

Town Centre Report: Coleford 2015

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1 . Introduction

1 Introduction

Town and City centres are complex places that serve a wide range of people and purposes. The importance of healthy vibrant town centres 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.

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.

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 centres so that they, in turn, provide a healthy sustainable environment for the businesses and communities that depend on them.

1.1 Successful Town Centres

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.

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.

The indicators toolkit advises that a numbers of indicators are assessed. This report monitors the following indicators:

- Footfall
- Car Parking
- Retail Offer
- Culture and Leisure Offer
- Events
- Reported Crime
- Markets

1 . Introduction

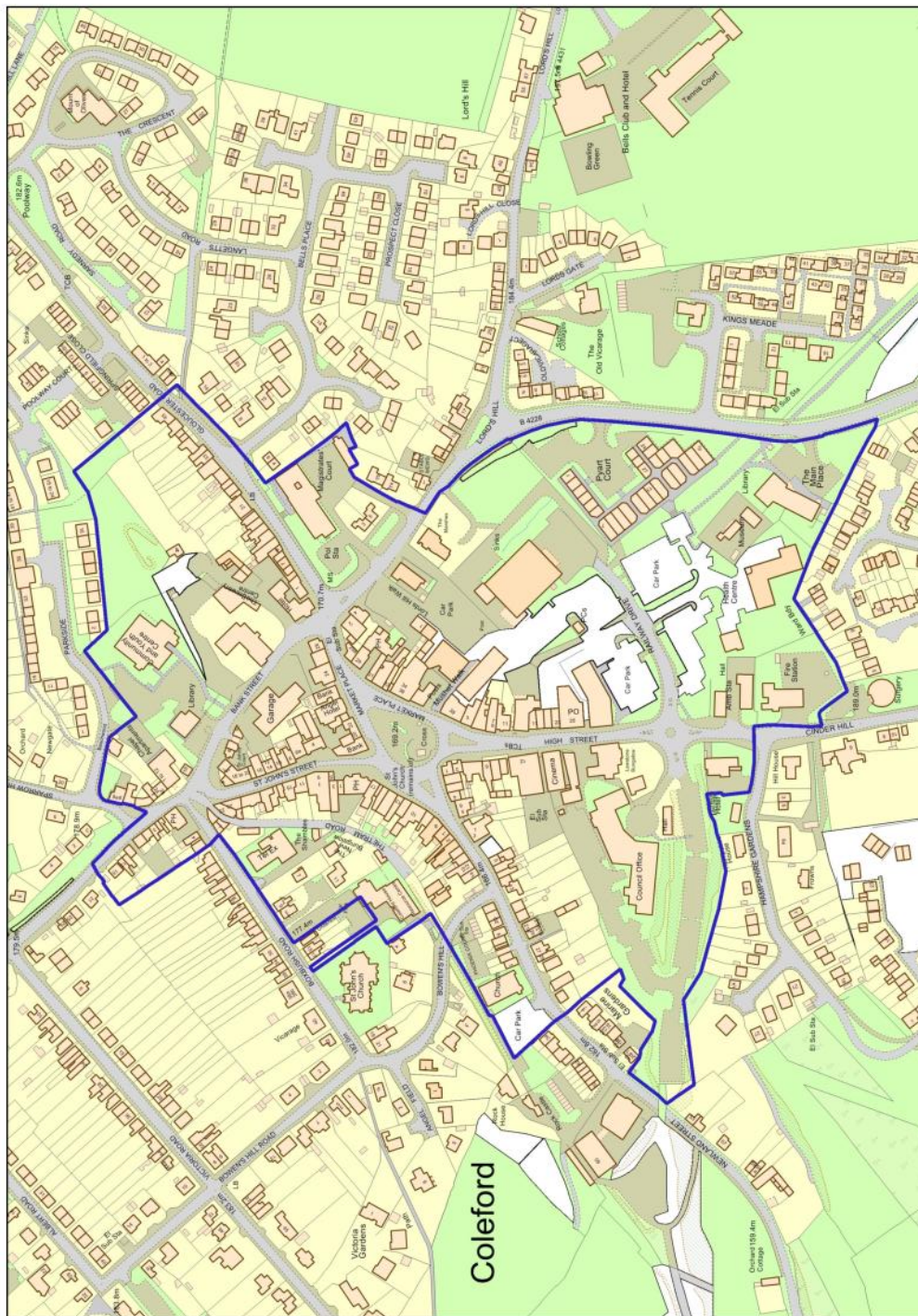
- Charity Shops
- Vacancy
- Evening & Night Time Economy

The town centre performance toolkit aims to monitor the performance of the town centre by collecting data on various themes which are reviewed annually, enabling a comparison of town centre performance.

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.

1. Introduction

1.2 Coleford Town Centre



2 . People & Footfall

2 People & Footfall

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.

The town centre's car parking (in and around the town centre) is 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.

2.1 Footfall

2.1.1 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.

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

2.1.3 The information below provides a summary of the 10 minute footfall counts for 2015, 2014, 2013, 2009, 2008 and 1999. The 10 minute average has been calculated across the whole week (weekday and weekend counts).

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

2.1.5 The methodology used in 2015 - 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.

2.1.1 Summary Comparison

2.1.1.1 10 Minute Average Summary Comparison

2015	2014	2013	2009	2008	1999
52	40	60	40	31	29

2 . People & Footfall

2.1.1.2 The following information indicates the breakdown of the footfall counts for each recorded year. The 2015, 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.

2.1.2 Footfall Count Breakdown 2015

DATE/TIME	8.7.15	DATE/TIME	10.7.15	DATE/TIME	11.7.15
10.30 – 10.40	51	10.30 – 10.40	87	10.30 – 10.40	48
10.40 – 10.50	48	10.40 – 10.50	47	10.40 – 10.50	59
10.50 – 11.00	32	10.50 – 11.00	49	10.50 – 11.00	49
11.00 – 11.10	42	11.00 – 11.10	56	11.00 – 11.10	52
11.10 – 11.20	54	11.10 – 11.20	49	11.10 – 11.20	55
11.20 – 11.30	56	11.20 – 11.30	55	11.20 – 11.30	47
TOTAL	283	TOTAL	343	TOTAL	310
10 min average	47	10 min average	57	10 min average	52
WEEKLY AVERAGE: 52					

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

8.7.15	Overcast, slight breeze
10.7.15	Sunny, slight breeze
11.7.15	Cloudy with sunny spells

2.1.2.2 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.

