

2013 & 2014

COLEFORD:

**RETAIL PATHFINDER
TOOLKIT**



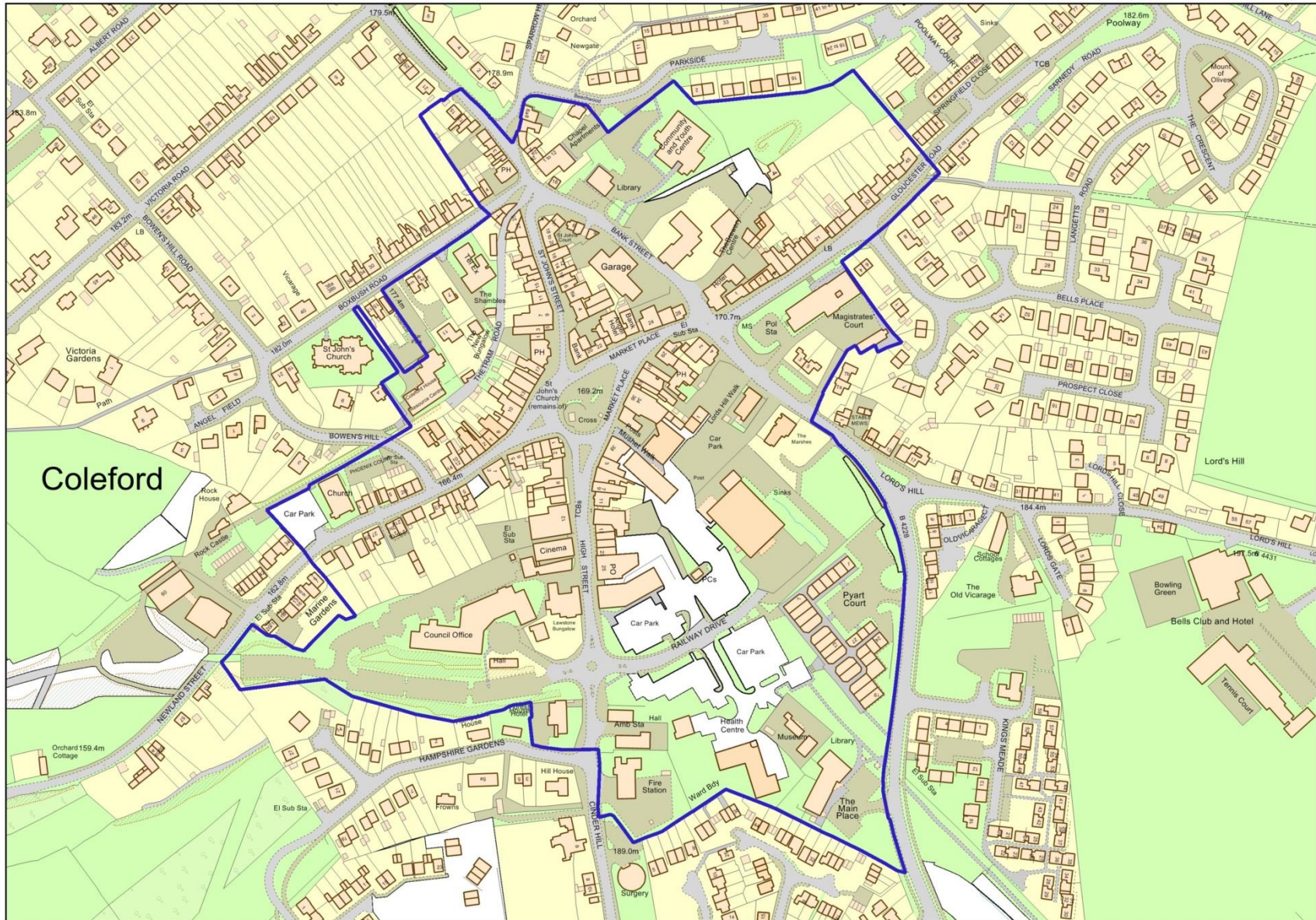
COLEFORD: RETAIL PATHFINDER TOOLKIT ANNUAL REPORTS 2013 & 14

This report follows the guidelines laid out in the 'Successful Town Centres – Downloading Effective Strategies – Indicators Toolkit'. The report presents key findings which can be used to annually evaluate the effectiveness of Coleford Town Centre. This report is prepared by Regeneration Services, Forest of Dean District Council.

1. INTRODUCTION

- 1.1 Town and City centres are complex places that serve a wide range of people and purposes. The importance of healthy vibrant town centre has been highlighted in recent years. In certain locations, due to the effect of vacant shops and a perception among some that their towns are not providing them with all the services they need or want, there has been found to be a negative impact on people's quality of life.
- 1.2 Town centres, and those who operate in and manage them, are having to adapt to changing circumstances as global issues impact on local conditions. Similarly, local authorities are also having to adapt to rapid changes in the fiscal climate and increasingly challenging budgetary constraints.
- 1.3 As with any change process, it is important to be able to measure where we are, monitor progress, learn from others and realistically compare and measure performance. This report aims to record key sets of data/evidence that can be used by those with an active interest in improving the experience and vitality of town centre so that they, in turn, provide a healthy sustainable environment for the business and communities who depend on them.
- 1.4 **Successful Town Centres – Developing Effective Strategies: Indicators Toolkit**
- 1.4.1 This report follows the guidelines/suggestions laid out in the 'Successful Town Centres – Developing Effective Strategies: Indicators Toolkit'. The document was launched by the Gloucestershire Local Enterprise Partnership in March 2013.
- 1.4.2 This report presents key findings which can be used to evaluate the effectiveness of Coleford town centre. It focuses on key themes such as footfall, vitality and economic characteristics to highlight emerging trends so that strategic actions can be taken to enhance the town centre performance.
- 1.4.3 The indicators toolkit advises that a numbers of indicators are assessed. This report monitors the following indicators:
- | | |
|--------------|----------------------------|
| Footfall | Reported Crime |
| Markets | Car Parking |
| Retail Offer | Culture and Leisure Offer |
| Events | Charity Shops |
| Vacant Shops | Evening/Night Time Economy |
- 1.4.4 The town centre performance toolkit aims to monitor the performance of town centre by collecting data on various themes which are reviewed annually, enabling a comparison of town centre performance.
- 1.4.5 It is suggested that this report be updated on a yearly basis to provide a year on year indication of the health and viability of Coleford town centre.

COLEFORD TOWN CENTRE



2. PEOPLE AND FOOTFALL

2.1 The overall aim of obtaining this data is to provide an assessment of who comes to visit the town centre, what their socio-economic background is likely to be, how close they feel to the people around them in terms of community cohesion and how they travel to the town centre.

2.2 The town centre's car parking capacity (in and around the town centre) is also included to account for the fact that a large proportion of visitors to many town centres still travel to them using their own means of private transport in a similar way to how they would visit out-of-town shopping malls.

2.3 Footfall

2.3.1 Footfall refers to the number of people walking up and down a given town centre (or single street) regardless of their reasons for doing so. Typical reasons may include shopping, a pleasant stroll, going to work or college, to the cinema or for a meal, accessing public services, visiting friends or simply passing through.

2.3.2 Footfall is often linked to the level of attractiveness of a location and its ability to satisfy customer and visitor needs and expectations successfully.

2.3.3 The information below provides a summary of the 10 minute footfall counts for 2014, 2013, 2009, 2008 and 1999. The 10 minute average has been calculated across the whole week (weekday and weekend counts).

2.3.4 It should be noted that different methodology was used to collect data for footfall counts in 1999 and 2008/2009.

2.3.5 The methodology used in 2014 & 2013 is as per the guidance stated in the 'Successful Town Centres – Developing Effective Strategies: Indicators Toolkit'. The methodology stated in this document should be used to repeat the data collection on an annual basis. Data was collected in one location on a Wednesday, Friday and Saturday for 1 hour starting at 10.30. Footfall was recorded for both sides of the street

2.3.6 10 Minute Average Summary Comparison – 2014, 2013, 2009, 2008, 1999

2014	2013	2009	2008	1999
40	60	40	31	29

2.3.7 The following information indicates the breakdown of the footfall counts for each recorded year. The 2014 & 2013 weekday footfall counts were recorded on Wednesday, Friday and Saturday. The 2009 and 2008 weekday footfall counts were recorded on Wednesday and Saturday. The 1999 counts were recorded on Friday and Saturday.

