

Report on Five Acres site planning engagement and consultation on the indicative design proposals

AUGUST 2022

Including mapping of facilities and examination of
previous consultations and relevant strategies

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1. Introduction and context

In October 2021, Forest of Dean District Council (FODDC) was successful in its bid for funding to the government's Levelling Up Fund.

£9.2 million of this funding is to be used to regenerate the Five Acres site, including the Speedwell building, to provide a new sports, leisure, education, arts and community facilities for the Forest of Dean (FOD).

Pick Everard Planning Consultants were appointed as the lead consultants for planning support by Forest of Dean District Council (FODDC). The architecture and building consultancy AHR were contracted to develop indicative design proposals for the site by Pick Everard. In discussion with FODDC, Pick Everard engaged GRCC to conduct a planning consultation to contribute to the Statement of community involvement needed for the subsequent planning application, and to facilitate engagement with local organisations, people and communities between 22 July and 11 August 2022. The pre-application planning process will commence in September 2022.

2. Summary

This report sets out information gained from engagement and consultation activities, in July and August 2022, on the indicative design proposals produced by AHR for the Five Acres site. It presents these results in the context of previous consultations, studies and reports produced by the community, by FODDC and by consultants engaged by the council or the community.

Section 7B of this report links themes from community consultation comments August 2022 with points raised in previous consultations, studies and strategies. In summary:

Theme 1: General, positive comments – In the survey and consultation events relate to the excellent opportunity for the area, people happy to see something happening and pleased with the investment, plus its ability to increase opportunities by enabling local access. Survey responses showed that 92% of the 182 respondents supported the development of the Five Acres Site for sports, leisure, education and arts activities, on the whole. Survey responses showed that respondents would use the listed facilities and activities, e.g. 112 respondents out of 182 would use the café; 93 the fitness gym, and 105 the arts space for concerts.

Theme 2: Proposal layout and design – Suggestions were made about location of the café in relation to the children's play and cycle hub locations, plus need for outdoor seating. Suggestions were made about the location and size of the pavilion. There were queries about the role of the hotel. (See also Theme 4). Design suggestions made in the survey relating to use of materials, colours, etc. included natural light, a large, welcoming reception area (manned), use of local materials and blending with the landscape, green space outside and planting inside and out.

Theme 3: 3G pitch (3rd generation synthetic surface) – There were queries about the large size of the pitch and how this limits flexibility in relation to its location on the site. The ability of the pitch to meet the shortfalls in rugby and football pitches, as recognised in the FODDC Playing Pitch Strategy (PPS) was stated. Safety issues of 3G were raised.

Theme 4: Area beyond the 3G pitch (north west of 3G pitch in the proposals) –

There was a feeling that this was a 'dead space' and suggestions were made for its use, e.g. for children's play, using the space for tennis courts to allow future phases of building to adjoin the Speedwell building. In previous studies, capitalising on the site for walking, cycling and local woodland skills had been suggested.

Theme 5: Sports hall, gym and tennis courts area – Suggestions to maximise the multi-use and flexibility of the sports hall were made, such as increasing its size. Sports England guidance was provided. There were queries about the value of a non-full size hockey pitch. There were concerns about duplication of facilities, not only from the point of view of over-catering for specific activities, but also from the point of view of displacing income and affecting the viability of current enterprises in the locality.

Theme 6: Performance space – The theatre on the Five Acres site, part of the Gloucestershire College estate, in the past could seat 450 people and some comments in the survey and consultation events reflected the lack of theatre space in the venue, going against the original NDP vision for the site. The performance space was felt to be too small for anything but rehearsals and dance classes. Double the amount of space indicated was felt to be needed for martial arts classes. Using foldable doors to the atrium to increase the performance space and provide audience seating was felt to be unrealistic, as acoustics would not be satisfactory for performances. Likewise, there were fears that the sports hall would not provide the necessary acoustics and its multi-use would take it out of circulation for sporting activities. Storage facilities and changing rooms, plus ground-floor access are required for performance areas. Racked seating and its storage were suggested.

Other places in the locality were felt to provide similar sized performance / dance areas and this needed to be larger. The risk of displacement of income from current enterprises was voiced.

Theme 7: Office/ workshop spaces / atrium – Comments indicated that the offices could be hired out or used for arts workshops and education. There were queries about the need for Hartpury University / College to have sole use of the second floor. Some felt there were too many offices in the proposals and that office space can already be rented and rooms hired for ad hoc use in local venues. Some commented on the lack of exhibition space in the proposals and others suggested this might be in the Atrium. Other uses for areas labelled offices were suggested such as a soft play area and artists' studios.

Theme 8: Swimming pool – 99 of the 182 survey respondents commented on their disappointment about the lack of a swimming pool in the proposals. The lack of swimming pool also attracted the largest number of comments at the evening consultation event. Similar comments had also been made in the November 2021 Moving Forward Together consultation.

Theme 9: Car parking – 153 (out of the 179 who responded to the question) stated that they would use a car to get to the venue. In consultation events some people commented that the amount of car parking space (areas earmarked for future car parking) was excessive and that these could be used for additional facilities, even if at a later phase.

Theme 10: Cycle hub – The location of the cycle hub was queried by some at the evening consultation event, feeling it should be closer to the café area. There were comments that the cycle hub was too small, and / or that it lacked ambition in the context of the FOD's

popularity for cyclists. The NDP vision and the Enquiry by Design event had described cycle routes around and to the site, linking with the local network.

Theme 11: Environmental considerations – 159 (out of 173 who responded to the question) stated that it was very important or important to consider environmental impact of the build and running costs. There was an ambition for renewable energy, water conservation and harvesting, smart design for heating and cooling the building, a carbon neutral building, use of sustainable materials for the build and for maintenance. Groups at the afternoon consultation session felt that the time to consider environmental elements was at initial design proposal stages, not as an 'add-on'. This would be vital if the site and building are to be considered 'state of the art'.

Theme 12: Access – including fair access and transport – The vision for a fully inclusive, safe space had been made in the NDP for the area. The survey question responses and the consultation sessions indicated a strong desire to welcome and meet the needs of people with disabilities and for families, including inclusive play, and to make the centre one which enabled people to improve their mental health and wellbeing. Access via walking, cycling and public transport, rather than car, was felt to be important and the types of activities on offer were vital to engaging people and use. There was some concern expressed in the survey that access to the facilities would be limited because of the demands of clubs and groups, leading to lack of fair access.

Theme 13: The broader site and vision – The Enquiry by Design event about the Five Acres site in 2013, which involved representatives from 23 organisations, had developed proposals for the entire site - encompassing the school and its athletics track, the gymnasium and rugby pitches, as well as the land identified in the indicative design proposals. There was a desire to know more about the broader plan for the area, and representatives at the afternoon consultation event offered to be involved in the partnership so that it could be 'community owned', even if the entire scheme would have to be completed in several phases. There was disappointment expressed at the consultation events that the scheme lacked ambition and did not provide a 'destination', especially for tourists and there were queries about the development of a business plan for the proposals.

There were felt to be opportunities to have a vision for plans to improve school facilities, especially the athletics track, and for the gymnasium, in parallel with the development of this section of the Five Acres site. There were queries about the role of the hotel.

Risks of duplication of facilities / activities and displacement of income from local enterprises were also voiced.

Theme 14: The process to date – Concerns were expressed at the afternoon consultation session about lack of involvement of key partners in discussions and decision-making. These related to points in Theme 13 about ambition for the site and working with the school on its facilities, including the athletics track, and with the gymnasium. There was some feeling that the indicative design proposals consultation process was a 'tick box' exercise as the timescales for amending proposals and submitting for planning consideration were now very tight.

Theme 15: Governance – There were queries about the role of Hartpury University / College in the scheme and what it would be offering. There were also requests for more information to be made available about the business model and business plan, costs of maintenance and how income would be generated from the proposals. It was felt to be

important to 'future proof' the scheme for maintenance and growing needs of sports and leisure activities.

3. Timeline

The timeline below highlights the consultations, studies and strategies relevant to the re-development of the Five Acres site. It is recognised that circumstances have changed, affecting some of the points raised in early consultations.

- 2012 – consultations undertaken for the Berry Hill, Christchurch and Edge End Parish Plan
- 2012 (September) FANS consultation event
- 2013 (October) – first consultation for the Berry Hill, Christchurch and Edge End Neighbourhood Development Plan
- 2013 (October) – Enquiry by Design 5 day consultation and production of a masterplan for the Five Acres site
- 2014 (July) – Five Acres pre-feasibility report by consultants Locality, commissioned by West Dean Parish Council
- 2016 – Berry Hill, Christchurch and Edge End Neighbourhood Development Plan is made. It includes Policy FA. 1.1 in relation to the Five Acres site
- 2018 (September) – move of GlosCol campus to Cinderford and closure of the leisure centre at Five Acres
- 2019 (November) – FOD Facility Strategy approved
- 2021 (November) – Moving Forward Together engagement and consultation event about the Five Acres site by FODDC
- 2021 (December) – FODDC completed the purchase of the Five Acres site from Homes England for £1 (following Full Council approval in July 2021)
- 2022 (February) – consultation with national sporting bodies by FODDC
- 2022 – demolition of buildings on the Five Acres site, with the exception of the Speedwell building
- 2022 – FODDC Playing Pitch Strategy and Action Plan produced and approved by Full Council in July 2022
- 2022 (July / August) – planning engagement and consultation on indicative design proposals – carried out by GRCC on behalf of Pick Everard, FODDC and AHR

4. Five Acres site location

The location of the Five Acres site and places within approximately 20 minutes' drive are shown on the map in Appendix 1.

The Five Acres site is in the parish of West Dean, on the outskirts of the village of Berry Hill. The site neighbours the Five Acres Secondary School and is close to Berry Hill Primary School, Forest of Dean Gymnastics and Fitness Centre and Berry Hill Rugby Club. The distance between Five Acres and local towns in the Forest of Dean and Wye Valley is shown in the table below.

Town	Approximate distance from Five Acres
Coleford	2 miles
Cinderford	6.5 miles
Lydney	8.6 miles
Monmouth	6.2 miles
Chepstow	17.5 miles

The indicative design proposal for the planning engagement and consultation is for a portion of the Five Acres site now owned by FODDC (former Gloucestershire College Campus and Leisure Centre) and West Dean Parish Council (playing fields). It does not cover areas owned by the schools or rugby club.

5. Methodology

In addition to the engagement activities around the indicative design proposals, GRCC has examined information from previously commissioned reports, strategies plus from previous consultations regarding the site and has carried out further desktop research about local sports and arts groups, organisations and facilities. These elements set the context for the July / August 2022 engagement and are summarised as follows:

Desktop research, including information on:

- Local population
- Previous consultations and reports on the Five Acres site and local facilities
- Local strategies – at county, district and parish level
- Existing local sports clubs, leisure facilities and arts facilities

Engagement and consultation on the indicative design proposals:

- Online survey
- Day of 'community conversations' carried out face to face in Coleford town centre
- Stakeholder round table event
- Public drop in consultation event

6. Desktop research

6. A. Local population information:

The Office of National Statistics provides a breakdown of population in each local authority area in England and Wales, by age. The data for the entire FOD District for 2021 can be seen below

Age structure of the population, 2021, Forest of Dean District

All persons (number)	Aged under 15 years (number)	Aged 15-64 years (number)	Aged 65 years and over (number)	Aged under 15 years (percentage)	Aged 15-64 years (percentage)	Aged 65 years and over (percentage)
87,000	13,100	52,100	21,700	15.1%	59.9%	24.9%

Source: Office for National Statistics – Census 2021. Table 5 [Age structure of the population 2021 local authorities in England and Wales](#)

The Forest of Dean District can be divided into 3 areas – North, Central (or Core) and South. The two areas which cover parishes and villages within approximately 20 minutes' drive of the Five Acres site are Central and South.

The following breakdown of demographic data is taken from the Playing Pitch Strategy (PPS) and Action Plan (January 2022) by Knight, Kavanagh and Page (pages 4-5):

- ◀ **Central** (57,762) – referred to as the 'Forest core', the Forest of Dean itself with its managed woodlands. The largest area in terms of population, reflective of the inter-relationship of the three main towns (Cinderford, Lydney and Coleford) and their immediate hinterlands. Part of the area is close to Monmouth (in Wales) and Ross-on-Wye.
 - ◀ Wards: Mitcheldean Ruardean and Drybrook, Cinderford East, Cinderford West, Newnham, Ruspidge, Lydney West and Alyburton, Lydney East, Lydney North, Bream, Berry Hill, Lydbrook, Coleford, Newland and Sling.
- ◀ **South** (9,384) - surrounding southern settlements which relate to Chepstow as well as centres in Forest of Dean District.
 - ◀ Wards: St Briavels, Tidenham.

The population of the Forest of Dean District in 2021 (census) was 87,000. The PPS records how Office of National Statistics projections calculate that it will rise by 15.2% or 13,202 by 2041 (the period in line with the Local Plan).

6. B. Previous consultations and reports about, or referencing, the Five Acres site:

- i) **Consultation for the Berry Hill, Christchurch and Edge End Parish Plan 2012**
The priorities in the parish plan included: development of the Five Acres site facilities for education, employment and leisure opportunities; affordable housing for young people and housing for older people; heritage, landscape and wildlife. This led to the decision to embark on a Neighbourhood Development Plan for the area.
- ii) **Berry Hill, Christchurch and Edge End Neighbourhood Development Plan (NDP) consultation events**
Consultation summaries are available from the West Dean Parish Council website.
 - **First NDP consultation event – October 2013:** Drop in events at Lakers School were held over 2 days, with 160 signed in attendees (and 250 estimated attendees). Questionnaires and comments boards gathered views. The top priorities for improvements were: improved sports facilities for the community; places to meet & socialise; job opportunities in tourism & service industries; facilities for tourists & local people.
 - **FANS (Five Acres Not for Sale) consultation September 2012:** The Action Group FANS also undertook consultation with the Berry Hill community aimed to develop a community vision and plans for the Five Acres site, and they shared the findings with the NDP group, which included preferred activities / facilities on the site.
 - **Enquiry by Design – October 2013:** Homes and Communities Agency (HCA) commissioned ARUP to run a consultation event for key stakeholders to explore and

design future options for the Five Acres site. This 5-day event was open to all, with key stakeholders invited, and included attendees from 23 organisations, plus the general public. Stages in the process included exploring key issues; testing initial concepts; developing a vision and spatial framework; re-testing and refining proposals; and producing design drawings of Options A and B. Appendix 2 contains a list of facilities outlines in Options A and B.

