coleford Town Centre Regeneration of Coleford Town Centre and Edge of Town Centre. 8.1.1 Development of a garden on the Lawnstone site: Coleford Town Council (CTC) to support this project and to liaise with the planning department to put pressure on them not to sell the whole site. As part of the site is not included in the Allocations Plan (AP) an area could be used for this public realm landscaping. Part of the site is categorised as Local Green Space. A local community gardening group could be set up to establish and maintain the Lawnstone Garden. 8.1.2 Differing management and use of the Clock Tower and historic area: Planners could be brought in to project-manage consultation and transformation to increase the cultural value and effectiveness of that area to the community and visitors. Include edge of town centre as it relates to regeneration. 8.1.3 As part of a strategy to improve and regenerate Coleford town centre and surrounding areas and increase tourism: The Town Council, with representatives from the retail sector and planners could develop a shop front design guide. The Town Council, with District Council advice, and in partnership, should investigate funding opportunities to support improvements in Townscape Heritage or other appropriate heritage-led regeneration programmes, taking into account infrastructure policies and need for an access audit e.g. St John's Church. Produce information on local places of interest, activities and attractions, cycling, walking, heritage and green trails, Walkers Welcome initiative. Investigate new technologies such as Apps to promote tourism in the town. 8.1.4 Redesign of Coleford town centre traffic movements and working, e.g. bus stops, parking, to make it much more attractive and effective and increase tourism and the holding of events. The project could include the management of car parking spaces as well as changes to pedestrian movements within the town centre and improved signage in and around the town centre. 8.1.5 Enhancing the entrances into the Town Centre at the Gateways.</p>
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<p>Local resident & FoDDC staff member.</p>		<p>Firstly, I would like to thank the team at the council for taking on the task of the much needed regeneration of the former Lawnstone House site. Also, thank you to Simon Brown for producing the first designs. My following comments on the initial Lawnstone Square design proposals are made firstly as a resident who would like to see the site become as pleasing to the eye as it is beneficial to the town and secondly as a member of staff who would like to see the site put to good use and somewhere where staff could enjoy, therefore improving the working environment. I think that bringing affordable housing to the high street of the town is a fantastic idea - well done! Bringing homes to the centre of a town helps to bring it back to life and benefits local traders. The council acknowledges the need for more affordable homes in the district, therefore wouldn't it be better to provide two bedroom town houses on one side and one bedroom apartments above the commercial space. I'm not sure that three bedroom family homes would work in the square, particularly if you are looking to hold events in this area. The idea of 'pop up' shops/retail space for start up businesses is also an excellent idea - again well done. Coleford is an historic market town with a lovely clock tower. I feel the view from the gateway of the town should not be marred by a 'lego brick' style building, which would look unattractive and dated in a few years time. The view down to the clock tower is a pleasant one, particularly at Christmas when the lights are up and an illuminated wall would detract from this. Coleford is a town with very few illuminated signs and is not Las Vegas. Anything too modern would not be in keeping with the current shop fronts in the town. I feel it would be better to make the 'gateway' as attractive and inviting as possible and avoid an eyesore development at all costs, remembering that if an unattractive building is erected residents will be stuck with it and the council will carry the blame. My main concern about the Lawnstone Square development is that it becomes another 'Pyart Court', an area which is unattractive and dated and makes my heart sink every time I visit it. It has become a dark and dingy covered skate and bike park for young people and uninviting to the local shopper and visitors to our area. On this basis I would like to see Lawnstone Square as an attractive, open and peaceful green space (still with the affordable homes) where residents, visitors and council staff can sit, relax and enjoy refreshments in nice weather. The avoidance of another concrete skate park is a must! This green area would still incorporate the affordable homes and an attractive space would be an extra benefit to the tenants/home owners. If you wish to promote local artists, instead of the illuminated wall, why not make the green space into a Forest of Dean themed sculpture garden promoting the work of talented local artists? This would compliment the existing woodland sculpture trail and be an incentive to attract visitors into the centre of the town.</p>
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Local resident & FoDDC
staff member
(continued).

We are really lucky to have a cinema in Coleford and I would hope that the temporary big screen events would be sporting events etc, rather than films, so as not to detract from the cinema's current trade. It would be very sad if we lost one of only two cinemas in the district. I'm not sure the car parking as currently laid out in the designs would work. The occupants of the new properties would need car parking close to hand. The reality of carrying shopping and a small child in hideous weather a long distance from the car to a property is not an attractive one for a tenant or buyer. I understand that one of the aims of developing Lawnstone Square is to be an income stream for the council, but the Square must also enhance the lives of local residents, be an attractive space for visitors and boost the prosperity of the town centre for local businesses. Good luck to all of you with this project. I acknowledge that a task like this is never easy and sadly you won't be able to please everyone with whatever you erect on the site. I hope my comments have been helpful in some way and I look forward to seeing the next designs.