2.1.3 Footfall Count Breakdown 2014

DATE/TIME	2.7.14	DATE/TIME	4.7.14	DATE/TIME	5.7.14
10.30 – 10.40	63	10.30 – 10.40	43	10.30 – 10.40	22

2 . People & Footfall

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					

2.1.3.1 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

2.1.3.2 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.

2.1.4 Footfall Count Breakdown 2013

DATE/TIME	17.7.13	DATE/TIME	19.7.13	DATE/TIME	20.7.13
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

2 . People & Footfall

WEEKLY AVERAGE: 60

2.1.4.1 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

2.1.4.2 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.

2.1.5 Footfall Count Breakdown 2009

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			

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

4.7.09	Sunny and Cloudy
25.7.09	Sunny

2.1.5.2 Counts were conducted in a 10 minute slot within each hour. One count was taken each hour for 3 hours. Counts were taken outside 23 Market Place. Counts were then multiplied by 1.5 to get the total for both sides of the street. For example: Hour 10.00 – 11.00, Counts were taken between 10.50 – 11.00.

2.1.6 Footfall Count Breakdown 2008

DATE/TIME	15.9.08 (Weds)	DATE/TIME	27.9.08 (Sat)
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2 . People & Footfall

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			

2.1.6.1 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

2.1.6.2 Counts were conducted in a 10 minute slot within each hour. One count was taken each hour for 3 hours. Counts were taken outside 23 Market Place. Counts were then multiplied by 1.5 to get the total for both sides of the street. For example: Hour 10.00 – 11.00, Counts were taken between 10.50 – 11.00.

2.1.7 Footfall Count Breakdown 1999

2.1.7.1 Please note the methodology used for the 1999 counts is significantly different from the methodology used for the 2015 - 2008 assessment.

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

2.1.7.3 Count sites are the same locations as the 2015 - 2013 counts; Mushet Walk gates.

2.1.7.4 The figures quoted are grossed up by a factor of 15; this is equal to the sampling fraction, i.e. $15 \times 24 \text{ minutes} = 360 \text{ minutes (6 hours)}$.

2.1.7.5 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 2015 - 2008 count data.

DATE:	29.1.99	DATE:	30.1.99
(Weekday)		(Weekend)	
6 hours	950	6 hours	113
1 hour	158	1 hour	188

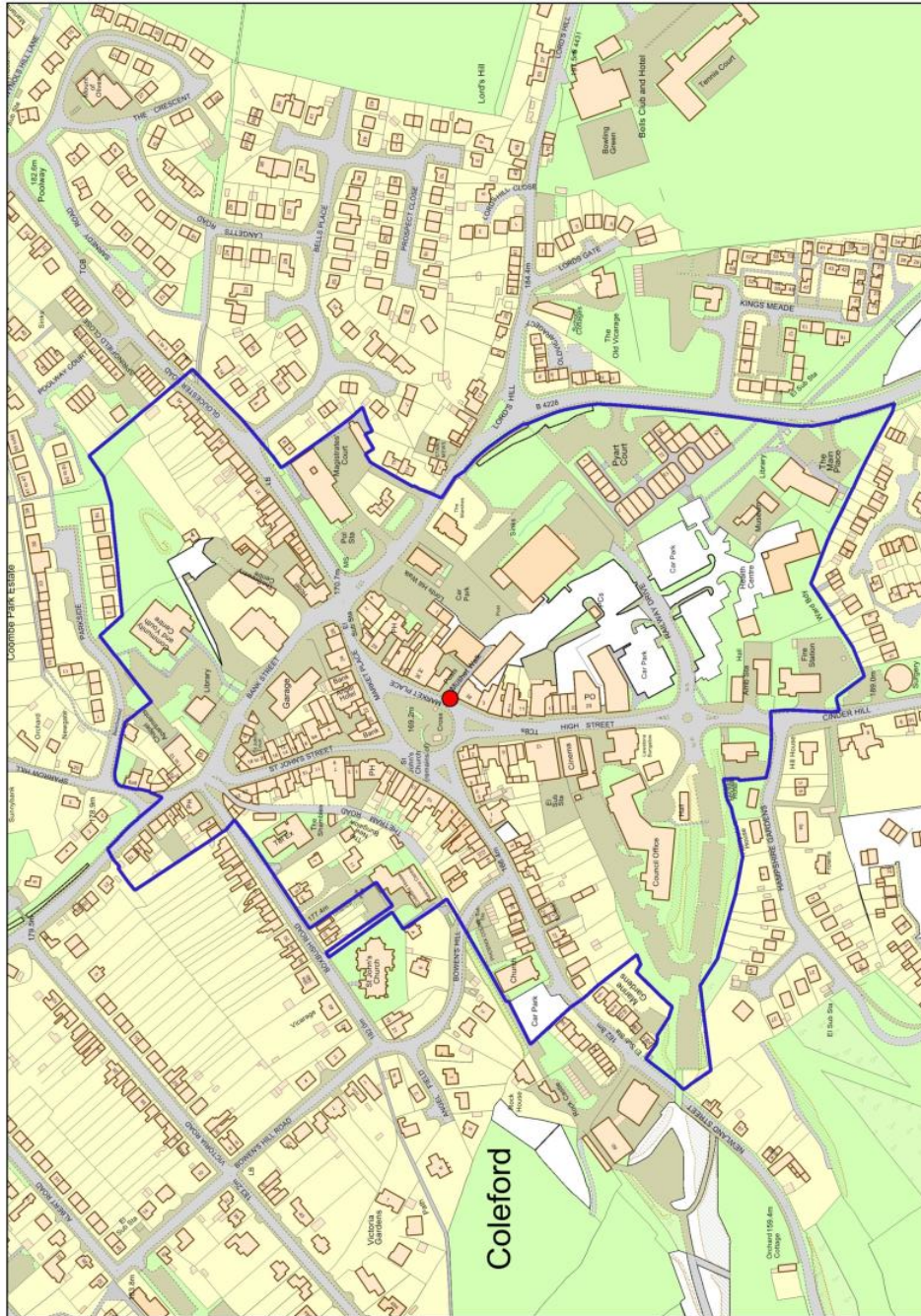
2 . People & Footfall

10 minutes	26	10 minutes	31
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WEEKLY AVERAGE: 29

2. People & Footfall

2.1.8 Footfall Count Location



2 . People & Footfall

2.2 Car Parking

2.2.1 This indicator refers to the total public car parking usage in and around the town centre.

2.2.2 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.