- **Pre-Feasibility Report on the development of Five Acres site 2014:** West Dean Parish Council commissioned Locality consultants to conduct a pre-feasibility study on the Five Acres site, based on the Enquiry by Design recommendations. The consultants considered the business cases for the theatre, scale and scope of leisure activities, a restaurant facility, hotel and small business units.

iii) **Moving Forward Together Consultation by FODDC – November 2021**

43 attendees at the open evening at Five Acres High School comments on indicative plans for the redevelopment of Five Acres site. Key points were:

- All the respondents were supportive of the leisure and community led redevelopment at Five Acres
- 64.1% of respondents were in favour of the ground floor plans on display; 67.6% on favour of the first floor plans; 76.5% in favour of the second floor plans. (2.6% were not in favour of the ground floor plans; 8.1% to the first floor plans and 5.9% opposed the second floor plans.) Suggested amendments included less office space, bouldering room, climbing wall, badminton, squash courts, spectator seating.

iv) **Consultation with county and national sporting bodies by FODDC – February 2022**

Appendix 3 provides a list of the points made by national and county sporting organisation stakeholders, during one-to-one virtual meetings with FODDC officers. Respondents concentrated on three areas within the indicative designs: grass and 3G pitches; tennis courts; sports hall and Speedwell House; and comments include: provision should meet the FODDC Playing Pitch Strategy; suitability of suggested surfaces, sizes of pitches and priorities for their sports.

6. C. Local strategies

i) Integrated Locality Partnership (ILP) priorities for the Forest of Dean

The Forest of Dean Integrated Locality Partnership consists of 11 GP practices in one network and covers the whole district. Each ILP in Gloucestershire defines place-based priorities based on health data. And, according to the ILP priorities overview provided by One Gloucestershire (Integrated Care System) in December 2021, the Forest of Dean ILP's priorities include addressing Children and Young People obesity and poor mental health plus additional priorities on Substance Abuse, Pre Diabetes & Type II Diabetes; Ageing Well [including frailty, dementia, carers and social isolation].

ii) Facilities Strategy – November 2019

Consultants Max Associates were engaged to produce a facilities strategy for FODDC. This was conducted approximately 3 years after the production of the Indoor Sports Facilities Strategy and around 1 year after the closure of the Five Acres leisure centre and the opening of the refurbished Monmouth Leisure Centre.

The strategy aimed to provide a robust and objective assessment of the current public, private and voluntary sports club indoor facilities provision and to be the baseline document for future leisure facility development, identifying optimum locations. It advocated a cross boundary approach to strategic planning and rationalisation. It examined local sports hall and swimming pool facilities and considered options involving Cinderford and Coleford capacity to meet future needs. The conclusions of the comparisons were:

- Sports Hall – very little difference in the findings between the two sites (Cinderford and Coleford)
- Swimming pool – the Cinderford site provides slightly more benefit than the Coleford site

iii) Forest of Dean District Council, Playing Pitch Strategy and Action Plan –

January 2022 (adopted July 2022) (section 12 in the link)

Consultants Knight, Kavanagh and Page (KKP) were appointed to undertake an assessment and develop a districtwide Playing Pitch Strategy (PPS) for the Forest of Dean District. It relates to all provision in the district, regardless of ownership, including grass playing pitches, artificial turf pitches and non-pitch facilities. The strategy was developed in accordance with Sport England guidance and involved consultation with clubs. It considered the number of pitches / facilities and took into account the size, quality, location, accessibility and capacity of the provision as well as accompanying ancillary facilities. Cross boundary usage was also explored.

The strategy aimed to provide the evidence base to support the new emerging Local Plan to 2041 and to inform the master planning for the Five Acres new leisure facility site.

The quantitative headline figures in the PPS summarise conclusions about the capacity balance of facilities. The summary below includes information relevant to the central and south areas of FOD.

Football grass pitches capacity balance in match equivalent sessions per week:

- Some spare capacity for adult pitches in the Central area in 2021, but South area shortfall of 2 pitches
- Total shortfall of adult pitches in Central and South area of 4 pitches by 2041.
- Shortfall of youth 9v9 of pitches in 2021 in the Central area of FOD, growing to shortfall of 5 by 2041.
- Some spare capacity of youth 11v11 by 2041 (around 2.5 pitches) between Central and South areas, with minis largely played to capacity.

Football 3G pitches capacity balance in match equivalent sessions per week, based on accommodating 38 teams on one full sized pitch:

- Central FOD area – current (2021) and future (2041) capacity shortfall of at least 2 full size pitches for affiliated football and rugby team training

- South FOD area – current (2021) and future (2041) – played to capacity

Cricket pitches capacity balance in match equivalent sessions per season: spare capacity in all Saturday, Sunday and midweek pitches in 2021 and in 2041, apart from a shortfall of 9 pitches in South area by 2041.

Rugby Union pitches capacity balance in match equivalent sessions:

- Shortfall of 1.5 on grass pitches in Central FOD area in 2021, with South area played to capacity, plus shortfall of at least 2 full size 3G pitches for affiliated football and rugby team training in Central area.
- By 2041, district-wide, shortfall of 2 grass pitches plus shortfall of at least 2 full size pitches for affiliated football and rugby team training.

Hockey pitches: Entire FOD district – current (2021) and future (2041) capacity balance in match equivalent sessions – played to capacity

Tennis courts: Entire FOD district – current (2021) shortfall of 31 courts; future (2041) shortfall of 151 courts

Bowls: Entire FOD district – current (2021) and future (2041) spare greens capacity across the entire district

Athletics: Entire FOD district – current (2021) and future (2041) – At capacity but if quality and access issues cannot be resolved, a shortfall of one 400m track

iv) Neighbourhood Development Plans:

Berry Hill, Christchurch and Edge End NDP (made 01.03.2018)

The Five Acres site sites within the boundary of the Berry Hill, Christchurch and Edge End NDP (2016). Policy FA.1.1. begins with: *Proposals for the comprehensive redevelopment of the Five Acres (Gloscol) site as shown on Figure 17 will be supported. All proposals should demonstrate how they relate to and secure the implementation of a master plan for the delivery of education, recreation, tourism, employment, community health and open space development...*

Coleford's NDP references the value of the Five Acres Leisure facilities for its residents (consultation prior to closure of site) while other local NDPs (Alvington, Longhope, Lydney, Mitcheldean NDPs) refer to land for sports and leisure facilities in their own areas and / or the need to retain and protect recreational facilities.

6. D. Local sports, leisure and arts clubs, groups and facilities

In order to reach local groups and enable them to participate in the July and August 2022 engagement activities, GRCC mapped the existing sports, leisure and arts groups and facilities within approximately 20 minutes' drive of the Five Acres site. This involved online searches for information plus reference to the FODDC Facilities Strategy for indoor leisure activities, and the PPS assessment for outdoor playing pitches.

i) Playing pitches

- **Football:** In the Central area of FOD there are 48 grass pitches plus 8 in the South area; 112 teams in Central area (51 adult, 39 youth and 22 minis) and 16 teams in the South area (8 adult; 5 youth and 3 minis)

There is 1 3G pitch in Central area (Cinderford) and none in the South area

- **Cricket:** There are 7 clubs in the Central FOD area with 23 teams (13 Senior and 10 Junior) plus 2 clubs in the South FOD area with 6 teams (3 Senior and 3 Junior). All the clubs have one grass wicket cricket square and 1 club has an additional non-turf wicket.
- **Rugby:** There are 5 RFU clubs in the Central area of FOD and none in the South area. Including school sites, there are 19 pitches in the Central area (12 senior, 1 junior and 6 mini). In the South, available pitches are linked to the school and leisure centre and there are 1 senior and 2 junior pitches available for community use.
- **Hockey:** There is 1 hockey club and pitch in the Central FOD area, in Lydney.
- **Tennis:** There is 1 tennis club in the Central area of FOD (Lydney) and none in the South area. Including school and leisure centre courts, Central FOD area has 21 tennis courts across 7 venues available for community use, while South FOD area has 8 tennis courts across 2 venues.
- **Bowling:** All 4 bowling clubs in the FOD are located in the Central area (Coleford (2); Cinderford and Lydney) and 4 bowling greens across the same sites.
- **Athletics and Parkrun:** There is 1 built athletics track in the FOD, located at the Five Acres High School. However the PPS concludes that it is in poor condition and it is not competition compliant. All 3 Parkrun sites in the FOD are in the Central area (Lydney, Mallards Pike and Coverham Enclosure (Five Acres))

ii) Indoor leisure centre facilities

- **Swimming pools** in the area and the ones within a 20 minute drive of the Five Acres site are in Cinderford (7 miles); Monmouth (6.2 miles); Lydney (9 miles). Lydney also has an outdoor swimming pool
- **Netball and volleyball clubs** are based in Lydney with courts also provided in school and leisure centre sports halls
- **Gym and fitness facilities** – private and leisure centre based companies, as well as not for profit organisations provide fitness facilities and a summary of those within a 20 minute drive of the Five Acres site can be found in the table (information from websites therefore subject to websites' accuracy)

Name of gym	Distance from Five Acres	Notes
Fitzone (Forest of Dean Gymnastics Centre)	Neighbouring	
Rocket Health and Fitness	0.8 miles	
Whitcroft Gym	5.5 miles	
Monmouth leisure centre	6.2 miles	Gym, aerobics studio, spin studio, studio, toning zone
Ironmasters Gym Cinderford	6.5 miles	Gym with focus on weightlifting
Primal Fitness Club, near Ross on Wye	6.7 miles	
Freedom Leisure Centre Cinderford	7 miles	Boxing circuits – Gym. Also has a small hall (and some activities in the main hall, squash courts
Ludus Gym Monmouth	7.4 miles	
Relentless Gym (Mitcheldean)	7.8 miles	

Freedom Leisure Lydney	9 miles	
Fortitude Lydney	9 miles	

The Forest of Dean Gym, which neighbours the Five Acres site, has competition compliant gymnastic facilities including equipment, floor inset trampoline and sprung floor, as well as a mirrored dance studio and Forest Fighting Fit, which is within a 20-minute drive, has facilities in the locality.

iii) Schools providing facilities for hire:

Information on facilities for hire for two of the secondary schools was available. (Desktop research therefore information as per indicated website). Local primary schools may also hire out halls and rooms.

- Five Acres High School – neighbouring the Five Acres site: 9v9 a-side grass pitch; gym; changing rooms (3); kitchen; classrooms, including 10Block with interactive whiteboard, projector and screen; main hall; netball courts; rugby pitch x 2’ running track; school field
- Dene Magna School – 7.3 miles away from the Five Acres site: sports hall; main hall; main hall catering facilities; training room; multi gym; gym; mini Astro / multi use games area; football / rugby fields; netball courts

iv) Arts organisations and facilities

The following arts organisations and facilities exist in the Forest of Dean:

Wyldwood Arts, charity based in Belle Vue Centre, Cinderford	Projects such as artist led creative performance workshops in locations across the Forest to enable people the chance to explore and engage with a wide range of expressive arts forms- from dance and drama to song writing and spoken word poetry.
FarOpenArtTrail (Forest and Rivers Open Studios)	A volunteer led collective of over 130 artists who work, sell, exhibit and run art workshops in the Forest of Dean and along the Wye and Severn Rivers. Co-ordinated activities include the Far Open Art Trail and FarOpenExhibits - hosting group exhibitions at various galleries.
Artspace Cinderford, New Mercury Arts Centre, Cinderford	Arts and crafts education charity offering fully inclusive, accessible creative opportunities through courses and one-off workshops for people of any age or ability. In-house programme plus out-reach in festivals, schools, care homes and village venues.
The Rewild Project, Coleford	Non-profit social enterprise focused on environmental education and ecological restoration, e.g. reviving traditional, land-based skills to connect people back to ways of living regeneratively, from the land.
Soundwork Community Projects	Offers community arts experiences, often for those who do not have access to creative work, e.g. through Festival of Words in Coleford, monthly Last Thursday performance venues, regular writing/ literary workshops, work with school, community history projects, Hands Off Our Forest lantern and song project
The Wesley, Cinderford	A new Arts Centre for the FOD, opened in 2022

In addition, community and village halls provide venues for arts activities, e.g. Yorkley Community Centre, Longhope Latchen Rooms, and Ruspidge Memorial Hall. Coffee shops are also used for performing arts, e.g. Bream Coffee shop. Brockweir and Hewelsfield Shop exhibits local artists' work and events and activities are publicised via The Coleford Hub.

Cinemas and theatres within 20 minutes' drive of the Five Acres site include The Palace Cinema in Cinderford, Studio Cinema in Coleford and two theatres in Monmouth. There are also cinemas in Ross on Wye.

Private enterprises in the Forest of Dean provide other arts and crafts facilities such as Harts Barn. There are also enterprises who provide outdoor climbing, zip wire, archery activities, abseiling caving. There is an indoor climbing wall in Cinderford.

v) Community buildings /village halls

Community venues provide a considerable number of activities for their local communities and are commonly used for fitness activities, e.g. yoga, Pilates, Jump, aerobics; dance activities and some for martial arts and/ or boxing activities. Some have projection equipment and / or stages and lighting for performances. In some arts and crafts workshops are held, as well as social events. The halls are also available for hire for private events such as parties and weddings.

Small businesses hire the halls to provide activities- e.g. dance schools, martial arts and yoga / Pilates or fitness trainers.

The table below shows the number of halls, within approximately 20 minutes' drive from the Five Acres site, which provide various activities/ facilities. Information is taken from the GRCC village hall finder and is therefore dependent on the halls keeping the online information up to date.

Activity	Number of halls	Notes
Dance	7	3 state they have sprung floors. Capacity varies – 50, 100, 150, 270
Fitness sessions e.g. yoga, Pilates, Zumba	10	
Short mat bowls/ soft bowls	4	
Martial arts and/or boxing	5	
Films shown regularly (or state projection equipment available)	3	
Performances (either regularly held or state stage and or lighting facilities)	10	Most have a capacity of between 50 and 100. Some, e.g. Miner's Welfare Hall Cinderford and Lydney Town Hall are larger e.g. Lydney has 270 capacity
Arts and crafts activities	3	

7. Engagement and consultation July and August 2022

Activities aimed to gain feedback in relation to the indicative design proposals produced by AHR, amended since the November 2021 consultation versions. There were three aspects

to the engagement: an online survey plus consultation events involving a stakeholder discussion group and a public drop in event.

7. A. Survey

Between 21 July and 4 August 2022 an online survey was made available to provide information about the indicative design proposals for the Five Acres site and to give people the opportunity to make comments.

The survey was designed by GRCC, in consultation with FODDC officers and AHR, and comprised closed and open questions. The survey introduction explained the context of the proposals and included a link to the indicative design proposals.

The survey was sent, by GRCC, to schools, sports, arts organisations, parish councils, community groups and district councillors in the Forest of Dean area, aiming to reach those within approximately a 20 minutes' drive from the Five Acres site. They, in turn, made the survey available to their contacts. It was also publicised through social media and Radio Gloucestershire. Facebook advertisements with links to the survey reached 3,283 people through a selection of Facebook users with interest in sports and leisure activities within a 20 mile drive time of Coleford.

182 responses were received by the deadline of 4th August.

The following is a brief summary of the results. The full results for each question can be viewed in Appendix 4. The full list of verbatim comments from the survey has been provided in the full report on the survey.