Marilyn Cox

Coleford NDP Steering Group and volunteers have spent at least 5000 hours working on this document. We have spoken to and listened to local people- residents and businesses- over eleven consultations, at least 3 sessions of which lasted for 8 weeks. We have kept in contact with Nigel Gibbons at FoDDC Forward Planning, and Kate Baugh from GRCC throughout. I therefore find it disappointing and totally undermining that this proposal ignores the key points raised in our findings.

1. There is a specific desire to retain the existing green area as a Local Green Space. It fulfils the NPPF requirements to be VALUED, as a key place to have a breathing space just near to the town centre, on one of the key gateways, and next to the Conservation Area.

2. The Gateway from Puzzlewood, Gateway 5 Perrygrove High Nash is one of the key entrances, especially for views as tourists enter – see picture 84 in the relevant Character Assessment. The green space on the roundabout is the appropriate end for this. It has a history of being green.

3. If you are going to add a landmark building, then design it appropriately and site it appropriately. People want to keep the views over the town and especially St John's. The housing need is clearly for 1 and 2 bedroomed dwellings, either for younger people who need affordable homes or for older people to downsize, but stay in the town – freeing up larger 3 or 4 bedroomed properties for others. The NDP recognises some accommodation on the site, but not to the exclusion of the green space: indeed they will work together well. I would hate to think that the potential for starter homes would cause this proposal to be rushed through simply to meet deadlines when planning needs to be seen to be done right.

4. Any SUDs scheme would require a management company to service it, and residents would have to contribute. How will those fees be offset for affordable homes (otherwise they are not as affordable)? Or, if all the homes are market/starter homes then the FoDDC would infringe their own policies by not providing the appropriate levels of affordable homes on their own site in front of their own building.

5. The flooding from surface water issue has not been addressed and you will want to look at the NDP section 7 to see how seriously people consider flooding issues. The High St slopes steeply toward the Clock Tower, so any flat paving area would be below the road level and would pool with water. Whilst you may use paving which allows a certain amount of infiltration, green space with garden and trees is much more effective.

6. The whole point of bringing together the on the ground evidence and consultation findings into a NDP is to give the community a say in the manner of planning their place. The FoDDC is required to help communities to prepare these, so it would be pretty obvious and counter-productive for FoDDC to ignore/disregard these findings by rushing through this application without appropriate revisions. We are currently spending major time revising to the final submission document following the regulation 14 consultation, and in light of progress on the Allocations Plan. I cannot see how this can be done properly in as short a timescale as was envisaged in the Briefing meeting.

14.9.17

Marilyn Cox (contd.)

14.9.17

in the briefing meeting.

Marilyn Cox (contd.)	14.9.17	<p>I refer you to two points in the NPPF of relevance and the specific references offered alongside the NDP comments:</p> <p>NPPF 70 “ensure an integrated approach to considering the location of housing, economic uses and community facilities and services.” (Adequate local infrastructure is a key point brought forward in the NDP). NPPF 73 “Access to high quality open spaces and opportunities for sport and recreation can make an important contribution to the health and well-being of communities. Planning policies should be based on robust and up-to-date assessments of the needs for open space, sports and recreation facilities and opportunities for new provision. The assessments should identify specific needs and quantitative or qualitative deficits or surpluses of open space, sports and recreational facilities in the local area. Information gained from the assessments should be used to determine what open space, sports and recreational provision is required.” (Hence the Local Green Spaces designation - still being revised in the NDP). Please focus the application on accommodation – 1 and 2 bedroomed on the north of the site, no more than two storeys high- and a green space to abut the entrance to the District Council next to the roundabout. Pay attention to the character assessment in terms of design. Do not make a feature of a poor landmark building: that will not help attract tourists and will aggravate the look of the Gateway.</p>
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Vicky Morgan BA(Hons)
Garden Design.
Business owner of MOOT, St
Johns Street, Coleford and
resident of Broadwell.

