



Forest of Dean  
— DISTRICT COUNCIL —

# Forest of Dean District Council

## Capital Projects Portfolio



<b>Capital Project Portfolio</b>	<b>3</b>
<b>Introduction</b>	<b>3</b>
<b>Local Transport Schemes</b>	<b>4</b>
<u>Concept Stage</u>	<u>4</u>
Lydney to Chepstow Cycleway - Alvington Parish Council	4
Tidenham A48 Footbridge Crossing - Tidenham Parish Council	4
<u>Developed Stage</u>	<u>4</u>
Connected Forest - Rural Technologies Ltd	4
Dean Forest Greenway - West Dean Parish Council	5
Newent to Gloucester Cycleway - Newent Cycling Group	5
<b>Cultural &amp; Heritage Projects</b>	<b>6</b>
<u>Concept Stage</u>	<u>6</u>
Lydney Harbour Proposal - Lydney Town Council	6
Newent Skate Park - Newent Initiative Trust	6
Coleford Gallery Development - Coleford Gallery Committee	6
Forest of Dean Running Track - Forest of Dean Athletic Club	7
Clearwell Cemetery Chapel - Forest of Dean Building Preservation Trust	7
<u>Outline Stage</u>	<u>8</u>
ICBP Visitor Centre and Regeneration - The International Centre for Birds of Prey	8
Gunns Mill and the Forest of Dean Heritage - Forest of Dean Building Preservation Trust	8
<u>Developed Stage</u>	<u>8</u>
Destination Five Acres - Forest of Dean District Council	8
Forest of Dean Futures: The University Innovation, Careers and Enterprise Learning Centre - Hartpury College & University	9
<b>Regeneration and Town Investments</b>	<b>10</b>
<u>Concept Stage</u>	<u>10</u>
Newent Sculpture Trail - Newent Initiative Trust	10
Newent Town Regeneration - Newent Initiative Trust	10
Newent Community Centre - Newent Initiative Trust	10
<u>Outline Stage</u>	<u>10</u>
Redevelopment of the Co-op site, Newerne Street, Lydney - Lydney Town Council	10
Pedestrian overbridge at Lydney Station - Network Rail	11
<u>Developed Stage</u>	<u>11</u>
Indoor skatepark and leisure hub - Forest Urban Sports Experience	11
Cinderford Northern Quarter: Southern Gateway Commercial Development - Forest of Dean District Council	11
Cinderford Town Centre Regeneration - Cinderford Town Centre	12
Pine End Works Redevelopment, Lydney - OLSA Futures Ltd (T/A Severn & Wye Smokery)	12
<u>Mobilising Stage</u>	<u>12</u>
Lydney Harbour Marina - Environment Agency	12

# Capital Project Portfolio

## Introduction

In April 2021, Forest of Dean District Council opened a call for Capital Projects from all corners of the District.

This process will be used to help build council led bids for government funding and to build a knowledge base for the Forest of Dean District Council's own capital investments.

For the purpose of this document, project submitted been sorted by their key investment themes:

- Local Transport Schemes (including Active Travel)
- Culture and Heritage Projects (including Leisure)
- Regeneration and Town Centre Improvements

This document outlines the project's summaries, estimated start date and estimated costs as provided by the project promoters.

Within the application process project promoters are asked to outline their project is current status (April 2021) by selecting one of the following:

- Concept Stage (very early stages, requires considerable development before it could be considered for funding)
- Outline Stage (early stages, some detail clear but longer term aspiration which will need further development)
- Developed Stage (clear project plan, deliverable, but seeking funds)
- Mobilising Stage (project moving close to delivery, which still has some challenges to overcome)

As such we have used this system to indicate the “shovel readiness” of the projects.

# Local Transport Schemes

## Concept Stage

- Lydney to Chepstow Cycleway - Alvington Parish Council

“The project is a dedicated cycleway running between Lydney and Chepstow, via Aylburton, Alvington and Woolaston.”