Key points:

- Q1: The first question asked where respondents lived. 36 places were listed, with the most common being Berry Hill (26 respondents); Coleford (26 respondents); Broadwell (13); Cinderford (12); Lydbrook (11) and West Dean (11).
- Q2: 168 respondents supported the development of the Five Acres Site for sports, leisure, education and arts activities, on the whole. (10 replied no, 2 no opinion and 2 did not reply).
- Q3: The most common barriers and issues faced when using sports, leisure, education or arts facilities in the local area were cost of activities (83 respondents); classes at the right times (80 respondents); availability of spaces in classes or activities (45). 42 comments related to lack of or type of facilities available, with 17 specifically mentioning swimming pool.
- Q4: In terms of how the development could add value and complement other activities (open question), 36 respondents felt it would lead to increased local facilities and / or activities; 11 respondents felt that it would increase opportunities by enabling local access; 8 respondents felt it would not add value and / or that the offer was too similar to what is already available.
- Q5: The most frequently named considerations when deciding to use sports, leisure, education or arts facilities were: the activities / facilities on offer (89 respondents); affordability (51 respondents); whether there was a swimming pool (34); availability / timing (32); café (21); local / location (18); access / fair access to activities and facilities (17); quality of the environment (17).

- Q6: the proposed facilities listed, respondents were most likely to use: café (112 respondents); fitness gym (93 respondents); indoor sports courts (72); arts facilities (63); flexible community space (54). Where respondents added facilities not on the list the most popular was swimming pool (40 respondents).
- Q7: Facilities shown on the list felt to be most important for the community were: indoor sports courts (68 respondents); fitness gym (62 respondents); flexible community space (51); 3G pitch (49); arts facilities (45); café (42). Where respondents added facilities not on the list the most popular was swimming pool (33 respondents).
- Q8: The activities listed which respondents were most likely to use in the sports hall were: trampoline (68 respondents); 5-a-side football (60 respondents); badminton (57); gymnastics (42); Tennis (42); netball (41).
- Q9: The activities listed for the arts spaces at the site which respondents were most likely to use / access were: concerts (105 respondents); film nights (104 respondents); theatre presentations (93); dance studio (62).
- Q10: The most likely way to get to the facilities at the Five Acres site were: Car (153 respondents) walk (69 respondents); bicycle (25); public transport (21)
- Q11: The following suggestions were made regarding making the design of the site as welcoming and accessible as possible: Green spaces / planting (14 respondents); parking (16 respondents); good access for people with disabilities (11); in keeping with the local environment (8).
- Q12: 115 respondents felt it was very important that consideration is given to the environmental impact of the build and future site management, wherever possible. 44 respondents felt it was important and 14 felt it was not important.
- Q13: The most common 'any other comment' made was in relation to a desire for a swimming pool (55 respondents).

- 99 out of the 182 respondents mentioned the need for a swimming pool at some point during the question responses - some more than once.
- Targeted Facebook posts advertising the survey and consultation event reached 3,283 people (65.2% female and 34.5% male). 25 people left Facebook comments about the proposals and it was possible to view 16 of them (due to the type of privacy settings used by the remaining 9 people). All 16 comments related to the lack of swimming pool in the proposals.

7. B. Stakeholder consultation events 11.08.2022 - Stakeholder afternoon discussion event plus evening public drop in event

Two consultation sessions were held in relation to the indicative design proposals produced by architect consultants AHR. These were a stakeholder discussion session, from 2-4pm and a drop in public event from 5-8pm. Both were held at Berry Hill Primary School on 11 August 2022.

For both sessions, A1 versions of the indicative design proposals were displayed on boards. The results of the survey (21 July to 4 August) were also on display.

The first session, from 2-4pm, took the form of a discussion group involving representatives from local stakeholder organisations, with 31 attendees. (92 organisations had been invited

and representatives from 22 organisations attended.) The session started with a presentation on the indicative design proposals by architects AHR. Attendees then worked as table groups (6 in total) on design and function considerations and reported back.

The second session, from 5 – 8pm, was a public drop-in event, as advertised through the survey, Radio Gloucestershire and social media. The latter included targeted Facebook posts reaching 3,283 people (selected as users with an interest in sports and leisure activities within a 20 minute drive of Coleford).

24 attendees completed sign-in sheets during the course of the evening. A presentation on the indicative design proposals was given for the first group of attendees, and the AHR architect in attendance also explained the indicative design proposals to other attendees later in the evening, on a one-to-one basis. A series of 'Your input' boards provided opportunities for attendees to consider some of the design and function points made during the afternoon session and they added other comments to the boards.

The following is a summary of the points raised during the two sessions, organised by theme. Please note that there is no weighting / ranking of comments within the summary and no significance in numerical order of themes. However, for themes which relate to points raised in previous consultations, strategies studies or reports, a row has been added to demonstrate the relationship. It is recognised that circumstances may have changed from early consultations and studies carried out.

A full list of the comments made by table groups and raised in general discussions during the afternoon session can be viewed in Appendix 5, together with a list of organisations represented. Comments made during the evening session can be viewed in Appendix 6, while Appendix 7 contains comments sent by people and representatives from organisations who could not attend the events.

Theme 1: General, positive comments

Element	Comments	Suggestions	Related points (made in either session)
Opportunity	This is a great opportunity for the area		Great to see something happening Good to have some facilities brought back
Investment	Good to have the funding		Great to see progress / something happening
Partnership	Involvement of Hartpury may bring more opportunities		

Related points from previous consultations, strategies, studies, reports:

Survey - July/August 2022 - 168 out of 182 respondents (92%) supported the development of the Five Acres Site for sports, leisure, education and arts activities, on the whole (10 replied no, 2 no opinion and 2 did not reply). Comments in response to Q3 (open question) indicated that people thought it would add value and complement other activities, increase local facilities and increase opportunities by enabling local access. Answers to questions 6 to 9 indicated that respondents would use the listed facilities, e.g. café (112), fitness gym (93), indoor sports courts (72), arts facilities (63) community space (54), trampolining (68), 5-a-side football (60), badminton (57), arts space for concerts (105), film nights (104), theatre productions (93). Comments sections showed some supportive comments, e.g. proposals looked good, looking forward to the development and time to start on it.

Moving Forward Together consultation November 2021 - All respondents were supportive of a leisure facility at Five Acres. Between 64.1 and 76.5% were supportive of the plans for each floor on the indicative design proposal.

PPS - this strategy demonstrates a need for 3G pitch (for rugby and football) and tennis courts within the proposal.

NDP - 95% of consultation respondents wanted a multi-functional sports and leisure facility on the Five Acres site.

NDP vision, objectives and policy for the site.

Coleford TC response - development could be a real benefit to the FOD and the local communities

Theme 2: Proposal layout and design (see also Theme 4- space north west of 3G pitch)

Element	Comments	Suggestions	Related points (made in either session)
Café location	Parents need to be able to keep an eye on children and cyclists can keep an eye on bikes	Café should be adjacent to the undulating area. Outdoor seating required	Allows potential for extra seating outside - which is essential. Outdoor seating required for cyclists- with cycle storage facilities adjacent Café on site is a good idea
Changing areas	Consider just one set of changing rooms in the main area - and just toilets in the pavilion		
Hotel	Is a hotel on the small site labelled best use of that space?		Might the hotel provide swimming and gym facilities at a later phase?
Unused space	Quite a lot of unused space on the proposals		This is a very modest scheme
Related points from previous consultations, strategies, studies, reports: - Design suggestions made in the survey (Q11) related to use of materials, colours etc. included natural light, a large welcoming reception area (manned), use of local materials and blending with/ sympathetic to the local forest landscape, with green spaces outside and planting inside and outside.			

Theme 3: 3G pitch (3rd generation synthetic surface)

Element	Comments	Suggestions	Related points (made in either session)
Supportive	Must be a priority		
Size	Does it need to be so large as it leads to much 'dead space'?	Reduce size and move the 3G pitch – to remove some of the 'dead space' and to provide flexibility to make better use of the site space	Football and rugby national and county organisations have successfully negotiated shared use facilities in other projects Berry Hill RFC will use the pitch. Their current pitch is not full size.
Type	Would 4G be a better investment?		Would 4G be affordable?

			4G is too early in its development to be used for this project
Safety	Concern regarding 3G and health & safety - some authorities are removing them due to health risks		Some NFL are removing artificial pitches due to litigation concerns
Need	What is the demand for the full-sized rugby 3G pitch?		There is a need for additional capacity - local clubs are having to use facilities in other places - e.g. Broadwell uses additional facilities in Monmouth. FoDDC Playing Pitch Strategy has recently been produced and states what is needed - including 3G pitch.
Location		Include school in discussions and maybe upgrade athletics track to incorporate a 3G pitch within it instead of the stand- alone 3g pitch.	Could the area in the middle of the athletics track be used for a 3G hockey pitch if accommodating a full size pitch would be possible?
General use		Could be multifunctional – football / rugby / outdoor cinema, theatre / performance	The rugby / football 3G pitches are not suitable for hockey
	No facilities for refreshments on sports field for spectators		Need for floodlighting Is it suitable to have a car park surface next to a 3G pitch?
<p>Related points from previous consultations, strategies, studies, reports: Sports bodies consultation - Sport England flagged usability issues of 3G; helps to meet PPS requirements for rugby and football; England Rugby - Rugby pitch needs to be full adult size pitch; Pitch within athletics track in Hereford but Sports England felt it could cause logistical problems during usage. PPS - athletics track only meets future needs if it is upgraded.</p> <p>Coleford TC response: move / reorganise 3G pitch, with separate rugby all-weather training. If pavilion was replaced by more extensive changing provision at rear of Speedwell Building the scope for use by different sports would be increased, plus saving on utilities.</p>			

Theme 4: Area beyond the 3G pitch (north west of 3G pitch in the proposals)

Element	Comments	Suggestion	Related points (made in either session)
Use of area	Understand that the 3G pitch cannot be moved if it is to be full size rugby pitch	Could be a play area – no good adventure playground since losing the Forest Holidays one	
This area needs a purpose		Could house the swimming pool and squash courts in a future phase	
		Phase 2 could incorporate a swimming pool and tennis courts in this location	Put tennis courts in this area and swimming pool where current tennis courts are located
		Could be a MUGA (multi use games area) and sand volleyball pitch here or somewhere on the site	Specifications by England Volleyball for volleyball areas- indoor and outdoor-provided
Related points from previous consultations, strategies, studies, reports: Locality pre-feasibility report suggested capitalising on the woodland in and around the site for activities /walks/ courses.			

Theme 5: Sports hall, gym and tennis courts area

Element	Comments	Suggestions	Related points (made in either session)
Activities - sports hall	Boxing/ kick boxing facilities / martial arts need specialist flooring so cannot take place in the sports hall	Walking football	
Size of sports hall		Making it large enough to enable it to be used for badminton, volleyball, beach ball	
Duplication of facilities nearby	Another gym not needed in this space – 2 very near - Fitzone and Mile End	Use current gym space to provide a squash court	This should be a better facility than is available nearby

Tennis courts resurfacing		If funding is tight and elements have to be missed out - maybe omit resurfacing of the tennis courts	Hockey pitch on the refurbished tennis courts will not be a full size pitch therefore only suitable for training
<p>Related points from previous consultations, strategies, studies, reports: Sports bodies' consultation - England Hockey priority is to refurbish the current pitches in Lydney and Newent rather than build new; Lawn Tennis Association - optimum surface for tennis is tarmac. Favours retaining existing courts.</p> <p>Survey responses - points made about duplication of sporting facilities in the locality.</p> <p>PPS - current shortfall of tennis courts in the district.</p> <p>Coleford TC response: could squash be accommodated?</p>			

Theme 6: Performance space

Element	Comments	Suggestions	Related points (made in either session)
Loss of theatre space	The theatre was a valued resource in the old Five Acres leisure complex. Performances would attract over 300 people (e.g. Lydney Brass Band) No theatre - a lost opportunity	Introduction of raked to the sports hall to enable larger performances (for 300+ people, with necessary lighting, stage, acoustics etc.)	Acoustics in Sports Hall would not be suitable for performances A theatre would draw in people and provide a destination. In NDP consultations, 96% of people wanted to preserve and enhance the existing theatre facilities
Size of performance space in proposals	Too small - a space double the size needed if catering for performances and audience		Double sized space needed for martial arts, which need a sprung floor surface
Foldable doors to atrium	Use of foldable doors into the atrium for spectators is not a realistic solution as acoustics will be poor and there may be poor visibility		
Dance studio	If performance space is to be used as a dance studio it will require mirrors and barres. This might prevent its use for		Forest Gymnastics centre offers similar facilities - same kind of size.

	performances (although drapes could be used).		
Additional facilities needed	Performance area needs to have adjacent storage and dressing rooms		
<p>Related points from previous consultations, strategies, studies, reports:</p> <p>Survey Q10 - 105 people would use the arts space for concerts, 104 for film nights. 93 for theatre presentations.</p> <p>Facilities mapping - local community / village halls with stages cater for audiences of between 60 and 110 but few for larger groups; local village halls with sprung flooring are of a smaller size for dancing and martial arts; 'Traditional' theatre in Monmouth. Important not to displace income and affect viability of local enterprises by providing near-duplicate facilities.</p> <p>NDP - 96% of consultees in events wished to preserve and enhance theatre facilities.</p> <p>Locality pre-feasibility report - examples of theatres which were grant dependent rather than generating sufficient income from trading. Previous theatre on site built in 1962 seating 450 people but was closed when report composed in 2014, due to its poor condition.</p> <p>Sporting bodies consultation - Sports England - need to identify type of performances likely</p>			

Theme 7: Office/ workshop spaces / atrium

Element	Comments	Suggestions	Related points (made in either session)
Number of offices	There are too many - Can hire other venues for offices - e.g. Coleford The Main Place		Kids soft play area – income generating - good for wet weather activity and attracting tourists No provision for art workshops - just offices
Bookable space	Useful to have a bookable community space for events and breakout rooms for smaller clubs and classes	Can bookable community space have screen facilities / chairs theatre style?	Could be used for adult education Could be used for art workshops
Exhibition space	Would bring in local artists and those from around the country – excellent artists trail in the area		No dedicated exhibition space in the area. 130 artists in the forest take part in open studios event - this could complement that - ever increasing visitor number Could be incorporated within the Atrium Could attract tourists (wet weather activity)

			Complement other activities on the site and increase interest and participation - fabulous opportunity
Artist workshops for rent	Artist studios for rent would extend the range of opportunities for the community		Arts and crafts activities / workshops and spin off activities
<p>Related points from previous consultations, strategies, studies, reports: Facilities mapping – Mitcheldean Growth Hub opened in 2021; Main Place Coleford; community buildings offering office space. Locality pre-feasibility report mapped local business hubs</p> <p>Facilities mapping - many local venues offer office and room hire. Important to complement/ add value- not duplicate and potential displace income.</p> <p>Survey – comments regarding need for arts studios and potential for arts and crafts workshops</p> <p>Moving Forward Together consultation - too much office space</p> <p>Coleford TC response: offices on top floor should be used for delivery of accessible education course, building local skills and supported by Hartpury teaching in the area.</p>			

Theme 8: Swimming pool

Element	Comments	Suggestions	Related points (made in either session)
Swimming pool is needed	Swimming pool is needed 25 metre pool needed		Don't need a new swimming pool – ones nearby in Lydney, Cinderford and Monmouth Children need to learn to swim. On the national curriculum. Expensive and time consuming to take children to other pools.
Cost of swimming pool	If pool provided it would use all the funding for this scheme therefore it is not feasible at this point	Look at funding from other areas to cover the costs - e.g. other funding for the 3G pitch (Football Association) Could there be an ambition for a pool for Phase 2/3?	Swimming pools lose money due to maintenance costs - cannot afford to subsidise it. How can a swimming pool be sustainable? Tourists would be attracted by swimming pool

Related points from previous consultations, strategies, studies, reports: NDP Survey – 99 of the 182 respondents mentioned the need for a swimming pool.

