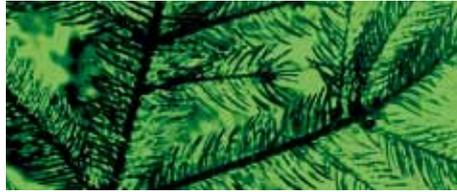
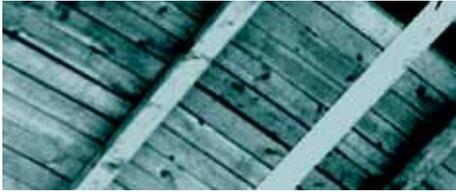




Forest of Dean – Cinderford Investment Prospectus 2026





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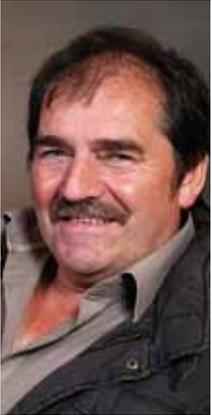
Invitation to Invest





Cllr Graham Morgan

Town, District and County Councillor for Cinderford
Chairman of Cinderford Regeneration Board



As a born and bred Forester I feel very privileged to be Chairman of the Cinderford Regeneration Board - working to revitalise the area.

I am very proud to say that where I live has both beautiful scenery and a long history of industrial innovation. These qualities now need to be harnessed to provide an exciting future for the area. I want this to be a place where a new generation of Foresters can go on and flourish and don't have to leave the area to work. I want to see new developments that blend into the landscape, adding vitality and economic growth, but to do it in such a way

as to respect the high quality natural landscape that we enjoy in the Forest of Dean.

Over the last four years we have worked alongside Government Housing and Regeneration Agencies, the Forestry Commission, County and District Councils and the wider community to develop and refine our vision for the area. This is an aspirational vision, but one which we feel is right for the Forest and one which we are confident we can deliver over the next fifteen years.

We look forward to welcoming you and working together to deliver this exciting opportunity.

Cllr Patrick Molyneux

Leader, Forest of Dean District Council



The Forest of Dean has already established an enviable reputation for tourism, and is increasingly being identified by Hollywood and UK Film and TV companies as an exciting location for high profile productions including Harry Potter and Dr Who.

Over the next fifteen years we aim to build on this success, together with the area's natural assets, to create a regionally important centre of excellence in sustainable economic development and green tourism.

This Investment Prospectus sets out how we will achieve this vision. The Government's Homes and Communities Agency has already

committed significant funds to the regeneration programme, and working alongside our public and private sector partners we aim to reclaim 20 hectares of vacant/derelict land and deliver over 1,000 much needed jobs, 400 new houses and 50,000 sq m of commercial, education and industrial floorspace. Total private investment for the period up to 2026 is likely to approach £100 million - funding already 'committed' for the new College in the Northern Quarter and new housing at Valley Road amounts to over £30 million.

From an investor's point of view, the Forest offers a diverse range of development opportunities all within easy reach of Cheltenham, Gloucester, Cardiff and Bristol. We have a skilled workforce, good education and training providers, committed partners and an environment and place to live and work to match the best rural areas in the UK.

We have every reason to be optimistic about the future for this district. Our plans have recently been 'signed off' and key developments are in the pipeline - now is a good time to invest in the Forest of Dean and we hope you will join us.



“ These are exciting times for Cinderford. After a long wait all the streams of regeneration seem to be moving in the right direction. I and the whole County Council are committed to playing our part in full. We will continue to put the work in to make this a reality.”

Cllr Mark Hawthorne
Leader, Gloucestershire County Council



“ I am very supportive of plans to regenerate Cinderford, and strongly support the Cinderford Regeneration Board and the Forest of Dean District Council in their efforts. The redevelopment detailed in this prospectus will encourage new investment into both Cinderford and the Forest as a whole and act to help revitalise the local economy for years to come.”