2.3.8 Footfall Count Breakdown – 2014

DATE/TIME	2.7.14 (Weds)	DATE/TIME	4.7.14 (Fri)	DATE/TIME	5.7.14 (Sat)
10.30 – 10.40	63	10.30 – 10.40	43	10.30 – 10.40	22
10.40 – 10.50	47	10.40 – 10.50	60	10.40 – 10.50	19
10.50 – 11.00	58	10.50 – 11.00	30	10.50 – 11.00	28
11.00 – 11.10	42	11.00 – 11.10	45	11.00 – 11.10	39
11.10 – 11.20	38	11.10 – 11.20	43	11.10 – 11.20	29
11.20 – 11.30	39	11.20 – 11.30	49	11.20 – 11.30	27
TOTAL	287	TOTAL	270	TOTAL	164
10 min average	48	10 min average	45	10 min average	27
WEEKLY AVERAGE: 40					

The weather conditions and other influencing factors were noted when gathering footfall data. They are as follows:

2.7.14	Sunny and Warm
4.7.14	Sunny and Warm, Country Market Stall, Market Place
5.7.14	Cloudy and Light Rain, Country Market Stall, Outside Co-op

Counts were conducted for an hour and footfall was recorded at 10 minute intervals. Counts were taken outside Mushet Walk gates and both sides of the street were counted.

2.3.9 Footfall Count Breakdown – 2013

DATE/TIME	17.7.13 (Weds)	DATE/TIME	19.7.13 (Fri)	DATE/TIME	20.7.13 (Sat)
10.30 – 10.40		10.30 – 10.40	63	10.30 – 10.40	36
10.40 – 10.50		10.40 – 10.50	76	10.40 – 10.50	37
10.50 – 11.00		10.50 – 11.00	71	10.50 – 11.00	35
11.00 – 11.10		11.00 – 11.10	89	11.00 – 11.10	41
11.10 – 11.20		11.10 – 11.20	70	11.10 – 11.20	37
11.20 – 11.30		11.20 – 11.30	69	11.20 – 11.30	28
TOTAL	426	TOTAL	438	TOTAL	214
10 min average	71	10 min average	73	10 min average	36
WEEKLY AVERAGE: 60					

The weather conditions and other influencing factors were noted when gathering footfall data. They are as follows:

17.7.13	Sunny and Hot
19.7.13	Sunny and Hot, Small Market

	Stall, Market Place
20.7.13	Fair with sunny spells, Small Market Stall, Market Place

Counts were conducted for an hour and footfall was recorded at 10 minute intervals. Counts were taken outside Mushet Walk gates and both sides of the street were counted.

2.3.9 Footfall Count Breakdown – 2009

The weather conditions were noted when gathering footfall data. They are as follows:

4.7.09	Sunny and Cloudy
25.7.09	Sunny

Counts were conducted in a 10 minute slot within each hour. One count was taken each hour for 3 hours. The counts highlighted in green are comparable timings to the counts undertaken in 2014 & 2013. Counts were taken outside 23 Market Place. Counts were then multiplied by 1.5 to get the total for both sides of the street (which is shown). For example: Hour 10.00 – 11.00, Counts were taken between 10.50 – 11.00.

DATE/TIME	14.7.09 (Weds)	DATE/TIME	25.7.09 (Sat)
10.43 – 10.53	48	10.50 – 11.00	31
11.25 – 11.35	62	11.00 – 11.10	36
12.41 – 12.51	50	12.00 – 12.10	44
TOTAL	160	TOTAL	111
WEEKLY AVERAGE: 40			

2.3.10 Footfall Count Breakdown – 2008

The weather conditions were noted when gathering footfall data. They are as follows:

15.9.08	Dry and Cloudy, Bright
27.9.08	Dry and Bright

Counts were conducted in a 10 minute slot within each hour. One count was taken each hour for 3 hours. The counts highlighted in green are comparable timings to the counts undertaken in 2014 & 2013. Counts were taken outside 23 Market Place. Counts were then multiplied by 1.5 to get the total for both sides of the street (which is shown). For example: Hour 10.00 – 11.00, Counts were taken between 10.50 – 11.00.

DATE/TIME	15.9.08 (Weds)	DATE/TIME	27.9.08 (Sat)
10.30 – 10.40	34	10.50 – 11.00	28
11.30 – 11.40	35	11.40 – 11.50	18
12.00 – 12.10	30	12.40 – 12.50	24
TOTAL	99	TOTAL	70
WEEKLY AVERAGE: 31			

2.3.11 Footfall Count Breakdown – 1999

Please note the methodology used for the 1999 counts is significantly different from the methodology used for the 2013, 2009 and 2008 assessment.

Readings were counted for 24 minutes out of 6 hours, between the hours of 10.00 – 17.00.

Count sites are the same locations as the 2014 and 2013 counts; Musheret Walk gates.

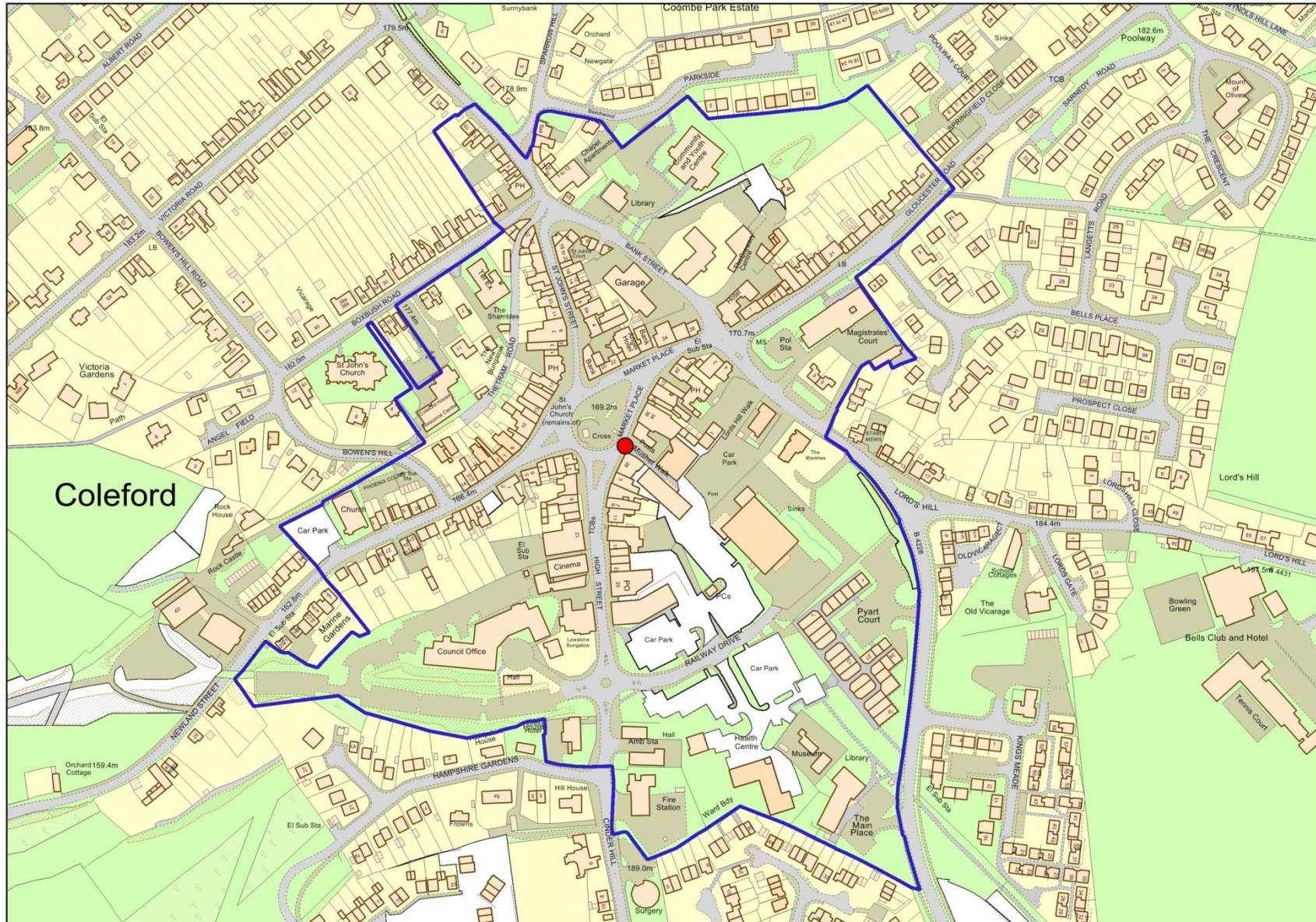
The figures quoted are grossed up by a factor of 15; this is equal to the sampling fraction, i.e. 15 x 24 minutes = 360 minutes (6 hours).

The figures detailed are for 6 hours, this has subsequently been split down into 1 hour counts and 10 minute counts to offer a comparison to the 2013, 2009 and 2008 count data.

DATE:	29.1.99 (Fri)	DATE:	30.1.99 (Sat)
(Weekday)		(Weekend)	
6 hours	950	6 hours	113
1 hour	158	1 hour	188
10 minutes	26	10 minutes	31

WEEKLY AVERAGE: 29

COLEFORD FOOTFALL COUNT LOCATION



2.4 Car Parking

- 2.4.1 This indicator refers to the total public car parking capacity and usage in and around the town centre.
- 2.4.2 For many people, the possibility of driving into town and parking their car in a safe car park remains a considerable element of convenience-based attractiveness as it grants them a higher sense of perceived comfort and independence. Many retailers and high street businesses would tend to agree with this and, in some cases, would prefer for their customers to be able to park near their shop or outlet for ease of access.
- 2.4.3 Measuring and monitoring the level of car park usage, along with footfall and retail sales contribute to a dynamic picture of activity levels in the town centre. Over time, this data can provide the basis of a comparison between actual and versus perceived variances of activity and the impact of initiatives like events, special offers and the arrival or departure of high profile businesses.
- 2.4.4 The Forest of Dean District Council Cabinet made the decision to implement car parking charges in September 2011, with charging commencing on 1 July 2012.
- 2.4.5 The following table provides a breakdown of the Railway Drive and Newland Street usage on a month by month basis from July 2012 to July 2014.

