

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

New town square ... what activities could it hold?	New houses & flats ... will they benefit the town?	New workspaces ... what is needed most?	Anything else ... what do you think of it all?
Music events/evenings. Markets.	Yes	Shops to attract people to the town	Whilst the idea is lovely and on the whole design good - the flat element is far too box like, not a good view of the development a blank wall - maybe this should be behind the houses.
Street theatre, Street food festival. Activities to encourage night time economic improvements.	Yes - will encourage footfall. Confused by parking spaces for flats will they have to come through the Council car park barrier?	Deli selling local produce. Potential to work with College/Unit with one unit to display/sell product from students.	Overall an excellent scheme providing Coleford with a good mix. Town square excellent idea, will add to the clock tower and provide additional/different entertainment space. Good use of the space will bring much needed added value to the retail experience, which needs to become experiential to encourage people into town and increase footfall. If the commercial units are aimed at incubation usage then the council needs to ensure that there are good incentives to fill them and some handholding/signposting to organisations which can support eg. Forest of Dean Entrepreneurs, Growth Hub.
None if residential.	Open green space would be more acceptable.	None.	Not enough green spaces in towns. The wild flowers this year and the green area has been a delight. If housing is really needed could the density be less?
Food festivals. Screenings. Book festivals.	Yes and 2 bedroom bungalows so elderly do not have to walk to shops.	More modern coffee places with outside spaces. More shops and an Aldi.	New bus station - buses direct to Cheltenham. Feel very excited about new plans & layout. Make Coleford the place to be! marilynmaguire@btinternet.com

For children - sand?	Flats. Starter homes.	Workshops.	No more shops please.
Good for festivals such as the music and literature festivals. Food markets. Extra space for the Transport Festival.	No - town square should be bigger.	Outdoor market. No shops - keep shops in town centre.	Green space - for people to sit & relax.
	Small affordable or small rentals.	Pop-up. Try your own business.	More green space. Parking.
Place for seating & flowerbeds & place for tourists.	How?	Regeneration of the town. Lack of investment & lack of facilities have stalled town's prosperity.	Unimaginative. Need to look at how other small market towns are faring eg. Abergavenny, Monmouth, Ross, Chepstow: places for tourists, attract investment, "niche" destinations.
Garden space with picnic benches - presently people eat lunch at benches in the car park! A green area to counterbalance all the hard surfaces.	Lots of empty shop spaces could include flats. No need for new houses here.	Workshops at affordable rates with support for those with disabilities & mental health problems. Promote our arts!	Need to showcase existing spaces, fill empty shops & create interest in the town. Need an arts hub. Coleford town centre is a beautiful space. Great square for events and many attractive shops & buildings constructed of local stone. A green space would enhance what we already have. There are many empty shops in states of disrepair that should be brought back into use. Spaces above them that could be made into homes - essential to keep the town busy in the evenings. Why build more? Great spaces existing that could be used for retail purposes eg. St Johns Church & workspaces to cater for local needs. Why not invest in something different & re-purpose the town spaces - not build over them. jznpz@yahoo.co.uk
			Demolish Co-op and bring ALDI in?

Don't need a new one.	Use it all for housing& provide green space for residents.	Use existing empty shops.	Play area for children. We already have a very good town square so don't need another to divide the town up. There are lots of existing empty shops which need filling before new ones built. Use for social housing along with a play area. Use area for realistic need not for ideals.
Cinderford.			Cinderford needs superstore Tesco, café, new station, trains, bus station new shop.
			A market, cafes, food markets, bus stops. New stations.
			Train line opened up to bring in tourism. Speech House Coleford to Coleford.
	Not the 4 level block - what a horrid entrance to the High Street.		Good to make use of empty space. Query empty Nisa? Empty Pyart too ..? This seems a lot to fit into a small space??
			Can we have a community garden please? heather161031@gmail.com
I think the proposed new town square is too small.	I think the proposed 2 bed houses & flats should be re-located to proposed car parking area.	Not another café! Another supermarket.	I would prefer a larger green open space for public use. We already have an open space but a green space would be most welcome as a alternative to the paved open space.