14.9.17

I hereby strongly object to the plans proposed for the Lawnstone House site. After careful consideration of the information that has been given to me in regards to the proposal and listening to the local residents that frequent my shop - MOOT, St Johns Street, Coleford, engaging with the NDP team, talking with local business owners and having an extensive qualified knowledge of garden design and landscape architecture I would like to put forward the following case for dismissal of the current scheme and propose a new one in its place. Your proposal for the Lawnstone site is predominantly a housing development designed by a predominately housing architectural company Sustain-by-Design which I believe was approved by the previous council. Whilst this design scheme may fit with a more urbanscape such as a city or major town this clearly would not fit with the rural, conservation landscape of Coleford a small market town, in the heart of our forest. The suggested housing on the south side is absolutely wrong for this site for the following reasons. The community of Coleford through the NDP has clearly stated that they do not want housing for this site however, from an architectural point the proposed development of three houses and a block of flats is disjointed from any other housing hub in the surrounding area. The elevation of the proposed location for these dwellings will block out major day light from the road and the proposed landscaped space thus making any planting of a town square difficult. It will hide views of historical town landmarks such as the Clock Tower and St John's Church, all tourists would see as they leave the carpark opposite would be a huge square block, not an inviting town. In addition if you calculate the number of occupants for these dwellings the parking proposed is way under estimated. The housing proposal has large garden space attached which would suggest that you have planned for at least an average family of 4 or more. Given the number average of a family that live in a 3 bedroom house they will usually have 2 cars therefore 4 proposed spaces for three houses and flat owners is not enough unless you are willing to offer discounted parking permits in the large carpark opposite at a revenue loss. On the North side of the proposed scheme the workshops in principle is a great idea but the proposed size of them is unrealistic in a small town, we struggle to attract new business to the area in smaller retail units let alone these three large spaces designed for high rent/rates. In addition the proposed flats above may work but again proposed parking for these and workshops totals six spaces. It would be naïve to think that we in the forest all walk or cycle to work and whilst that should be encouraged we simply do not have the infrastructure in place for efficient public transport and safe Sustrans cycle routes. Therefore a recognition of vehicle space designation used for this scheme needs clearer attention. In the centre section you have proposed a new town square, a small landscaped area with seating, lighting, activities and events in keeping with the NDP. However, how do you propose to fit all this in such a tiny space given the scale of the housing, flats and workshops. I understand too that the area will be mostly hard landscaped with a few new trees and raised flower beds on wheels.

Vicky Morgan (contd.)

14.9.17

This will certainly become a "dark space" because it is over shadowed by the proposed housing and added existing elevation of the FODDC offices running along the south to west sides of the scheme. The newly planted trees will struggle for light in their youth and flower beds will need extra consideration when planting and extra water maintenance, thus more revenue cost. In a small town where we already have high numbers of youth crime, drug and alcohol abuse this will only serve as an area for these undesirables to congregate in and abuse the new development. This will inevitably add to future maintenance costs to rectify damage or guarding of the area as in the case of the Main Place library. Why propose another outdoor screen next to an existing cinema and surely this is in conflict with the Bells Field development. I can only conclude that the design brief given has been one of revenue gained through housing, an understandable misconception in today's economic climate however, there are better, more forward thinking longer term solutions that can be applied. Revenue can be taken in other ways such as creating a sustainable green open space that will encourage investment in the immediate town vicinity and wider town locations, create a more attractive environment for the local community to want to stay and spend locally as well as boost local moral and lastly as we are quickly becoming an adventure destination for tourism, it would encourage those visitors to stay longer and again spend their money, boosting our economy. "Quality open spaces will improve an area's general sense of attractiveness, helpful when seeking to attract visitors for example, or in improving worker productivity. Creating high quality open spaces also provides an opportunity to make a positive impression and communicate a sense of place and confidence that can be attractive to investors and future residents alike." CIRIA -open green space 2017. The government has launched its The Natural Environment White Paper (2011) which is committed to enhancing green infrastructure and improving communities' health, quality of life and resilience to climate change. Working in partnership with the Landscape Institute and professional environmental planners. "Green spaces are not only important for our health and well-being; they also create places where people want to invest, generating new jobs and businesses. "We're used to thinking about drab, grey infrastructure - the roads, drains, power lines and other things on which we all depend. It is now time to place the same level of emphasis on our green infrastructure" - Environment Minister Richard Benyon (2011) "We want to inspire everyone to make changes in their neighbourhoods by thinking about what's offered by the natural environment. As our case studies show, natural green open space attracts businesses to invest in an area, adds value to property, provides an educational resource and brings together local communities. "Harnessing nature and making better use of our limited supply of land can therefore promote sustainable economic development and open up new employment opportunities." - Jo Watkins, President of the Landscape Institute www.landscapeinstitute.org/PDF/Contribute/LocalGreenInfrastructurewebversion_000.pdf