### **Estimated Start Date: Unknown**

- Tidenham A48 Footbridge Crossing - Tidenham Parish Council

“Tidenham Parish is a large Parish geographically split by the A48 main road as it runs from the north into Chepstow. The majority of settlements within the Parish lie at either side of the southern end of the road as it enters into Wales and as such are divided into the areas of Tutshill and Sedbury. Over many years there has been much concern amongst residents (including a Facebook Group entitled The A48 Crossing Group), the Parish Council and Gloucestershire County Council Highways Department on the safety of pedestrians attempting to cross this main road, in particular whilst following a local footpath that has been in existence (as far as the Council understands) since long before the A48 was constructed and which was then cut across by the new road.

Crossing the A48 at the point of this footpath is particularly dangerous and, despite numerous requests from all parties, the County Council is unable to reduce the speed limit from the current 50 miles per hour. This speed is frequently exceeded on this particular stretch of road. Local housing developments providing 250 new homes on both sides of the A48 have exacerbated the issue. Around 140 of these new homes are in two developments on the Tutshill side of the A48. These family homes will mean an increase in children needing to cross at a dangerous part of the road to access Wydean secondary school and Offa's Mead primary school.”

### **Estimated Start Date: Unknown**

## Developed Stage

- Connected Forest - Rural Technologies Ltd

Rural Technologies Ltd : Supplying missing links for connected Local Transport Infrastructure Systems to enable better sustainable connections as part of Levelling Up and to provide certainty of travel. Build, test & trial an integrated rural transport mobility as a service (R-MaaS) prototype designed through Innovate-UK SBRI feasibility study for Geospatial Commission. This prototype uniquely focuses on rural areas and the need for shared and active travel using available services. Combined with novel cyber-security and privacy protection. Overcoming awareness & safe routes issues for Active Travel through a novel approach with R-MaaS to provide AI data on suitability/condition of routes and transport interchanges. Community Electric Vehicle suitability testing for demand responsive transport for excluded individuals and identifying suitable locations for charging shared and public transport .

### **Estimated Start Date: 2021/22**

- Dean Forest Greenway - West Dean Parish Council

“Dean Forest Greenway will be a walking and cycling route completing a connection from Lydney Harbour to Park End and the network of walking and cycling routes in the Forest of Dean. The route has been designed in detail following a review of options. A project document suitable for planning submission has been prepared. The document sets out the preferred route and construction details, with a preliminary ecological report. Supplementary ecological surveys are being carried out and the application will be submitted for planning in Autumn 2021. This project is fully compliant with the Department for Transport Cycle Infrastructure Design as published in Local Transport Note 1/20 of July 2020”

### **Estimated Start Date: 2022/23**

- Newent to Gloucester Cycleway - Newent Cycling Group

Newent Cycling Group's submission aims to increase connectivity between Newent and Gloucester through active and sustainable travel. It has the full support of Hartpury University & College. The Newent - Gloucester Cycleway is a safe and direct cycling route between Newent and Gloucester, via Hartpury University & College. A community-led submission, in association with Hartpury University & College, it uses the network of quiet, minor roads, a bridleway and a new link to provide a safe, commuter and recreational route. A survey of staff and students at Hartpury has already demonstrated considerable support for the Cycleway. The Vice Chancellor and Principal, Russell Marchant 'can only see huge benefit resulting from this initiative. I am certain that a lot more people would cycle to Hartpury if they had a safe cycle route they could use as a healthier and cheaper alternative to driving'.

There are two phases to the submission:

#### **PHASE 1**

The Hartpury - Maisemore Greenway requires the re-surfacing of the bridleway between Murrell's End and Maisemore, creating a link to avoid a busy section of the A417.

It is ready to go but in need of funding.

#### **PHASE 2**

The Hooks Lane Link proposes a 320m cycling/walking path from Gloucester Street, Newent, alongside the B4215 to Hooks Lane, Malswick. This will make the Cycleway an even safer, shorter and better route between Newent, Hartpury University & College and onwards to Gloucester.

### **Estimated Start Date: 2021/22**

# Cultural & Heritage Projects

## Concept Stage

- Lydney Harbour Proposal - Lydney Town Council

“Visitors like to see a working harbour with boat movements and at the present time this aspect has tended to be overlooked. The EA need to improve facilities for maritime users and I understand that there are plans but no finance the improvements needed are: -

- Correct the problems with the sea gates
- Dredging the canal
- Improving facilities for boaters
- a trip boat from the railway to the harbour

The harbour also has an historical side The railway sidings ran along side and coal from the local mines were tipped into boats via a complicated structure known as a coal tip there were six It would improve the area if this part of the history was shown perhaps by some railway wagons and a reconstructed coal tip

Another historic aspect which could be used as a feature are the hulks on the foreshore. They have now deteriorated but there is a group attempting to catalogue and preserve. Although this scheme is not directly relevant to the town centre projects such as these would bring more people into the area and the benefits that would follow. These ideas would be part of the historical remit of the scheme and would complement the current redevelopment of the harbour area.”