2.2.3 Measuring and monitoring the level of car park usage, along with footfall contributes 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 perceived variances of activity, and the impact of initiatives like events, special offers and the arrival or departure of high profile businesses.

2.2.4 On street car parking is available within the town centre. Spaces can be time restricted, with some areas being reserved for disabled users.

2.2.5 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.

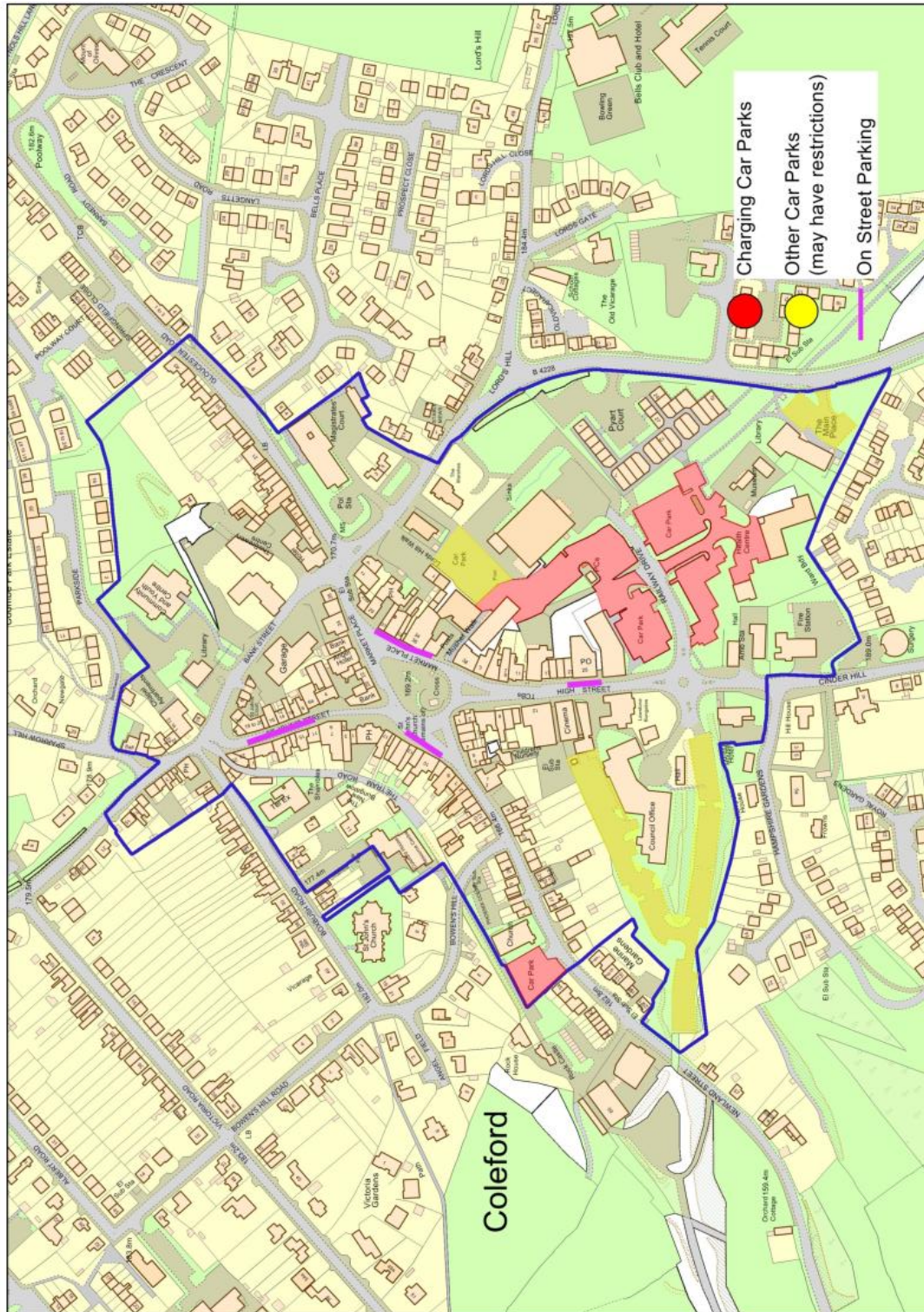
2.2.6 The following table provides a breakdown of the Railway Drive and Newland Street usage on a month by month basis from August 2014 - July 2015.

MONTH	TICKETS PURCHASED	TICKETS PURCHASED
	Railway Drive	Newland Street
August 2014	6326	315
September 2014	9880	396
October 2014	13008	570
November 2014	7521	368
December 2014	11301	448
January 2015	9750	614
February 2015	10449	461

2 . People & Footfall

March 2015	10064	641
April 2015	12763	853
May 2015	9770	698
June 2015	9580	603
July 2015	12528	713

2. People & Footfall



3 . Diversity & Vitality of Place

3 Diversity & Vitality of Place

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 daytime, evening and night time economies.

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.

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.

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

3.1 Retail Offer

3.1.1 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.

3.1.2 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.

3.1.3 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 daytime and night time/evening economies.