MONTH	TICKETS PURCHASED Railway Drive	TICKETS PURCHASED Newland Street
July 2012	16,263	281
August 2012	18,147	287
September 2012	12,969	322
October 2012	15,133	304
November 2012	14,851	283
December 2012	12,565	200
January 2013	12,833	187
February 2013	12,765	191
March 2013	14,706	327
April 2013	14,521	289
May 2013	14,525	305
June 2013	13,991	302
July 2013	9,830	444
August 2013	13,285	435
September 2013	9,710	303
October 2013	13,061	560
November 2013	10,582	285
December 2013	9,107	686
January 2014	10,879	470

February 2014	10,934	408
March 2014	9,293	458
April 2014	10,807	581
May 2014	11,803	377
June 2014	13,966	641
July 2014	13,966	868

4. DIVERSITY AND VITALITY OF PLACE

4.1 The overall aim in this theme is to provide an assessment of the actual offer of the town centre and its diversity taking an all-inclusive approach that includes it daytime, evening and night-time economies.

4.2 The approach does not differentiate here between the public and private sectors as it is interpreted that both contribute to the provision of services, products and an overall experience for town centre visitors to enjoy and keep coming back to.

4.3 This theme does not monitor consumer demand, expectations or their perceptions of the offer provided by the town centre. This should be covered by a separate theme.

4.4 The 'Diversity and Vitality of Place' section covers the following key items; Retail Offer, Culture and Leisure Offer, Events, Reported Crime and Markets.

4.5 Retail Offer

4.5.1 This indicator keeps track of the range and variety of retail goods and services offered in the town centre, measured as the change in the number of businesses in each category over a 12 month period.

4.5.2 In order to remain competitive, town centres need to ensure they provide a level of offer that matches the demand of their current (or intended) visitors and consumers.

4.5.3 This indicator is often linked to footfall and levels of business as well as visitor satisfaction. It can also be used (in conjunction with other indicators) to monitor the balance and relationship between the area's day-time and night-time/evening economies.

4.5.4 This indicator helps to identify gaps in the retail offer that could be targeted for inward investment or start up support and is information that potential providers will find valuable.

4.5.5 The indicator also provides its users with the means to monitor whether their town centre is becoming too dominated by a single type of retail offer (e.g. pound shops, charity shops, pubs/bars).

4.5.6 The retail offer is broken down in to Use Class Orders. A summary of the Use Class Order can be found below:

A1 – Shops

A2 – Financial and Professional Services

A3 – Restaurants and Cafes

A4 – Drinking Establishments

A5 – Hot Food Takeaways

B1 – Business

D1 – Non-residential Institutions

D2 – Assembly and Leisure

Sui Generis – Theatres, Amusement Arcades, Funfair, Launderette, Sale of Fuel, Sale or Display of Motor Vehicles, Taxis, Scrapyard, Hostel, Waste Disposal, Retail Warehouse, Night Club, Casino

Vacant – As described

4.5.7 It should be noted that the number of units recorded differs between 2013 and 2008. This may be as a result of the division of shop units, or variation on the area assessed.

4.5.8 The retail offer within Coleford was recorded for 2014, 2013 and 2009. The retail Use Class Order breakdown is as follows:

USE CLASS	2014	
	NUMBER OF UNITS	% WITHIN EACH CLASS
A1	61	43
A2	15	11
A3	8	5
A4	5	2
A5	12	9
B1	4	3
D1	9	6
D2	1	1
Sui Generis	10	7
Vacant	18	13
TOTAL	143	100

USE CLASS	2013		2009	
	NUMBER OF UNITS	% WITHIN EACH CLASS	NUMBER OF UNITS	% WITHIN EACH CLASS
A1	63	44	71	50
A2	15	10	18	13
A3	7	5	9	6
A4	5	3	5	3
A5	12	8	8	5
B1	4	3	9	6
C1	-	-	1	1
D1	9	6	8	5
D2	1	1	1	1
Sui Generis	11	8	3	2
Vacant	17	12	11	8
TOTAL	144	100	143	100

4.5.9 The data indicates that Use Class A1 (Shops) has the highest retail offer percentage within Coleford for 2014, 2013 and 2009. There has been a decrease in A2, A3 and B1 usage (Financial & Professional Services, Restaurants and Cafes, and Business). The following usage has increased, A5, D1 and Sui Generis (Hot Food Takeaway, Non-residential Institutions).

4.6 Culture and Leisure Offer

4.6.1 This indicator captures the variety of leisure related services offered in the town centre, including publically supported services such as swimming pools and theatres.

4.6.2 Interaction with other people, cultural activities and a bit of enjoyment not related to a 'to do/buy' list are some of the many reasons why people come to town centres. This indicator captures this characteristic of town centre activity.

4.6.3 As in the case of the 'retail offer' indicator, there may be a clear distinction here between the day-time, evening and high-time, which merit investigation.

4.6.4 The following provides an indication of the cultural and leisure offer within Coleford town centre for 2014, 2013 and 2009.

FACILITY	2014	2013	2009
Museums	1	1	1
Art Galleries	0	0	0
Arts Centre	0	0	0
Take Away	10	10	9
Cafes	5	5	6
Swimming Pools	0	0	0
Gyms	0	0	0
Cinemas	1	1	1
Theatres	0	0	0
Community Halls	1	1	0
Parks/Gardens	0	0	0
Games Arcade	0	0	0
Other Specialist Outlets	0	0	0

4.6.5 The figures show no major alterations in the culture and leisure offer between 2009 and 2014, with a small alteration between the take away and café offer in the town centre, and the number of community halls.

4.7 Events

4.7.1 This indicator keeps track of the number of events held in the town centre public realm, measured using local authority's data of event licenses awarded

over a 12 month period and those held in town centre venues that have significant impact of footfall.

- 4.7.2 Events and festivals are a major reason for people to come to town centres. A diverse event offer can be a major source of attraction for visitors as well as local residents, particularly if these events take place throughout the year and are aimed at different audiences (e.g. cultural tourists, business tourists, young people, children, families, ethnic minorities).
- 4.7.3 Events can make a significant contribution to the local economy and foster a stronger sense of community among residents, pride of place and inclusiveness.
- 4.7.4 Events may range from small carnivals or fairs to major cultural festivals or conferences.
- 4.7.5 Licensed events in Coleford over the past year (July 2013 - July 2014) are as follows:

Temporary Event Notice & Premises Licence:

Glaxo-Smith Kline
17/08/13, 11.00 – 18.00, Funday with sale of alcohol

Angel Hotel
24/08/13, 12.00 – 22.00, Music Festival

Ritmo Tapas Bar, 23 Market Place
25/08/13, 12.00 – 02.00, Extended licencing for Bank Holiday

Angel Hotel
11/10/13, 20.00 – 23.00, Ladies Night, Regulated Entertainment

Angel Hotel
2/11/13, 14.00 – 22.00, Music Festival

Coleford Town Centre
31/3/14, 9.00 – 17.00, Music Busking Event

Angus Buchanan Park
21/6/14, 12.00 – 00.00, Sale of alcohol at Civil War Re-enactment

Angus Buchanan Park
21/6/14, 12.00 – 00.00, Sale of alcohol at Civil War Re-enactment

Road Closure Order:

High Street, Market Place, St. John Street
29/11/13, 17.30 – 21.00, Christmas Light Switch On

4.8 Reported Crime

4.8.1 This indicator monitors the number of reported incidents of crimes in a range of categories in the town centre.

4.8.2 In some cases, fear of crime can act as a deterrent for people not to visit a town centre, particularly in the evenings and at night. Yet, as powerful as perceptions can be in influencing people's behaviour, they are not always directly related to reality.

4.8.3 This indicator will allow its users to contrast these perceptions with actual reported crime statistics.

4.8.4 The data provides information on reported crime within Coleford town centre (town centre boundary as defined by Local Planning Policy) from July 2013 – July 2014. Information has been taken from www.police.uk.