### **Estimated Start Date: Unknown**

- Newent Skate Park - Newent Initiative Trust

“A multi-wheeled Skate Park facility for all ages and abilities.”

### **Estimated Start Date: Unknown**

- Coleford Gallery Development - Coleford Gallery Committee

“Coleford Gallery Project proposes that the building is transformed into a zero-carbon art gallery and centre for STEM (science, technology, engineering and maths) education. The reborn church building would provide an incredible new resource for the town and wider area, showcasing art and exhibitions that focus on awe-inspiring research, inventions and art.

The concept would see the building itself retrofitted in line with the latest in sustainable technology, demonstrating how buildings can be re-used and updated to be fit for purpose in the age of climate change. The building will be an

example of best practice 21st century renovation and serve as an inspiring case study in architecture and the possibilities of state-of-the-art redesign.

The content of the exhibits will span both art and technology, reflecting the spirit of the Victorian age in which the church was built, when engineering and design went to great lengths to combine functionality and aesthetics. The heritage of the building and industrial history of the town and area will be sensitively incorporated into the project through retained internal features and interpretation boards explaining, for example, the link to steel innovator Robert Mushet.

The building will provide a space for displaying art, with temporary exhibitions and an events programme. This will provide a changing attraction to inspire audiences young and old, local and visiting. An in-house education programme, preferably in collaboration with educational centres and industry, will be one of the vital elements making this a stand-out resource for people of the Forest of Dean. An events space for hire, café and gift shop will also be incorporated.”

**Estimated Start Date: 2021/22**

- Forest of Dean Running Track - Forest of Dean Athletic Club

“Forest of Dean Athletic club has a circa 300 members which approximately a third are of the age of 6-18 years. They focus on a range of athletics including running and compete in the Midland athletics league and youth development league. Forest High school owns the track and have recently fenced it off and allowed a golf driving range to be installed in the middle. The Club now has restricted access with no access during the day. They were paying £1000/yr for unlimited access but are now paying £60/week. They are currently only using it a few hours a week due to the pandemic but pre-pandemic it was being used 6 days a week with approx. 80 members at each session. It is also used by Monmouth/Ross running club and Couch to 5K. The track is a 440yd imperial gravel track which falls short of required standards so they are seeking a full size new track.”

**Estimated Start Date: Unknown**

- Clearwell Cemetery Chapel - Forest of Dean Building Preservation Trust

“The Trust aims to purchase the site and undertake conservation works to the building and consider longer term proposals for a use that can retain the character and significance as a chapel but also enable a viable use. They will develop ideas to deliver community and wellbeing outputs within a significant designated heritage asset. It will enable the immediate community to use and understand the building and interpret the work of John Middleton within the village.”

**Estimated Start Date: Unknown**

## Outline Stage

- ICBP Visitor Centre and Regeneration - The International Centre for Birds of Prey

"The ICBP Visitor Centre and Native Species project is currently at the design and planning stage. Architectural plans have been drawn for the visitor centre and car park and this is closer to being at the 'developed stage' above. The community aspects – road works & bus routes – have had a preliminary community support assessment carried out but require further development. Physical works for the visitor centre element can begin in the 21/22 financial year."

**Estimated Start Date: 2021/22**

- Gunns Mill and the Forest of Dean Heritage - Forest of Dean Building Preservation Trust

"Conservation works to Gunns Mill and interpretation of the early iron industry and Forest of Dean Heritage through other cultural hubs in the District. The Forest of Dean can be regarded as a cradle of industry before the industrial revolution. The Forest possesses many sites that collectively illustrate this story; but most are small and little known, individually unsustainable, deteriorating and fast disappearing. By contrast Gunns Mill is the jewel in the crown. It is an arresting site, its striking appearance recording the industrial processes – the 'white heat of technology' of its day - and it can provide a gateway to the story of the development of industry within the region and beyond. The project will not only see an iconic building rescued and restored but help build understanding of and pride in the rich heritage of the Forest of Dean, getting people involved telling the stories of, and caring for, the built heritage leading to enrichment of the present and future for local people and visitors alike.