Facebook comments (16 viewable from the 25 comments made) - all 16 relate to loss of swimming pool

Moving Forward together consultation – attendees voiced need for a swimming pool

Evening consultation 11.08.22 - comments about the need for a swimming pool attracted the largest number of additional comments / agree stickers (15 in total)

Facilities Strategy – approximately 2 lanes required in the long term across the FOD district. Cinderford (rather than Coleford) option recommended. Cannot maintain the historic pattern for local leisure provision but need to take a cross-boundary approach.

Facilities mapping - swimming pools in Cinderford, Monmouth (refurbished 2018), Lydney (2)

Locality pre-feasibility study - duplication if lane swimming only provision. More viable if a leisure pool, unique in the area (e.g. large pool with slides) marketed as a visitor attraction. Enquiry by Design - splash pool with slides to draw in tourists favoured.

Coleford TC response: wider range of facilities could include site for swimming pool (possibly with later funding)

Theme 9: Car parking

Element/ issue	Comments	Suggestion	Related points (made in either session)
Too much car parking	Excessive car parking planned for the future		
Adequate car parking	Must be adequate car parking to be shared (e.g. the athletics club used to have 400 members)		

Related points from previous consultations, strategies, studies, reports: Survey- 153 of 179 respondents stated they would drive to the venue

Theme 10: Cycle hub

Element/issue	Comments	Suggestions	Related points (made in either session)
Size	Current cycle hub displayed is too small. See example in Talybont on Usk	FOD is a destination for cyclists - Consider cycle cleaning facilities (using rainwater) and tool area-chargeable.	
Cycle pitch	Upgrade the cycle pitch in the school		Need for BMX track
Related points from previous consultations, strategies, studies, reports: NDP vision describes cycle routes around and to the site, lining to the local network.			

Theme 11: Environmental considerations

Element/issue	Comments	Suggestions	Related points made (in either session)
Clarity	As this is an early stage in formulating design proposals, such details have not yet been considered.	Carbon neutral Building should be in keeping with nature	Should be considered at this earliest stage - in the specification for the site Vital if this is to be considered a 'state of the art' building and site
Car parking and pitch surfaces	Will they allow drainage / mitigate flooding risks		Is it suitable to have a car park surface next to a 3G pitch?
Operational	Carbon neutral for both build and operational Water conservation and cost - rainwater harvesting and minimising use Light pollution minimisation	Waste and recycling – accommodate a system that reflects ambition to be zero waste	The development overall does not seem to be Future Proofed in relation to the reality of extreme climate change; e.g. extreme weather events, and rising energy costs and reducing carbon footprint and impact on biodiversity.
Build and energy	Are the materials used in construction sustainable and has	Renewable energy, energy saving mechanisms.	Opportunity to be an exemplar in the Forest of Dean of the best sustainable design and operation

	their embodied energy been part of the calculation? Impact on biodiversity?	Smart design for heating and cooling of the building	
Related points from previous consultations, strategies, studies, reports: Survey Q12 – 159 out of 173 respondents stated that it was important or very important to consider environmental impact of the build and running costs.			

Theme 12: Access – including fair access and transport

Element/ issue	Comments	Suggestions	Related points made (in either session)
Fair access for people with disabilities	Inclusive play – access to play and activities for all children and young people	Safe spaces within the design Quiet spaces within the design. Shade and green roofs	Must be built-in to design at the earliest stage - a core principle Cognitive development and the needs of people with disabilities must be a main consideration The site has a real opportunity to help children, young people and adults' mental health
Destination improvements	Should be for all not just rugby and football clubs		
Public transport	Should be able to reach the site through public transport		Public transport is poor
Cycle routes (see also cycle hub points)	Should be able to reach the site via cycle routes		
Related points from previous consultations, strategies, studies, reports: Survey- Q11 and Q13 - specific mention of need for accessibility in terms of access for people with disabilities and for families. Importance of the site for positive mental health. Also fair access important in relation to opening hours, fair booking systems and proportion of access for clubs and individuals. NDP consultation – 98% want a safe and inclusive community hub			

Theme 13: The broader site and vision

Element/ issue	Comments	Suggestions	Related points made (in either session)
Collaboration with existing facilities	Concern re duplication of facilities provided by existing businesses (community halls and private businesses)	Asset mapping needed as part of business plan	Concern about displacement of income from nearby businesses – e.g. performance area for dance deflecting income from community halls with sprung floors, such as in Broadwell, or Forest Gymnastics centre.
Community vision	Should be more community focussed		Vision should be for the whole community and area - not just the site The scheme lacks ambition and creativity
Destination	Improvements to all facilities on the 'campus' - including school and gymnasium are required - should be planned in parallel with this scheme and in collaboration, even if in phases Nothing in the proposals to appeal to tourists so this is unlikely to be a destination for them – missing an opportunity		Need for co-operative use of facilities In the NDP (Neighbourhood Development Plan) for the area, 98% of consultation respondents wished to work with partners to develop and improve the encompassing culture, education, health, wellbeing, sports and leisure – sports but no wider creative activities are being addressed.
School	Running track is on school grounds. It is out of date (imperial not metric). No floodlights. Athletics club is losing members and talent as they cannot supply the required facilities or host competitions	Partnership with school is needed	There used to be a feeling of a 'campus' to the site - with facilities being viewed together and shared Is there any funding available from other sports/sources to broaden the scheme?
Priorities (principles)	<ul style="list-style-type: none"> • Activities not covered elsewhere • Facilities which will generate income • Make best use of the entire site • A creative bid which includes the community • Vision is tied into surrounding groups • Best use without too may negative side effects (e.g. deflecting income from other businesses) 		What is the unique selling point of this proposal? (see nothing different in it to what is already available nearby)

	<ul style="list-style-type: none"> • Must be a beacon • Do less if necessary but do it well 		
<p>Related points from previous consultations, strategies, studies, reports: NDP policy on Five Acres site – objective – to create a leisure and tourist destination at the site; NDP consultation – 98% want to work with partners to develop and improve the facilities... for the benefit of the community and region and 97% want the site to be developed to provide and all embracing, sustainable tourist attraction.</p> <p>Survey responses - specific mention of drawing in tourists</p> <p>Enquiry by Design and Locality pre-feasibility report – aspiration for indoor extreme sports</p> <p>Poor condition of athletics track and need for improvements highlighted in the PPS</p> <p>Coleford Town Council response: concern regarding displacement of income for local enterprises. Need to develop a cultural policy to shape, encourage and create activity and resources to host performances, workshops etc.</p>			

Theme 14: The process to date

Element/ issue	Comments	Suggestions	Related points made (in either session)
Previous consultations	Seems to have been no regard for outcomes of previous consultations		Enquiry by Design on the site consultation was a three day process
Presentation of options	The process should involve presentation of options for design rather than one indicative proposal		Could have an overall 'ideal' plan plus phases for build
The masterplan for the wider area			Future elements of the wider plan need to be made clear, as a masterplan for the whole 'campus' including school and gym facilities Show a phased approach to achieving full use and improved facilities across the entire 'campus'
Collaboration	Concern about lack of collaboration to date		Coleford Town Council not involved in discussions nor decision making, yet funding allocated to Coleford through Section 106 funding is included in the FODDC match funding for the Five Acres site. School and gymnasium not involved in discussions and decision making.

Research	Research facilities in national leisure sites – expectations / profitability		
Survey	Survey was too 'yes/ no' commenting as if ideas were set		182 responses - too small a sample
Current consultation	Is this consultation a tick box exercise? – rubber-stamping decisions already made?		Do not wish my organisation's name to be associated with the responses as if it is used to suggest support of the design proposals
Timetable	Concern that the consultation process is rushed as there are deadlines for getting the planning approval complete		Not enough time for consideration of responses and trialling different options Is this a 'shovel' ready project therefore not much chance to amend the indicative design proposals? Have £10M available now so must help with decision making within the required timescales - do not want to miss this opportunity.
Procurement	What was the process for appointing architects?		

Theme 15: Governance

Element/ issue	Comments	Suggestions	Related points made (in either session)
Openness and accountability	What are the plans for income generation / business plan for the scheme?		What is the vision for area labelled hotel? Could it provide some facilities such as swimming pool? Who owns that land?
Hartpury University / College	What is Hartpury University / College gaining from the scheme and what is it bringing / giving?		Could be opportunities in involvement of Hartpury
	Future-proof the scheme for maintenance and growing needs of the sports		Leave some contingency and look at other funding opportunities

Involvement		School and gymnasium to be involved in discussions Parish councils- especially West Dean Parish Council and Coleford Town Council should be involved in decision making	There is a wealth of local expertise available – organisations and local residents want to be meaningfully involved
Future management	How will the facility be managed? How much community use will be possible (as opposed to Hartpury University / football / rugby use)?		Community management? What are plans for future maintenance and operations? Is there a business plan that sets out future maintenance costs and budget?
Fair access	Who will control bookings and how much community use will be possible?		Who will 'own' this facility?
<p>Related points from previous consultations, strategies, studies, reports: Locality pre-feasibility report – examined models for running the facility. Enquiry by Design advocated a community-led approach.</p> <p>Coleford TC response: Would like to be involved in the partnership moving forward, together with WDPC, FODAC, Berry Hill RFC, Broadwell FC, local mental health organisations and cultural organisations. Could contribute expert help to produce a reorganised proposal which could be 'owned' by the community.</p>			

Appendix 1: Map showing location of Five Acres site and area within approximately 20 minutes' drive time of the site



Appendix 2: Facilities outlined in Enquiry by Design Options A and B

(Please note that both options appear to assume relocation of Berry Hill Primary School which has not happened.)

Option A	Option B
<ul style="list-style-type: none"> • Forest Splash – new community and tourist destination including splash pool + swimming pool, health suite, sports courts, indoor adventure activities and changing room 	<ul style="list-style-type: none"> • Forest Leisure Centre - new community swimming pool and changing rooms. An alternative to a pool based facility could include health suite, sports courts, indoor adventure activities, bike hire

<ul style="list-style-type: none"> • Multi-purpose venue to include a theatre, exhibition space, multi-functional rooms • Café / bar / restaurant - overlooking the running track, linking Forest Splash and the multi-purpose venue • Car park • Outdoor play – Bike / skate / skateboard park and tennis course • New sports pitches – upgrade existing playing fields. New floodlit 3G training pitch and new rugby pitch • Berry Hill RFC relocated to the Berry Hill School site • Housing – on the Berry Hill RFC site • Athletics track • Lakers school sports hall (expanded – avoid duplication of facilities within Forest Splash centre) • Gymnastics and fitness centre • Network of formal and informal footpaths and cycle ways to allow people to connect to Forest trails. 	<ul style="list-style-type: none"> • Multi-purpose venue – supporting a theatre, exhibition space and multi-functional rooms • Café bar located within the new atrium, linking the leisure centre with the new multi-purpose venue • Speedwell Building – optional retention of the building overlooking the track accommodating community, business and administrative uses • Housing - phased redevelopment of Berry Hill School (supporting its relocation) and the northern section of Five Acres • Car park • Outdoor play - bike, skate and skateboard park, tennis courts • New sports pitches - upgrade + new rugby pitch • Berry Hill RFC - remain • Lakers sports hall – allow for future expansion. Avoid duplication of facilities with Forest Leisure Centre
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Appendix 3: Consultation with county and national sporting bodies February 2022

Gloucestershire Football Association

GRASS AND 3G PITCHES

Natural Turf Pitches

- If retaining existing football pitch - Grass Improvement Fund is a potential for funding.
- Impact on grass pitches could be mitigated if school allowed for pitches to run outside the red line boundary.

Artificial Turf Pitch (3G)

- Full sized 3G is preferable to meet the needs of the Playing Pitch Strategy.
- The Football Foundation has a framework for development of 3G pitches.
- Flagged that 3G could be shifted higher, but need to see if dimensions of pitch and site aligned.
- Suggestion that 3G could be located inside the existing athletics track, this could remove need for a pavilion, although would fall outside the red line boundary - may cause some operational issues.

TENNIS COURTS - Potential for football use, but not a priority.

England Hockey

GRASS AND 3G PITCHES - 3G surface wouldn't be suitable for Hockey.

TENNIS COURTS

- Currently no hockey provision on the site.
- A Generation 2 surface would be suitable for education and community use.
- Endorsed lighting levels would be 350 lux due to the speed of the ball.
- Although it would be positive to see a facility suitable for hockey on the site, England Hockey would prefer to see funding allocated to resurfacing the surface at Lydney and improved lighting at Newent (getting current pitches up to spec).

Lawn Tennis Association

TENNIS COURTS

- Currently no club, community access and limited tennis provision in the area.
- LTA has stats that people want to access and get involved in tennis.
- LTA offers quick access loans for capital projects.
- Optimum surface is tarmac macadam, 2G and 3G doesn't suit tennis.
- Gen 2 guidance states International Tennis Federation accredited. Although LTA investigated and is not a recommended surface.
- If a dual purpose facility, may impact open access due to operationally having to take nets up and down.
- LTA advice is that they favoured retaining and upgrading the existing courts.

England Rugby

Natural Turf Pitches

- Berry Hill RFC uses pitches closest to tennis courts.
- If two senior games, 1 will be played on main ground and the second on Five Acres pitches.
- Club also uses pitch as overspill for training when lighting allows.
- The current proposal would directly lead to the loss of one natural turf rugby pitch used by Berry Hill RFC (as noted within the emerging PPS and thus would result in an objection from RFU).
- If rugby pitch is lost to 3G, the solution could be to switch the rugby pitch with the existing football pitch.
- Rugby natural turf pitches need to be to Sport England type 4 specifications.
- Any welfare facilities would be beneficial.

Artificial Turf Pitch (3G)

- Minimal mitigation would be to install a World Rugby reg 22 compliant surface (60-65mm pile length with shock pad)
- Minimum size is 68 - 110m
- Lux level for sports lighting would need to be 100 lux for training and matches up to level 5 (National League 3).
- Discussed locating 3G within Athletics track e.g. Hereford Leisure Centre.

TENNIS COURTS

- Tennis courts would be used as a last resort for Rugby – Natural turf, Hybrid then 3G is preference.
- Generation 2 surface would not be suitable for Rugby

SPORTS HALL / SPEEDWELL HOUSE

- Berry Hill RFC has no fitness suite at the main ground.
- Discussion would need to be had directly with the club about their potential use/ requirements.

Sports England

GRASS AND 3G PITCHES

- Advised against 3G in athletics track due to use parameters. Logistical issues and level of football - when clubs reach a certain step level additional facilities are required such as spectator stands.
- Examples of multisport 3G pitches; Newbury Rugby whose pitch is World Rugby certified on FIFA register.
- Flagged issue that 3Gs are starting to have usability issues. Currently bill going through Strasbourg to either keep status quo, phase out 3G or eliminate 3G pitches completely.
- Problems in Europe surrounding the recycling of the rubber crumb as currently all done in Europe.
- Cork is the only alternative for rubber crumb at present, therefore might be worth holding off procurement of the 3G element until things are sorted.
- Other options could be hybrid or Deso - Deso same price as 3G but hybrid is half the price - but would suggest guidance from FA is needed.
- Also need to determine how much use Rugby is likely to have as it needs to be around 75% to be viable.
- There is no reason for FA to not fund a Rugby suitable shock pad - SE would support as will provide an extra provision for football and rugby.
- PPS needs to hook in the Football Foundation to secure partnership funding to support the project.

