

# COLEFORD TOWN CENTRE AUDIT REPORT

2018

Regeneration Services  
Forest of Dean District Council



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# 1. Introduction

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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

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1.1 This report follows the guidelines/suggestions laid out in the 'Successful Town Centres – Developing Effective Strategies: Indicators Toolkit' <https://www.bl.uk/britishlibrary/~media/bl/global/business-and-management/pdfs/secure/s/u/c/successful-town-centres--developing-effective-strategies-annex-c-d-e-f-indicators-toolkit-001.pdf>. The document was launched by the Gloucestershire Local Enterprise Partnership in March 2013.

1.2 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.

1.3 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
- Charity Shops
- Vacant Shops

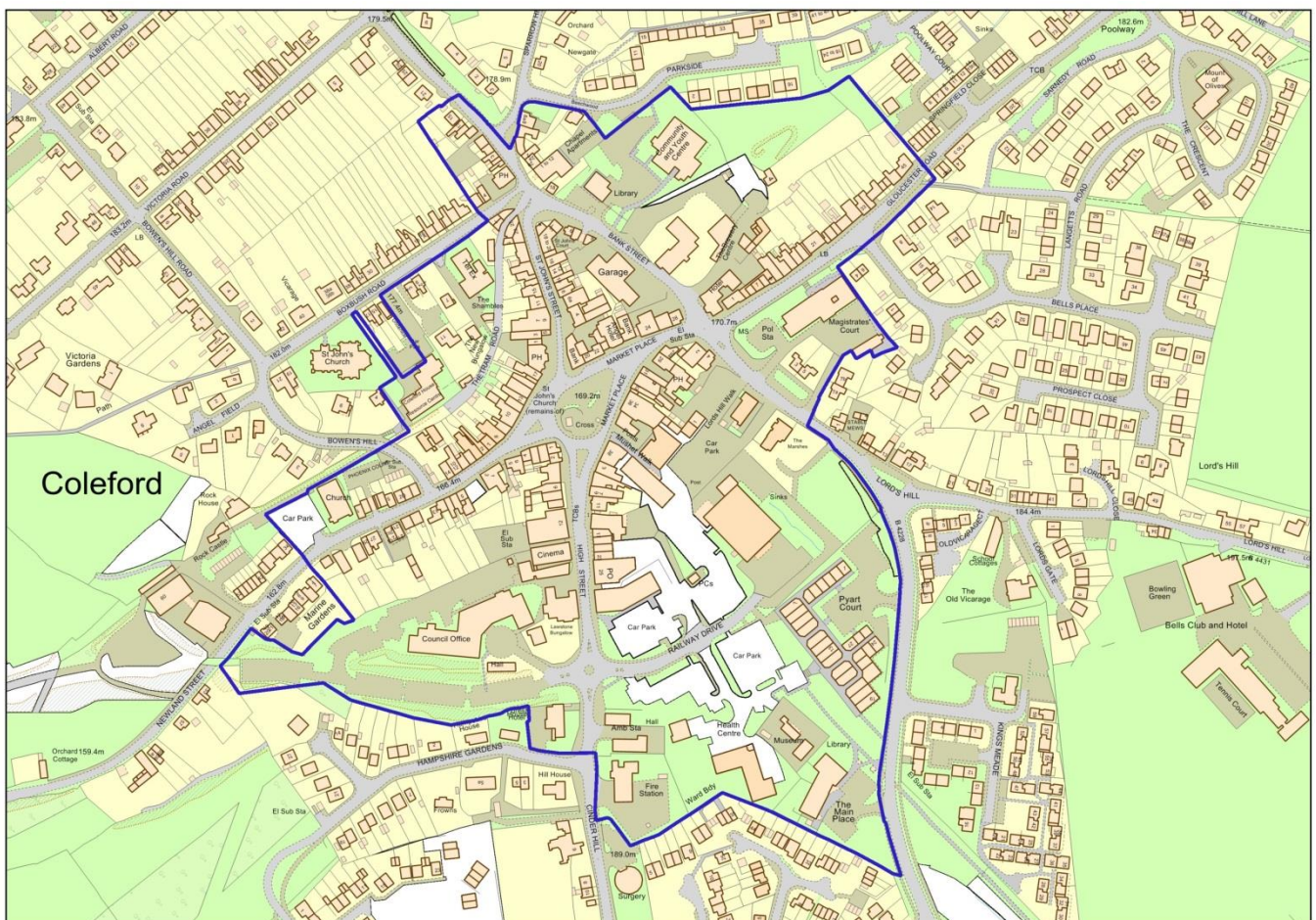
## Evening/Night Time Economy

1.4 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.