Gunns Mill is the best preserved 17th Century charcoal blast-furnace site in Britain and potentially one of the best preserved of this earliest type of industrial site in Europe. It is also the sole surviving example of its kind in the south of England, and is therefore of national significance in the archaeology of the British iron industry."

**Estimated Start Date: 2022/23**

## Developed Stage

- Destination Five Acres - Forest of Dean District Council

"Destination Five Acres is an FoDDC led project to acquire and redevelop the Five Acres brownfield site to provide a low carbon leisure/ community/ education & skills hub which provides for local people, creates new jobs, provides a new satellite learning facility for Hartpury University and attracts visitors from outside the district. The project aligns with Council Priorities, adopted Local Plan & Neighbourhood Development Plan policy and the related public consultation undertaken by West Dean Parish Council (WDPC). The project and wider site will be developed in partnership with WDPC.

Formal approval will be sought in June 2021 to acquire the site from Homes England, agree partnership arrangements with WDPC and secure funding to enable a phased programme of investment which will begin with demolition and



clearance. LUF funding will repurpose Speedwell House to create “The Curve” a fully accessible community/leisure hub which will house the Hartpury University Innovation, Careers & Enterprise Learning Centre; build a new 4 court sports hall and 3G sports pitch (synthetic surface used for all weather football and rugby); solar pv array; high speed broadband connection; ancillary car parking to include electric vehicle/bike charging points."

**Estimated Start Date: 2021/22**

- Forest of Dean Futures: The University Innovation, Careers and Enterprise Learning Centre - Hartpury College & University

"A Forest flagship University, Innovation, Careers & Enterprise Learning Centre supported by a conference facility with green EV park servicing growth sustainably.

- Project start delayed until additional funding obtained due to loss of commercial income because of Covid 19
- Project is planned, RIBA Stage 2 initial costings undertaken; RIBA stage 3 design in train
- Planning permission granted
- Business case approved – Hartpury will provide the funding for revenue costs including staff growth
- The impact & outputs of the project have been scoped with a focus on radically improving post 16 educational aspirations providing a clear, local progression to HE, driving digital, environmental & economic regeneration in the Forest of Dean
- Public/private sector partnerships in place "

**Estimated Start Date: 2021/22**

# Regeneration and Town Investments

## Concept Stage

- Newent Sculpture Trail - Newent Initiative Trust

“Funding for a Sculpture Trail, primarily within Newent but with the greater aim of linking the trail with adjoining parishes and even the District if considered feasible.”

### **Estimated Start Date: Unknown**

- Newent Town Regeneration - Newent Initiative Trust

“New Gateways to Newent - better landscaping, especially important recognising future growth. Public Realm Funding and Historic Buildings Grant for Market Square and Market House, Funding for Upgrade of The Memorial Hall and Surrounding Area, Electric Charging Points - Lewell Street Car Park adjoining Toilet Block and Strategic Improvements to Lake and Arboretum Areas”

### **Estimated Start Date: Unknown**

- Newent Community Centre - Newent Initiative Trust

“Funding for a New Community Centre, combined use facility on site adjoining Gloucester Road/Cleeve Mill/Two Rivers HQ, especially as Glebe Chapel will be developing the old community centre on Ross Road within the next three years.”

### **Estimated Start Date: Unknown**

## Outline Stage

- Redevelopment of the Co-op site, Newerne Street, Lydney - Lydney Town Council

“The proposal is for the purchase/lease of the co-op site in Newern St, Lydney, which is due to become vacant when the Co-op relocates to Cross Hands, Lydney.

Redevelop the ground floor into individual market style retail outlets.

Retain, where possible, the existing franchise outlets of Bon Marche, Dorothy Perkins, Burtons,

Co-op Travel, the Post Office and Co-op pharmacy. Put in a second floor which will house a fresh food market and food court, with butchers, greengrocers and artisan suppliers of locally produced food items from across the forest district.

This area could also house a licenced bar, which could operate as an entertainment venue in the evenings. Redevelop the frontage to form a Town Centre space, with seating and green space. Licence the car park for periodic outdoor markets, like the Sunday French market, or monthly street markets. The car park could also be used for car boot sales.”