<p>Game centre.</p>	<p>No houses.</p>		<p>Ideas from teenagers for shops/activities: game centre (where you can meet your friends and play Xbox/play station games etc.) & game shop. Bike shop/advice centre where you can buy bike things and get help with maintenance & bike rides. Play area for younger kids (like at Yorkley!) Milk shake/Ice cream parlour. Pet shop. Generally somewhere nice to meet friends and get together.</p>
<p>We already have a town square - Market Place - where lots of events take place.</p>	<p>Only if they are 1 or 2 bedroom but 3 bed town houses are unsuitable.</p>	<p>Small short rent craft places for workers/makers to set up a stall <u>not</u> larger shops. We already have enough empty shops.</p>	<p>The four storey block on the side of a main road at a main gateway - NO! The garden area should stay as a public garden for locals & visitors to sit and enjoy. A square with a few flower tubs is not a quiet sitting area. Move the 1-2 bedroom flats closer to the District Council building, away from the road, giving room for a garden area.</p>
<p>Coleford already has the best town centre and events space in the Forest of Dean. What we lack is a green open space where people can relax with a coffee and sandwich. This space does not work for events so close to residencies.</p>	<p>Coleford needs more 1-2 bed properties. These smaller properties could work on this site with a different layout and definitely less imposing designs as the proposed block is an eyesore!</p>	<p>Small units for craft workers, artists etc. This with thought could be a lovely "artist" district in town. Definitely not a requirement for another café in town.</p>	<p>Very poor plan - lacks any real consultation or understanding of the towns needs. Events space is too small. What about green open space with picnic benches and a small bandstand? Visual impact on key gateway is appalling - so many positive comments have come forward since demolition of Lawnstone House. Coleford needs small industrial units not more empty shops. office@nickpennyeventservices.co.uk</p>

<p>Food festival. Music events. Christmas Market.</p>	<p>I don't think this site should be used for housing, certainly not where proposed - initial view should be of an inviting area not a block of flats/houses.</p>	<p>I think the empty shops in the town should be filled before any new ones are built.</p>	<p>Don't like current plan layout. Any housing should be at rear. Important that visitors are encouraged to use area not immediately think - oh more houses. Area should be user friendly. Area needs to be redeveloped as a multi-use recreational/relaxing/performance area not just as a place for more cafes/hairdressers. Maybe an area where young people could be allowed/encouraged to be involved with some sort of "youth club" area with regular activities. "Tuffins" site should be used to set up a market type venue with a variety of shops - not new ones built (maybe along format at Taurus Crafts).</p>
<p>Food fairs. Information days.</p>	<p>If affordable housing uses, struggling to imagine how small the 3-bed houses will be to fit plot.</p>	<p>How will people access parking spaces for flats above workspaces?</p>	<p>Will there be a proper pedestrian crossing?</p>
<p>New market place wanted. See photographs for example given to the Town Council.</p>	<p>New houses & flats not needed or wanted in this area of Coleford they will ruin the town.</p>	<p>Small unique shops wanted, selling specialized items.</p>	<p>Square building on end unattractive. Spoil gateway to town centre. Drive people away. Build something Coleford can be proud of not a pile of junk. It's crap. This is the worst design and plan for the Lawnstone development yet proposed, a five year old child could do better. Has Sustain Design anybody with imagination, what is needed are buildings of unique, iconic design that will bring people into Coleford, not drive people away. The square building is a carbuncle. It should be replaced by a Buddhist Temple with shops underneath to complement the council buildings. I hope the Council are not paying Sustain Design for this rubbish.</p>