Vicky Morgan (contd.)	14.9.17	<p>We need now more than ever to come together as a community to provide a real long term solution that is both economically and environmentally sustainable for our towns regeneration of this generation and the next. Therefore I propose the following. An artisan/craft centre sustainable eco scheme that is reflective of the environment, its culture and history. I propose that the proposed housing and block of flats be removed and a single story green roofed sustainable timber building be in its place. This could serve as a new tourist information centre, art gallery (after all we do have some internationally renowned artists!) shop space, evening restaurant, new public toilet block. This could house too a bike facility for the increased mountain bikers that use our forest encouraging them into our town to use the facilities. Thus increasing revenue. This would also kick start a Sustrans Cycle route throughout the forest network which would encourage a more environmentally sustainable way of travel. The green roofs, solar panels and workshops are a great idea but instead of 3 large spaces and flats decrease the size of the shops and remove the flats. For instance their could be a double story of 14 or more smaller creative spaces potentially providing more revenue. Artisan workshops, craft shops, handcrafted jewellery, new deli & café reflective of food production in the area (forest showcase) to name but a few that could occupy a vibrant space. Pop up shops that enable small start up businesses to thrive. If we can show that we encourage small business then the larger brands may very well follow and even if they don't we have created a USP (a unique selling point) and become a "must see" tourist destination point. And lastly, a larger green open community space that is light and inviting for all. Somewhere where those with mental health and disabilities or those in isolation feel safe, a sensory experience landscape for education. Where work colleagues can enjoy outdoor lunches and meetings. Somewhere where tourists can find information easily and be able to see Colefords landmark Heritage. After all we don't want them to use just one part we need them to use the town as a whole. Funding for such schemes can be found through the arts council, sustain build, the renewable energy centre and of course the big lottery fund as well as through government funding for sustainable developments. I do hope that you consider this scheme in replacement of the proposed one for Lawnstone. Why do a development that is "A" typical of any area when there is now a perfect opportunity to work together to create a new landmark in Coleford, in the heart of the Forest, one which will last for generations to come.</p>
Written comments	Sep-17	<p>As a forest of dean resident I would like to make the following comments on the proposals: 1. I</p> <p>would support the creation of a greened/pocket park square with businesses fronting it in Coleford. The proposed design of a 4 storey square block on the entrance to a historic town however is deeply out of character, does not show any contemporary imagination and would quite frankly be hideous and degrade quickly.</p> <p>2. Taking a more strategic approach has the Council considered having discussions with the owners of the empty Nisa store and the adjacent area of council car park to think about amore integrated programme across a slightly wider area.</p>