Mark Harper MP
Member of Parliament for the Forest of Dean



Committed Regeneration Partners

Northern Quarter

Central Zone **1**

Northern United Enterprise Park **2**

Steam Mills **3**

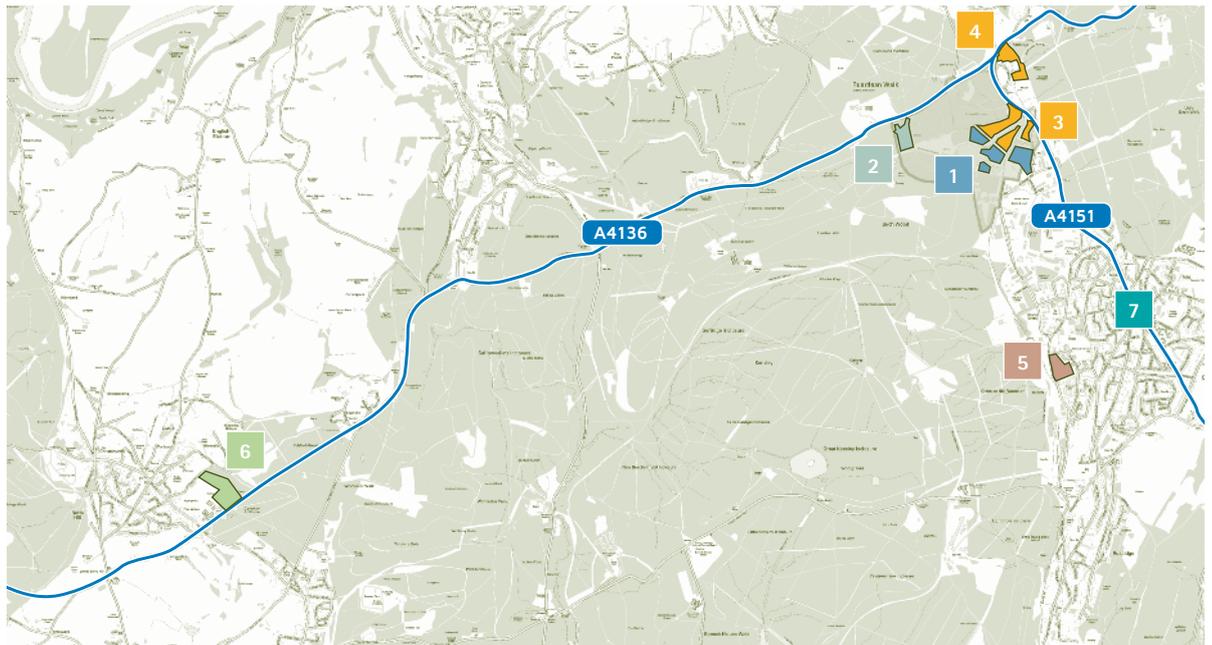
Nailbridge **4**

Additional Sites

Valley Road Housing/Ensors **5**

Five Acres, Coleford – Linked Site **6**

Cinderford Town Centre **7**



Endorsements

We fully endorse the investment prospectus for Cinderford and commit to working together with our partners to deliver the vision by 2026



Mark Harper MP

Forest of Dean

David Warburton

Homes and Communities Agency

Cllr Mark Hawthorne

Gloucestershire County Council

Cllr Patrick Molyneux

Forest of Dean District Council

Cllr Tim Holder

Cinderford Town Council

Greg Smith

Gloucestershire College

Kevin Stannard

Forestry Commission

Dr David Garnett

Two Rivers Housing

Diane Savory

Gloucestershire First

Sarah Hughes

NHS Gloucestershire

Suzanne Hall-Gibbins

Gloucestershire Chamber of Commerce







Forest of Dean – Vision for Cinderford

In 2026 the Cinderford area will be acknowledged as a regionally important centre of excellence in sustainable economic development, green tourism and the application of ‘cutting edge’ green technologies, taking advantage of the area’s natural assets.

A major transformation will have taken place in the Northern Quarter where over 3,000 local students will be taught in a range of striking contemporary buildings, constructed from local materials with sedum grass roofs set amidst a naturalised landscaped campus with edible hedges. Close by an Eco Lodge Hotel and Activity Centre (biking, hiking and riding) will provide work experience opportunities for College students and improved facilities for visitors to enjoy the outdoor leisure activities on offer in the Forest of Dean. On the Northern United and adjacent sites Scandinavian style business incubator and live work units will provide flexible accommodation for the growing number of lifestyle entrepreneurs, attracted by the area’s growing reputation. The new Energy Centre and cluster of bio-energy companies located there is already starting to attract



national attention and recognition. Additional employment opportunities will have been created through targeted investment for new business formation in the Enterprise Park including the provision of faster broadband and bespoke business support provided for all new companies to reduce company failures.

An improved tree lined ‘boulevard’ and cycleway will link the College campus with a rejuvenated town centre in Cinderford offering an increasing number of new specialist independent retail units and food outlets, with many established by former College students keen to remain in the area. New artworks, architectural lighting and public realm improvements in the town centre will celebrate both the town’s industrial heritage and the new focus on sustainability and green issues. Many more tourists are now visiting the Forest of Dean, taking advantage of the improved highway links from the M5 and M50. Greater housing choice in terms of both tenure and price is available through a mix of new energy efficient and affordable homes (all achieving Code 4) at Valley Road/Hastings