<p>Could house the weekly market. Need to ensure that it doesn't become a source of litter.</p>	<p>Yes, if good quality low cost housing for local people.</p>	<p>Not sure about the demands for small workshop space and there is already a lot of empty retail space in the town.</p>	<p>Looks attractive apart from the horrible block on the left of the design which seems to bear no relationship to anything else and stands out like a sore thumb from all the existing buildings and local architecture. avrilj Nixon@btinternet.com</p>
<p>Not large enough! Needs green area, flowers, play area, seating, covered area for bands etc. Good for tourism, good for Coleford, good for locals.</p>	<p>Approx. 1300 extra houses planned for area, these houses are inappropriate, flats ugly - obscure view. Shops/workshops with flats above ok.</p>	<p>Sounds good, what or who are envisaged as needing them - good spot for tourism centre and CTC. May be café (eg. like Newent's area).</p>	<p>POOR need to think long term, this is the most important space available in Coleford for generations. I have asked around. Coleford Town Council should have chief input - this is in line with national policy, with local policy and the NDP consultation nearly complete plus legal definition of "local green space" needs to be observed. We need much longer, wider consultation. District Councillors o/s Coleford with little interest in the future of Coleford should abstain from voting. Aware FoDDC need income but must think laterally because this affects the future (local fund raising, lottery money, other good sources). siriwardena773@btinternet.com</p>
<p>No problem with the shops/flats as this will help screen the council. The remainder of the area should be left as public open space.</p>	<p>No - I understand that the area has sufficient land accounted to meet current housing needs. Four storey flats totally out of scale.</p>	<p>What should happen is let the Town Council and Tourist Information should relocate to this area to keep "local government" in one place.</p>	<p>It is the one and only opportunity to keep the area as public open space the only meeting place left. The consultation period is too short to decide on something this important. As stated with the exception of the shop/flats, this area will be the only open green space left in the centre of Coleford.</p>

<p>None - will there be funding for policing these events & activities?</p>	<p>Not at all. These flats will just bring in more desperate people not locals.</p>	<p>No work spaces are required within the town. Even the shops struggle.</p>	<p>A monstrosity of a building, the flats are an eyesore to see on paper let alone once built. Sustain by Design should be ashamed to submit this as a viable plan. Totally out of keeping with the rest of the town. I was shocked to see this in the local press. A great deal more time and consultation must be had before deciding the use of this valuable plot of land. It will not improve the look of the entrance to the town and will leave more empty shops in the town. karen_washington12@btinternet.com</p>
<p>Who would want to live above a square where festivals and live events are held? Sounds like a big mistake to me.</p>	<p>No!! Who are these flats for? More 1 bed flats for drug users and alcoholics maybe?</p>	<p>Don't understand the concept of workspaces within the town. There is no regeneration so why workspace?</p>	<p>Ugly and not in keeping with an ancient market town like Coleford. Looks more like a factory than flats. This is just an exercise to rid the Council of a prime plot of land. This consultation should be considered carefully and not rushed. There seems to be a sudden need to find a use for this land and anything will do. I agree with the open space and leaving some green areas for people visiting the town. I can't agree with the ugly block of flats on the entrance to the town. Sustain by Design must be delusional if they think this is an acceptable build for Coleford. karen_washington12@btinternet.com</p>

<p>The area for the new town square is not big enough to accommodate a large gathering of people for outdoor activities.</p>	<p>Not sure if there is enough room. Too many things going into too little space.</p>	<p>As above, we already have lots of empty properties in the town that could be used.</p>	<p>Much more consultation is needed. A proper town square needs to be put there. Too many ideas (eg. Shops, workshops, houses etc.) will just be a mishmash. As we live in the Forest, an oak tree(s) could be planted to commemorate the occasion. On the plan there is a large building right on the roadside which will obstruct the view to the new town square. A fountain would be a good feature, with a cafe & seating area, flower beds. A proper place for a market to be held & people to gather. FoDDC will be thinking of the revenue this area could generate, perhaps monies from the lottery or grants could be used. Make it a square to be proud of for future generations. maranyon29@icloud.com</p>
<p>Why do we need a new town square. We already have all of these events in our town square why do we need a new one.</p>	<p>Social housing would benefit the town. The block of flats would be better at the back rather than next to the road.</p>	<p>Workshops, community space. We already have lots of empty shops do we really need any more.</p>	<p>I think a green space idea is nice. But do we really need a new square. It is good that money is being invested in Coleford but we already have a town square that is used for events do we really need another one & the block of flats close to the road does not look attractive. New businesses would be great but would need to have a rent that is viable and does not skyrocket afterwards. lisa@rjh.org.uk</p>