TENNIS COURTS

- Confirmed that the Gen 2 surface has been accepted by the LTA along with hockey and netball at a recreation level.
- Paddle tennis is becoming very popular.
- Worth considering that LTA only offers small grants or loans.

SPORTS HALL AND SPEEDWELL HOUSE

- Examples to look at Duncan Edwards Leisure Centre <https://www.dudley.gov.uk/things-to-do/leisure-centres/duncan-edwards-leisure-centre/>
- Bad example is Lozells in Birmingham - no volleyball sockets and dividers in wrong location <https://sport.hull.ac.uk/facilities/360-tour/sports-hall/>
- Need to determine what level of sport we want to do – recreational / competition.

- And what type of performance e.g. band, theatre etc.
- Main sports to consider are basketball, volleyball, netball, badminton and gymnastics / trampolining.
- Any facility needs to be underpinned by the programme of use.

Active Gloucestershire

GRASS AND 3G PITCHES

- Suggested moving grass pitch to right angle above 3G, although this would involve negotiations with school.
- If FF secured could free up £300,000-£400,000 which could go towards other upgrades e.g. athletics track in exchange for more pitch provision.
- England Athletes are currently working on a facility statement which will be available before summer and might state that it does not support a track here. (Contact provided)
- If the 3G was moved to the top of the site, they would be disengaged from the rest of the development.
- Raised point that the athletics track is rarely used.

TENNIS COURT

- Might be worth considering the inclusion of a paddle court.
- Secondary use from hockey would be good.

Subsequent comments were received from England Rugby and guidance on facilities were provided by England Rugby, Badminton England and Gloucestershire Volleyball Association.

Comment from England Rugby July 2022: Berry Hill RFC use the adult size natural turf rugby pitch (as recorded in the adopted FOD PPS) at Five Acres for both weekend adult match play and training. The club only have one adult size pitch on site and thus use the Five Acres pitch to regularly hold 2 games simultaneously at home and for their age grade activity on a Sunday. As such the proposed 3G would need to be built to comply with World Rugby Law 1 as detailed in the attached Pitch Dimensions Guide. Essentially minimum size would be 116m x 78m which includes 6m in goal areas and a 5m run off around the full pitch perimeter.

Sport England Sports Hall designs and layout guidance were also passed on by consultees.

Appendix 4: Survey responses – full analysis by question

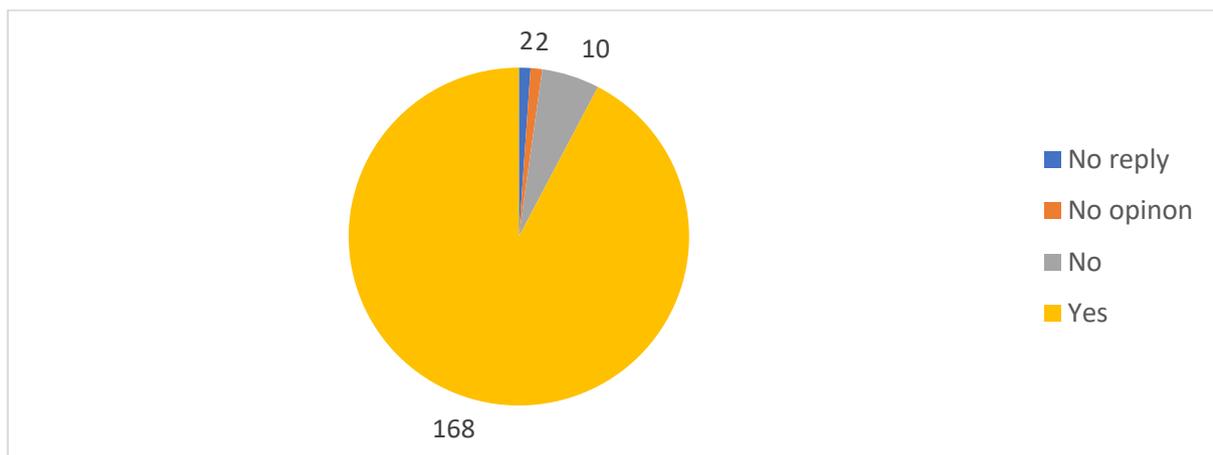
Q1. What parish / area do you live in?

171 people responded to this open question.

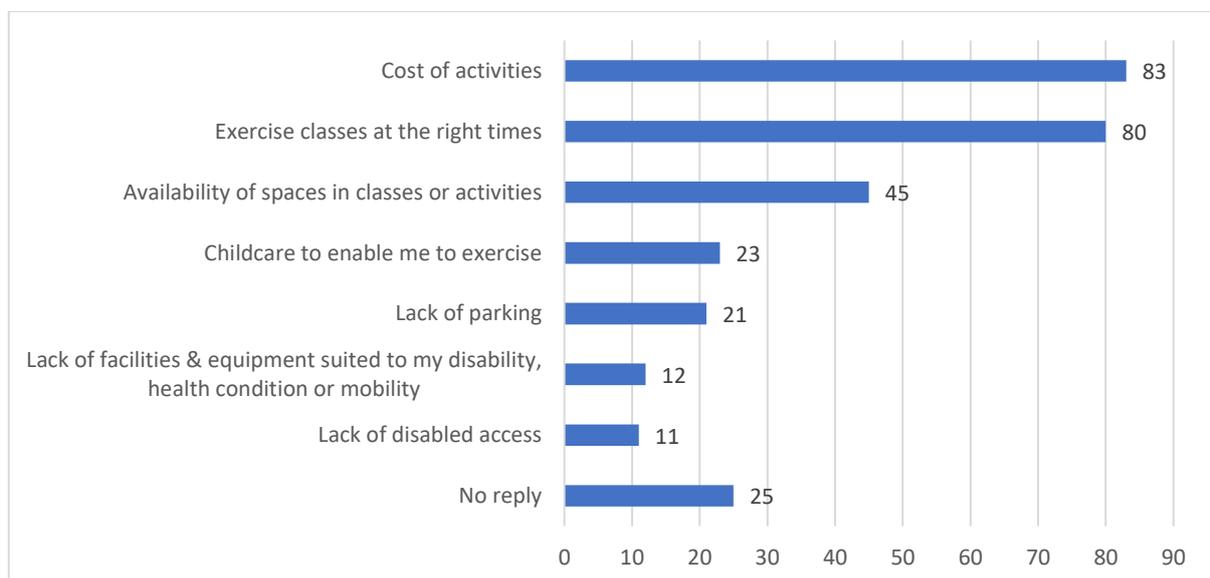
Area / place	Respondents	Area / place	Respondents	Area / place	Respondents
Alvington	1	English Bicknor	3	Newnham on Severn	3

Berry Hill	26	Five Acres	2	Parkend	2
Blaisdon	1	Forest of Dean	3	Pillowell	1
Blakeney	1	Huntley	1	Ruardean Woodside	3
Broadwell	13	Joyford	1	Ruspidge & Soudley	2
Christchurch	1	Littledean	1	Shortstanding	1
Cinderford	12	Longhope	1	Sling	1
Coalway	4	Lydbrook	11	St Briavels	1
Coleford	26	Lydney	8	Staunton	2
Drybrook	2	Mile End	3	West Dean	11
Ellwood	3	Milkwall	6	Whitcroft	3
Elton	1	Mitcheldean	7	Yorkley	3

Q2. On the whole, do you support the development of the Five Acres site for sports, leisure, education, and arts activities?



Q3. What are the main barriers and issues you currently face when using sports, leisure, education, or arts facilities in the local area?



76 respondents added comments:

- 42 comments related to lack of / type of **facilities available**. Of these:
 - 17 specifically mentioned lack of **swimming pool**
 - 6 specifically mentioned lack of **athletics / running track**
 - 2 specifically mentioned **theatre**
 - The following were also specifically mentioned (each by 1 respondent): cycling, football, changing rooms, squash)
- 10 comments related to **location or distance to travel** to facilities
- 9 comments related to **lack of activities available** and 2 further to **lack of access**, including 2 comments about lack of access / activities for **people with disabilities**
- 5 comments related to lack of **public transport**
- Other comments made by 1 or 2 respondents related to cost, poor quality facilities, Covid, lack of secure cycle parking facilities and safe drop off / pick up

Q4. In your opinion, how could the new facilities proposed for the Five Acres site add value and complement other local sports, leisure, education, and arts activities?

120 people responded to this open question

- 36 respondents felt that the redevelopment would lead to **increased local facilities and / or activities and participation**
- 11 respondents felt that the new facility would increase opportunities through **enabling local access**
- 5 responses indicated the added value of **improved health and fitness and / or opportunities for participation and social interaction**
- 6 responses indicated a need for the new facility to **complement and enhance facilities in other areas of the Forest**, with 2 people commenting that it seemed to duplicate what is already on offer in other leisure centres, and one commenting on the need to respond to local needs and not the demands of investors
- There were 8 **negative comments** reflecting concern that the proposed facility **would not add value**, and / or that the offer was **too similar** to what is already available elsewhere
- 2 people commented on the added value of **fair access**, with one commenting on the opportunity of activities for all – not just for clubs, and one specifically mentioning access for people with disabilities
- 37 responses were **requests for facilities**, with some respondents listing more than 1. 29 of these respondents mentioned a swimming pool – either a comment that it was needed or disappointment that it was not included in the indicative design proposal. Other requests included athletics track (3); theatre with stage (2); and arts facilities (2) such as a workshop for messy crafts and gallery space for local artists
- 3 respondents specifically commented on the need to make rates **affordable** for local people
- 3 respondents stated that they were **not sure** about the added benefit, with 1 commenting they needed more information
- Other comments (each made by 1 to 2 people) related to benefits or links to the school, having a community hub, education, outdoor performance area and the opportunity to revive clubs

Q5. What are your two main considerations when deciding to use sports, leisure, education, or arts facilities? (E.g. accessible; range of facilities; bike hub; café area, etc.)

152 people responded to this open question and the responses were categorised as shown in the table.

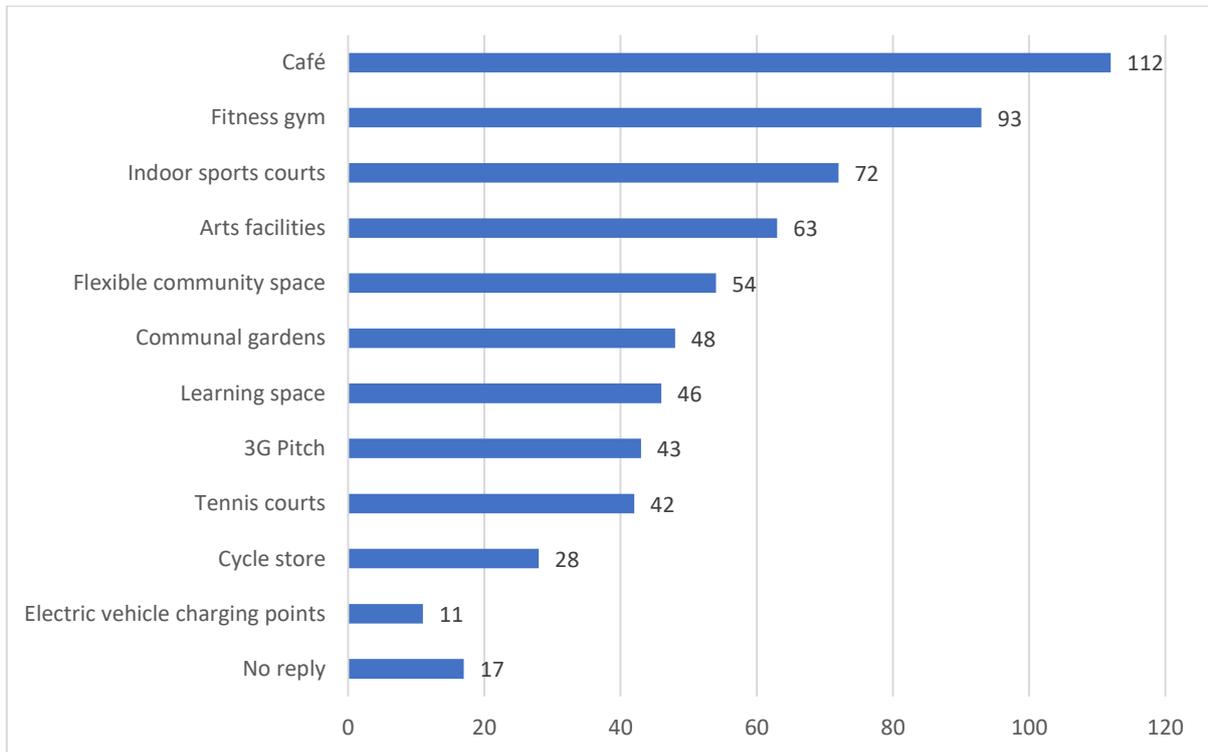
Category	Number of responses	Category	Number of responses
Activities on offer / facilities	89	Parking	11
Cost / affordable	51	Areas / activities for children	9
Swimming pool	34	Cycling	5
Availability / timing	32	Staff / management	5
Café	21	All age activities / facilities	4
Local / location	18	Public transport	4
Accessible	17	Dog friendly	1
Quality of environment	17	Education	1
		Tourism	1

- 17 responses mentioned points relating to **quality of environment**, such as cleanliness and safety. A further 5 responses referred to **staffing and management** of the facility
- 89 comments related to the **facilities and activities on offer**, with some respondents mentioning specific ones:
 - 2 – theatre and drama;
 - 3 – classes;
 - 5 – gym;
 - 3 – equipment available;
 - 1 – space to work; art – gallery and studio / workshop space;
 - 1 – spa;
 - 1 – football;
 - 1 – activities outside basic sports;
 - 1 – solo training area for those who are immune suppressed
- A further 21 people stated that availability of a **café** was one of their top considerations and a further 34 people indicated that availability of a **swimming pool** was a top consideration
- 4 respondents indicated that having **activities for all ages / all the family** was important to them, while a further 9 respondents indicated that availability of specific facilities or activities for **children** were important, with 2 people mentioning soft play
- 17 responses referred to **ease of access**, with one specifying access for pushchairs and another 2 indicating that there should be access for all – not just clubs. A further 32 responses indicated that **opening hours** and / or timing of activities were a major consideration, especially around working hours
- Of the 51 responses which were categorised as **cost / affordability** considerations, two specifically mentioned availability of **pay as you go / non-member** options

- 18 responses referred to **location / a local facility**. A further 4 indicated that they considered whether there was **public transport** to the venue
- 11 mentioned availability of **parking facilities**, with 1 person specifying cycle parking availability. 5 other responses indicated consideration of **cycling routes / cycle hub**

Q6. Which of the proposed facilities for the Five Acres site are you or your family likely to use?