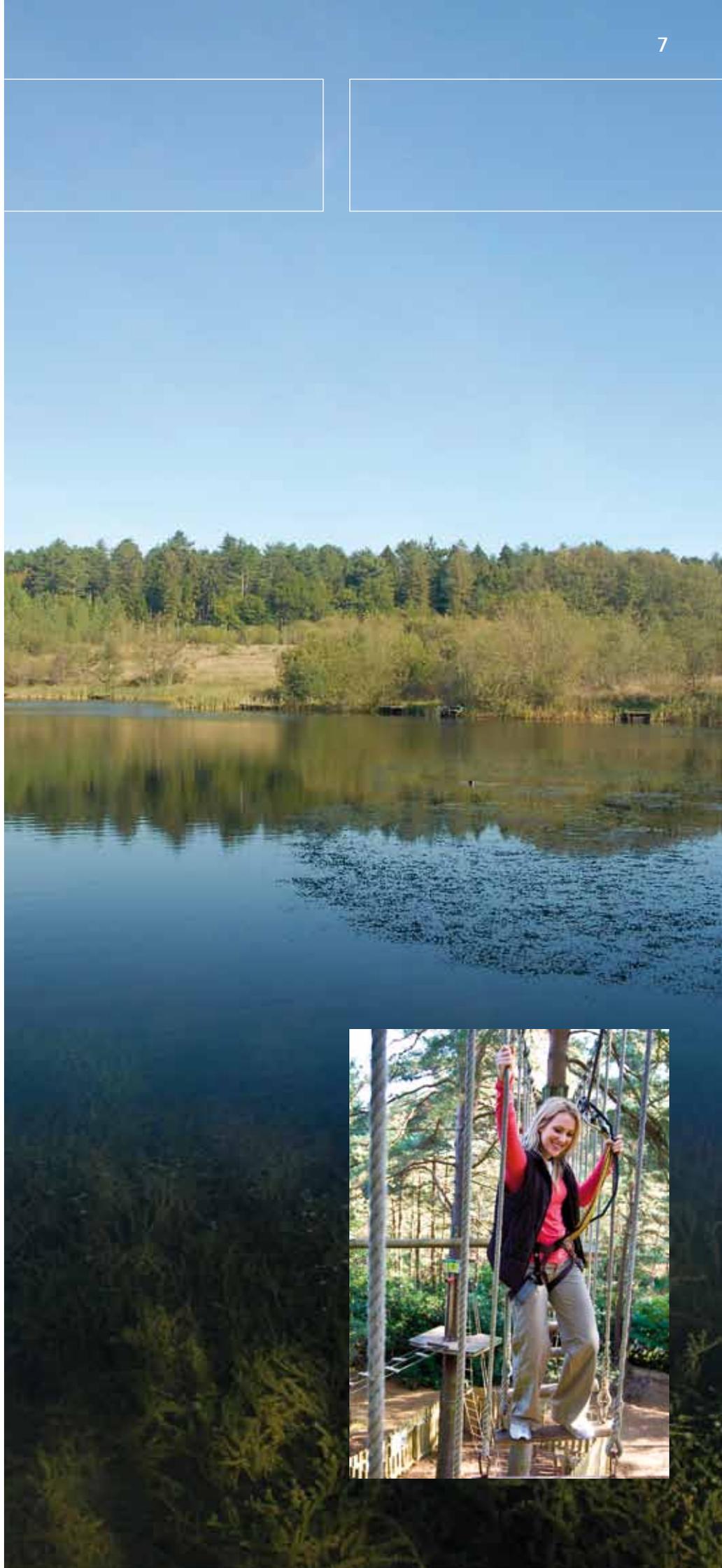




Road, at Steam Mills/the Northern Quarter and the linked site at Five Acres in Coleford. Local residents in the Cinderford area will also benefit from improved education, health and leisure services and facilities.

Greater collaboration between the College, local schools and businesses facilitated by the new educational partnership has raised aspirations, progression routes and educational achievements through a collective commitment to provide high quality academic and vocational education. The area can now boast some of the best educational and leisure facilities in the county.

In 2026 the Cinderford area will have a new confidence in its future. Young people in particular will have the drive and skills to meet local needs and the resilience to succeed.





Catalysts for Regeneration

Two major initiatives will provide catalysts for regeneration: Gloucestershire College's recent decision to build a new campus in the Northern Quarter, and the Government's selection of the Forest of Dean as a pilot for its Borders Broadband project.



Gloucestershire College Forest of Dean Campus

The new College in Cinderford will have three elements; a 6th form centre delivering academic qualifications for 16-19 year olds, a vocational centre providing for the industrial/vocational training needs of young people and adults in the Forest of Dean, and a social/leisure facility serving all the students. There is also scope to attract a private leisure centre operator to share facilities, and to create a new 'visitor/activity centre' for the Forest on an adjacent site.

In accordance with the vision for Cinderford, Gloucestershire College will seek to create the UK's first zero carbon college.

Superfast Broadband

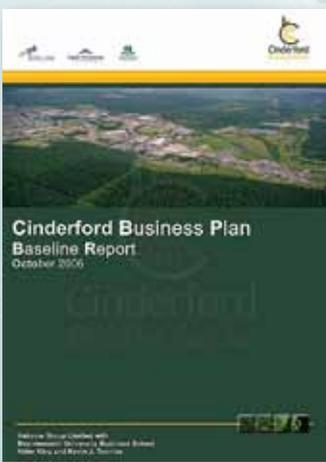
The Forest of Dean/South Herefordshire area has been selected by the Coalition Government as one of four national pilots for superfast broadband in rural areas. This new initiative, known as the Borders Broadband project seeks to provide the best, most reliable and affordable superfast broadband coverage in rural England – offering the prospect of lifestyle entrepreneurs being able to live in one of the country's most attractive rural areas, whilst also accessing some of the best broadband coverage in the UK. It has the potential to transform the economies of both counties by increasing the productivity of local businesses and attracting new companies into the area.

The programme is scheduled to start in 2013 and be completed by 2018. Total public and private investment in the pilot area will be in the order of £50 million.