<p>We already have a market square! The size of the proposed square does not appear from the plans to be sufficient to most events of any size. Also the green spaces around Pyart Court offer potential, if improved to serve a "community" function without new development. Also having lived in a city where "new" facilities of this sort have been developed, it is often to the detriment of the existing town centre. Albeit that the new development is only a couple of hundred yards from the market place this is a potential threat to what is the "heart" of Coleford.</p>	<p>The tall block adjacent to road is unattractive, with a height totally out of keeping with its position or to the town in general. It seems odd for new housing to be brought so close to town, on a road which at this point is otherwise shop/town centre based. Without these then at least the "green space" would be large enough for most events and provide the expected attractive approach to the town. A park is a central amenity. cmp2itton@gmail.com</p>	<p>There are empty units often at Pyart Court. These could be better utilised before considering additional units.</p>	<p>When Lawnstone House was demolished the aim was to create an attractive gateway to Coleford. This development does not appear to match this brief.</p>
<p>Commemorative events. Diverse festivals. Family friendly.</p>	<p>In moderation. No over-development.</p>	<p>Employment opportunities.</p>	<p>Please keep some green space & have green roofs, otherwise a good idea. Acknowledge & respect the forest area that this development is in. Include wildlife friendly planting. Discourage/block cycling & skate board use in pedestrian area. Plenty of rubbish bins. no dogs allowed - sadly there are too many irresponsible owners in this area. Cafe should be reasonably priced. ann.43@sky.com</p>
<p>Already have a town square. The new one looks too small.</p>	<p>Yes but the block of flats is not in keeping with the town.</p>	<p>Don't really know. Depends on demand for space.</p>	<p>Not much!!</p>

<p>A bandstand would be a great asset with grass area, some bedding plants, park benches, a lovely place to sit & meet friends.</p>	<p>Housing is much needed however the proposed design is totally unsuitable in a quaint little town such as Coleford.</p>	<p>There's enough empty premises in town already we do not need more. Upgrade what we have and if done sympathetically would enhance Coleford greatly.</p>	<p>Why is there such a rush to get this passed. Lets take time & hopefully get it right. The development proposal with its block of flats and flat roof looks totally out of character for a lovely little town such as Coleford is. May I remind those concerned, that no new development can take place that does not address sewage, where significant increase in dwellings can outstrip capacity. Lets take time & explore more widely to give everyone an opportunity to have an input.</p>
<p>Coleford already has an attractive town square. There is already a good cinema. Are you trying to close that down? Maybe it should have a replacement community church built there for St John's Church.</p>	<p>No, not at all.</p>	<p>Biggest need is to fill all of the present empty shops in town, NOT build any more!</p>	<p>No-one wants to 'welcomed' into a once lovely market-town by a 4-storey concrete structure which looks like a Soviet block of flats. This proposal will not re-generate Coleford.</p>
<p>A stage for extra performances at the music festival etc. A large screen to bring together the community i.e sport , showing outdoor films etc.</p>	<p>Yes, this is needed in Coleford but NOT in this location. A major retail shop would be better eg. The Factory Shop.</p>	<p>Not needed in the town as there is plenty already available.</p>	<p>A water feature to be included - water is the life blood of the forest. Wind chimes - wooden ones would fit into the forest theme and the sounds are quite pleasing. The wood for these could be locally sourced; and may run a competition (schools - technology design courses) to get a unique design. St John's Street should be car free i.e pedestrianised. And car parking in the town - you could get many more cars in it the angle was changed, like in Newnham.</p>