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

- A1 - Shops
- A2 - Financial & Professional Services
- A3 - Restaurants & Cafes
- A4 - Drinking Establishments
- A5 - Hot Food Takeaways
- B1 - Business

3. Diversity & Vitality of Place

- 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

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

3.1.6 The retail offer within Coleford was recorded for 2015, 2014, 2013 and 2009. The retail Use Class Order breakdown is as follows:

	2015		2014	
USE CLASS	NUMBER OF UNITS	% WITHIN EACH CLASS	NUMBER OF UNITS	% WITHIN EACH CLASS
A1	61	43.6	61	43
A2	16	11.4	15	11
A3	5	3.6	8	5
A4	4	2.9	5	2
A5	9	6.4	12	9
B1	3	2.1	4	3
D1	6	4.3	9	6
D2	1	0.7	1	1
Sui Generis	12	8.6	10	7
Vacant	23	16.4	18	13
TOTAL	140	100	143	100

	2013	2009

3. Diversity & Vitality of Place

USE CLASS	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

3.1.7 The data indicates that Use Class A1 (Shops) has the highest retail offer percentage within Coleford for 2015, 2014, 2013 and 2009. There has been a decrease in A3, A4 & A5 usage (Restaurants and Cafes, Drinking Establishments, Hot Food Takeaways). A2 (Financial and Professional Services) and Sui Generis are the only usage to increase. Vacancy has increased from 13 to 16.4% which is above the national average and a notable increase from last year.

3.2 Culture & Leisure Offer

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

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

3.2.3 The following provides an indication of the cultural and leisure offer within Coleford town centre for 2015, 2014, 2013 and 2009.

FACILITY	2015	2014	2013	2009
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3 . Diversity & Vitality of Place

Museums	1	1	1	1
Art Galleries	0	0	0	0
Arts Centre	0	0	0	0
Take Away	9	10	10	9
Cafes	3	5	5	6
Swimming Pools	0	0	0	0
Gyms	0	0	0	0
Cinemas	1	1	1	1
Theatres	0	0	0	0
Community Halls	1	1	1	0
Parks/Gardens	0	0	0	0
Games Arcade	0	0	0	0
Other Specialist Outlets	0	0	0	0

3.2.4 The figures show a reduction in the number of cafes and takeaways between 2009 and 2015. The remaining categories are consistent with the previous year.

3.3 Events

3.3.1 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 on footfall.

3.3.2 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).

3.3.3 Events can make a significant contribution to the local economy and foster a stronger sense of community among residents, pride of place and inclusiveness.

3.3.4 Events may range from small carnivals or fairs, to major cultural festivals or conferences.

3. Diversity & Vitality of Place

3.3.5 Licensed events in Coleford over the past year (July 2014 - July 2015) are as follows:

Temporary Event Notices -

Angel House, 26 October 2014, 11:00 - 23:00, Regulated Entertainment

Coleford Clock Tower, 5 December 2014, 17:00 - 21:00, Regulated Entertainment - Christmas Light Switch On.

Coleford Library, 10 March 2015, 19:30 - 21:00, Film Talk and Show

Coleford Town Centre, 30 May 2015, 9:00 - 17:00, Regulated Entertainment - Coleford Busking Festival

The Dog House Micro-pub, 7 August - 10 August, 11:00 - 00:30, Extension of hours for sale of alcohol

Road Closure Orders -

Christmas Light Switch On, 5 December 2014, 17:00 - 20:00, Various roads within the Town Centre

3.3.6 The Christmas Light Switch On is an annual event. It was run this year by the Town Council, although previously it has been run by volunteers.

3.3.7 The Coleford Busking Festival is an annual event, running for 4 years as of 2015. The Town Council and a number of traders noted that there was strong evidence of the event retaining people in the town centre, which resulted in a benefit to a number of businesses.

3.3.8 The Coleford Music Festival successfully returned in late Summer 2015 (not within this data collection period) with a new 10 year conditional licence starting in 2016.

3.3.9 Coleford Town Council's strategic vision includes the increase of town centre events in 2016/17 as part of the 4 year plan. The events budget has risen from circa £15,000 in 2014/15 to £40,000 in 2016/17.

3.3.10 A recent survey completed by the Town Council showed that 80.7% of respondents felt that more organised events would attract more visitors to the town, demonstrating support for an increased events calendar.

3.4 Reported Crime

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

3. Diversity & Vitality of Place

3.4.2 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.

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

3.4.4 The data provides information on reported crime within Coleford town centre (town centre boundary as defined by Local Planning Policy) from August 2014 – July 2015. Information has been taken from www.police.uk.

CRIME	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July
Violence & Sexual Offences	1	2	-	6	9	-	-	2	2	2	-	-
Anti-Social Behaviour	5	5	10	10	3	7	6	14	8	5	7	8
Criminal Damage & Arson	1	2	2	1	1	1	-	-	-	-	-	-
Vehicle Crime	-	2	1	1	-	-	1	1	-	1	-	1
Burglary	-	2	-	-	1	-	-	-	1	1	-	2
Theft from Person	-	-	-	-	-	-	-	-	-	-	-	-
Other Theft	-	-	1	-	-	-	-	-	-	-	-	2
Drugs	-	-	-	1	-	-	-	-	-	-	-	-
Robbery	-	-	-	-	-	-	-	-	-	-	-	-
Shoplifting	2	1	4	-	1	-	4	2	1	1	-	2
Other Crime	-	-	-	-	-	-	-	1	-	-	-	-
Public Disorder and Weapons	-	-	-	-	-	1	-	1	-	-	1	-
TOTAL	9	14	18	19	10	9	11	21	12	10	8	15

3.5 Markets

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

3. Diversity & Vitality of Place

3.5.2 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.

3.5.3 All of 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.

3.5.4 The National Market Trade Federation has no record of any market held in Coleford. There is a small market on a Friday around the clock tower, however this closes before the main lunch period so may be missing out on potential trade from offices in and around the town centre.

4 . Economic Characteristics

4 Economic Characteristics

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

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.

4.1 Charity Shops

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

4.1.2 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.

4.1.3 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.

4.1.4 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.

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

4.1.6 The information below details the number of charity shops within the town centre for 2015, 2014, 2013 and 2009.

2015

Opportunity Box, 16 St John Street

Sue Ryder Care, 35 Market Place

Forest Aid, 15 Market Place

Cancer Research UK, 10 Market Place

Dean Forest Hospice, 6a St John Street

2014:

Opportunity Box, 16 St John Street

4 . Economic Characteristics

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

4.1.7 There has been a minor decrease in the number of charity shops within Coleford town centre from 2014 data to 2015 data.

4.1.8 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.

4.2 Vacancy

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

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

4 . Economic Characteristics

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

4.2.4 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.