Strategic Context



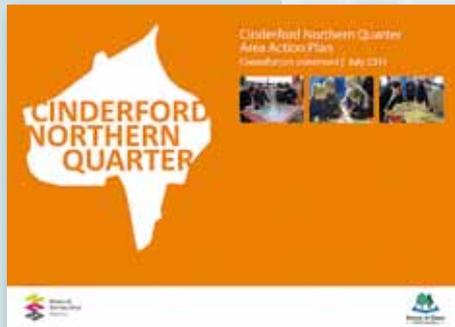
The process of regenerating Cinderford started in 2006, with a report from consultants Halcrow which set out a 10 year vision for the future of the town in the form of the Cinderford Business Plan.

The plan incorporated extensive community feedback which identified a series of projects and initiatives which had the potential to deliver a step change in the quality of life of local people.

The key opportunity for regeneration was identified as the 'Northern Quarter': the development of a number of parcels of land to the north west of the town.

Halcrow also recommended a number of proposals to upgrade the Town Centre. Improvements to pedestrian access and the environment were seen as key priorities.

Detailed work on the town centre was carried out by Atkins, Gloucestershire County Council's highways consultant, with a 'Signage and Traffic report' which was published in 2010, and a number of the improvements are now in place.



The Forest of Dean District Council has worked closely with the Homes and Communities Agency (HCA) to prepare an Area Action Plan (AAP) for the Northern Quarter. The aim has been to balance the regeneration opportunities with concern to safeguard the natural setting, ensuring that development is of an appropriate scale, mix and quality for the location. The AAP has now been approved and was formally adopted in February 2012. It seeks to attract a mix of land uses around an education core in a lakeside, campus style setting.



The Council is committed to ensuring that sensitive development takes place that continues to protect the environment and the Statutory Forest. The key factor is that the development will help address deprivation in Cinderford by attracting investment that will secure and create jobs.

Within the AAP sits a Masterplan for the development of the area and a design code, which will define five key areas through the use of different design criteria. The entire development will be well served by public transport, and will be structured around green fingers, with watercourses running through them. These will support biodiversity and enable the provision of a network of pedestrian and cycle paths.

The Area Action Plan will provide a robust framework to guide the development of the Northern Quarter, whilst also promoting sustainability, and retaining enough flexibility to remain relevant throughout the implementation period. See Regeneration Sites: Key Facts – pages 12 to 22.



Building Momentum and Investment Confidence

Early Wins

Key Partners have already demonstrated their backing for the regeneration programme. The Homes and Communities Agency have budget approval to invest £14.75 million, of which they have already committed in excess of £6 million in the provision of early phases of the Northern Quarter Spine Road, purchase and relocation of Ensors on Valley Road for housing development, and the acquisition of the College campus at Five Acres in Coleford, which in turn will facilitate the development of a new College. Further funding allocation will be sought in future years.



Ensors Abattoir, currently relocating



Example of a green roof

Demonstration Projects

The regeneration partners have also agreed a 'Forest Charter', which places sustainability and eco-exemplar principles at the heart of Cinderford's regeneration:

- use local natural and renewable materials where possible
- bring the forest into the town
- use sustainable forms of energy
- ensure new buildings are efficient in their use of energy and water
- make use of local skills and labour
- make quality a priority
- involve the community throughout.

The Cinderford Regeneration Board will recommend that all new office, industrial and retail development meets the **Building Research Establishment Environmental Assessment Method** (BREEAM) standard of 'Excellent'. Residential developments will be required to meet the 'Code 4' level of sustainability, as defined by the **Code for Sustainable Homes**, published by the Government in 2006.





Edible hedge species

To push forward the implementation of the sustainability agenda, a series of demonstration projects will be undertaken in the first phases of regeneration:

- there is already considerable private sector interest in developing a biomass facility in Cinderford utilising wood waste products from forest activities
- the ‘Greening’ of the Forest Vale industrial park

- the use of ‘edible hedges’ as part of the landscaping of the new College campus. An ‘edible hedge’ can be an informal mix of species, such as damson or blackberry, or a single species which will be attractive to wildlife
- proposals to mitigate impact of the development on the biodiversity of the site, particularly in the Northern Quarter, will be brought forward at an early stage: there are known to be 14 species of bats present within the development area
- the potential for the use of green and brown roofs, rainwater harvesting and grey water re-use will be investigated as part of the new College development
- ‘SUDS’ drainage techniques will be employed: reducing the risk of flooding, trapping low level contaminants from road drainage and therefore maintaining both water quality and flow levels in water courses.

Forestry Commission Vision

In recent decades the Commission has re-established woodland which now provides the impressive backdrop to the town. The management of the woods is based on detailed Forest Design Plans, which are updated approximately every 10 years. The area of afforestation will remain essentially unchanged but when plots are felled, there will be an increased percentage of broadleaf planting.





Northern Quarter



Education led mixed use development in the heart of the Northern Quarter

Overview

The Northern Quarter Central Zone (5.5 ha) will be anchored by the new campus for Gloucestershire College. This pioneering development will provide over 3,000 students with some of the best education and training facilities in the county. It will also act as a catalyst for future investment in high quality offices and light industrial units, a hotel and an eco visitor and activity centre on adjacent sites.