1.5 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.

## 1.2 Coleford Town Centre Boundary

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The designated Town Centre Boundary is shown below (boundary outlined)

## 2. People & Footfall

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The overall aim of obtaining this data is to provide an assessment of who comes to visit 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 centres.

### 2.1 Footfall

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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 school/college, to the cinema or for a meal, accessing public services, visiting friends or simply passing through. Footfall is often linked to the level of attractiveness of a location and its ability to satisfy customer and visitor needs and expectations successfully.

The information below provides a summary of the 10 minute footfall counts for 2018, 2017, 2016, 2015, 2014, 2013, 2009, 2008 and 1999. The 10 minute average has been calculated across the whole week (weekday and weekend counts).

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

The methodology used in 2013 and onwards 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

2018	2017	2016	2015	2014	2013	2009	2008	1999
79	47	53	52	40	60	40	31	29

2.1.1.2 The 2018-2013 footfall counts were recorded on Wednesday, Friday and Saturday. The 2009 footfall counts were recorded on Monday and Saturday. The 2008 footfall counts were recorded on Wednesday and Saturday.

The 1999 counts were recorded on a Friday and Saturday.

## 2.1.2 Footfall Count Breakdown 2018

DATE/TIME	27.6.18 (Weds)	DATE/TIME	29.6.18 (Fri)	DATE/TIME	30.6.18 (Sat)
10.30 – 10.40	76	10.30 – 10.40	75	10.30 – 10.40	84
10.40 – 10.50	72	10.40 – 10.50	94	10.40 – 10.50	73
10.50 – 11.00	61	10.50 – 11.00	79	10.50 – 11.00	68
11.00 – 11.10	77	11.00 – 11.10	74	11.00 – 11.10	71
11.10 – 11.20	64	11.10 – 11.20	111	11.10 – 11.20	114
11.20 – 11.30	75	11.20 – 11.30	89	11.20 – 11.30	80
<b>TOTAL</b>	<b>425</b>	<b>TOTAL</b>	<b>522</b>	<b>TOTAL</b>	<b>490</b>
<b>10 min ave</b>	<b>70</b>	<b>10 min ave</b>	<b>87</b>	<b>10 min ave</b>	<b>81</b>
<b>WEEKLY AVERAGE (per 10 minutes): 79</b>					

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

DATE	WEATHER/OTHER FACTORS
27.6.18	Hot and Sunny
29.6.18	Sunny and Warm, Small Country Market – Clock Tower
30.6.18	Sunny and Warm

2.1.2.2 Counts were conducted for an hour and footfall was recorded at 10 minute intervals. Counts were taken outside Mushet Walk (adjacent to Sue Ryder Cancer Care).

## 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 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 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 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.

### **Railway Drive**

<b>MONTH</b>	<b>NO. OF TICKETS OF PURCHASED</b>
June 2017	12104
July 2017	17623
August 2017	6602
September 2017	7551
October 2017	12952
November 2017	15876
December 2017	7696
January 2018	14249
February 2018	13078
March 2018	13823
April 2018	10273
May 2018	16354
June 2018	9115

## Newland Street

<b>MONTH</b>	<b>NO. OF TICKETS OF PURCHASED</b>
June 2017	1454
July 2017	1329
August 2017	587
September 2017	Machine Fault, No tickets purchased
October 2017	393
November 2017	619
December 2017	259
January 2018	477
February 2018	530
March 2018	655
April 2018	480
May 2018	723
June 2018	411



## 3. Diversity and Vitality of Place

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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 and Commercial Offer

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3.1.1 This indicator keeps track of the range and variety of retail goods and commercial 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 and commercial offer is broken down into 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

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

3.1.6 The data indicates that Use Class A1 (Shops) has the highest retail offer. There has been a slight increase in A2 and A3 usage (Financial & Professional Services).