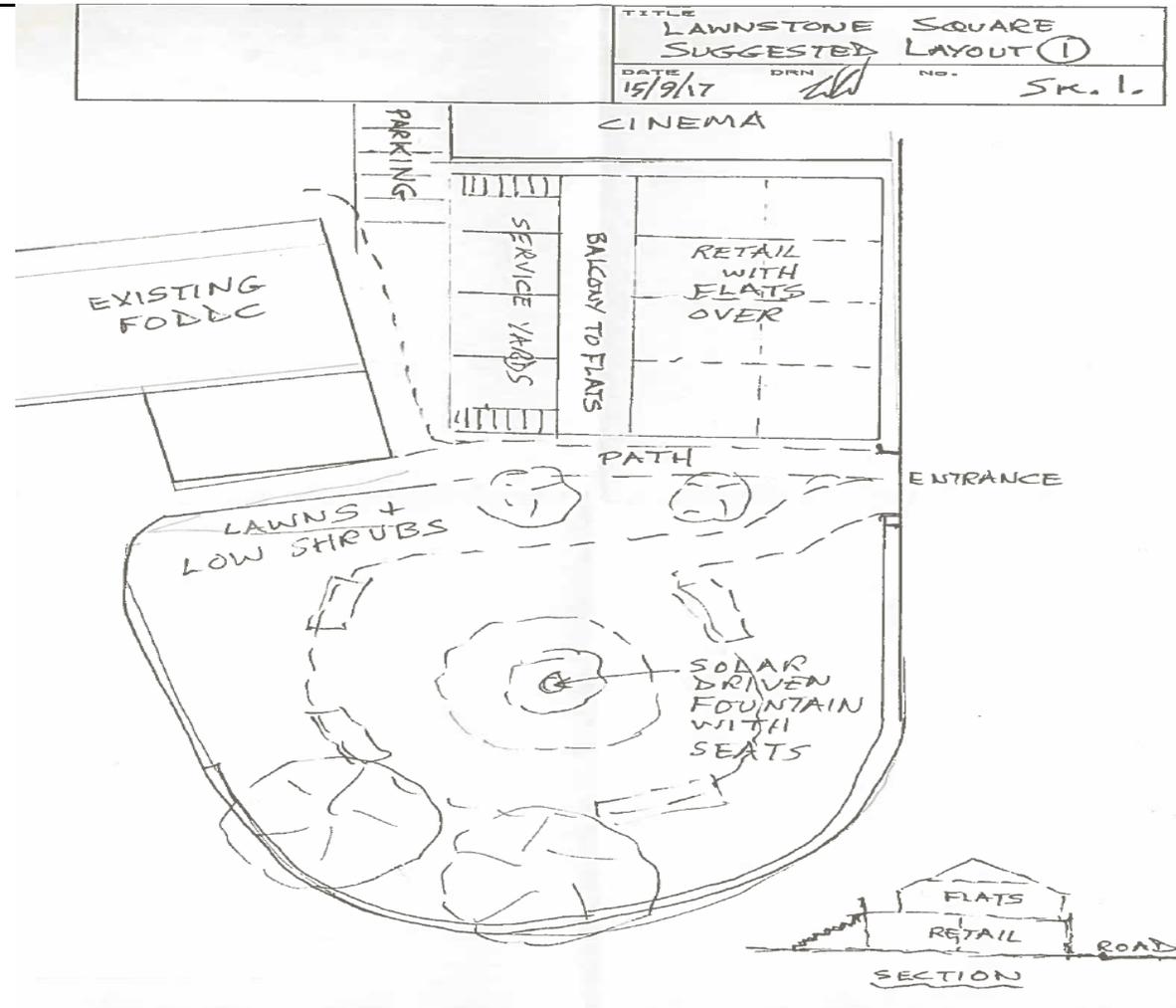
Clive Elsmore - written
comments

Having been to the presentation I have the following comments:

1. I agree that something needs to be done on this site
2. I agree in the concept of small starter shops with flats above
3. The proposal of a square is great, though I would prefer a soft landscape/garden/park, this would alleviate some of the potential water/flood issues.
4. The block of 3 bed houses and 4 storey building is not good, people coming to Coleford from High Nash would see backs of gardens with washing area.
5. Cinder Hill and High Street have several large houses on the right going out of town so feel that the 4 storey building with flat roof is out of keeping, I am not averse to having 3/4 storey building but with pitched roof, in keeping with the rest of the street seen on this side of the road.
6. The 3-3 bed houses are out of place in this town centre area, and from your FAQ it is evident that 1 and 2 bed flats are more in demand.
7. I would like to suggest the following:
 - a) the roundabout is an entrance to Coleford, perhaps some of the land could extend the pathway and present a front to the visitor, together with existing trees.
 - b) the area that is taken up by the houses/flats block could be re-designed for a number of 1 and 2 bedroom flats. 2 bed for elderly citizens with immediate access to the green square, whilst single bed flats above. The entrance to the 2/3 floor single flats could have entrances from High Nash side with concealed areas for dustbins etc. This could be designed to give a good impression on entering traffic into Coleford.
 - c) The alley between the shops and cinema will it be gated to prevent vandalism?
 - d) Parking is a problem, though many developments of flats do not have parking, the FoDDC pay and display is adjacent to the site. Perhaps with a new regime a different parking scheme could be devised to enable local residents to have period passes at special rates.
 - e) "The Square" should not detract from the Clock Tower area but compliment it.

Sketch design

15.9.17



Roger Drury	15.9.17	<p>I am writing to note my dismay at the published proposal for the Lawnstone site. Beside this computer I have 2 maps one dated 2016 is commissioned by Coleford Town Council and is headed Welcome to Coleford- Pride of the Forest of Dean. It shows in some detail the town centre including the district council offices and the site surrounding, it is clearly illustrated as a green space the only easily accessible open space in the centre of the town. This image uncannily represents the opinions and stated priorities of local people and visitors throughout the almost 4 years which a Neighbourhood Development Plan has been engaging to record such data in order to influence and shape the future of Coleford over the next 10 or so years. The second map is the only recently published development proposals for a new town square using the same site- allowed only 2 weeks for responses presumably because council officers and members were well aware of the content of the NDP evidence and needed limited time to confirm it. I am a town Councillor and also an organiser of a number of regular events that make use of buildings, spaces and resources in the Town. the Lawnstone was a building neglected over many years and its recent demolition revealed a view across the valley to St Johns Church one of the few architecturally significant buildings in the town. The invention of a new town square to justify inserting 4 houses, shops and flats on the last open space is a farcical plan combined with an outdoor cinema screen a few steps away from the well established but often struggling Studio Cinema and a drying area for flats that overlooks a busy commercial garage. The plan could easily be mistaken for a cut and paste insertion from another town, rather than an attempt to blend , conserve and magnify the gateway to Coleford- which in reality occurs as your climb to the traffic lights half a mile ago. This plan has no sensible use of space or any architectural merit, it destroys the potential of a central park/green area. We don't need more empty shops or cafes. Any idea that residents would welcome a big screen and a Festival in where they might in the past have expected a front garden has to be regarded with misled ambition. A historic note that the plans for a 'Shed' on the ' Marshes' united the planning committee in opposition yet it remains a derelict loss to the town due to poor planning. On several occasions a majority of residents and visitors have welcomed the rural heart of Coleford- with a concrete liver laid out by the parking system - we need no more irreversible loss of green. I hope this debate is part of asking more people more often in more accessible ways rather than behind the scenes development of purely financial led politics.</p>
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Walt Williams