CRIME	Jul 13	Aug 13	Sept 13	Oct 13	Nov 13	Dec 13	Jan 14	Feb 14	Mar 14	Apr 14	May 14	Jun 14	Jul 14
Violence & Sexual Offences			3	1	3	6	1	1	4	3		3	
Anti-Social Behaviour	5	12	1	11	6	5	18	14	5	6	8	8	2
Criminal Damage & Arson	1	6	2	1		3		6		2		1	1
Vehicle Crime		1	1		1		1				1	1	1
Burglary		1	1	1									1
Theft from Person													
Other Theft	2		1			1		1					
Drugs	1	1				1							
Robbery										1			1
Shoplifting	11	1		3	2	2	1	1			3	2	2
Other Crime													
Public Disorder and Weapons							1					2	
TOTAL	20	22	9	17	12	18	22	23	9	11	12	17	8

4.9 Markets

4.9.1 This indicator monitors the existence of regular markets in the town centre.

4.9.2 Markets, like events, can be a major motivating factor for people to come to a town centre. The presence of a regular (albeit temporary) traditional

market can add diversity to the retail offer of a town centre and can act as a catalyst for other more specialist markets to come to the area, including farmers markets, artisan markets, continental markets, Christmas Markets, night markets, etc.

- 4.9.3 All this can contribute to the area's diversity of offer, satisfy a wider range of needs and attract local residents as well as visitors from a growing catchment area.
- 4.9.4 The National Market Trade Federation has no record of any market held in Coleford. There is a small Farmers market on a Friday around the clock tower, this however closes before the main lunch period so may be missing out on potential trade from offices in and around the town centre.

5. ECONOMIC CHARACTERISTICS

5.1 The overall aim in this theme is to provide users with an assessment of elements linked to the economic performance of a town centre.

5.2 Some of the more 'static' elements which in turn may influence perceptions too, will include changes in the number of charity shops or vacant retail units.

5.3 Charity Shops

5.3.1 This indicator monitors yearly changes in the number of charity shops in a town centre.

5.3.2 Over the last 15 years, the proliferation of charity shops in town centres may have been interpreted in certain circles as a sign of decline. On the other hand, charity shops fill an important gap in the retail offer of any town centre, not just in towns and cities with more modest income catchment area and/or ageing demographics.

5.3.3 Charity shops provide a valuable re-use and re-cycling function reducing the volume of waste going to landfill and bring in valuable income for worthy causes.

5.3.4 Regardless of how the existence of charity shops is interpreted, their growth or decline impacts on perceptions and forms an important element in the monitoring of the economic performance of any town centre.

5.3.5 This indicator alone can act as a barometer for the impact of strategic decisions on the daytime economy of a town centre.

5.3.6 The information below details the number of charity shops within the town centre for 2014, 2013 and 2009.

2014:

Opportunity Box, 16 St John Street
Sue Ryder Care, 35 Market Place
Forest Aid, 15 Market Place
Cancer Research UK, 10 Market Place
Dial-a-Ride, 2 Market Place
Dean Forest Hospice, 6a St John Street

2013:

Sue Ryder Care, 38-40 Market Place
Forest Aid, 15 Market Place
Cancer Research UK, 10 Market Place
Dial-a-Ride, 2 Market Place

Dean Forest Hospice, 6a St John Street

2008:

Sue Ryder Care, 38-40 Market Place

Forest Aid, 14 Market Place

Cancer Research UK, 11 Market Place

Dial-a-Ride, 2 Market Place

Dean Forest Hospice, 6a St John Street

5.3.7 There has been a minor increase in the number of charity shops within Coleford town centre from 2009 data and 2014 data.

5.3.8 Some traders report concerns about the proportion of new goods on sale in charity shops. As charities are able to claim up to 80% discount on their business rates, this could be interpreted as unfair competition.

5.4 Vacant

5.4.1 This indicator monitors the changes in a town centre's vacant retail units.

5.5.2 An increase in vacant retail units in the town centres has traditionally been linked to economic decline both locally and nationally.

5.4.3 This could however also be interpreted as a temporary opportunity for the town centre to re-balance strategically its visitor offer, and a chance for culture and leisure-related outlets and community services to gain more of a foothold in the town centre.

5.4.4 Regardless of how vacant units are interpreted, their growth or decline forms an important element in the monitoring of the economic performance of any town centre.

5.4.5 Coleford Vacant Units 2014:

Vacant Unit Amount	% of units that are Vacant
18	13
Total town centre units surveyed - 143	
Vacant Unit Locations:	
1 Gloucester Road	
7 Gloucester Road	
15 Gloucester Road	
19 Gloucester Road	
The Schooner, Lords Hill	
8 Newland Street	
10-14 Newland Street	
5 Market Place	
4 Market Place	

18 High Street Lawnstone House 5 High Street 3 Pyart Court 6 Pyart Court 13 Pyart Court 16 Pyart Court 20 Pyart Court 29 Market Place

5.4.6 Coleford Vacant Units 2013:

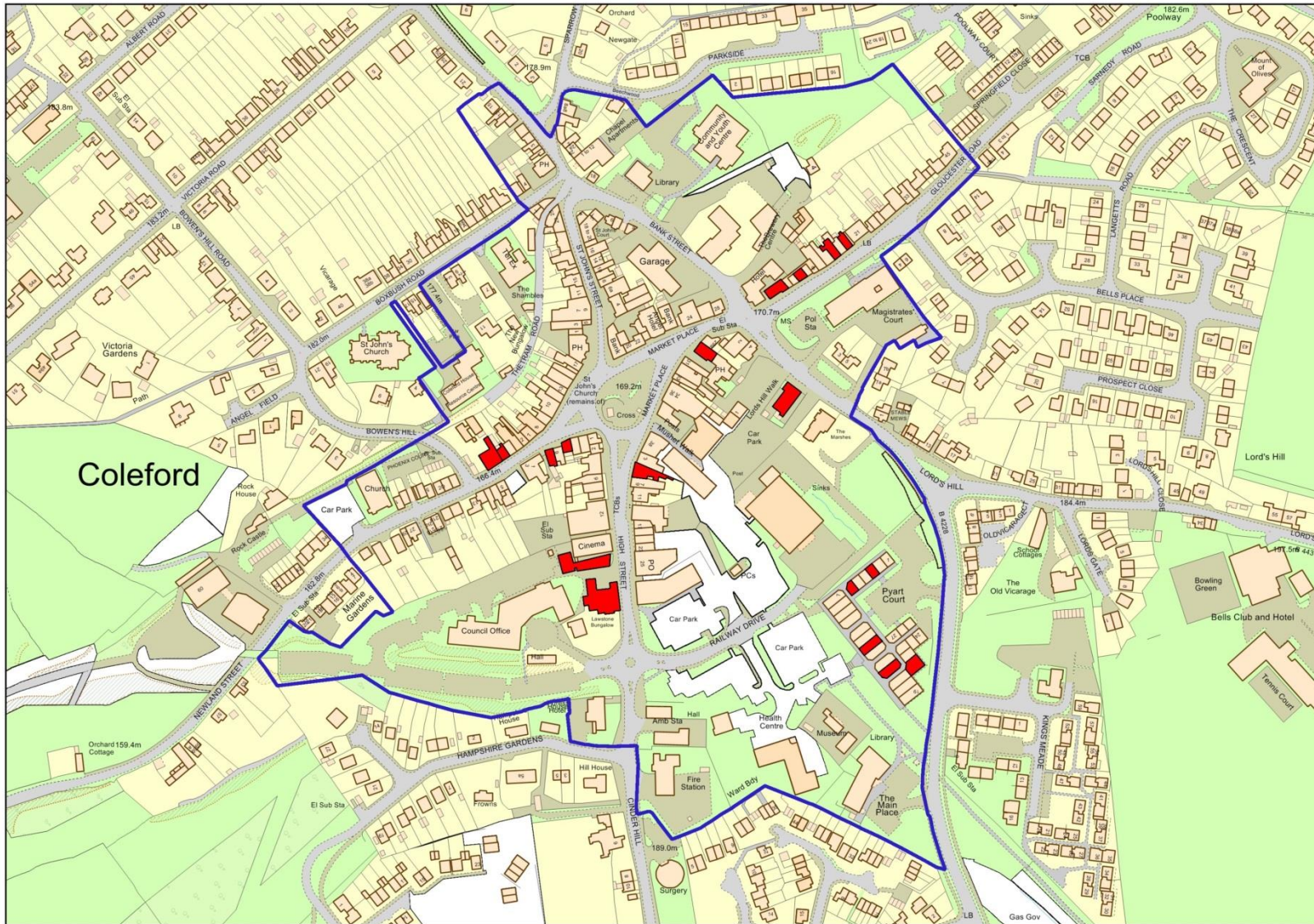
Vacant Unit Amount	% of units that are Vacant
17	12
Total town centre units surveyed - 144	
Vacant Unit Locations:	
1 Gloucester Road 7 Gloucester Road 15 Gloucester Road 19 Gloucester Road The Schooner, Lords Hill 18 St John Street 16 St John Street 29 Market Place 8 Newland Street Lawnstone House 3 Pyart Court 6 Pyart Court 12 Pyart Court 16 Pyart Court 20 Pyart Court	