#### **Coleford Use Class Order 2018:**

<b>USE CLASS</b>	<b>NO. OF UNITS</b>	<b>% WITHIN EACH CLASS</b>
A1	62	45%
A2	16	12%
A3	9	6%
A4	4	3%
A5	11	8%
B1	2	1%
D1	8	6%
D2	1	1%
Sui Generis	12	9%
Vacant	12	9%
<b>TOTAL</b>	<b>137</b>	<b>100%</b>

## **3.2 Culture & Leisure Offer**

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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.

3.2.3 This indicator captures this characteristic of town centre activity.

3.2.4 The following provides an indication of the cultural and leisure offer within Coleford town centre for 2018.

<b>FACILITY</b>	<b>2018</b>
Museums	1
Art Galleries	0
Art Centre	0
Take Away	11
Restaurants and Cafés	9
Swimming Pools	0

Gyms	0
Cinemas	1
Theatres	0
Community Halls	1
Parks/Gardens	0
Games Arcade	0
Other Specialist Outlets	2 (Library and Tourist Information Centre)

3.2.5 As indicated there is a Tourist Information Centre within the Town Centre which sells theatre and concert tickets, as well as promoting local leisure activities and attractions.

### 3.3 Events

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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 a 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 Typically, events may range from small carnivals or fairs, to major cultural festivals, conferences.

3.3.5 Licensed events in Coleford over the past year are as follows (dates may be when the application was made rather than the event date):

#### **Road Closure Orders:**

Forest Fiddle Fair. St Johns Street. 25.08.2018

Soap Box Derby – 24.06.2018

Forest Fiddle Fair. St Johns Street – 06.05.2018

Coleford Town Centre Christmas Lights Switch On Event – 2.12.2017

Coleford Festival of Transport – 02.04.2017

### Temporary Event Notices:

The Dog House Micro Pub. 13 - 15 St John Street. Christmas Hours – 21.12.2018

5 - 6 Market Place. Valentines meal. Sale of alcohol. 10.02.2018

Coleford Town Centre Christmas Lights Switch On Event – 2.12.2017

The Dog House Micro Pub. 13 - 15 St John Street. Sale of alcohol New Year Eve Extension – 31.12.2017

Le Petit Hibou, 5 - 6 Market Place. French Cuisine night with sale of alcohol and music - 11.11.2017

### Premises Licences:

Coleford Music Festival

## 3.4 Reported Crime

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

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 perceptions with actual reported crime statistics.

3.4.4 The data provides information on reported crime within Coleford Town Centre from June 2017 - April 2018.

	Jun 17	July 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18
<b>Violence and Sexual Offences</b>	4	5	1	2	2	3	4	5	4	1	2
<b>Anti-Social Behaviour</b>	5	10	10	13	6	10	5	5	2	13	6
<b>Criminal Damage and Arson</b>	1	1	2	1	1	1		2			2

<b>Vehicle Crime</b>					<b>1</b>						<b>1</b>
<b>Burglary</b>		<b>3</b>							<b>1</b>		
<b>Other Theft</b>	<b>1</b>	<b>3</b>	<b>3</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>1</b>		<b>1</b>		<b>1</b>
<b>Drugs</b>		<b>1</b>		<b>1</b>					<b>1</b>		
<b>Robbery</b>				<b>1</b>							
<b>Shoplifting</b>	<b>3</b>	<b>5</b>	<b>2</b>	<b>3</b>	<b>3</b>	<b>2</b>		<b>4</b>	<b>7</b>	<b>7</b>	<b>4</b>
<b>Other Crime</b>			<b>1</b>						<b>1</b>		
<b>Public Disorder</b>	<b>1</b>	<b>1</b>		<b>1</b>			<b>1</b>				<b>1</b>
<b>Theft from a Person</b>	<b>1</b>	<b>1</b>									
<b>Possession of a Weapon</b>									<b>1</b>		
<b>Bicycle Theft</b>			<b>1</b>								
<b>TOTAL</b>	<b>16</b>	<b>30</b>	<b>20</b>	<b>23</b>	<b>14</b>	<b>18</b>	<b>11</b>	<b>16</b>	<b>18</b>	<b>21</b>	<b>17</b>