15.9.17

Lawnstone Square – Public Consultation

Comments:-

1. The proposals are not following Government, District or NDP policies and aspirations.
2. The FODDC should be using this site which it controls to fulfil the needs of the community. Part of that need is an overwhelming requirement for 1 Bed accommodation (refer to FAQ 5), not 3 Bed dwellings. The small requirement for the latter will be easily fulfilled by the large increase in housing which is being forced onto the Coleford area by the latest AP modifications.
3. The FODDC has a duty to protect local environments and town centres from inappropriate development. A block of flats in a historic market town situation and especially in a prominent visual situation is not appropriate development. This proposal is directly in contravention of the aims of CSP1 (to conserve, preserve or otherwise respect the important characteristics of the environment) and para 6.2 (should be compatible with its surroundings) and AP4 of the emerging Allocations Plan (take account of local character and history) and the NPPF which requires taking into account 'defining characteristics of an area' and 'responding to local character and history'. All of these mean that out of place modern architecture cannot be suitable in a historic market townscape which requires conservation for the continuing enjoyment of its residents and attraction for the important tourism element. That is not to deny modern build and architecture in other discrete positions but not where it affects the local historic atmosphere.
4. The aspirations of the local community are best served by paying attention to the NDP document which has the support of consultations over the last 3-4 years. Thus, this site has been allocated for mixed development to the northern portion together with a substantial green public area to the southern portion and keeping the area with as much open aspect as possible. This would preclude anything over two storeys and, by suitable landscaping and tree positions, keep this an attractive gateway to the town. The large area of hard landscaping is not in agreement with this requirement.
5. The whole design and intentions/requirements of the Council need to be discussed in more intimate detail with the Town Council and its NDP before further steps are taken. It should be realised that a two-week consultation will not give a conclusive result. Also it should be realised that conforming to the needs of Coleford in particular is still fulfilling the Council's responsibilities to the 'taxpayer' overall for it will protect and enhance the value of the District as a whole. This is an important aspect which must be understood by those who only want to see a specific profit figure on the bottom of a financial spreadsheet.