Respondents were invited to select as many of the facilities as applied.

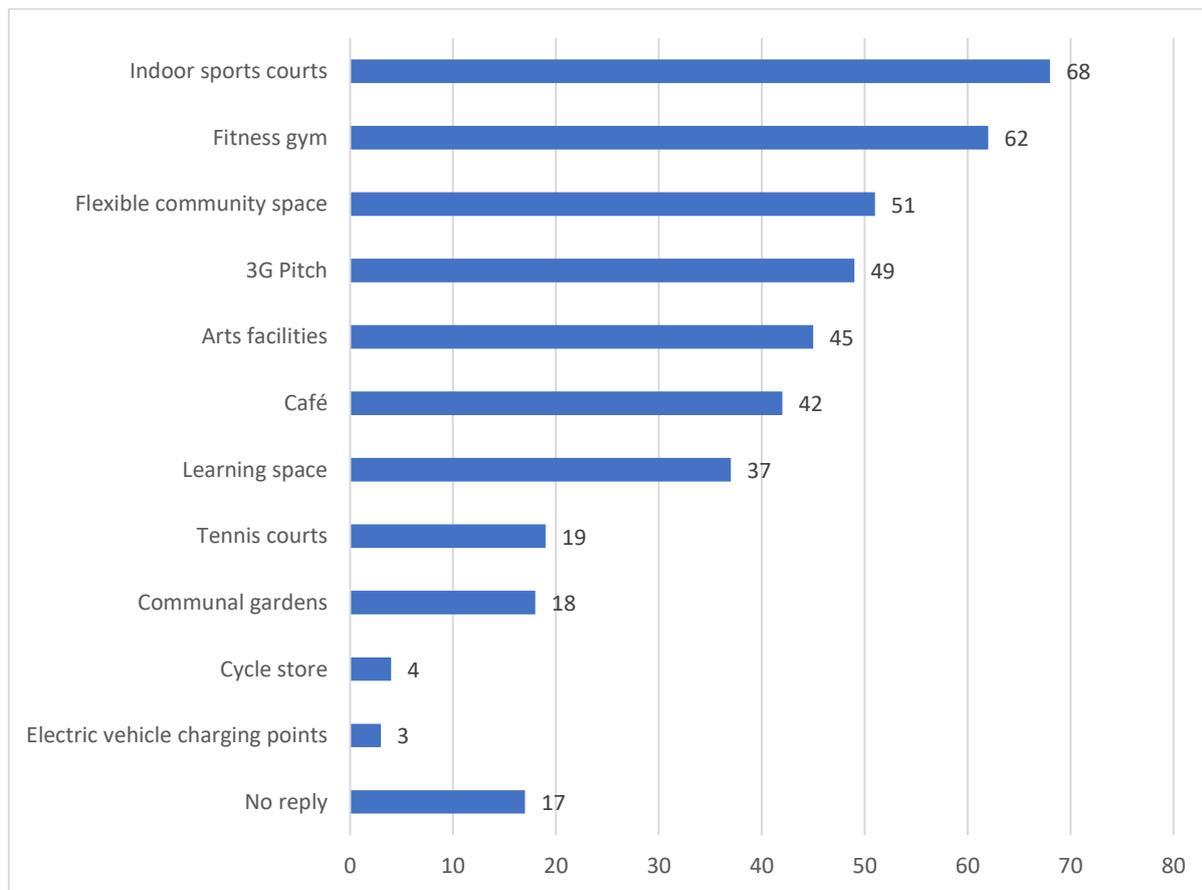


63 people added comments:

- 40 respondents mentioned they would use a **pool** facility
- 4 stated they would use an **athletics track / track and field activities**
- 3 stated they would **not use** any of the facilities
- In addition, each of the following were mentioned by 1 or 2 people: café, theatre, arts, gym, fitness classes, yoga, dance, online booking, tennis courts, soft play, organised walks, music lessons, gallery, climbing wall, childcare, cycle track, changing rooms with showers, tennis courts

Q7. Which of the proposed facilities for the Five Acres site do you consider the most important to the community?

Respondents were asked to select up to three options.

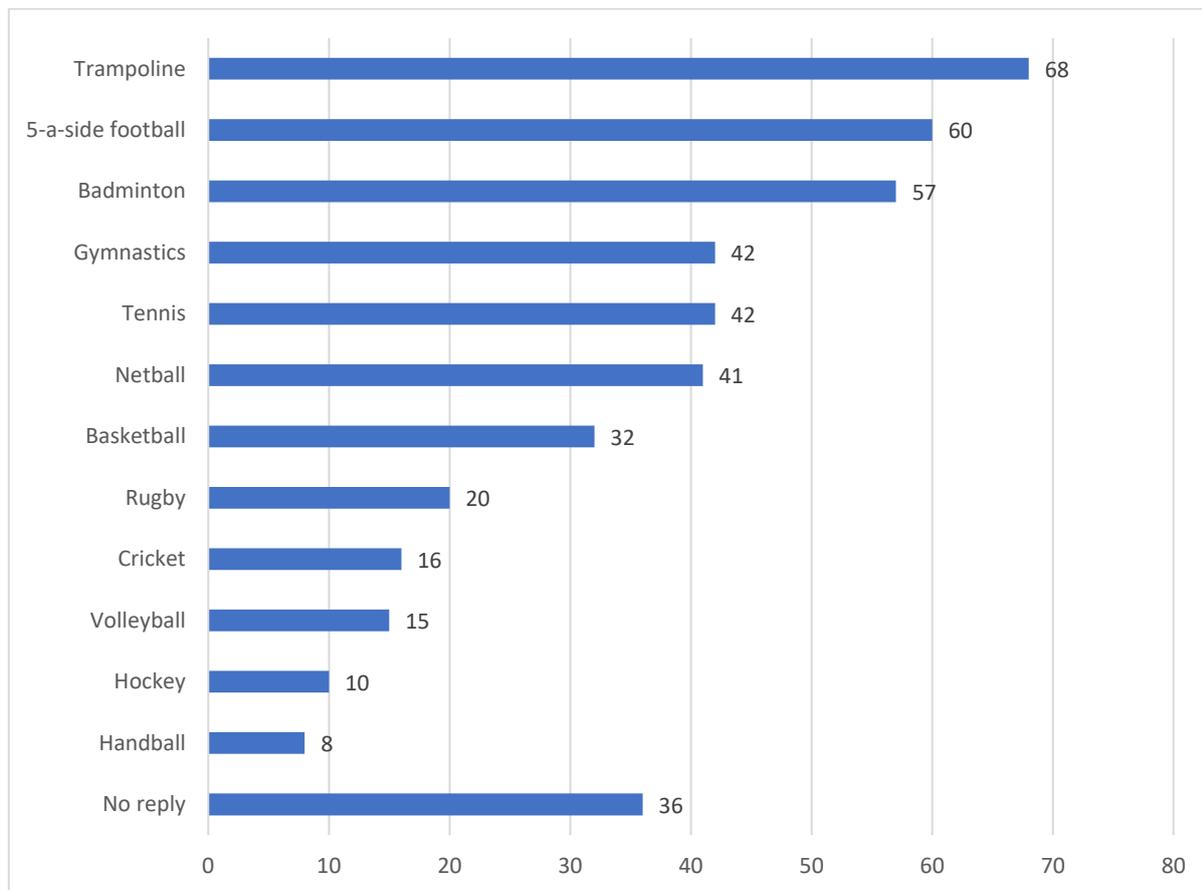


45 respondents added a comment. There were:

- 33 references to **swimming pool**
- 4 to **athletics track / track and field facilities**
- 2 people mentioned **performance space / theatre**
- 3 people stated that the listed facilities are **already provided** and / or are **not needed**
- In addition, each of the following facilities were mentioned by 1 person: areas for children, trampoline, and soft play. 1 person stated that all of the facilities would be important to the community

Q8. Which activities are you or your family likely to use in the new Sports Hall at the Five Acres site, if they were available?

Respondents were invited to select as many of the activities as applied.

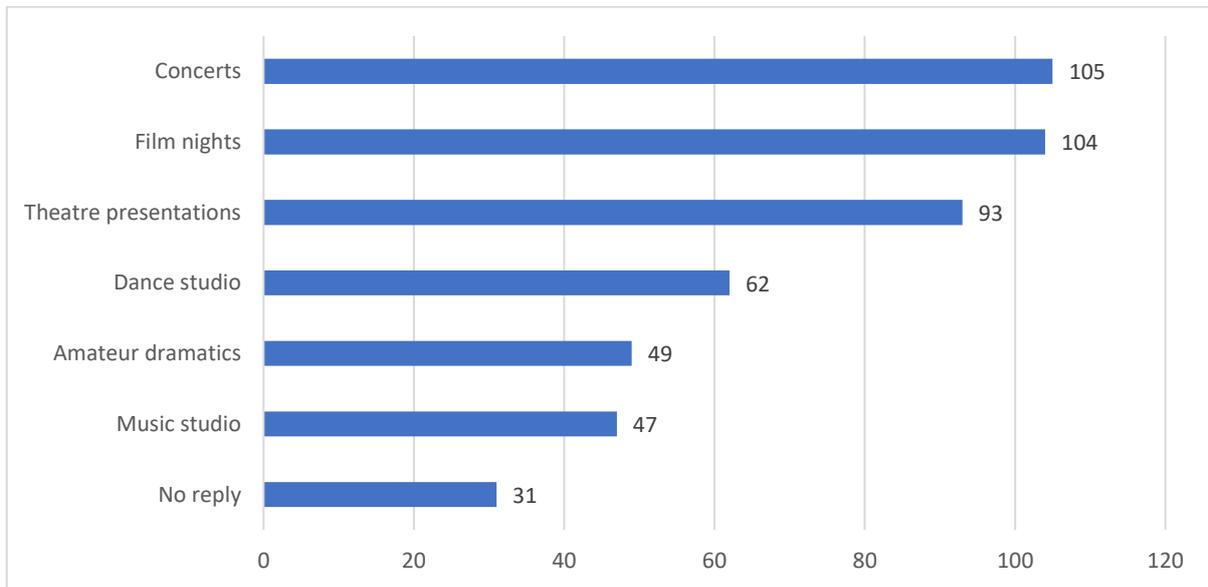


44 respondents added comments:

- There were 17 references to **swimming**
- 11 stated they would use **none** of the sports hall activities
- There were 3 references to **squash**
- 3 to **martial arts**
- 2 to **dance**
- 2 to **athletics**
- 2 to **boxing / kick boxing**
- 2 to **football**
- 2 to **fitness**
- There was 1 reference to each of the following: table tennis, bowls, netball, circus skills, education and soft play

Q9. Which activities are you or your family likely to use in the new Arts spaces at the Five Acres site, if they were available?

Respondents were invited to select as many of the activities as applied.

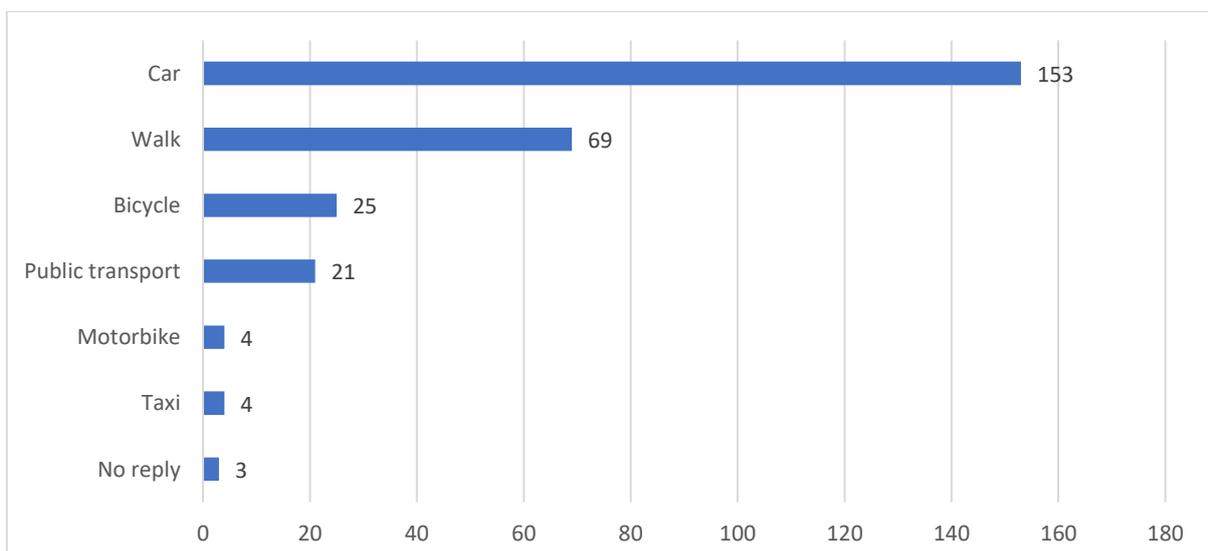


25 respondents added comments:

- 8 respondents indicated they would participate in **none** of the activities
- 7 responses related to attending **arts and crafts workshops** and a further 2 to attending **art exhibitions**
- There were 2 comments about **lack of dedicated theatre space** in the proposals
- 2 respondents mentioned using the space for **community engagement or support or education**
- 2 respondents mentioned **performances** – comedians and choir
- 3 respondents mentioned **swimming pool**

Q10. If you were to use the new facilities at the Five Acres site, how would you get there?

Respondents were invited to select as many of the options as applied.

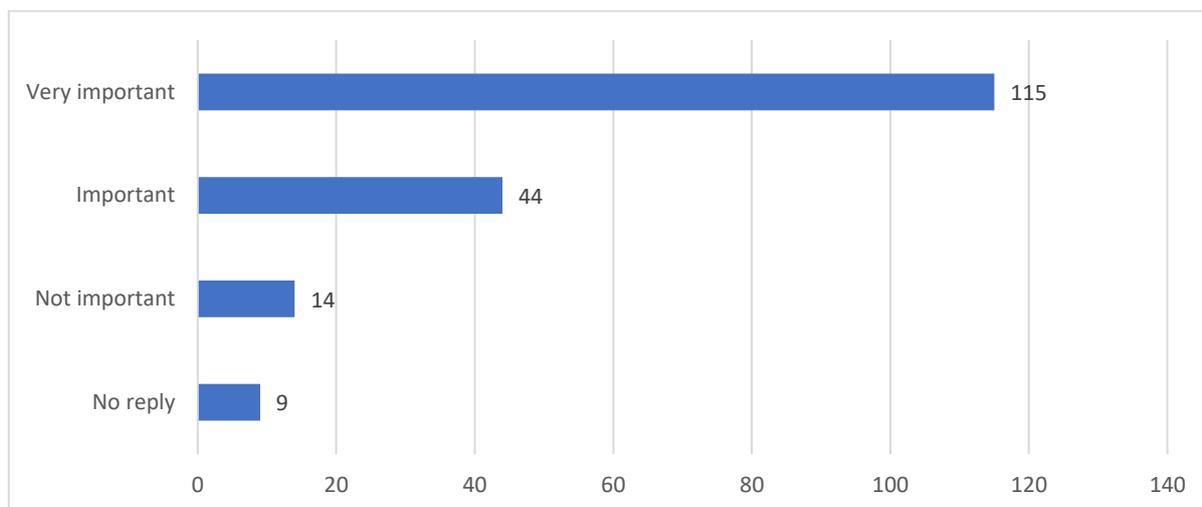


Q11. Please comment on how the design of the site and its facilities could be made as welcoming and accessible as possible

90 people responded to this open question.