3.4.5 This data is taken from the [www.police.uk/gloucestershire](http://www.police.uk/gloucestershire) website. Further information on the crimes committed and the status of the investigations into them can be accessed using the website. Users can select the geographical area they are interested in, click on **Explore the Crime Map** and then search by Type of Crime, Month Reported and more.

## 3.5 Markets

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

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 Markets being held in Coleford. It should however be noted that there is currently a very small (1 or 2 stalls) Country Market by the Clock Tower on a Friday morning between 9:30 and 12 Noon and on Saturday morning, 10 till Noon, by the Co-operative Food store area.

## 4. Economic Characteristics

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The overall aim in this theme is to provide users with an assessment of static and dynamic 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

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

4.1.2 Over the last fifteen 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 areas 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 2018 and previous years.

#### **2018:**

Opportunity Box, 16 St. John's Street  
Dean Forest Hospice, 2 Mushet Walk  
Sue Ryder Care, 38 Market Place  
Forest Aid, 15 Market Place  
Cancer Research, 10 Market Place

#### **2017:**

Opportunity Box, 16 St. John's Street  
Dean Forest Hospice, 2 Mushet Walk  
Sue Ryder Care, 38 Market Place

Forest Aid, 15 Market Place  
Cancer Research, 10 Market Place

**2016:**

Opportunity box, 16 St John's Street  
Sue Ryder Care, 35 Market Place  
Forest Aid, 15 Market Place  
Cancer Research UK, 10 Market Place  
Dean Forest Hospice, 2 Mushet Walk

**2015:**

Opportunity box, 16 St John's Street  
Sue Ryder Care, 35 Market Place  
Forest Aid, 15 Market Place  
Cancer Research UK, 10 Market Place  
Dean Forest Hospice, 6a St John's Street

**2014:**

Opportunity box, 16 St John's 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's 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's 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's Street

4.1.7 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

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4.2.1 This indicator monitors changes in a town centre's vacant retail units. An increase in vacant retail units in town centres has traditionally been linked to economic decline both locally and nationally.

4.2.2 On the other hand, this could 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.

4.2.3 Regardless of how vacant retail 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 2018:

Vacant Unit Amount	% of units that are Vacant
12	9%
<b>Units surveyed: 137</b>	
(Formerly Kings Head, Bank Street)	
1 Gloucester Road	
20 Market Place	
4 Mushet Walk	
10-14 Newland Street	
3 Market Place	
5 High Street	
27 High Street	
13 Pyart Court	
15 Pyart Court	
21 Pyart Court	
4 Sparrow Hill	

## 4.3 Evening & Night Time Economy

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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 and city 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 can offer a better night out to visitors. Purple flag aims to raise the 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

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The ten minute average footfall has increased from last year's levels from 47 to 79. It should be noted that the weather on the days of this year's counts would have been better than in many of the previous years. Whilst we would expect to see more people walking around in the dry as opposed to the wet we cannot report with any certainty that more people have taken to their town centre as a direct result of this June/July's *unusually* hot weather.

Use class rates are steady with some minor variations.

Vacancy rates continue to be lower than the National Average for High Streets of 11.2% (Local Data Company). Coleford's Vacancy now stands at 9%.

The report details data and information on the cultural and leisure offer within Coleford for 2018. Information and data will continue to be collected on a yearly basis to monitor how this contributes to local vitality.

Coleford has a good range of town centre events throughout the year which can increase footfall.

There are signs that this evolving picture will help to build resilience locally to the threat of long term decline on the town centre share of retail spending.