<p>Stuart Cox – Coleford resident</p>	<p>15.9.17</p>	<p>Please consider the following comments with regard to the plans for the former Lawnstone House site.</p> <ol style="list-style-type: none"> 1. This site is at a very important location strategically. The route down High Nash is an important entrance to Coleford Town Centre for both local people and visitors. Any buildings built on the site, particularly any 'landmark building' should be of a classical design in keeping with the older buildings within the conservation area, and not mirror the architecture of the commercial buildings on the other side of the High Street. The idea of an animated wall is just a gimmick and would probably not be in use very often, or not be functioning through technological breakdown. This would then leave a large and unattractive blank wall to confront people entering the town from High Nash and the main car park. 2. The buildings should not be 4 storey as this is again out of character with the town centre, and would also impede the view across the town towards St John's Church. 3. The area should keep a large area of green space, to be used as public open space with seating. The view of many locals is that one thing that Coleford's centre needs is more green areas. 4. There is no need for a new town square with a paved area for events. The area around the Clock Tower is a natural and proven focal point for a varied range of events. 5. There is no need for large housing so close to the town centre. The focus should be on providing smaller units for rental, for first time buyers and for people who wish to downsize and be close to the amenities of the town centre. 6. There is no need for extra retail units/cafes in the town centre. A much better strategy would be to fill the vacant retail units that already exist within the town centre. The proposal to include small craft workshops is to be applauded. 7. Being above the town centre, whatever is built on the site has to be carefully considered in terms of drainage down into the town centre. It is well known, and frequently all too apparent that the current drainage system cannot cope when there is heavy or prolonged rain. Green space with gardens and trees would help to offset any flood issues whereas flat paved areas would not. <p>I hope these comments do not appear too negative, but the purpose of producing a consultation document is to seek a critique of the scheme. I hope that the draft Coleford Neighbourhood Development Plan will be taken into consideration when amending the current proposals. That is a document that conveys the ideas and desires of many Coleford residents. I have recently read the section pertaining to the town centre and am disappointed that the key points raised there do not seem to have been taken into account so far.</p>
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Nick Penny	16.9.17	<p>I write to raise my personal concerns about the whole consultation process with regards to the Lawnstone House site. Around 4 years ago Wendy Jackson attended at least two Coleford Town Council meetings to seek our views regarding the site. We were clear at this stage that we would wish the FODDC to reflect the views of our community on how the site should be developed and have always highlighted the extensive work that the NDP steering group have been carrying out since November 2013 to consult with the community of Coleford - to date in excess of 10,000 volunteer hours have gone into that work. At no stage has a scheme similar to the one proposed come out of that consultation. My specific concerns, that I would ask you to respond to are:</p> <ol style="list-style-type: none"> 1. Where is the design brief that was given to Simon Brown visible? Can you please share a copy with me. 2. For the last 2 to 2.5 years there has been a sign on the Lawnstone House site stating 'working in partnership with Coleford Town Council' - why therefore have the Council's views seemingly not been taken into account when developing this brief? 3. Why do the FODDC feel that their own agenda should proceed that of the communities desires? I specifically refer to Councillor Leppington's comment in an email sent this week to Chris Haine - "The brief for developing this site is to provide public housing , commercial start up opportunities, a new public space, to help regenerate Coleford town centre and provide an income to pay for council services . Whilst the council acknowledges the emerging NDP and its associated consultations, it remains committed to satisfying our brief." 4. Why is the consultation being rushed through? Why only an initial 2 week period, which we were well into before the consultation hit the local press, and why are the consultation dates not clearly publicised on the exhibition boards and on the printed literature? - the sceptic in me would assume that is to limited the views that come forward! 5. Probably most alarmingly to myself, are the comments that have been made both verbally and in writing from various members and officers at the District Council that have indicated that the scheme has already changed during the consultation period - at what point did these changes occur? Have the comments made post this point been totally ignored? <p style="text-align: right;">Personally Tim, I am very committed to working in partnership with the FODDC as I believe that is for the greater good of the community that I represent, but this process in my personal opinion is far from moving forward together and working in partnership. I would appreciate you views as to how the process can be altered to ensure the views of the emerging NDP, the wider community and the businesses within the town centre can be reflected into any designs that are put forward for the second stage of consultation, which I am amazed to discover is planned for early October.</p>
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Marilyn & Brian Humphry	16.9.17	<p>My husband and I have looked very carefully at the plans for Lawnstone Square and have the following comments:</p> <ol style="list-style-type: none">1. This area is not the “gateway” to Coleford. All road signs for Coleford direct one to the traffic lights at the junction of the B4228 and B4028 entering at the Market Place.2. Town Square: The Clock Tower and Market Square provide the centre for all Town events, from the switching on of the Christmas lights, Music Festivals, Veteran car events, Sealed Knot commemorations of the Battle of Coleford, Morris dancing, Busking and more. Why do we need another Town Square?3. Commercial premises: If you take the time to walk around Coleford you will find there are numerous empty retail premises not only in the centre but at Pyart Court, why are more empty shops needed? If the Council wish to encourage start-up businesses help could be given with reduced commercial rates and grants.4. Mixing commercial workshops/housing and an open public space is we believe a recipe for disaster. Residents in the houses/flats would have little privacy or peace. A big screen, for film shows next to our much-loved cinema is unthinkable. The cinema caters for all young and old alike and provides an important part in the culture of the town showing opera, ballet, Shakespeare, and London theatre plays via its live screenings. Are you contemplating this facility closing?5. Design: The proposed block of flats appears to us to be in the brutalist Albert Speer design and would we think be an eyesore and not in keeping with our town.6. Income: We understand with the continual reduction of central government funding income is a priority. Creating a public area now appears ridiculous with a substantial initial cost and annual maintenance expenditure. If the area was used just for housing giving priority to elderly/disabled use, this would provide income. The Town, according to your website has substantial housing needs. Regeneration grants for new start-up businesses to encourage the use of the vacant commercial premises would be a better use of public/our money and also generate income for the council. Please give these matters your consideration.
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Annie Lappington, Town Clerk, Coleford Town Council	18.9.17	I write on behalf of Coleford Town Council that examined the plans for the Lawnstone House Development at a recent meeting. The Council were extremely disappointed with the plans which they felt failed to meet the needs of the community. The Council are dismayed that the District Council is trying to install a new town centre when Coleford can boast the prettiest town centre in the district which should be applauded not over shadowed. A green space near the town centre gives many more opportunities than a plaza which will only compete with the existing town facilities. This development gives Coleford the opportunity to provide much need missing facilities. The Council would welcome some accommodation but feel that one or two bedroomed apartments would be much more desirable and needed than additional houses. The Council would also welcome some retail outlets but these should be designed for start-up businesses or artisan traders that would encourage a wider range of shopping experiences in the town. The Town Council is disappointed that the proposal lacks the imagination that this project could bring to the town. This is an opportunity missed and the Council hopes that the District Councillors will think again before moving forward with this scheme.
Charlie Davies	21.09.17	I fully support the proposals for development on the site. We live in the Forest of Dean and are surrounded by garden. We need to make money out of that land not lose it in paying gardeners. I can not believe that there is objection to building in a town. Only the forest would people make such a fuss over building in a town that is meant for buildings, while surrounded by forest. They obviously have nothing better to do. It does not look like any of them have come forward and sorted the rockery area outside of the bakers. That could planted and look lovely, if they want to go and it. Bet they are not that keen. Apologies for my rant, but people here try to stop everything and it is so upsetting. Just get on and build on it and generate some revenue PLEASE.
Charlie Davies	27.09.17	Just as a follow up. Has the council never heard of balconies. Why can that wall not have balconies like many flats have. That would at least look nice, rather than a blank wall. Second, I can not believe the judgement of People like Karen Washington. Who does she think she is? I have a working single brother who is not a drug addict and would love to buy his own place. I had no idea that all single people were unemployed alcoholic drug addicts. Third a point raised by my brother, I am sure a number of the people who want another green space in this hundreds of square mile green space, already own their own homes. They don't have the problem of struggling to buy over priced dog boxes because of the lack of housing for young couples and singles in this area. A town garden will great for them on top of their own owned houses while the young working people are struggling to pay private rents. Probably to some of the people who want the town garden.
Charlie Davies	29.09.17	I am sick to death of living in The "Forest of NO" and watching the young people have no future prospects locally because a group of people with nothing better to do say no to every single development idea proposed to help the next generation, but never come up with any alternatives to say yes to!
Jack Davies	21.09.17	Hi, I really like your plans. We really need flats for single people and couples. I hope it is built as soon as possible.