Coleford Vacant Units 2015:

Vacant Unit Amount	% of units that are Vacant
23	16.4
Total town centre units surveyed - 140	
Vacant Unit Locations:	
1 Gloucester Road	
7 Gloucester Road	
15 Gloucester Road	
19 Gloucester Road	
The Schooner, Lords Hill	
4 Lords Hill	
21a St John's Street	
17 St John's Street	
8 St John's Street	
2 Mushet Walk	
7 & 7a Market Place	
Forest of Dean Newspaper Office	
5 Market Place	
8 Newland Street	
10-14 Newland Street	

4 . Economic Characteristics

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

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	

4 . Economic Characteristics

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

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	

4 . Economic Characteristics

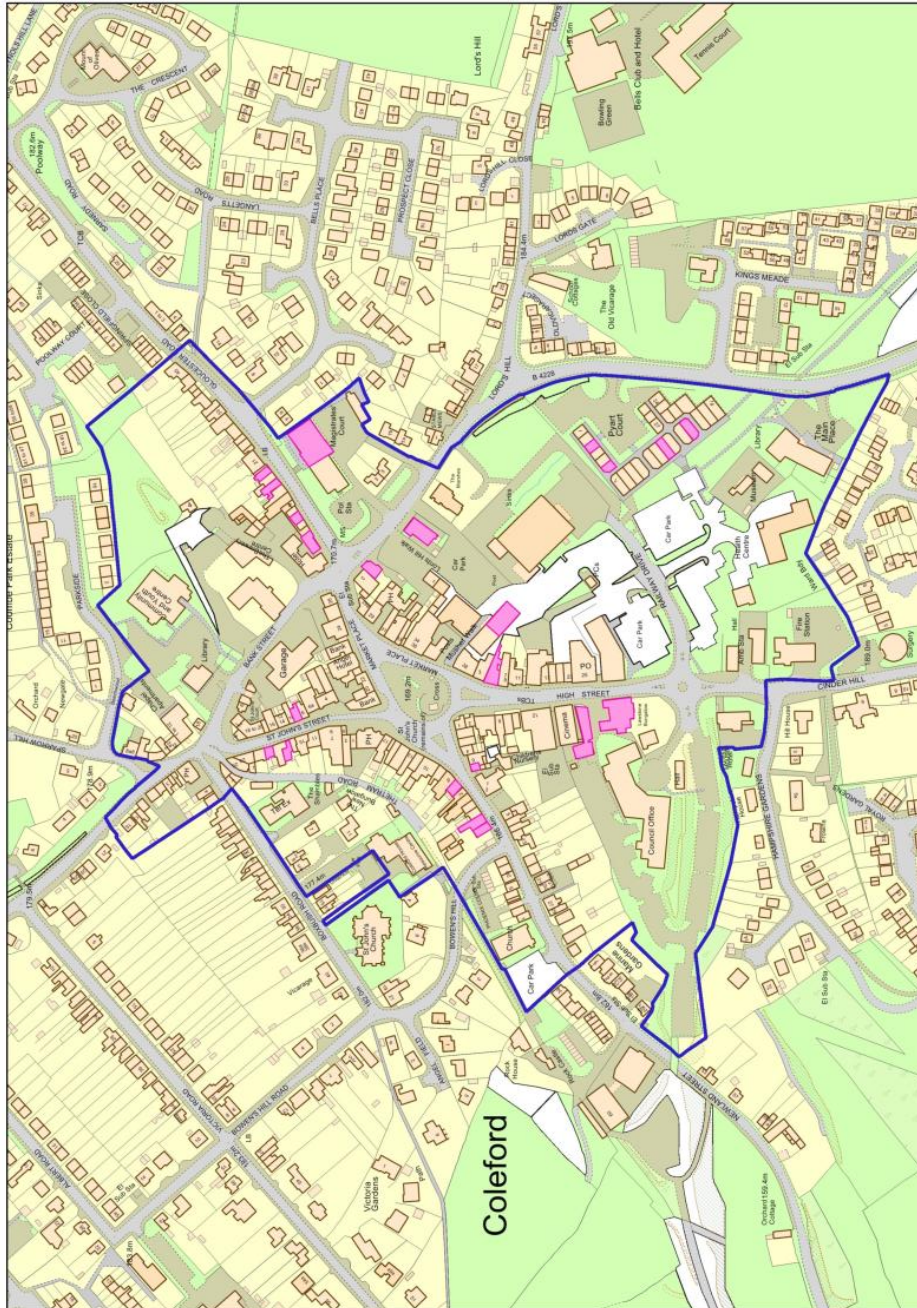
12 Pyart Court
16 Pyart Court
20 Pyart Court