High design standards will be established with all developments meeting the Northern Quarter design code requirements while seeking to achieve BREEAM 'excellent' ratings and low carbon standards. Demonstration projects will 'trial' the latest ideas in green technologies and sustainability, including the use of green/brown roofs and edible hedges.

The new spine road, funded by the Homes and Communities Agency, will provide direct vehicular access to the Central Zone and improved links for students/pedestrians into Cinderford Town Centre through a tree lined boulevard and cycleway. A new Kidney Dialysis Treatment centre on the Forest Vale Industrial Park will provide improved health facilities for local residents.



Regeneration Sites: Key Facts

Central Zone

Key Milestones

- Completion of kidney dialysis unit
Autumn 2012
- Planning approval for spine road and College
Spring 2013
- Site reclamation / servicing
Spring 2013
- Start of College development
Spring 2013
- Spine road construction
Spring 2014
- Site marketing for hotel, offices and tourism developments
Spring 2014
- Completion of hotel development
Summer 2015

Key Outputs

730 jobs created	22,000m ² of commercial floorspace constructed
5.5ha of land reclaimed	£22.1m of private investment attracted

Ownership and Planning Position

Plots 8, 9, 20, 21, 22, 23, 24, 25 — owned by the Forestry Commission.

Plots 35, 36, 37 — owned by Forest of Dean District Council.

Plots 34, 38 — privately owned.

Area Action Plan land use allocations — B1 offices and light industrial development, hotel, new health care facility, college campus and car park, eco visitor and activity centre, public open space.

Key Partners

Forest of Dean District Council
The Homes and Communities Agency
Forestry Commission
Gloucestershire NHS Trust
Gloucestershire County Council
Gloucestershire College
and private owners.





Northern Quarter – Central Zone Key

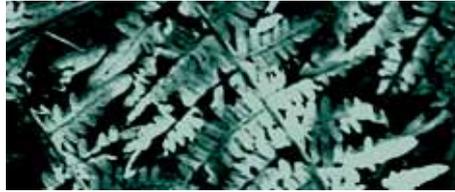
Forestry Commission	8	9	20	21
	22	23	24	25
Privately owned				34
Forest of Dean District Council	35	36	37	
Privately owned				38



An example of a sustainable build for a new college



Northern Quarter



Enterprise and employment opportunities on a gateway former colliery site

Regeneration Sites: Key Facts

Northern United Enterprise Park

Overview

The former Northern United Colliery site and surrounding area will be transformed into an extensively landscaped Enterprise Park, offering a range of development plots for light and general industrial uses, warehousing and business incubation space.

The 6.3 ha site will be serviced by a new tree lined spine road linking the A4136 with Forest Vale Industrial Park and Cinderford Town Centre. All new developments on this key gateway site into the Northern Quarter will be sensitively designed to respect the area's mining heritage and biodiversity assets and to integrate fully into the forest setting, with locally sourced materials used wherever practical.

Green links to the lake and improved footpaths into the forest will provide enhanced recreational opportunities for the 'lifestyle entrepreneurs' attracted into the area. In addition faster broadband and bespoke business support packages will help ensure new businesses establish their operations with the minimum of delay and grow quickly into their new environment.



Key Milestones

- Spine road construction
Commencing Spring 2013
- Site marketing
Summer 2013
- Site reclamation / servicing
Autumn 2013

Key Outputs

180 jobs created and 50 jobs safeguarded	30,000m ² of commercial / industrial floorspace constructed
6.3ha of land reclaimed / landscaped	£19.2m of private investment attracted

Ownership and Planning Position

Plot 1 — HCA/Forestry Commission.

Plot 2 — Privately owned.

Plot 3 — Overbrook Garage Services.

Plots 4-6 — Forestry Commission.

Plot 7 — Coleford Brick and Tile.

Area Action Plan land use allocations — B1, B2 and B8 offices, general/light industrial and warehousing.

Key Partners

Forest of Dean District Council
The Homes and Communities Agency
Forestry Commission.



Northern United Enterprise Park Key

- HCA/Forestry Commission 1
- Privately owned 2
- Overbrook Garage Services 3
- Forestry Commission 4 5 6
- Coleford Brick and Tile 7





Northern Quarter



A new residential neighbourhood at the Forest's edge

Overview

Steam Mills Village West forms an extension to the existing communities of Steam Mills and Newtown. Development of this 12 ha site will provide greater housing choice in terms of both tenure and price through a mix of new energy efficient homes.

Nailbridge is an allocated site for 70 homes which complements the Northern Quarter and Steam Mills West. It is a site of 2.8 ha and can be developed for a range of homes of mixed tenure which will be within easy reach of the Northern Quarter as well as the local school and the Forest itself. It is available for development at any time.

The new neighbourhood will be sensitively integrated into the adjacent communities, and will interface with the forest through transitional landscaping and wildlife corridors. Public spaces and access points will reflect the more quiet and homely qualities of this place.



Regeneration Sites: Key Facts

Steam Mills/ Nailbridge

Key Milestones

- Developer led planning application for plots 31-33
Spring 2012
- Planning consent
Spring 2012
- Start on site
Autumn 2012
- Marketing of plots 14-16, 29-30 together with plot 1 (Northern United)
Spring 2012
- Appointment of development partner
Autumn 2012
- Start on site
Autumn 2013

Key Outputs

7.5ha
of land reclaimed

245
houses

£22m
of private
investment attracted

Key Partners

Forest of Dean District Council
Homes and Communities Agency
Forestry Commission
Private developers.