Robert Morgan	21.09.17	I approve of the plans for site and do not approve of a garden for that area.
Lyn Maher	22.09.17	Hi, I am from Sydney Australia and have heard of your proposed development and wish to let you know I support it as I feel it would benefit the local community.
Karen Rushworth	22.09.17	<p>Thank you for the opportunity to comment on the proposals for Lawnstone Square. I have the following comments/observations:</p> <ul style="list-style-type: none"> • I welcome the proposal to develop the site and use the space for the benefit of the town. The site is currently a bit of an eyesore which when regenerated would be more visually appealing. • It's a good idea to include affordable housing on the site, the council has acknowledged the need for more affordable homes in the district for some time. However, I do think that one or two bedroom homes would be better than family homes – a number of the larger sites in the town have lots of family homes but there seems to be a shortage of flats or smaller houses. I'm not sure that family homes are a good idea if you plan to run events in the space. • The commercial units are a good idea, flexible space to encourage small business start-ups. I also like the idea of some sort of food outlet/café, somewhere to have lunch or a coffee when the weather is nice. • I am aware of the concerns of some residents, particularly the NDP Steering Group, and I agree that the square should contain some green space but I think the idea of turning the whole area into a garden is not sustainable - who would maintain it? • I think the development needs to have a modern look and feel to fit in with surrounding buildings but I don't really like the lego brick style block of flats. More flats in keeping with the rest of the development would be a better alternative. • I like the idea of a space to hold events. I know that the Clock Tower is currently used for some events but the new proposal could complement what already exists. It will also provide a much needed income stream for the council to help support local services.

Julian R Horsfield	23.09.17	<p>A Garden for Coleford. In Coleford is an open space It could be a garden For flowers, bees and birds And yet although it seems absurd I beg your pardon I don't think we need a few more 3 bedroom houses As much as mother nature Needs a home, A little oasis for the senior Citizens from across the road. and the cobbler, The art shop and the bookshop Have all gone ~ How about A lovely pond, for dragonflies And water lilies? It would be a pity to miss This opportunity I say let's have a beech tree And a shrubbery where folk can sit And eat their pasties In peace and tranquillity, Somewhere for the people, The old folk and the kids, And others passing through ~ There 'tis butty it's up to you.</p> <p style="text-align: right;">The fishmonger</p>
Tracy Jones - Broadwell	24.09.17	I fully support the plan for shops and houses on the site.
Susan Brown	24.09.17	Please get on and do the building in town. We need more shops and houses to get coleford going again. More garden to look after is the last thing we need.
Daniel Brown	25.09.17	I am 40 and still living at home. Locally there are hardly any flats, a few awful beds sits and not much of anything else. I need a flat. If I want a walk and look at gardens and greenery, I have miles of forest as does everyone else. What I don't have and what the next generation does not have are single persons flats. Some in town would be a big help to those in need.

Fred Allen	25.09.17	<p>Just heard from a friend who lives near Coleford that a project is planned to redevelop the site of the old council offices in the town centre. Apparently, there is debate on whether to use the site to provide 3 new shops, 2 houses and a block of flats or instead convert the area into a community garden feature. Whilst I acknowledge the decision to debate the ideas for the redevelopment, I am rather surprised to learn that a community garden is under consideration. Coleford is town surrounded by the beautiful Forest of Dean, an area of natural beauty that surpasses anything man made. A point worth considering is that additional shops and housing is likely to bring income into the community whereas constructing a Community Garden will be an outlay of funds without any financial attraction. I personally do not live in the Forest of Dean area but I have visited it many time over the years. Against that background I am influenced to agree with my friend that it is shops and housing that will benefit the residents of Coleford and other villages in the area concerned.</p>

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