5.4.7 Coleford Vacant Units 2009:

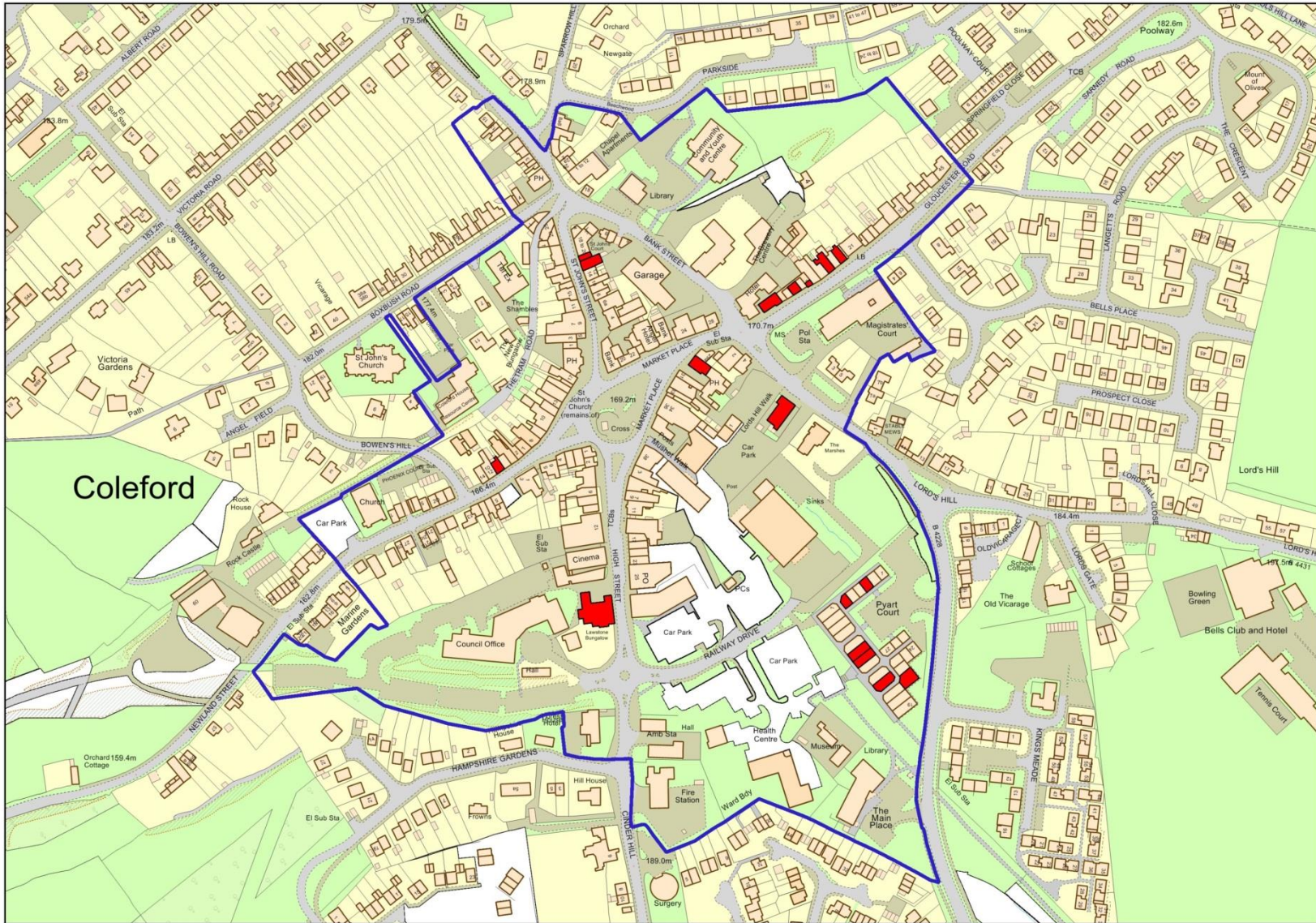
Vacant Unit Amount	% of units that are Vacant
11	8
Total town centre units surveyed - 143	
Vacant Unit Locations:	
1 Boxbush Road 15 Gloucester Road 15a Gloucester Road 19a Gloucester Road 1a Gloucester Road 4 Lords Hill 29 Market Place 6 Newland Street 20 Pyart Court	

21 Pyart Court
22 Pyart Court

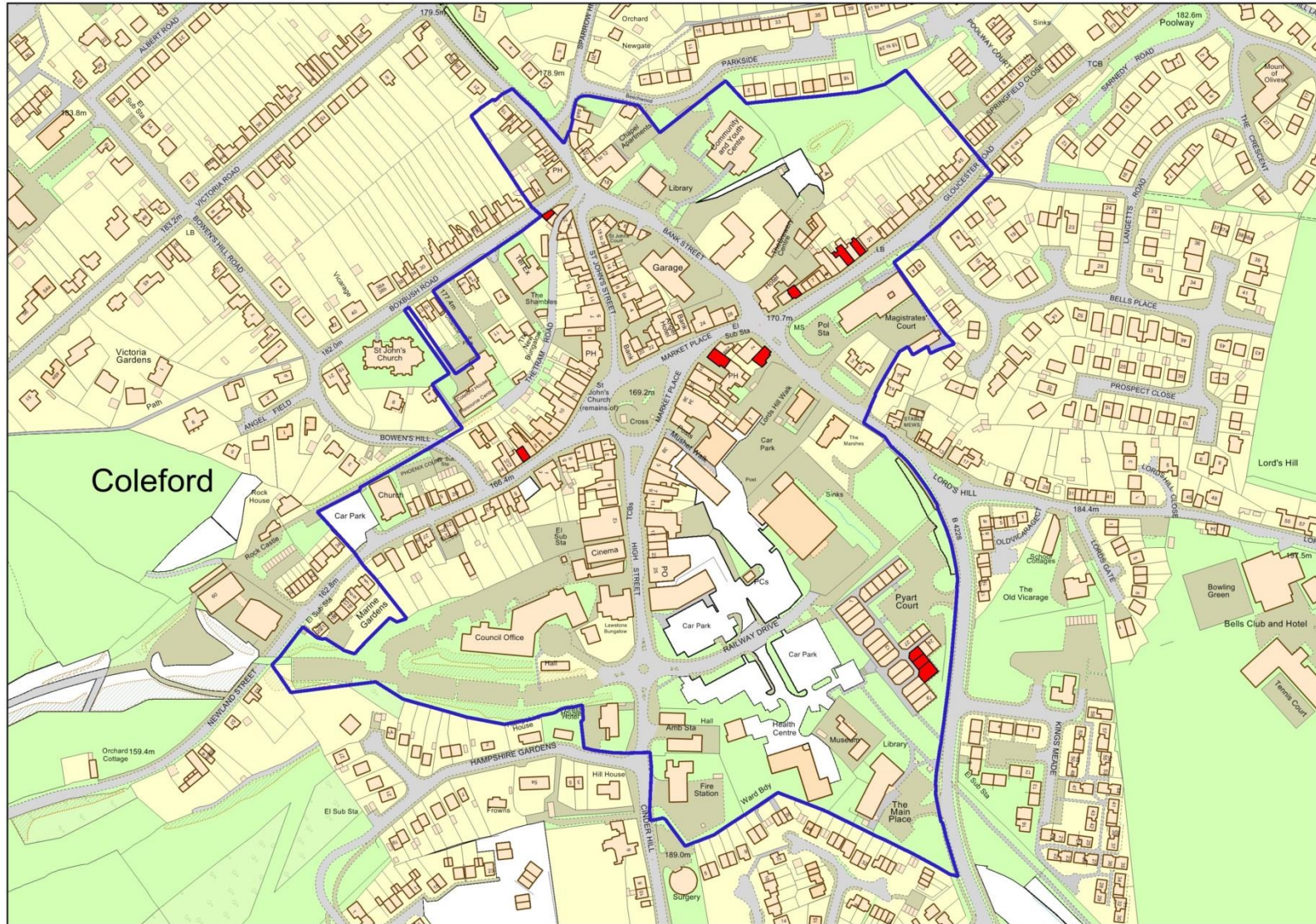
COLEFORD – VACANCY 2014



COLEFORD – VACANCY 2013



COLEFORD – VACANCY 2009



5.6 Evening/Night Time Economy

- 5.6.1 This indicator monitors evidence of active management of the evening and night time economies in the town centre.
- 5.6.2 The majority of town centres (or at least parts of them) do not go to sleep after the last shop closes for the day. They often have evening and night time economies too, which may vary in size and character from one location to another.
- 5.6.3 In some areas, this part of the economy forms a crucial part of the service offer.
- 5.6.4 In many cases, the town centre attracts a completely different demographic of customer with different needs and expectations 'after dark' to those who visit the high street during day time.
- 5.6.5 It is also worth distinguishing between the evening consumer (5 – 8 pm often referred to as the 'shoulder period') and late night, which again can have quite different demographics.
- 5.6.6 Evidence is building to support the collective and active management of town centres after dark to increase visitor confidence, improve perceptions, prevent crime and disorder, and provide a healthy trading environment for a range of businesses and providers who operate at night.
- 5.6.7 This indicator enables users to monitor how effectively the evening and night time economies are managed (if they are managed at all) in a town centre.
- 5.6.8 The retail pathfinder toolkit advises that the Purple Flag recognition system is used. Purple flag is the accreditation scheme that recognises excellence in the management of town and city centres at night. Entertainment areas that achieve the standard will be those that offer *a better night out* to visitors. Purple Flag aims to raise standards and improve the quality of towns and cities at night.
- 5.6.9 Coleford town centre is not accredited as a purple flag location.