Steam Mills/Nailbridge Key

Forestry Commission	10	11	12	13
	14	16	17	18
	19	26	27	28a
	28b	29	30	
Forest of Dean District Council	14	15	16	
	28b	29	30	
Private Ownership	31	32	33	

Nailbridge site not show



Ownership and Planning Position

Plots 10-13, 14-16 (part), 17-19, 26-28a, 28b, 29, 30 (part) — owned by Forestry Commission.

Plots 14-16 (part), 28b, 29, 30 (part) — owned by Forest of Dean District Council.

Plots 31-33 — private ownership.

Nailbridge site — private ownership.

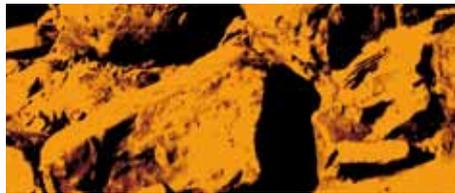
Nailbridge site designated in Forest of Dean District Council Core Strategy for housing.

The remainder of the site is designated in the Area Action Plan for housing.





Additional Sites



A new residential neighbourhood overlooking Cinderford's Linear Park

Regeneration Sites: Key Facts

Valley Road Housing/Ensors



Key Milestones

- Developer (Kier Partnership Homes) Appointed Autumn 2011
- Planning application submitted Spring 2012
- Relocation of Ensors Abattoir Summer 2012
- Site clearance Winter 2012
- Commencement of housing development Spring 2013
- First phase completions Autumn 2014

Key Outputs

140 jobs created or safeguarded	100 residential properties, of which 40% affordable
2.7ha of land reclaimed	£20m of private investment attracted

Overview

The 2.7 ha Valley Road Housing site will be comprehensively redeveloped following the relocation of Ensors Abattoir to a new purpose built site within the Forest Vale Industrial Park. The new homes will be a mix of flats, and 2/3 bed houses. At least 40 of these new units will be affordable homes that will be managed by Two Rivers Housing.

The new Code Level 4 energy efficient homes will contribute towards the Board's aim of providing a model for new sustainable development in Cinderford. The site will be extensively landscaped and will link into Cinderford's Linear Park – a popular public open space which provides a leafy walking and cycling link up to the Northern Quarter and down to Cinderford Bridge, the birthplace of the town.

Ownership and Planning Position

Land owned by Forest of Dean District Council.
Forest of Dean District Core Strategy land use allocation – residential.

Key Partners

Forest of Dean District Council
The Homes and Communities Agency
Two Rivers Housing
Ensors
Kier Partnership Homes.

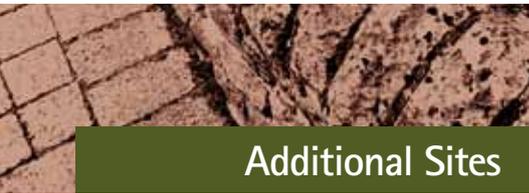


Valley Road Housing/Ensors Key

- Forest of Dean District Council 1 2
- Ensors Abattoir – leased from the District Council 3



Valley Road Housing Vision



Additional Sites



“ Maximising the mixed use development potential of Gloucestershire College’s Coleford Campus

Five Acres, Coleford – Linked Site

Overview

This 4.9 ha site is occupied by the Gloucestershire College Royal Forest of Dean Campus with buildings in educational use along with a public theatre, playing fields and ancillary car parking.

With the move of the College to Cinderford’s ‘Northern Quarter’, there is potential for the area’s transformation through development of residential, managed workspace and other employment uses. This provides a crucial linked development opportunity.

All buildings will be designed to meet the sustainability and energy efficiency targets set out in the ‘Forest Charter’.

Key Milestones

- Approval of masterplan for development of site
Autumn 2012
- Marketing of site for residential led mixed use development
Spring 2013
- Commence site clearance and remediation
Autumn 2014
- Commencement of new development
Spring 2015

Ownership and Planning Position

Land owned by Homes and Communities Agency, leased to Gloucestershire College.
No specific land use designation within Forest of Dean District Council Core Strategy.

Key Partners

Forest of Dean District Council
The Homes and Communities Agency
Gloucestershire College
The Co-operative Movement
Lakers School
Berry Hill Primary School.

Key Outputs

50 jobs created	60 residential properties, of which 40% affordable
3,500m² of commercial / industrial floorspace	2.5ha of land reclaimed
£10m of private investment	



Award winning Accordia housing development at Cambridge



Five Acres, Coleford – Linked Site Key

Gloucestershire College's Coleford Campus
(owned by the Homes and Communities Agency, leased to Gloucestershire College)





Additional Sites



“
Expanding independent retailing and improving public spaces

Regeneration Sites: Key Facts

Cinderford Town Centre

Overview

A comprehensive approach will be taken to upgrading the town centre, with a strong emphasis on expanding the independent retail sector and delivering improvements to buildings and public spaces. In the short term, a second phase of improvements to the public realm will be implemented, linking the ‘Triangle’ with the larger retail nodes, operated by Lidl and the Co-operative respectively.