# Appendix 1

## 6. Use Class Lists 2018

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ADDRESS	SERVICE	USE CLASS
4 Sparrow Hill	<b>Vacant</b> (was Sewing Solutions)	<b>Vacant</b>
6 St Johns Court	Oriental Garden	A5
9 St John's Court	JD Hair	A1
Beales Garage, Bank Street	Beales Garage	Sui Generis
1 Bank House Street	Forestry Commission	B1
Bank Street	Café 16	A3
Spout Garage, Spout Lane	Paul Jones and Son Motors	Sui Generis
Kings Head, Bank Street	<b>Vacant</b>	<b>Vacant</b>
1 Gloucester Road	<b>Vacant – Redevelopment</b>	<b>Vacant</b>
11a Gloucester Road	The Beauty Boutique	A1
11b Gloucester Road	Scruffs to Crufts	A1
13 Gloucester Road	Sarah's Kitchen Café	A3
17 Gloucester Road	Reckless Design	A1
23 Gloucester Road	Beauty Stop	A1
29 Gloucester Road	Balti Hut Restaurant	A3
31 Gloucester Road	Al's Plaice Fish and Chips	A5
33 Gloucester Road	MAA Tandoori Bangladeshi Takeaway	A5

Police Station, Gloucester Road	Police Station	Sui Generis
2 Lords Hill	William Hill Betting Shop	A2
4 Lords Hill	Tourist Information Centre	A2
The Schooner, Lords Hill	Xchange Steakhouse Carvery and Grill	A3
Telephone Exchange Box	BT	Sui Generis
1 Tram Road	Raymond's Carpets	A1
Bank Street	Opportunity Box	A1
25 St John's Street	Raymond's Stores Coleford Clothes	A1
23 St Johns Street	Changes Hair Salon	A1
21 St Johns Street	Coleford Computers	A1
21a St Johns Street	Sugar Sin	A1
17 St John's Street	Hunky Dory Cafe	A3
17a St John's Street	Free as a Bird – Jewellery	A1
17 St John's Street	The Tram Fish and Chip Shop	A5
13-15 St John's Street	The Doghouse (Micro Pub)	A4
11 St John's Street	Wyedean Housing Association	A1
7 St John's Street	Offices	B1
5 St John's Street	Ray Winman's Butchers	A1
18 St John's Street	Helmet Hair	A1
22 St John's Street	Soul Magik	A1

19-20 St John's Street	MOOT	A1
14 St John's Street	Kitchens By Design	A1
12 St John's Street	Cinnamons Restaurant and Takeaway	A5
10 St John's Street	Hairforce 1	A1
8 St John's Street	Pomegranate (Clothes)	A1
6 St John's Street	B.M.C. Weston Florist	A1
6a St John's Street	Church on the Street	D1
4 St John's Street	Lucky Restaurant and Takeaway	A5
19 Market Place	Lloyds Bank	A2
20 Market Place	<b>Vacant</b>	<b>Vacant</b>
Angel Hotel, Market Place	Angel Hotel/Pub	A4
23 Market Place	Ritmo Tapas Bar Restaurant	A3
24-25 Market Place	Dean Estate Agents	A2
27 Market Place	The Barbers	A1
28 Market Place	Milano Takeaway	A5
29a Market Place	The Barber Shop	A1
29 Market Place	Offices	A2
30 Market Place	The Feathers Pub	A4
31a Market Place	Dean Conveyancing	A2
32 Market Place	Hong Kong House	A5

33 Market Place	White and Miller Butchers	A1
34-35 Market Place	Fairways Furnishings	A1
Union House, Market Place	Celestial Adornment Gift Shop	A1
The Baguette Shop, Market Street	The Baguette Shop	A3
Surgery, Market Street	Marcus P. Bristow Chiropodist/Podiatrist	D1
4 Musher Walk	<b>Vacant</b> (Was Job Centre)	<b>Vacant</b>
2 Musher Walk	Dean Forest Hospice	A1
38 Market Place	Sue Ryder Care Charity Shop	A1
40 Market Place	Kaplans Café	A3
Old White Hart Inn, Market Place	Pub	A4
17a Market Place	Carpenters DIY	A1
17b Coleford Charcoal and Grill	Takeaway	A5
16 Market Place	Wyedean Healthfoods	A1
15 Market Place	Forest Aid Charity Shop	A1
13 Market Place	Odds and Ends	A1
12 Market Place	Adam Scott Fruit and Veg	A1
10 Market Place	Cancer Research UK	A1
10a Market Place	Moonstone	A1
9 Market Place	REVEAL Hair Salon	A1
8 Market Place	Mills Newsagents	A1