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	

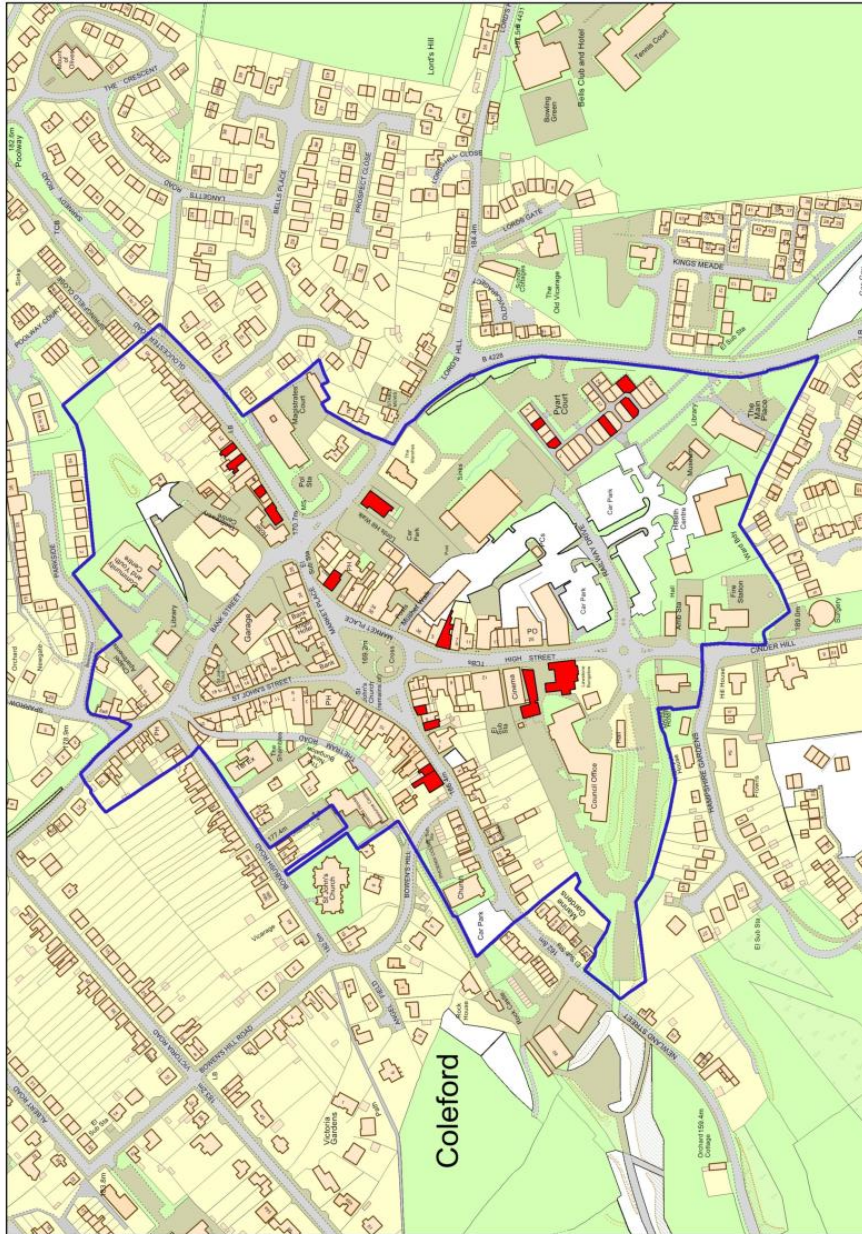
4. Economic Characteristics

4.2.1 Vacancy 2015 Plan



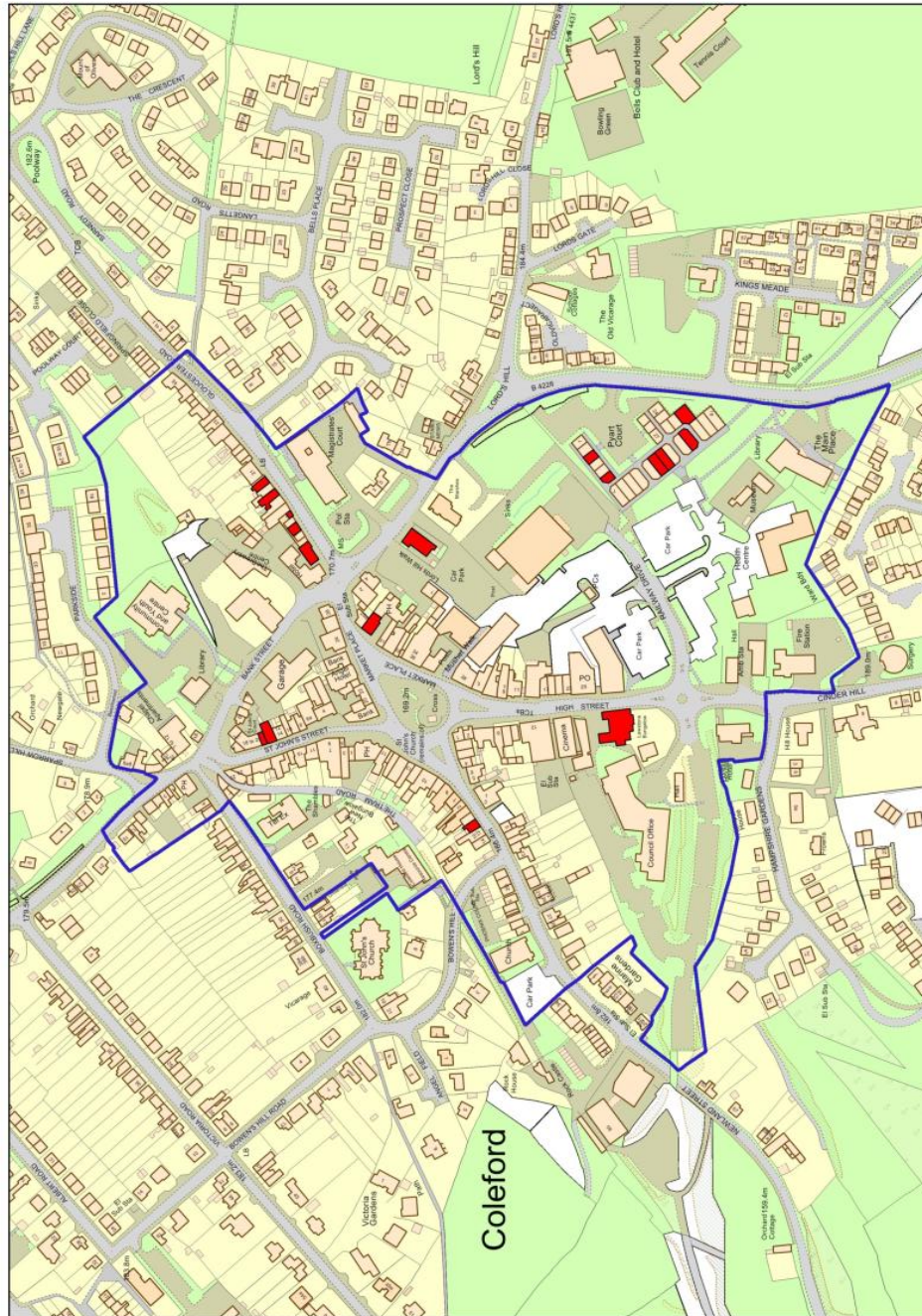
4. Economic Characteristics

4.2.2 Vacancy 2014 Plan



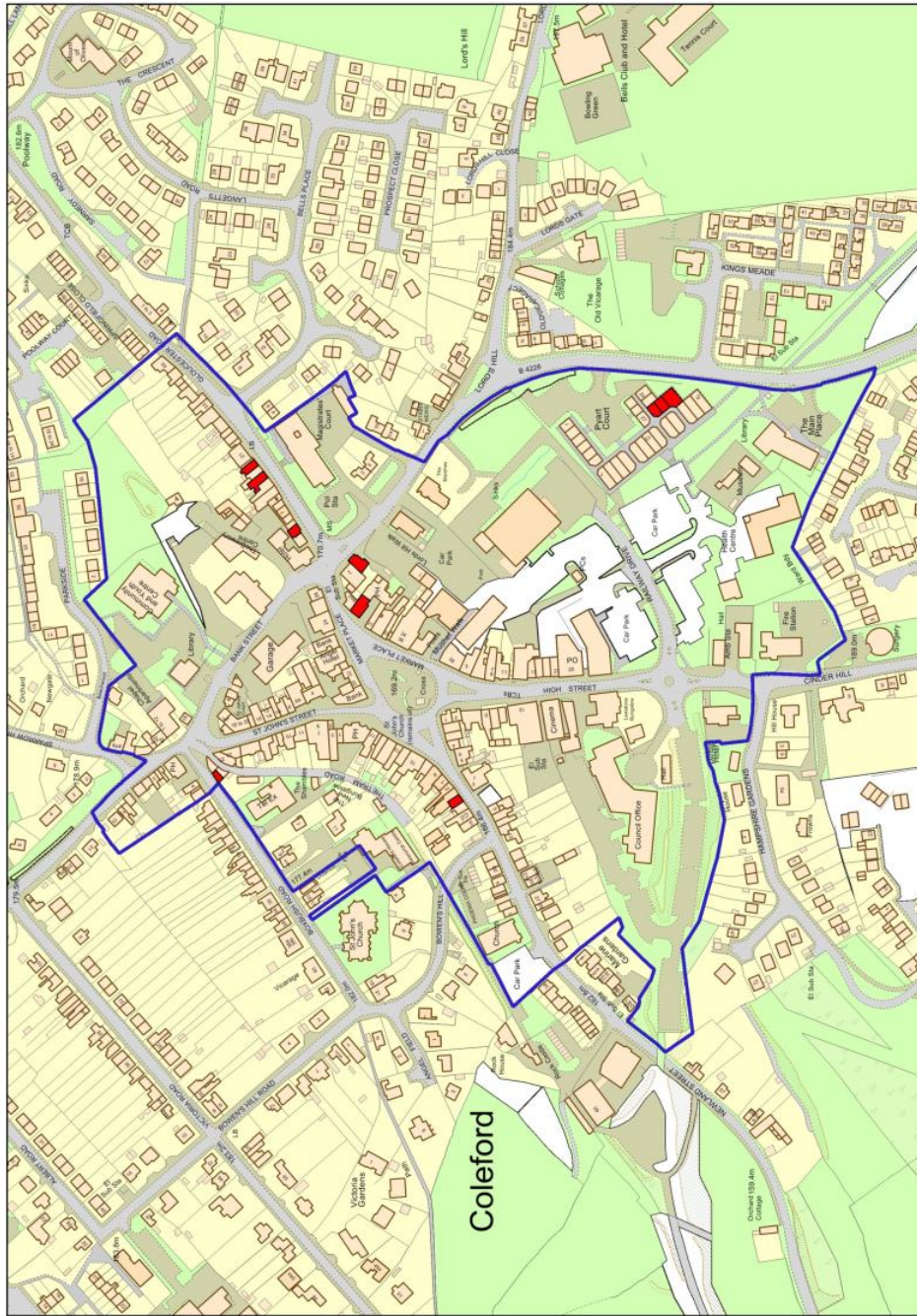
4. Economic Characteristics

4.2.3 Vacancy 2013 Plan



4. Economic Characteristics

4.2.4 Vacancy 2009 Plan



4 . Economic Characteristics

4.3 Evening & Night Time Economy

4.3.1 This indicator monitors evidence of active management of the evening and night time economies in the town centre.

4.3.2 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.

4.3.3 In some areas, this part of the economy forms a crucial part of the service offer.

4.3.4 In many cases, the town centre attracts a completely different demographic of customer in the evening to those who visit the high street during the day time.

4.3.5 It is also worth distinguishing between the evening consumer (5 – 8 pm often referred to as the ‘shoulder period’) and the late night consumer, as each can have quite different demographics.

4.3.6 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.

4.3.7 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.

4.3.8 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.

4.3.9 Coleford town centre is not accredited as a purple flag location.

5 . Conclusion

5 Conclusion

5.1 The report demonstrates that town centre performance is not just a reflection of retail performance.