6. CONCLUSION

- 6.1 The report demonstrates that town centre performance is not just a reflection of retail performance.
- 6.2 There has been an increase in the ave. 10 minute footfall count from 2008 to 2014; from 31 people to 40 people, however the 2014 figure is down on the figures from 2013.
- 6.3 The Use Class Order Retail Assessment shows that A1 (Shops) has the highest retail offer percentage within Coleford for 2014, 2013 and 2009. There has been a decrease in A2, A3 and B1 usage (Financial & Professional Services, Restaurants and Cafes, and Business). The following usage has increased, A5, D1 and Sui Generis (Hot Food Takeaway, Non-residential Institutions).
- 6.4 Vacancy rates have increased, with rates currently at 13%. This is just less than the national average rate of 14.1% (Local Data Company).
- 6.5 The report demonstrates that the cultural and leisure offer has remained at a steady rate from 2009. There is however a lack of facilities related to Theatres and Swimming Pools; although these are facilities you would expect to find in larger town and city centres.
- 6.6 The Events indicator illustrates a number of events within the yearly calendar. Additional events could be accommodated within the Spring period, to further increase footfall as this time of the year.
- 6.7 Overall Coleford has seen a drop in footfall since 2013, but this is still an increase on 2008 footfall levels. Vacancy rates have increased but are just below the National level. Whilst the majority of the town centre is occupied by shops (A1 use), the town has seen an increase in hot food takeaways. This may be an indicator as to the potential change in town centre use and should be a key focus of monitoring in the future.
- 6.8 The data within this report should be recorded on a yearly basis, to monitor any potential change in footfall or town centre use/provision.
- 6.9 The retail pathfinder toolkit advises that the following data should also be recorded and assessed to monitor the health of the town centre together with the data in this report:
 - Geographical Catchment
 - Access
 - Community Spirit
 - Business Confidence
 - Town Centre Satisfaction with retail offer
 - Visitor Experience Satisfaction
 - Attractiveness
 - Crime and Safety Perception

- Retail Sales
- Partnership Working

COLEFORD TOWN LIST 2014

ADDRESS	SERVICE	SHOP AREA (SqM)	USE CLASS
4 Sparrow Hill	Sparrow Rest Tea Rooms	63	A3
6 St Johns Court	Oriental Garden	97	A5
9 St John's Court	Art of Hair	32	A1
Mike Burris Flooring, Bank Street	Mike Burris Flooring	95	A1
Beales Garage, Bank Street	Beales Garage	554	Sui Generis
1 Bank House Street	Forestry Commission	513	B1
Kings Head, Bank Street	Pub	328	A4
1 Gloucester Road	Vacant	99	Vacant
7 Gloucester Road	Vacant	46	Vacant
11 Gloucester Road	Scrufs to Crufts	65	A1
13 Gloucester Road	Sarah's Kitchen Café	80	A3
15 Gloucester Road	Vacant	85	Vacant
17 Gloucester Road	Reckless Design Pot Painter	63	A1
19 Gloucester Road	Vacant	46	Vacant
23 Gloucester Road	Beauty Stop	22	A1
29 Gloucester Road	Balti Hut Restaurant	68	A3
31 Gloucester Road	Al's Plaice Fish and Chips	116	A5
33 Gloucester Road	MAA Tandoori Bangladeshi Takeaway	71	A5
Magistrates Court, Gloucester Road	Magistrates Court	527	D1
Police Station, Gloucester Road	Police Station	372	Sui Generis
2 Lords Hill	William Hill Betting Shop	151	A2
4 Lords Hill	BJO Accountants, Jason Masey Financial Planning, KD Lettings	85	A2
The Schooner, Lords Hill	Vacant	196	Vacant
The Shambles, The Tram Road	Key Cut Shop	35	A1
Telephone Exchange Box	BT	447	Sui Generis
1 Tram Road	Raymond's Carpets	30	A1
25 St John's Street	Raymond's Stores Coleford Clothes	75	A1
23 St Johns Street	Changes Hair Salon	70	A1
21 St Johns Street	Coleford Computers	35	A1
21a St Johns Street	Twenty One Hair Dressers	50	A1
19 St John's Street	The Tram Stop Fish and Chips	111	A5
17a St John's Street	Paul Smith Photography	20	A2
17 St John's Street	The Tasty Café	35	A3
13-15 St John's Street	Cobblers Pub		A4
11 St John's Street	Wyedean Housing Association	85	A1
7 St John's Street	Offices	102	B1

9 St John's Street	Residential	221	B1
5 St John's Street	Ray Winman's Butchers	20	A1
18 St John's Street	Helmet Hair	35	A1
22 St John's Street	One Stop Shop (Newsagents)		A1
19-20 St John's Street	Utopia Hair Dressers	60	A1
16 St John's Street	Opportunity Box	90	A1
14 St John's Street	Cinnamons Restaurant and Takeaway	65	A5
10 St John's Street	Head Office Hair Dressers	53	A1
8 St John's Street	The Forest Bookshop	55	A1
6 St John's Street	B.M.C. Weston Florist	57	A1
6a St John's Street	Dean Forest Hospice Charity Shop	146	A1
4 St John's Street	Lucky Restaurant and Takeaway	106	A5
19 Market Place	Lloyds TSB Bank	160	A2
20 Market Place	Scotts Shoes	35	A1
Angel Hotel, Market Place	Angel Hotel/Pub	225	A4
23 Market Place	Tapas Bar Restaurant	133	A3
24-25 Market Place	Dean Estate Agents	171	A2
27 Market Place	The Barbers	95	A1
28 Market Place	Milano Takeaway	68	A5
29a Market Place	The Barber Shop	69	A1
29 Market Place	Re-furb	104	Vacant
30 Market Place	The Feathers Pub	215	A4
31a Market Place	Dean Conveyancy	87	A2
32 Market Place	Hong Kong House	145	A5
33 Market Place	White and Miller Butchers	63	A1
34-35 Market Place	Fairways Furnishings	395	A1
Union House, Market Place	Celestial Adornment Gift Shop	45	A1
The Baguette Shop, Market Street	The Baguette Shop	25	A3
Surgery, Market Street	Marcus P. Bristow Chiropodist/Podiatrist	28	D1
38 Market Place	Sue Ryder Care Charity Shop	90	A1
40 Market Place	Kaplans Café		A3
Old White Hart Inn, Market Place	Pub	198	A4
17a Market Place	Carpenters DIY	105	A1
17b Coleford Charcoal and Grill	Takeaway	19	A5
16 Market Place	Wyedean Healthfoods	70	A1
15 Market Place	Forest Aid Charity Shop	121	A1
13 Market Place	Odds and Ends	75	A1
12 Market Place	Adam Scott Fruit and Veg	68	A1
10 Market Place	Cancer Research UK	95	A1
10a Market Place	Moonstone	67	A1

9 Market Place	Willow and Pear	67	A1
8 Market Place	Mills Newsagents	145	A1
7 + 7a Marekt Place	Dean Televisions	62	A1
2 Newland Street	China 21	40	A5
Forest of Dean Newspaper	Newspaper Office	132	B1
4 Newland Street	Butchers	51	A1
8 Newland Street	Vacant	48	Vacant
10-14 Newland Street	Vacant	143	Vacant
Coleford Baptist Church	Church	380	D1
5 Newland Street	Biker Dean Motorcycles	75	Sui Generis
5 Market Place	Vacant	160	Vacant
4 Market Place	Vacant	80	Vacant
3 Market Place	Patrick Bolter	65	A2
2 Market Place	Dial a Ride Charity Shop	73	A1
1 Market Place	The Crusty Loaf Bakery	56	A5
2 High Street	Make a Cake	45	A1
4+4a High Street	Rose Day Nursery	144	D1
Mortgage Bureau	Financial Consultancy	104	A2
10 High Street	David Kear Opticians	88	A2
12 High Street	Beeches Auto Services	496	Sui Generis
14 High Street	Cinema	320	D2
18 High Street	Vacant	145	Vacant
18 High Street, Lawstone House	Vacant	395	Vacant
St Johns Ambulance	St Johns Ambulance	109	Sui Generis
1 High Street	Steve Gooch Estate Agents	125	A2
3 High Street	Shirleys Den	107	A1
5 High Street	Vacant		Vacant
9 High Street	Kevin and Coombs Estate Agents	136	A2
11 High Street	Gwyn James Solicitors	121	A2
15 High Street	Post Office	704	A1
17 High Street	Scoop Cards	66	A1
19 High Street	Santander	57	A2
21 High Street	Co-op Funeral Care	62	A2
23 High Street	Headlines Hairdressers/Spa Rituals (First Floor Unit)	63	A1
25 High Street	Tesco	430	A1
27 High Street	Harry Tuffins	631	A1
Cadet centre	Cadet Centre	136	Sui Generis
Ambulance Station, High Street	Ambulance Station	208	Sui Generis
Fire Station	Fire Station	373	Sui Generis
Vets	Vets	153	D1
Health Centre	Health Centre	718	D1
Railway Museum	Railway Museum	87	D1