7 + 7a Market Place	Spa Rituals	A1
2 Newland Street	China 21	A5
4 Newland Street	Butchers	A1
8 Newland Street	Severn Sun Studio	A1
10-14 Newland Street	<b>Vacant</b>	<b>Vacant</b>
Coleford Baptist Church	Church	D1
5 Newland Street	Biker Dean Motorcycles	Sui Generis
5-6 Market Place	Le Petit Hibou	A3
4 Market Place	Forest Deli	A1
3 Market Place	<b>Vacant</b>	<b>Vacant</b>
1-2 Market Place	The Crusty Loaf Bakery	A1
2 High Street	Make a Cake	A1
High Street	Drum Lessons	D1
4 & 4a High Street	James Warry & Co Solicitors	A2
8 High Street	GMT Mortgage Bureau & Financial Consultancy	A2
10 High Street	David Kear Opticians	A2
12 High Street	Mikes Auto Services	Sui Generis
14 High Street	Cinema	D2
St Johns Ambulance	St Johns Ambulance	Sui Generis
1 High Street	Steve Gooch Estate Agents	A2



3 High Street	Shirley's Den	A1
5 High Street	<b>Vacant</b>	<b>Vacant</b>
9 High Street	KJT Estate Agents	A2
11 High Street	Gwyn James Solicitors	A2
15 High Street	Sorting/Post Office	A1
17 High Street	Skoops Cards	A1
19 High Street	Bidmead Cook	A2
21 High Street	Co-op Funeral Care	A2
23 High Street	Headlines Hairdressers	A1
25 High Street	Tesco	A1
27 High Street	<b>Vacant</b>	<b>Vacant</b>
Cadet centre	Cadet Centre	Sui Generis
Ambulance Station, High Street	Ambulance Station	Sui Generis
Fire Station	Fire Station	Sui Generis
Vets	Vets	D1
Health Centre	Health Centre	D1
Railway Museum	Railway Museum	D1
Co-op, Lords Hill	Co-op	A1
2-3 Pyart Court	Dental Practice	D1
4 Pyart Court	Little Black Dog Pet Salon	A1

5 Pyart Court	Smith's Pet & Garden Shop	A1
6 Pyart Court	Looking Glass Hair Salon	A1
7 Pyart Court	Forget Me Not Florists	A1
8 Pyart Court	Thurabread Bakery	A5
9 Pyart Court	Lloyds Pharmacy	A1
10 Pyart Court	Lloyds Pharmacy	A1
11 Pyart Court	Blue Boy Carpets	A1
12 Pyart Court	Blue Boy Carpets	A1
13 Pyart Court	<b>Vacant</b> (was Mauds Fabric Finds)	<b>Vacant</b>
14 Pyart Court	Day Lewis Pharmacy	A1
15 Pyart Court	<b>Vacant</b>	<b>Vacant</b>
16 Pyart Court	Bathroom Shop	A1
17 Pyart Court	Royal Forest Kitchens	A1
18 Pyart Court	Niue Tatu Studio	Sui Generis
19 Pyart Court	Lettings Agent - Dean Properties	A2
20 Pyart Court	Offices	A2
21 Pyart Court	<b>Vacant</b> (was Black Rock Reptiles)	<b>Vacant</b>
22 Pyart Court	The Vape Shop	A1
23 Pyart Court	Studio M	A1
24 Pyart Court	Bubbles Laundrette	Sui Generis

# Appendix 2

## 6. Use Class Order

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This is a guide to the various Use Classes and the unit types that they represent:

### 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 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.