#### **Estimated Start Date: 2021/22**

- Pedestrian overbridge at Lydney Station - Network Rail

“Network Rail have undertaken a feasibility study to consider a step free pedestrian access linking platforms 1 and 2 at Lydney Station. The step free access would improve connectivity at the station and improve safety for station users by negating the requirement to use the existing level crossing on foot to access the other platform. As an aside to this the overbridge would enable development of the wider station to come forward, but at present the proposals cannot generate enough land value to fund the overbridge which results in both aspects of the scheme not coming forward and an unsatisfactory outcome for both Network Rail and the Council.”

#### **Estimated Start Date: 2023/24**

### **Developed Stage**

- Indoor skatepark and leisure hub - Forest Urban Sports Experience

“Our project is 15 months in the making. We have a finance director on board and have fully worked on financials for the next 5 years. We have a fully developed business case/feasibility study demonstrating local need and viability of the project - it is fully sustainable without relying on public or grant funding once established. Our business case has been co-developed with partners in Sports England, GFirstLEP, Active Gloucestershire, the FODDC, South Gloucestershire and Stroud Colleges/Forest High School, British Cycling, Skateboarding GB as well as local community groups. We have met extensively with district planners and know that this project fits with local development plans. We are ready to submit a full application and do not anticipate any major hurdles having been through pre-planning advice.”

#### **Estimated Start Date: 2021/22**

- Cinderford Northern Quarter: Southern Gateway Commercial Development - Forest of Dean District Council

“This project is seeking to further implement the Cinderford AAP which forms part of the adopted FoDDC Local Plan (2012).

A hybrid planning application was permitted in 2015. It consisted of detailed permission for a spine road and college, and outline permission for mixed use development on other plots. Plots F1 & F2 in Newtown Road, Cinderford are allocated for commercial use; they form part of this project.

A period of design iteration, option assessment and cost estimating work has taken place to identify the type of commercial space that could be achieved to meet local market demand. The preferred option is to proceed with two different unit sizes of 70m<sup>2</sup> & 120m<sup>2</sup>. Detailed designs and costs are available and a detailed business case is being prepared for the project."

**Estimated Start Date: 2021/22**

- Cinderford Town Centre Regeneration - Cinderford Town Centre

"Cinderford TC have identified assets within the Town Centre which are integral to this bid. Three of the Five key assets are currently owned by the Council and the remaining two will shortly be acquired by the Council.

Cinderford Methodist Church – To be purchase imminently from reserves

HSBC Bank – Owned and shovel ready

Cinderford Triangle – Owned and almost shovel ready

Cinderford Health Centre- Soon to be owned

Rheola House – Owned and shovel ready

All projects have undergone rigorous planning and community consultation due to their inclusion in the recent Future High Street Fund application. The Council have funded a Business and Assets Manager post to oversee the mentioned assets"

**Estimated Start Date: 2021/22**

- Pine End Works Redevelopment, Lydney - OLSA Futures Ltd (T/A Severn & Wye Smokery)

"A full design and access statement has been drawn up detailing the objectives and requirements, along with the site history, planning, full site analysis - covering environment, ecology, archaeology transport, drainage etc. This document shows the site now and how the site could look after redevelopment. We have costings in place totaling £50m+ for stage I. Full planning consent has been granted. (Awaiting 106 Agreement from FDC) We have commenced site clearance and demolition, to make the site safer and less of an eyesore. We have experienced vandalism and two large fires caused by trespassers.

We are currently pulling together tender documents ready for construction to start late 2021."

**Estimated Start Date: 2021/22**

## Mobilising Stage

- Lydney Harbour Marina - Environment Agency

"The EA Business Board is due to sign off an options appraisal and business plan supporting the proposed development in May 2021.

The past 12 months has seen significant investment at the harbour with enabling work being undertaken to enhance the existing buildings and structures.

To ascertain what further work is required, a condition survey has been carried out.

The survey identified some remedial work is required to strengthen the retaining wall of the marina and this work will be undertaken in early summer.

With the EA owning the land & its own in-house delivery team, with the support of Historic England, project delivery within the financial year is achievable."

**Estimated Start Date: 2021/22**