5.2 There has been an increase in the ave. 10 minute footfall count from 2008 to 2015; from 31 people to 52 people, with a significant increase on the Saturday count.

5.3 In the Forest of Dean & Wye Valley Visitor Survey 2014, Coleford was the most visited town in the District with 51.35% of respondents saying they had visited the town. (Lydney - 39.15%, Cinderford - 34.79%, Newent - 14.12%).

5.4 The Use Class Order Retail Assessment shows that A1 (Shops) has the highest retail offer percentage within Coleford for all years.

5.5 Vacancy rates have increased, with rates currently at 16.4%. This is above the national average rate of 12.5% (Local Data Company).

5.6 The report demonstrates that the cultural and leisure offer has in the majority remained at a steady rate from 2009, with a fall this year in the number of cafes and takeaways. 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.

5.7 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 at this time of the year. It is noted that Coleford Town Council have significantly increased their events budget for the next year.

5.8 Overall Coleford has the same mix of shops as previous years. The number of events is consistent with the previous years, as is the culture and leisure offer. Coleford has however seen vacancy rates increase above the National level, with a particular concentration of empty units on St John's Street. This is a concern moving forward and should be monitored closely in next reports.

5.9 The data within this report should be recorded on a yearly basis, to monitor any potential change in footfall or town centre use/provision.