- 14 people referred to the need for **green space / planting and trees**, in outdoor spaces and also inside
- 11 people commented on the need for good **access for people with disabilities** and some suggested specific measures, such as wide doors, automatic doors, sound dampening, visual alarms, facilities for those with impaired sight, and dedicated changing and parking facilities
- 8 people indicated that the facility should be **in keeping / sensitive to the local (Forest) landscape and / or history**
- **Reducing the environmental impact of the building and site** was mentioned by 4 people, citing eco-building, state of the art environmentally friendly design, green roof, reducing light pollution, and the need for good ventilation
- 4 respondents stated that **modern / clean lines** in the design would be desirable, with an additional 2 mentioning **natural light** and 2 other people favouring use of **natural materials**. Another respondent used the word 'fresh' to describe the appearance. One other person noted that the site and building should be **attractive not just functional**
- Some responses referred to **colours** and these varied – neutral (1); warm colours (2); not too bright (1); bright and light (1); light spaces (1). Another respondent suggested having local artists' work on display
- 9 comments related to the need for **clear signage / good navigation** – from the road and / or within the building. A further 2 mentioned the importance of **cleanliness** in creating a welcoming environment
- 2 respondents indicated the importance of a **large reception / café area** in giving a welcoming feel. Another respondent suggested an open plan design
- 2 people noted the importance of **friendly staff**, with a further 3 people stating that the **reception area should be staffed** and one indicating that the **gallery area** should also be staffed
- 2 people mentioned the need for **family-friendly changing rooms** and those suitable for people with disabilities to access
- 1 respondent pointed out that the performance area requires **sufficient storage** facilities and ground floor access to load and unload sets / props
- 16 comments were made about **parking** – with 8 of these mentioning the need for sufficient parking; 4 suggesting free parking and one additional indicating it should be affordable. 2 respondents pointed out the need to cater for the parking requirements of families and people with disabilities. One additional person stated that areas should be well lit, for safety reasons
- 10 respondents indicated that a **swimming pool** should be provided
- 6 people referred to the fact that the facility must be **all-age friendly**, with one adding it should be welcoming of people of all fitness levels. 3 further people indicated that **affordability** should be a consideration. A further two listed that online or other booking systems should be **easy to use** and another respondent stated that wifi and **digital connectivity** in the buildings and area should be good

Q12. How important is it that, wherever possible, consideration is given to environmental impact of the Five Acres build and future site management? E.g. artificial vs. real grass.



Q13. Please provide any other comments you may have on the proposed development of the Five Acres site for sport, leisure, education and art

90 people responded to this open question.

- There were 55 comments about a **swimming pool** – either stating it was needed and / or disappointed it did not feature in the current proposals
- 5 people specifically mentioned the need for **arts facilities** (theatre / dance and workshops)
- 4 respondents indicated that they were **looking forward** to the proposal’s development. A further respondent felt it **looks good** and another respondent indicated that it is **time to start the build**
- 4 people mentioned the importance of **environmental aspects**, e.g. carbon neutral building, green roof, water collection, solar power, wildlife corridors
- 3 people commented on the need to make the facility **available to all** (in terms of all ages and also for non-club / team sports members)
- There were 2 comments about the **3G pitch** – one negative – favouring a grass pitch, and one positive, stating that artificial grass is needed for winter training
- 3 comments were made on **safety** issues – 2 looking at safe parking and traffic management. One respondent expressed concern about the proximity of the proposed hotel (wider plan for the future) to the school and play area
- 3 people commented on the need for a **running track / athletics facility**
- 2 comments related to need for facilities / activities to be **affordable** for families. One additional person commented that the facility would need to be income generating, in order to raise funds for a swimming pool in the future
- 4 people felt that **more information / detail** was needed before they could comment, with one person asking for detail of presentation area space, and another suggesting that indication of costs per area would help decision making
- There were 4 **negative comments** about the development – that the respondents felt it was a waste of money and / or duplicated facilities nearby, and one who felt that there had been insufficient consultation
- One or two comments were made on each of the following aspects:

- Unsure whether there are adequate shower and toilet facilities planned
- Need for squash court
- Rooms used for community / education
- Cycling facilities to be made available
- 6th Form College needed

Additional note:

The survey stated the following: *Please note that the redevelopment plans cannot accommodate a swimming pool due to budgetary constraints.*

The need for a swimming pool and / or disappointment that there was no provision for a swimming pool within the indicative proposals was referenced by 99 out of the 182 respondents. Many respondents referenced the swimming pool in answers to several of the open questions. The breakdown is shown below:

83 respondents made no reference to swimming pool
39 respondents made 1 reference
21 respondents made 2 references
17 respondents made 3 references
8 respondents made 4 references
3 respondents made 5 references
2 respondents made 6 references
6 respondents made 7 references
2 respondents made 8 references
1 respondent made 10 references

Appendix 5: Stakeholder discussion groups – comments and organisations represented 11.08.2022

A) Representatives from the following organisations attended the session:

Arts in Rural Gloucestershire; Berry Hill Rugby Club; Canopy Creative Network; Cinderford RFC; Coleford Town Council; Five Acres High School; Forest of Dean Gymnastics and Fitness; Forest of Dean District Council- officer + councillor; FOSB; Friends of Scarr Bandstand; Gloucestershire Health and Care Trust; Gloucestershire Volleyball Association; Orchard Trust; Park Run; The Coleford Hub; The Rewild Project; West Dean Parish Council; Wyldwood Arts CIO. Attendees from 2 further organisations requested that their organisation’s name was not recorded (Statement on sign in sheet: “Not to be used to justify conclusion”)

B) Group comments shared during feedback from small group discussions

Responses were made to the following prompts about design and function considerations, in table group discussions and those groups were asked to feedback key points to the whole group (the list attempts to reflect when comments were added from the floor during the feedback)

- List the points which the consultants should consider when designing the multi-use areas to make them as flexible as possible. Suggest ‘tweaks’ which could be made to the design proposals to enable your group to make better use of the facilities, e.g. to make it safer, more accessible, welcoming, flexible, useable.

- List your likes, your concerns and your suggestions about the indicative design proposals on the facilities.

Group 1

- Loss of theatre - potential performance space in sports hall – possibility of adding raked tiered seating to design – 300 seats and the necessary lighting, stage, acoustics (would get lots of community use). Used to be regular performances / events at the theatre
- Two thirds hockey pitch - not particularly helpful
- 'Dead space' at end - needs a purpose
- Sports Hall- 34.5 x 20m – how much would extra meterage cost? – to make it better for multiuse - badminton, volleyball, beach ball
- Phase 2 - could be swimming pool + squash courts be placed in 'dead space' beyond the 3G pitch?
- Would 4G be affordable?

Group 2

- Check environmental issues and safety of 3G pitches as there are some concerns being voiced about them
- Concern - Lack of designated theatre space
- Inclusive play – there needs to be access to play and activities for all children and young people, ensuring the needs of disabled children and young people are considered and built into the design at an early stage- disabled access and inclusivity is core
- Partnership with school is needed - (e.g. the running track is on school grounds and the central part of the track used to be used as a hockey pitch)
- The destination needs to be improved for all – therefore there is a need to enhance the gymnasium and school facilities. This should be done in parallel with the design proposal. The key partners such as school and gym should be involved in discussions.
- There used to be a feeling of a campus on the site and that facilities were shared / complemented each other.

Group 3

- Concerns
 - No swimming pool
 - No squash courts
 - Performance space is too small for martial arts or performances. It needs to be doubled in size. Storage and dressing rooms should be adjacent. Currently not useable for performances – more of a rehearsal space.
 - Foldable doors into the atrium for performances is not a realistic solution as it will have a negative impact on acoustics and view of the performance
 - If it is an equipped dance studio - with mirrors on walls and barres - how will transfer into a performance space work (maybe drapes would need to be used)
- Need for adequate car parking - to be shared (athletics club used to have 400 members)
- Need for cooperative use of facilities

Group 4

- Support the 3G pitch idea. At present it is the maximum footprint. Does it need to be that big? (Important to check what usage is likely to be - if insufficient then could reduce the size)? Football organisations have worked with national rugby organisations on projects such as these before.
- Benefits of reduction of 3G pitch size: could move the 3G pitch slightly or be more flexible on positioning

- (Comment from the floor: 4G may be too early in development to use).
- Berry Hill RFC will use the 3G.
- (Comment from the floor: The grass pitch currently used by Berry Hill RFC is smaller than a full size pitch).
- (Comment that Broadwell FC has outgrown Broadwell pitches and is using some facilities in Monmouth).
- There is a running track on the school site but it is not fit for purpose as it is not a metric track. Therefore it is not possible to host competitive athletics there. Work with the school for this. Future proof this scheme for maintenance and growing requirements of sports.
- More community focussed

Group 5

- Public transport needs to be available
- Cognitive development and the needs of people with disabilities must be a main consideration
- Need safe spaces within the design
- Concern re lack of collaboration
- Survey - concerns that it was too yes/ no – commenting as if ideas were set
- Concern re timetable for putting the scheme in place following today’s session – too tight for stronger consultation and to consider feedback and amend designs. (Comment from the floor - is this a tick box exercise? Will our names be used to help the planning application as if we were involved and supportive?)
- Nothing in this proposal seems to link to tourism / encourage tourism
- What are the plans for income generation? Can it be loss making? If catering for tourists that could subsidise the build / maintenance.
- Is there any funding available from other sports to be able to widen the scheme?
- This also feeds into governance - lots of experience in the organisations involved in this session. It should be used as people and groups want to be meaningfully involved/ community wants to be meaningfully involved.
- The Enquiry by Design work done at the very start of this process (around 2016) was a very good 3-day event which enabled excellent discussion about the whole site. How have those results been used?

Group 6

- This site has a real opportunity to help not only child mental health but also adult mental health.
- Quiet and safe spaces needed- shade, green roofs.
- Cycle centres are fully used in the Forest of Dean and cycling is a popular tourist activity therefore the site needs better facilities to cater for cyclists.
- Governance and process concerns as local knowledge is available. Why AHR selected as architects? What was the procurement process? Should have taken the consultation out a long time ago.
- Environmental considerations should not be left to a later stage but considered at the start of the design process. These points are vital for a ‘state of the art’ building
 - Public transport is poor- should be looking at this and cycle routes
 - Will the site be carbon neutral?
 - Building should be in keeping with nature

- C) **Points raised during general (whole group) discussion** (Note - comments were made by individuals and are not necessarily reflective of the view of the entire group.)
- There should be a swimming pool
 - What is the Unique Selling Point (USP) of this site?
 - Priorities - principles
 - Want to make best use of this site
 - Get best use for the area without too many side effects (e.g. deflecting income from other businesses and making them less viable - e.g. nearby gyms, Broadwell memorial hall which has a sprung floor for dance)
 - Want it to be a creative bid which includes community consultation
 - The vision for this is tied into surrounding groups
 - Must be a beacon
 - Do less if necessary but do it well
 - Leave some contingency and look at other funding opportunities
 - Ideas
 - Use the red gravel area on the school grounds for the 3G or 4G pitch, freeing up space for a potential pool.
 - Make the sports hall available for volleyball (outdoor could be on sand too)
 - 3G -should be a priority
 - Refurbishing tennis courts - maybe not a priority if funding is tight
 - If swimming pool is provided, it is likely it will use all the funding and nothing else can be provided. Also how can a swimming pool be sustainable?
 - Volleyball England's guidance on match courts and equipment was supplied by attendees representing Gloucestershire Volleyball Association
 - Need clarity
 - Who will own this at the end of the day?
 - What will Hartpury University/ College get from this and what will it give?
 - Where is the Business plan showing what will it cost / how will it 'wash itself'?
 - Hotel - what will it generate? – Sporting facilities?
 - Asset mapping/ inventory required
 - Community inclusivity - what are the core parts that the community wants?
 - Cynicism and concern that this stage of consultation amounts to being asked to rubber stamp a 'shovel ready project'
 - Consultation does not mean agreement - Too little time before submission to consult the right people effectively and not enough resources provided - Where were the councillors?
 - Should take the consultation to the people drop in hubs e.g. the ones run by FVAF. Involve councillors
 - Got £10.5M available now so must make some decisions so that the opportunity is not missed to gain this funding. We should engage with the process so that we have our say.
 - As this moves forward, the community must be involved in the governance and usage
 - West Dean Parish Council can be a conduit.
 - Coleford Town Council - open to being included in conversations moving forward.

D) Points recorded on flip chart sheets / jotting paper by group members during small group discussions (verbatim):

- Multi use performance venue
- Find use for dead space
- Governance - community managed
- Vision for whole community - not just this site
- Retractable seating in sports hall and useable performance space
- Swap tennis court to far end dead space and use tennis area for pool
- Is a part hockey area suitable if there is no full pitch?
- Could the hall be extended to 37.5 x 20 for extra badminton court (and volleyball / basketball provision?)
- 4G pitch - how much extra would this be?
- Sand volleyball court and other outdoor facilities (MUGA)

- Upgrade of the cycle pitch on the school ground or move 3/4G pitch over
- Possibility for outdoor sports such as outdoor volleyball and other sports - multi use games area?
- Use of working with school to maximise on use and type of facilities available to youngsters and local community
- What is in place if there is a future need to upgrade to 4G? What will have to give?
- Could all changing facilities be consolidated into one area (main hub) to save cost? Perhaps just toilets by the 3G?
- Fantastic opportunity as a whole (3G FTRP large needed)

- Café
- Concerns - Future maintenance / operation- what will this look like?
- Understanding Hartpury usage – could be opportunities?
- Budget
- Dead space behind
- Swimming pool missing
- Suggestions - Linking school into the project and their facilities (wider scheme) and other local partners

- Accessibility
- Funding
- Pitches
- Sports hall – multiuse of right size - 37m x 20m
- Tennis
- Athletics / hockey (school site)
- Breakout rooms -Smaller clubs and classes
- Avoid duplication
- 3G pitch
- Safety (dust uplift on contact (NFL are lifting pitches due to concerns about litigation)
- Allocation - who will control bookings?
- Floodlights?
- Maintenance - costs going forward
- Theatre - What facilities for performing plays etc.?
- Adult education
- Environmental impacts
 - a. Car park - surface
 - b. Pv
 - c. Wind

- d. low carbon build
- e. carbon neutral for both build and operational
- Partnership with school – running track and hockey
- Gymnastics club - potential conflict
- Hotel space - who owns the land?
- Inclusive play
 - a. Where and when?
 - b. Ambition from WDPC 5 yrs ago, approx.
- Playing pitch strategy - FoDDC report

- Concerns - No swimming pool; No squash courts
- External lighting for running track
- Health and tourism
- Adequate car parking – leisure centre only or shared with adjacent users?
- Access?
- Buses?
- Tourism would come for swimming
- Performance space – changes to design
 - a. Too small for martial arts (need double)
 - b. Performances needs double
 - c. Foldable doors intro atrium destroy acoustics – audience won't be able to see - will not work
- Solutions
 - a. Hotel with swimming pool available to community?
 - b. Double the performance space - give store to this room for dressing room, chairs, equipment, fewer windows

- Priorities
 - a. Activities that are not covered elsewhere
 - b. Items which will produce revenue in order to run it.