Co-op, Lords Hill	Co-op	1385	A1
1-2 Pyart Court	Dental Practice	60	D1
3 Pyart Court	Vacant	50	Vacant
4 Pyart Court	Studio 25 Beauty Shop	53	A1
5 Pyart Court	Pet Shop	48	A1
6 Pyart Court	Vacant	48	Vacant
7 Pyart Court	Forget Me Not Florists	88	A1
8 Pyart Court	Featherstones Bakery	88	A5
9 Pyart Court	Lloyds Pharmacy	92	A1
10 Pyart Court	Lloyds Pharmacy	93	A1
11 Pyart Court	Blue Boy Carpets	87	A1
12 Pyart Court	Blue Boy Carpets	87	A1
13 Pyart Court	Vacant	82	Vacant
14 Pyart Court	Day Lewis Pharmacy	85	A1
15 Pyart Court	Mega Deals Discount Store	94	A1
16 Pyart Court	Vacant	85	Vacant
17 Pyart Court	Royal Forest Kitchens	90	A1
18 Pyart Court	Tattoo Studio	98	Sui Generis
19 Pyart Court	Lettings Agent - Dean Properties	100	A2
20 Pyart Court	Refurb	107	Vacant
21 Pyart Court	Zig Zags	57	A1
22 Pyart Court	Zig Zags	52	A1
23 Pyart Court	Aspire Hair Salon	54	A1
24 Pyart Court	Laundrette	58	A3
25 Pyart Court	Demolished		
26 Pyart Court	Demolished		
27 Pyart Court	Demolished		

COLEFORD TOWN LIST 2013

ADDRESS	SERVICE	SHOP AREA (SQM)	USE CLASS
4 Sparrow Hill	Sparrow Rest Tea Rooms	63	A3
6 St Johns Court	Oriental Garden	97	A5
9 St Johns Court	Art of Hair	32	A1
Mike Burris Flooring, Bank Street	Mike Burris Flooring	95	A1
Beales Garage, Bank Street	Beales Garage	554	Sui Generis
1 Bank House, Bank Street	Forestry Commission	513	B1
Kings Head, Bank Street	Pub	328	A4
1 Gloucester Road	Vacant	99	Vacant
7 Gloucester Road	Vacant	46	Vacant
9 Gloucester Road	Vacant	14	Vacant
11 Gloucester Road	Scrufs to Crufts	65	A1
13 Gloucester Road	Sarah's Kitchen Café	80	A3
15 Gloucester Road	Vacant	85	Vacant
17 Gloucester Road	Reckless Design Pot Painter	63	A1
19 Gloucester Road	Vacant	46	Vacant
23 Gloucester Road	Beauty Shop	22	A1
29 Gloucester Road	Balti Hut Restaurant	68	A3
31 Gloucester Road	Al's Plaice Fish and Chips	116	A5
33 Gloucester Road	MAA Tandoori Bangladeshi takeaway	71	A5
Magistrates Court, Gloucester Road	Magistrates Court	527	D1
Police Station, Gloucester Road	Police Station	372	Sui Generis
2 Lords Hill	William Hill Betting Shop	151	A2
4 Lords Hill	BJO Accountants, Jason Masey Financial planning, KD Lettings	85	A2
The Schooner, Lords Hill	Vacant	196	Vacant
The Shambles, The Tram Road	Key Cut Shop	35	A1
Telephone Exchange Box	BT	447	Sui Generis
1 Tram Road	Raymond's Carpets	30	A1
25 St John Street	Raymond's Stores & Coleford Clothes	75	A1
23 St John Street	Calico Interiors	70	A1
21 St John Street	Coleford Computers	35	A1
21a St John Street	Twenty One Hair Dressers	50	A1
19 St John Street	The Tram Stop Fish and Chips	111	A5
17a St John Street	Paul Smith Photography	20	A2
17 St John Street	Vicky's Baguettes	35	A3
11 St John Street	The Carpet Shop	85	A1
7 St John Street	Wyedean Housing Association	102	B1
9 St John Street	Wyedean Housing Association	221	B1
5 St John Street	Ray Winman's Butchers	20	A1
18 St John Street	Vacant	35	Vacant
19-20 St John Street	Utopia Hair Dressers	60	A1
16 St John Street	Vacant	90	Vacant

14 St John Street	Cinnamons Restaurant and Takeaway	65	A5
10 St John Street	Head Office Hair Dressers	53	A1
8 St John Street	The Forest Bookshop	55	A1
6 St John Street	B.M.C. Weston Florist	57	A1
6a St John Street	Dean Forest Hospice Charity Shop	146	A1
4 St John Street	Lucky Restaurant and Takeaway	106	A5
19 Market Place	Lloyds TSB Bank	160	A2
20 Market Place	Scotts Shoes	35	A1
Angel Hotel, Market Place	Angel Hotel/Pub	225	A4
23 Market Place	Tapas Bar Restaurant	133	A3
24-25 Market Place	Dean Estate Agents	171	A2
27 Market Place	The Barbers	95	A1
28 Market Place	Milano Takeaway	68	A5
29a Market Place	The Barber Shop	69	A1
29 Market Place	Vacant	104	Vacant
30 Market Place	The Feathers Pub	215	A4
31a Market Place	Dean Conveyance	87	A2
32 Market Place	Hong Kong House	145	A5
33 Market Place	White and Miller Butchers	63	A1
34-35 Market Place	Fairways Furnishings	395	A1
Union House, Market Place	Celestial Adornment Gift Shop	45	A1
The Baguette Shop, Market Street	The Baguette Shop	25	A3
Surgery, Market Street	Marcus P. Bristow Chiropodist/Podiatrist	28	D1
38-40 Market Place	Sue Ryder Care Charity Shop	90	A1
Old White Hart Inn, Market Place	Pub	198	A4
17a Market Place	Carpenters DIY	105	A1
17b Coleford Charcoal and Grill	Takeaway	19	A5
16 Market Place	Wyedean Healthfoods	70	A1
15 Market Place	Forest Aid Charity Shop	121	A1
13 Market Place	Odds and Sodds	75	A1
12 Market Place	Adam Scott Fruit and Veg	68	A1
10 Market Place	Cancer Research UK	95	A1
10a Market Place	Moonstone	67	A1
9 Market Place	Antiques	67	A1
8 Market Place	Mills Newsagents	145	A1
7 + 7a Market Place	Dean Televisions	62	A1
2 Newland Street	China 21	40	A5
Forest of Dean Newspaper	Newspaper Office	132	B1
6 Newland Street	Butchers	51	A1
8 Newland Street	Vacant	48	Vacant
10-14 Newland Street	Antiques Satin Industries	143	A1
Coleford Baptist Church	Church	380	D1
5 Newland Street	Biker Dean Motorcycles	75	Sui Generis
5 Market Place	Red Lion Pub	160	A4
4 Market Place	Changes Hair Salon	80	A1

3 Market Place	Patrick Bolter	65	A2
2 Market Place	Dial a Ride Charity Shop	73	A1
1 Market Place	The Crusty Loaf Bakery	56	A5
2 High Street	Make a Cake	45	A1
4+4a High Street	Rose Day Nursery	144	D1
Mortgage Bureau	Financial Consultancy	104	A2
10 High Street	David Kear Opticians	88	A2
12 High Street	Beeches Auto Services	496	Sui Generis
14 High Street	Cinema	320	D2
18 High Street	Forest Bikes	145	A1
Lawystone House, 18 High Street	Vacant	395	Vacant
St Johns Ambulance	St Johns Ambulance	109	Sui Generis
3 High Street	Steve Gooch Estate Agents	125	A2
5 High Street	Shirleys Den/Daisy May	107	A1
9 High Street	Kevin and Coombs Estate Agents	136	A2
11 High Street	Gwyn James Solicitors	121	A2
15 High Street	Post Office	704	A1
17 High Street	Scoop Cards	66	A1
19 High Street	Santander	57	A2
21 High Street	Co-op Funeral Care	62	A2
23 High Street	Headlines Hairdressers	63	A1
25 High Street	Tesco	430	A1
27 High Street	Harry Tuffins	631	A1
Cadet Centre	Cadet Centre	136	Sui Generis
Ambulance Station, High Street	Ambulance Station	208	Sui Generis
Fire Station	Fire Station	373	Sui Generis
Vets	Vets	153	D1
Health Centre	Health Centre	718	D1
Railway Museum	Railway Museum	87	D1
Co-op, Lords Hill	Co-op	1385	A1
1 Pyart Court	Laundrette	48	Sui Generis
2 Pyart Court	Dental Practice	60	D1
3 Pyart Court	Vacant	50	Vacant
4 Pyart Court	Studio 25 Beauty Shop	53	A1
5 Pyart Court	Pet Shop	48	A1
6 Pyart Court	Vacant	48	Vacant
7 Pyart Court	Forget Me Not Florists	88	A1
8 Pyart Court	Featherstones Bakery	88	A5
9 Pyart Court	Lloyds Pharmacy	92	A1
10 Pyart Court	Lloyds Pharmacy	93	A1
11 Pyart Court	Blue Boy Carpets	87	A1
12 Pyart Court	Vacant	87	Vacant
13 Pyart Court	Vacant	82	Vacant
14 Pyart Court	Day Lewis Pharmacy	85	A1
15 Pyart Court	Discount Store	94	A1
16 Pyart Court	Vacant	85	Vacant