The environment of the ‘Triangle’ will be improved as shared space and the development of a regular market encouraged. Public art will be introduced which celebrates the area’s industrial heritage and its new future in green tourism. Grants will be made available for shopfront improvements where possible, and viable new uses will be sought for peripheral vacant properties.



Key Milestones

- Preparation of a strategic framework for the town centre 2012-13
- Implementation of Phase 2 of public realm improvements Summer 2013

Key Outputs

- 0.1 ha of public realm improved
- Greater public use of the town centre
- Reduced retail vacancy levels in the centre

Ownership and Planning Position

Multiple private owners, Forest of Dean District Council plus Gloucestershire County Council as Highway Authority.

The District Council’s Core Strategy promotes Cinderford as a focus for the central Forest area. It encourages public and private investment to improve the centre of the town.

Key Partners

Forest of Dean District Council
Gloucestershire County Council
and private owners.



Typical independent shopfronts



Complementary Projects – New Supermarket

“
A new high quality retail development to serve Cinderford and the surrounding area

Overview

This development site lies between the Northern Quarter and the Town Centre linking the two locations. Trilogy Developments Ltd proposal to bring a 50,000 sq ft store to Cinderford was awarded outline planning permission in Jan 2012 and they hope to open the new Asda store in the autumn of 2013.

The District Council and the Cinderford Regeneration Board are working closely with Trilogy to maximise the project's regeneration opportunities.

The supermarket will bring almost 130 FTE jobs to the town. It will be the only Asda store in the District which is likely to boost footfall.

The Trilogy team are currently working with the District Council's Design Code to create a quality building at this key gateway location.

Key Milestones

- Estimated start on site date
Autumn 2012
- Estimated store opening date
Autumn 2013

Key Outputs

127 FTE jobs created	2.3ha of land reclaimed
£20m of private investment attracted	50,000 ft² supermarket

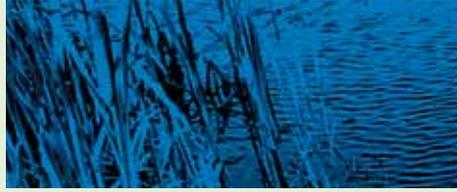
Ownership and Planning Position

Land owned by Trilogy Developments Ltd.

Key Partners

Trilogy Developments Ltd.





Learning from Best Practice

Education Led Regeneration

The development of new educational facilities has been used successfully in a number of locations in the UK as a means of triggering the regeneration of an area.

In **Stockton on Tees** what is now the Queens campus of the University of Durham was constructed on cleared industrial land beside the River Tees in 2000.

Following the success of the project at Stockton, Tees Valley Regeneration encouraged Middlesbrough College of Further Education to establish a new campus at **Middlesbrough Dock**, some four miles downstream. The redevelopment of the adjacent sites for 760 dwellings, a hotel, offices and leisure facilities is now taking place.



Gloucestershire College, Gloucester Docks

In **Gloucester**, Gloucestershire College built new accommodation in the Gloucester Quays area, on what had been an area of railway sidings. This triggered major investment in the Gloucester Quays Designer Outlet centre which in turn was followed by a new Sainsbury's store. Total investment in the area has now exceeded £200 million. The Homes and Communities Agency is proposing to pursue the same approach in Cinderford.



Neals Yard Remedies, Dorset

Sustainability

A local example of an educational building completed to high standards of sustainability is the **Oxstalls campus of the University of Gloucestershire**. Sited so as to minimise impact on a sensitive wildlife habitat, the centre has an overall energy consumption target of 110kW hours per square metre per year, which represents a third of the load of more conventional equivalent buildings.

In Gillingham in rural Dorset a new **Headquarters building for Neals Yard Remedies** is set within a landscape of herb and flower cultivation. CO² emissions were reduced through high levels of insulation, natural ventilation and controlled daylight.

Lime Tree Square is the first phase in a new development at Street in Somerset. It is a national exemplar of sustainable living and a model for urban development in semi-rural towns. The scheme achieved the highest score yet awarded by CABE's Building for Life, the nationally accepted standard for well designed homes.

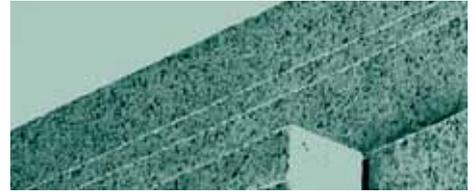
Acknowledgments to Feilden Clegg Bradley as architects for the three sustainability schemes above.



Oxstalls Campus, University of Gloucestershire



Lime Tree Square, Somerset



The Forest of Dean

Key Facts and Figures

Population

- 2009 district population of 83,000: projected to be 94,000 in 2033.
- At present 23% of the population is under 20 and 18.2% over 65.
- The population of Cinderford and its component settlements within about 5km is approximately 15,000.
- Cinderford, Coleford and Lydney (the southern towns in the district) together with some of their nearby villages account for half of the district's population.