- AHR - contract evaluation VFM (value for money) exercise?
- Why weren't local / regional architects chosen?
- What have we lost and what have we gained?
- Leisure centre - what would be the 'expected' facilities from a leisure centre across the UK (research?) – i.e. swimming pool - high level of response
- All these in developing the brief.

- Why AHR? – a London company – do we not have similar within 20 miles of Coleford
- Process of appointment of AHR
- 'State of the Arts' – What art
- Transport
- Public transport? Not just bigger car parks. Cycle routes
- Why consultation so small? – only 100+- should be 1000 plus
- Plans are non-negotiable
- Repurpose of Speedwell
- Swimming pool
- Leisure centre – what would be the expected facilities from national research by the team developing the brief?
- Athletics? Upgrade - no provision for athletics
- No provision for hockey

- Section 106 money taken from Coleford TC for this project without permission. They should at least have representation on the Board.
- No provision for rugby
- Accessibility – disabilities, dementia
- No provision for art workshop- just offices
- November consultation – voices and opinions not heard
- Athletics
- Swimming

Appendix 6: Public drop-in consultation event – comments added to boards 11.08.2022

Note - people were given the option of adding sticky dots to comments they agreed with, in order to save time re-writing points. These were added at various points in the evening, so not all attendees would have seen all comments.

- Layout needs re-thinking - café needs to be adjacent to the undulating area (4 (on plan)) to allow parents to keep an eye on children and for cyclists to keep an eye on their bikes. This would also give more potential for an outdoor seating area, which is vital. As there is a big unused space beyond the 3G can't this be an actual play area? (2 dots)
- Exhibition space? Would bring in not only local artists but would be a wonderful opportunity for local artists and artists from across the country.
- There are loads of artists in this area – checkout the latest artist's trail. There doesn't seem to be any plan to incorporate these.
- Check out the latest artists' trail (1 dot)
- The outdoor space could be multifunctional – i.e. outdoor cinema, theatre, performance. (1 dot)
- What is going to be done with the dead space near the 3G pitch? (2 dots)
- Do we need such a large 3G pitch, as it leads to lots of dead space? (1 dot)
- Seating for sports hall (so it can be used for performances) (1 dot)
- Larger performance space(double the size) (1 dot)
- Could the sports hall be slightly larger to accommodate multi-use?
- Cycle facilities e.g. Talybont on Usk- Tools and cycle-clean area – fed by rainwater and tools donated.
- Could the large unused area beyond the 3G pitch be dedicated to an active children's play area / space for kids to run around? No good adventure playground since losing the one at Forest Holidays.
- Café / outdoor seating - to attract cyclists - also needs adjacent bike storage.
- Have only just heard about these proposals. Most people I asked who come into my salon say they have not heard. The main facility people wanted was a pool (1 dot) Lots of children don't have transport to get to a pool at other sites. Can't someone look at funding from other areas if this is a problem? (1 dot)
- Another gym - not really needed in this space (3 dots). If consultations or information goes out it needs to be in leaflets (3 dots). People have not seen this online (2 dots) No theatre - a lost opportunity. No facilities for drinks etc. on sports field for spectators. Is the proposed hotel going to contribute to facilities as the land was sold off? No swimming pool and excessive car parking. Use of land beyond pitch.
- Not yet enough detail about how people with disabilities will be able to access and will be welcome

- Like - opportunity to get back some facilities (2 dots)
- Like - opportunity to make this a destination place – from afternoon no dots but sticky added not sure what would be a destination on the plan (1 dot)
- Like - great to see investment
- Like the café on site
- Like - supportive of a 3G pitch somewhere (1 dot)
- Suggestion - walking football
- Suggestion - need storage and dressing rooms near the performance area (1 dot)
- Suggestion - work with school to find out plans for running track - consider the entire site (1 dot)
- Useful to have bookable community space for events – can it have screen facilities / chairs theatre style?
- The scheme seems to lack creativity and ambition
- Too many offices (1 dot)
- Kids soft play area ££ (income) (1 dot)
- Should not have a negative impact on other facilities.
- Impact of this for Broadwell Memorial Hall due to dance studio
- In parallel with this – work out how the school and gym facilities will be enhanced - all considered together (1 dot)
- Surprised that if this is an early design stage why options have not been put on the table rather than one design plan
- Concern - is a small hotel the best use of this site - is the demand there?
- Concern - why no swimming pool? (3 dots)
- Why no squash courts?
- I think the plan lacks a proper performance space with correct acoustics - a sports hall will not do. A theatre will draw in lots of groups of people and give a destination. Building the cultural capital of all people in the area is important and this would provide many opportunities to do this. (1 dot)
 1. Very modest scheme
 2. Do away with the child play area and build a pool
 3. Do away with multigym as there is one next door (Fitzone)
- Concern - surface of parking by 3G pitch may not be suitable
- Concern - Will it happen at this scale if funding can't be found?
- Concern – gym - duplication – one wider site and one at Mile End
- Disappointed to see nothing to encourage visitors / holiday makers i.e. soft play, climbing wall, swimming pool, spa facilities (1 dot)
- The conference / meeting space is a duplicate from the Main Space in Coleford, which is often unused (1 dot). There is little imagination in the plans.
- Phased in? Swimming pool should this be featured in for another phase of the development- future funding? (7 dots)
- No need for another swimming pool as there are some in Lydney (2), Cinderford and Monmouth (2)
- There is a need for a swimming pool and children need to learn to swim - it's on the NC (national curriculum). Coleford schools have to arrange lessons at other centres - it costs parents more due to the coach. (2 dots)
- May end up with a rubbish small version

- Following discussions around the pool I do wonder if this centre would offer me anything that I would like to spend my money on in the hope to generate income for a pool. Also thought that a hotel would provide a pool but am concerned that it would be too small. Coleford needs a 25m pool for public swimming and lessons

Appendix 7: Additional consultation comments received from stakeholders at or following the events on 11.08.2022

The following comments were received from people who could not attend either the afternoon session or the evening session in person:

a) Response received from Chair and Secretary of farOpen, on behalf of farOpen (Forest and Rivers Open Studios)

This email is sent on behalf of Forest and Rivers Open Studios (farOpen). It has been holding open studios events (farOpen Art Trail) since 2017, although an open studios event has been held since the early 1990s.

farOpen represents 130 artists in the forest, and many are inspired by the unique Forest landscape with its two rivers. Some artists have been encouraged to move to the Forest of Dean, because of its uniqueness, but also because they can take part in the open studios event. This year has been its most successful so far. Statistics show an ever increasing visitor number and increased sales from £16,476 last year to £43,416 this year.

What would help raise further awareness of the arts here in the forest, is a designated exhibition space for the use of local artists. Such a space currently does not exist.

The Five Acres development could provide a fabulous opportunity. It would complement the other activities on the site and increase interest, enjoyment and participation. It would offer something wonderful on a rainy afternoon. It would give young artists the opportunity to hold their first shows, and show case the wide range of local talent. It will increase visitors to the area, and widen the interest currently on offer.

b) Comments from a local resident and member of Pesticide Free Forest

I was unable to get to the consultation at 2pm today. As part of Pesticide Free forest, a campaigning group in the Forest of Dean, I have a real concern about the environment. However, I am writing as a resident and have some questions which are mainly of an environmental nature, although I have a couple of questions about the facilities too.

My questions are response to the information provided in the plan so, forgive me if I am not fully informed, and stating the obvious!

General comment

The development overall does not seem to be Future Proofed in relation to the reality of extreme climate change; e.g. extreme weather events, and rising energy costs and reducing carbon footprint and impact on biodiversity.

Carbon reduction General

There doesn't seem to be any reference to carbon reduction in the construction and maintenance of the building, or facilities e.g. are the materials used in construction sustainable and has their embodied energy been part of the calculation?

Renewable energy

There is no reference to using, or installing renewable energy, energy saving mechanisms for the running of the building. Is there smart design in the heating and cooling of the building?

Water Conservation and use

There is no reference to rainwater harvesting, minimising water use, or water conservation.

Waste and recycling

There is no reference to reducing waste or how it will be handled. Whilst this is a day to day running issue, this is part of the overall aim of the development when future proofing. i.e. the design needs to accommodate a system that reflects an ambition to be zero waste.

Impact on Biodiversity

There is no reference to reducing the impact on biodiversity in the construction e.g. are trees being removed? It's clear from the plan some of the existing trees will remain. Did you know there are Orchids in some of the woods on the roadside edge? I worked at the college and identified them. There is a key for wild flowers but I don't see where they are on the plan.

There is no reference to light pollution (all weather pitch) and the effects on existing wildlife. Has there been a wildlife audit? Does anyone know what is actually there so that the impact can be measured? I live in Ruardean Woodside and whenever Bream has a night time game on their pitch the light pollution is extreme, it lights the sky all around so we can see it here.

Replacing removed trees or shrubs is not a like for like. It does not take into account the destroyed ecosystems which take decades to develop. There is nothing written about what trees or shrubs are being removed.

There is no reference to the impact on wildlife across the road either whilst building work is carrying on or through the actives planned for the site. Is the car parking being made available for the park run which takes place in the woodlands across the road?

Access to site

I worked at the college which had the leisure centre next door, so I am familiar with the car parking areas. There is no reference to trying to minimise car use. It looks like more car parking will be made available which seems to be out of kilter with the imperative need to reduce car use, and encourage people to walk.

Facilities

I couldn't see a swimming pool. It seems that there is a need for the people in the area to have access to a swimming pool which was the case at the original leisure centre. This seems to be short-sighted. Not everyone can or likes to do the activities planned at the leisure centre if they don't consider themselves 'sporty' or through impairments can't join in. Swimming is a very important option and alternative. To travel to Cinderford, Ross on Wye (or Lydney in the summer only) impacts on mileage and carbon footprint from using a car. (buses are not reliable)

Conclusion

This development is an opportunity to be an exemplar in the Forest of Dean of the best sustainable design and operation.

I hope my questions turn out to be completely unnecessary because all of the above is covered. I'd appreciate a response to my questions.

c) Note passed on in hard copy format at evening event – from a local resident

The Forest of Dean is rich in creative visual arts with many artists and designers living and working in the Forest. Currently there is no dedicated exhibition space within the area. An exhibition space, incorporated within the new proposed development, would provide a wonderful opportunity to display wide ranging cultural talent within the Forest. This could for instance be incorporated within the Atrium. This could also be seen as a tourist attraction and bring in revenue. Perhaps well-known artists could also exhibit which would bring a wider demographic to the area.

Are there any plans to incorporate an exhibition space in the redevelopment of the Five Acres site?

Artist studios for rent would also benefit and extend the range of opportunities within the community. Art and crafts workshops for creative activities could be incorporated within the plan. This could bring a range of spin-off activities.

There does seem to be quite a lot of unused space within the current plans.

Are there any plans within the planned facilities to allow more practical and flexible use for creative activities?

In the neighbourhood development plan for this area 96% of people wanted to preserve and enhance the existing theatre facilities. 98% wished to work with partners to develop and improve the encompassing culture, education, health, wellbeing, sports and leisure.

Whilst there has been an attempt to address some sports activities there is no mention of wider creative activities being addressed.

Would you agree that a theatre and a swimming pool (not currently shown on the plans) would broaden the provision for the wider community in the Forest of Dean and address the issues raised in the Neighbourhood Development Plan?

What a wonderful opportunity we have in the redevelopment of the Five Acres site. An opportunity to reinstate and develop local leisure and community facilities for future generations. As a relative newcomer to the Forest of Dean I have been extremely impressed by the breadth and depth of the seam of local arts practice. Whilst it is great to have indoor and outdoor provision for sports, there appears to be very little to support the arts in the community.

There is for example no consideration for the theatre facilities requested by 96% of respondents in the Neighbourhood Development Plan- a huge loss and a retrograde step.

The visual arts appear to have been completely ignored. The many local arts and crafts practitioners in our community deserve to be recognised and yet there appears to be no provision for exhibiting work or for indoor studio spaces which could be used to provide opportunities for local creatives to engage with all age groups across the social spectrum.

I would also like to register my disappointment at the lack of a swimming pool in the plan. Prior to its closure my partner and I were regulars, enjoying not only the exercise but also the opportunity to meet and chat to other local residents. There are swimming

pools in Monmouth and Ross but a local facility has many community benefits, including access by walking and cycling. There are positives to this plan, however the glaring losses do not sit comfortably with the concept of levelling up.

d) Coleford Town Council response received 18.08.22

Following our attendance at the presentation and drop-in session regarding Five Acres potential development, please find the following additional comments, to those that we made in the survey:

1. The feeling at the meeting was that this development could be a real benefit to both the Forest and the local communities, especially if the wider range of facilities included a potential site for a swimming pool (possibly with later funding) and the use of the running track, with agreement from Five Acres High School, to develop a Forest of Dean Athletics venue, as recommended in FoDDC Playing Pitch Strategy. By including this, the only running track in the Forest, there is then potential for a hockey pitch in the central area and use of the space furthest north, for throwing area etc. This would make Five Acres a sporting destination venue for the whole of the Forest.
2. There is a key need to develop a cultural Policy to shape, encourage and create activity and resources to host performances, concerts, workshops and galleries in context. This would also include a maintenance scheme to repair and upgrade facilities over time. It is important to develop facilities which do not duplicate other nearby facilities, thereby giving a negative impact. For example, the dance studio area is too small and could conflict with music and dancing at Broadwell Memorial Hall/Evergreen Hall; there is gym and Fitzone provision next door and Rockets under a mile away.
3. Coleford Town Council would very much like to be involved in the partnership working, which was suggested by West Dean Parish and other organisations that could be both Parish Councils, Forest of Dean Athletics Club, Five Acres High School, Berry Hill Rugby Club, Broadwell Football Club, local mental health organisation and cultural organisations. This could contribute expert help to produce a reorganised proposal, which could then be 'owned' and importantly used by the community. Certainly Coleford Town Council would wish to be around the table, actively exploring/ brokering other funding streams, or co-investment potential.
4. Depending on proven need, there is scope for reorganising the 3G pitch into a 3G Football pitch, with separate rugby all-weather training area. This may give more flexibility to the arrangement on the site.
5. If the Pavilion was replaced by more extensive changing provision at the rear of the Speedwell building, the scope for use by different sports would be increased and the potential cost saving on utilities significant. It could also give flexibility to the siting of the different facilities. Could squash be accommodated?
6. The rooms allocated to Hartpury College on the top floor of Speedwell should be used for delivery of accessible education courses, building local skills and supported by Hartpury teaching in our area.
7. Finally, increased consideration needs to be given to the environment and climate. There is great potential for renewable energy / Active Travel opportunities. Is 4G

better for the environment, or other alternative? It may be that the 'future parking' areas could be left out in order to achieve these things.

We recognise the opportunities on this site, and wish to be involved in the positive community approach and commitment for the development of such a community asset.