17 Pyart Court	Kitchens	90	A1
18 Pyart Court	Tattoo Studio	98	Sui Generis
19 Pyart Court	Lettings Agent - Dean Properties	100	A2
20 Pyart Court	Vacant	107	Vacant
21 Pyart Court	Zig Zags	57	A1
22 Pyart Court	Zig Zags	52	A1
23 Pyart Court	Sunflower Florists	54	A1
24 Pyart Court	Gannets Café	58	A3
25 Pyart Court	Kate Studio 25	52	A1
26 Pyart Court	Bah Humbug	39	A1
27 Pyart Court	Aspire Hair	56	A1

COLEFORD TOWN LIST 2009

ADDRESS	SERVICE	USE CLASS
Bank Street	Mike Burris Flooring	A1
Bank Street	The Kings Head Hotel	A4
4 Bank Street	Paul Jones Motors	Sui Generis
Bank Street	Beale Garage	A1
9a Bank Street	Oriental Garden	A5
Bank Street	The Art of Hair	A1
1 Boxbush Road	Vacant	Vacant
Boxbush Road	Raymond's Stores	A1
1 Cinder Hill	Bluebell Restaurant	A3
1 Gloucester Road	Nationwide	A2
11 Gloucester Road	Scruffs 2 Crufts	A1
Gloucester Road	The DVD Centre	A1
13 Gloucester Road	A & A Café	A3
15 Gloucester Road	Vacant	Vacant
15 Gloucester Road	Vacant	Vacant
17 Gloucester Road	Reckless Designs	A1
19a Gloucester Road	Vacant	Vacant
1a Gloucester Road	Vacant	Vacant
23 Gloucester Road	Serenity	A1
29 Gloucester Road	The Balti Hut	A5
31 Gloucester Road	Rods Takeaway	A5
33 Gloucester Road	MAA Tandoori	A5
7 Gloucester Road	Paws for Thought	A1
9 Gloucester Road	Dean Forest Studios	B1
High Street	Forest of Dean District Council	D1
1 High Street	Steve Gooch Estate Agents	A2
10 High Street	David Kear Opticians	A1
11 High Street	Gwyn James Solicitors	A2
12 High Street	Mikes Auto Services	Sui Generis
13 – 15 High Street	Coleford Delivery & Sorting Office	B1
14 High Street	Studio Cinema	D2
17 High Street	Skoops Card Shop	A1
19 High Street	Bairstow Eves & Halifax	A2
2 High Street	Make a Cake	A1
21 High Street	Co-operative Funeral Care	A1
23 High Street	Headlines Hair Salon	A1
23b High Street	Pampers	A1
25 – 27 High Street	Tesco Express	A1
29 – 31 High Street	Somerfield	A1
3 High Street	Shirley's Den	A1
4 High Street	James Warry & Co Solicitors	A2
5 High Street	Forest of Dean Credit Union	A2
8 High Street	GMT Mortgage Bureau	A2
9 High Street	KJT Residential	A2
Lords Hill	The Schooner	A4
2 Lords Hill	William Hill	A2
4 Lords Hill	Vacant	Vacant
4d Lords Hill	K D Lettings	A2

1 Lords Hill Walk	Citizens Advice Bureau	B1
2 Lords Hill Walk	Town Hall	D1
3 Lords Hill Walk	Co-op	A1
4 Lords Hill Walk	Barry J Oversby & Co	A2
4a Lords Hill Walk	Jason Macey	A2
Market Place	The Rose Day Nursery	D1
1 Market Place	The Crusty Loaf	A1
10 Market Place	Moonstones	A1
11 Market Place	Cancer Research UK	A1
12 Market Place	Adam Scott	A1
13 Market Place	Odds & Ends	A1
14 Market Place	Forest Aid	A1
15 Market Place	Wyedean Wholefoods	A1
16 Market Place	Coleford Charcoal Grill	A5
17 Market Place	Carpenters DIY	A1
18 Market Place	The Old White Hart Inn	A4
19 Market Place	Lloyds TSB	B1
2 Market Place	Dial a Ride	A1
20 Market Place`	Scott Shoes	A1
21 – 22 Market Place	The Angel Hotel	C1
23 Market Place	HSBC	A2
24 Market Place	Richard Butler	A2
27 Market Place	Dean Estate Agents	A2
28 Market Place	Puchini's Coffee House	A3
29 Market Place	Vacant	Vacant
29a Market Place	The Barber Shop	A1
3 Market Place	Patrick Bolter	A1
30 Market Place	The Feathers Public House	A4
31 Market Place	Dean Conveyancing	A2
32 Market Place	Hong Kong House Chines Takeaway	A5
33 Market Place	White & Miller Butchers	A1
34 – 35 Market Place	Fairways Furnishing & Mobility centre	A1
35b Market Place	Jeremy P Moody	A2
36 Market Place	The Baguette Shop	A1
36a Market Place	Forest Discounts	A1
36b Market Place	Chiropodist	D1
38 – 40 Market Place	Sue Ryder Care	A1
4 Market Place	Changes	A1
40 Market Place	Kaplans Café	A3
4a Market Place	Bristol Clothing Company	B1
5 Market Place	The Red Lion	A4
7 Market Place	Dean Television	A1
8 Market Place	Mills Newsagent	A1
9 Market Place	Make a Cake	A1
2 Mushet Walk	Coleford Domestic Appliances	A1
4 Mushet Walk	Job Centre Plus	B1
14 Newland Street	Saturn Industries	B1
2 Newland Street	China 21	A5
4 Newland Street	F C Voyce & Son Butchers	A1
5 Newland Street	Biker Dean	A1
6 Newland Street	Vacant	Vacant

1 Pyart Court	Bubbles Launderette	Sui Generis
11 Pyart Court	Blueboy Carpets	A1
13 Pyart Court	The Drug Stores	A1
14 Pyart Court	Day Lewis Pharmacy	A1
15 – 16 Pyart Court	Mega Deals	A1
17 Pyart Court	Chatterbox Café	A3
18 Pyart Court	Niue Tatu Studio	A1
19 Pyart Court	Dean Properties	A2
20 Pyart Court	Vacant	Vacant
21 Pyart Court	Vacant	Vacant
22 Pyart Court	Vacant	Vacant
23 Pyart Court	Sunflowers	A1
Pyart Court	Willow Tree Dental Practice	D1
24 Pyart Court	Gannets	A3
25 Pyart Court	Studio 25	A1
26 Pyart Court	Featherstones	A1
27 Pyart Court	Aspire Hair	A1
4 Pyart Court	Bliss	A1
5 Pyart Court	Mrs Digwell Pet & Garden Supplies	A1
6 Pyart Court	Zig Zag Fabric Haberdashery	A1
7 Pyart Court	Forget Me Not	A1
8 Pyart Court	Featherstones	A1
9 Pyart Court	Lloyds Pharmacy	A1
Railway Drive	The Great Western Railway Museum	D1
1 Railway Drive	Coleford Health Centre	D1
2 Railway Drive	Drybridge Vet Clinic	D1
10 St John Street	Rococo Giftware	A1
11 St John Street	Wyedean Housing Association	B1
12 St John Street	Ali Shan Indian Restaurant	A3
13 – 15 St John Street	The Carpet Shop	A1
14 St John Street	The Salon	A1
16 St John Street	The Barber Shop	A1
17 St John Street	Vicky's Cafe	A3
17a St John Street	RMD Records	B1
18 – 20 St John Street	Utopia Hairdressing	A1
19 St John Street	The Tram Stop	A5
21 St John Street	Coleford Computers	A1
21a St John Street	Bootylicious	A1
22 St John Street	Get Connected	A1
23 St John Street	Calico Interiors	A1
4 St John Street	Lucky Chinese Restaurant	A3
5 St John Street	Ray Winman Family Butcher	A1
6 St John Street	BMC Weston Flowers	A1
6 St John Street	Dean Forest Hospice	A1
8 St John Street	The Forest Bookshop	A1

ANNEX C – USE CLASS ORDER

CLASS A

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

CLASS B

- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General Industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.

CLASS C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - this class is formed of 3 parts:
 - C3 (a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

CLASS D

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).

SUI GENERIS

- Certain uses do not fall within any use class and are considered 'sui generis'. Such uses include: theatres, houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres and casinos.

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