Employment

- Relatively low unemployment: 2.6% in the district compared with a UK rate of 3.9% in December 2011.
- A high level of out-commuting: 4 in every 10 workers travel outside the district, with the majority going to Gloucester.



Economy

- Relatively low numbers of employees in the district work in the service sector (70%).
- Partly as a result of out-commuting, the average income of those with jobs in the district is 17% below that of residents as a whole.
- Tourism is becoming increasingly significant (8% of employees compared to 10% in the South West as a whole).



Skill Base

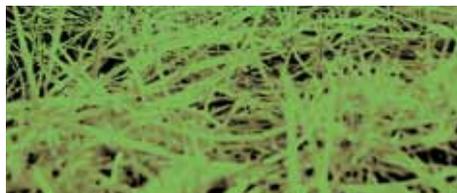
- The National Employers Skills Survey 2009 indicated that most employers in Gloucestershire considered young people well prepared for work, with graduates viewed as the best prepared.
- The percentage of residents with level 4 or 5 qualifications (ie Degree or above) is less than half the County average, and the percentage of people with level 1 qualifications is above the County average.



Lifestyle

- The Forest of Dean was the country's first National Forest Park. It is one of England's surviving ancient woodlands covering 27,000 acres.
- The Forest contains a wide range of attractions; for example at the Cannop Cycle Centre there are more than 11 miles of surfaced, waymarked trails for family cycling, and two 'mountain bike' trails of 3 and 7 miles. There are also fishing, boating, off road driving, canoeing, caving and walking opportunities in the Forest.
- A poll in the Reader's Digest voted the area in the top three 'the best place to raise children' in the UK.
- Outstanding visitor attractions are within easy reach:

Gloucester Rugby	40 minutes
Cheltenham Racecourse	45 minutes
Celtic Manor golf courses	45 minutes
Cardiff: shopping, and world class opera house	70 minutes
Bristol: the South West's cultural and creative capital	60 minutes



Who's Investing in Cinderford



Ensors is a family owned, local business that has operated in Cinderford since 1934. I am happy to sign up to the

Cinderford 2026 vision and believe that our major investment in a new state-of-the-art abattoir and meat processing facility will make an excellent contribution towards moving the town's regeneration efforts forward."

**Steve Leyman, Managing Director
Ensors Gloucestershire Ltd**



This is a magnificent area with huge amounts to offer visitors, who come increasingly to enjoy it. We are desperately

in need of a major 4-star hotel and the potential to invest in one is huge. Each year we turn away visitors who cannot find any accommodation in the summer months. Quality accommodation would attract another layer to our visitor base and I believe would be immensely successful as there is no equivalent competition anywhere within our area."

**Caroline Anderson MBE, Co-Chair
Wye Valley and Forest of Dean
Tourism Association**



The Warranty Group has been very impressed with the support received from local organisations and especially the Forest

of Dean District Council and the Economic Regeneration team over the last two years. Already our Jobs Fairs have produced many excellent candidates from Gloucestershire and the Forest of Dean. We see this support as the foundation for a good relationship with the Forest of Dean."

**Ian Kenny, Director
The Warranty Group**



Cinderford and the Forest of Dean is a great place to locate a manufacturing business. We have been in Cinderford now for 49 years,

having relocated from London as Engelhard Limited in 1962. Our new owners BASF have recently made significant investments in our facility which now has more than double its previous factory space. I have been delighted with the way our staff here have worked together for the ongoing success of our metals recycling business."

**Dr. John Setchfield
Director and General Manager
BASF Metals Recycling Limited**



Cinderford, at the heart of the ancient Forest of Dean, has a long and continuing record of innovation, invention and discovery

contributing to key developments in engineering, manufacturing, technology and communications.

The culture of creative business is an integral part of the Forest's DNA. A strong tradition of problem-solving engineering is a significant factor, in both larger and microbusinesses. This has led to the development of a knowledge economy largely based on specialised niche-market microbusinesses, many of which export across the world."

**Peter King, Vice-Chairman
FSB Forest of Dean, DPI Limited**



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Cinderford Regeneration Board

Cllr Graham Morgan	Chairman of the Board
Greg Smith	Principal
Tanya Prosser	Head Teacher
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Greg Morgan	Area Manager
Sarah Hughes	Locality Commissioning Director
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Forestry Commission
Homes & Communities Agency
NHS Gloucestershire
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Forest of Dean District Council
Gloucestershire County Council
Gloucestershire County Council
East Dean Initiative
Forester Newspaper
Ensors of Gloucestershire Ltd
The Warranty Group
Cinderford Football Club

Special Advisor

Chris Oldershaw Chief Executive

Gloucester Heritage Urban
Regeneration Company Ltd. (GHURC)

Disclaimer

Information on Key Milestones and Outputs are indicative only. The greatest care has been taken to ensure the accuracy of information in this publication at the time of going to press, but the Cinderford Regeneration Board and its agents accept no responsibility for omissions or errors.

Acknowledgements

Designed and produced by:
Litchfield Morris Business
Communication,
Lock House, Framilode,
Gloucester GL2 7LH
www.litchfieldmorris.co.uk

Photography by:
Litchfield Morris & Forest
of Dean District Council.

Additional photography:
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Forest of Dean – Cinderford Investment Prospectus 2026