5.10 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

5 . Conclusion

- Town Centre Satisfaction with retail offer
- Visitor Experience Satisfaction
- Attractiveness
- Crime and Safety Perception
- Retail Sales
- Partnership Working

6 . Use Class Lists

6 Use Class Lists

6.1 2015

ADDRESS	SERVICE	SHOP AREA (SqM)	USE CLASS
6 St John's 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	Forest Recycling	328	A1
1 Gloucester Road	Vacant	99	Vacant
7 Gloucester Road	Vacant	46	Vacant
11 Gloucester Road	Scruffs 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	Probation Service	527	Sui Generis
Police Station, Gloucester Road	Police Station	372	Sui Generis
2 Lords Hill	William Hill Betting Shop	151	A2

6 . Use Class Lists

4 Lords Hill	Vacant	85	Vacant
The Schooner, Lords Hill	Vacant	196	Vacant
1 Tram Road	Raymond's Carpets	30	A1
25 St John's Street	Raymond's Stores Coleford Clothes	75	A1
23 St John's Street	Changes Hair Salon	70	A1
21 St John's Street	Coleford Computers	35	A1
21a St John's Street	Vacant	50	Vacant
19 St John's Street	Cash Exchange	111	A1
17a St John's Street	Paul Smith Photography	20	A2
17 St John's Street	Vacant	35	Vacant
13-15 St John's Street	Cobblers Pub		A4
11 St John's Street	Wyedean Housing Association	85	A2
7 St John's Street	Offices	102	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	Vacant	55	Vacant
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

6 . Use Class Lists

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 Pizza	68	A5
29a Market Place	The Barber Shop	69	A1
29 Market Place	Office	104	B1
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
4 Mushet Walk	Job Centre	233	A2
2 Mushet Walk	Vacant	233	Vacant
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 Market Place	Coleford Charcoal and Grill Takeaway	19	A5

6 . Use Class Lists

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 Market Place	Vacant	62	Vacant
2 Newland Street	China 21 Takeaway	40	A5
Forest of Dean Newspaper	Vacant	132	Vacant
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	Glamour Nails	80	A1
3 Market Place	Patrick Bolter Hairdresser & Tobacconist	65	A1
1 -2 Market Place	Crusty Loaf Bakery	129	A1
2 High Street	Make a Cake	45	A1
4 High Street	James Wary Solicitors	75	A2
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

6 . Use Class Lists

18 High Street, Lawstone House	Vacant	395	Vacant
St John Ambulance	St John 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	Scoops Cards	66	A1
19 High Street	Bidmead Cook	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	Nisa Extra	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	Sui Generis
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 . Use Class Lists

6 Pyart Court	Vacant	48	Vacant
7 Pyart Court	Forget Me Not Florists	88	A1
8 Pyart Court	Featherstones Bakery	88	A1
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	Nine 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	Launderette	58	Sui Generis

6.2 2014

ADDRESS	SERVICE	SHOP AREA (SqM)	USE CLASS
4 Sparrow Hill	Sparrow Rest Tea Rooms	63	A3
6 St John's 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

6 . Use Class Lists

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	Scruffs 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

6 . Use Class Lists

23 St John's Street	Changes Hair Salon	70	A1
21 St John's Street	Coleford Computers	35	A1
21a St John's 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

6 . Use Class Lists

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

6 . Use Class Lists

10a Market Place	Moonstone	67	A1
9 Market Place	Willow and Pear	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
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 John Ambulance	St John Ambulance	109	Sui Generis
1 High Street	Steve Gooch Estate Agents	125	A2
3 High Street	Shirley's Den	107	A1
5 High Street	Vacant		Vacant

6 . Use Class Lists

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	Scoops 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

6 . Use Class Lists

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	Launderette	58	A3
25 Pyart Court	Demolished		
26 Pyart Court	Demolished		
27 Pyart Court	Demolished		

6.3 2013

ADDRESS	SERVICE	SHOP AREA (SQM)	USE CLASS
4 Sparrow Hill	Sparrow Rest Tea Rooms	63	A3
6 St John's 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, Bank Street	Forestry Commission	513	B1
Kings Head, Bank Street	Pub	328	A4

6 . Use Class Lists

1 Gloucester Road	Vacant	99	Vacant
7 Gloucester Road	Vacant	46	Vacant
9 Gloucester Road	Vacant	14	Vacant
11 Gloucester Road	Scruffs 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's Street	Raymond's Stores & Coleford Clothes	75	A1
23 St John's Street	Calico Interiors	70	A1
21 St John's Street	Coleford Computers	35	A1

6 . Use Class Lists

21a St John's 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	Vicky's Baguettes	35	A3
11 St John's Street	The Carpet Shop	85	A1
7 St John's Street	Wyedean Housing Association	102	B1
9 St John's Street	Wyedean Housing Association	221	B1
5 St John's Street	Ray Winman's Butchers	20	A1
18 St John's Street	Vacant	35	Vacant
19-20 St John's Street	Utopia Hair Dressers	60	A1
16 St John's Street	Vacant	90	Vacant
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

6 . Use Class Lists

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

6 . Use Class Lists

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
Lawnstone House, 18 High Street	Vacant	395	Vacant
St John Ambulance	St John Ambulance	109	Sui Generis
3 High Street	Steve Gooch Estate Agents	125	A2
5 High Street	Shirley's 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	Scoops Cards	66	A1
19 High Street	Santander	57	A2

6 . Use Class Lists

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	Launderette	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

6 . Use Class Lists

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

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ADDRESS	SERVICE	USE CLASS
Bank Street	Mike Burriss 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

6 . Use Class Lists

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

6 . Use Class Lists

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

6 . Use Class Lists

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

6 . Use Class Lists

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

6 . Use Class Lists

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's Street	Rococo Giftware	A1
11 St John's Street	Wyedean Housing Association	B1
12 St John's Street	Ali Shan Indian Restaurant	A3
13 – 15 St John's Street	The Carpet Shop	A1
14 St John's Street	The Salon	A1
16 St John's Street	The Barber Shop	A1
17 St John's Street	Vicky's Cafe	A3
17a St John's Street	RMD Records	B1
18 – 20 St John's Street	Utopia Hairdressing	A1
19 St John's Street	The Tram Stop	A5
21 St John's Street	Coleford Computers	A1
21a St John's Street	Bootylicious	A1
22 St John's Street	Get Connected	A1
23 St John's Street	Calico Interiors	A1
4 St John's Street	Lucky Chinese Restaurant	A3
5 St John's Street	Ray Winman Family Butcher	A1
6 St John's Street	BMC Weston Flowers	A1

6 . Use Class Lists

6 St John's Street	Dean Forest Hospice	A1
8 St John's Street	The Forest Bookshop	A1

7 . Use Class Order

7 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,

7 . Use Class Order

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 areas 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.

