

CINDERFORD TOWN CENTRE AUDIT REPORT

2017

Regeneration Services
Forest of Dean District Council



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, have 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

1.1.1 This report follows the guidelines/suggestions laid out in the 'Successful Town Centres – Developing Effective Strategies: Indicators Toolkit'. The document was launched by the Gloucestershire Local Enterprise Partnership in March 2013.

1.1.2 This report presents key findings which can be used to evaluate the effectiveness of Cinderford 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.

1.1.3 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

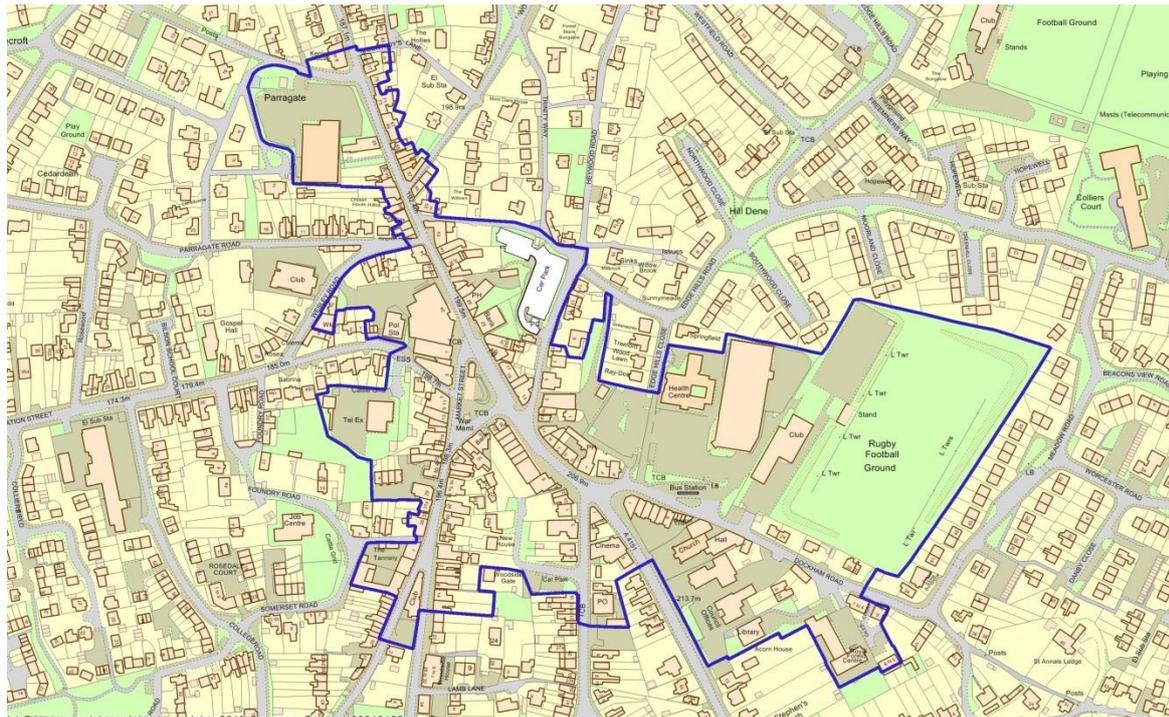
Vacant Shops

Evening/Night Time Economy

1.1.4 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.

1.1.5 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 Cinderford town centre.

1.2 Cinderford Town Centre



2. People & Footfall

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

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 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 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

| 2017 | 2016 | 2015 | 2014 | 2013 | 2009 | 2008 | 1999 |
|------|------|------|------|------|------|------|------|
| 63 | 75 | 79 | 81 | 78 | 91 | 85 | 212 |

2.1.1.2 The following information indicates the breakdown of the footfall counts for each recorded year. The 2017, 2016, 2015, 2014 & 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 2017

| DATE/TIME | 12.7.17 (Weds) | DATE/TIME | 14.7.17 (Fri) | DATE/TIME | 15.7.17 (Sat) |
|---|-------------------|-------------------|------------------|-------------------|------------------|
| 10.30 – 10.40 | 56 | 10.30 – 10.40 | 61 | 10.30 – 10.40 | 69 |
| 10.40 – 10.50 | 38 | 10.40 – 10.50 | 60 | 10.40 – 10.50 | 60 |
| 10.50 – 11.00 | 61 | 10.50 – 11.00 | 65 | 10.50 – 11.00 | 84 |
| 11.00 – 11.10 | 57 | 11.00 – 11.10 | 62 | 11.00 – 11.10 | 77 |
| 11.10 – 11.20 | 58 | 11.10 – 11.20 | 62 | 11.10 – 11.20 | 92 |
| 11.20 – 11.30 | 42 | 11.20 – 11.30 | 68 | 11.20 – 11.30 | 68 |
| TOTAL | 312 | TOTAL | 378 | TOTAL | 450 |
| 10 min ave | 52 | 10 min ave | 63 | 10 min ave | 75 |
| WEEKLY AVERAGE: (per 10 minutes): 63 | | | | | |

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

| | |
|---------|-----------------|
| 12.7.17 | Fine & Overcast |
| 14.7.17 | Fine & Overcast |
| 15.7.17 | Fine & Overcast |

2.1.2.2 Counts were conducted for an hour and footfall was recorded at 10 minute intervals. Counts were taken outside McColls (formally Spar); both sides of the street were counted.

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.

Heywood Road:

| MONTH | NO. OF TICKETS OF PURCHASED |
|----------------|------------------------------------|
| July 2016 | 3,654 |
| August 2016 | 3,450 |
| September 2016 | 3,965 |
| October 2016 | 3,558 |
| November 2016 | 3,557 |
| December 2016 | 3,232 |
| January 2017 | 3,398 |
| February 2017 | 2,404 |
| March 2017 | 3,376 |
| April 2017 | 2,942 |
| May 2017 | 2,547 |

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 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.

Cinderford Use Class Order 2017:

| USE CLASS | NO. OF UNITS | % WITHIN EACH CLASS |
|--------------|--------------|---------------------|
| A1 | 53 | 49 |
| A2 | 11 | 10 |
| A3 | 8 | 7 |
| A4 | 2 | 2 |
| A5 | 8 | 7 |
| B1 | 3 | 3 |
| D1 | 13 | 12 |
| D2 | 1 | 1 |
| Sui Generis | 2 | 2 |
| Vacant | 8 | 7 |
| TOTAL | 109 | 100 |

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.

3.2.4 The following provides an indication of the cultural and leisure offer within Cinderford town centre for 2017.

| FACILITY | 2017 |
|-----------------------|------|
| Museum’s | 0 |
| Art Galleries | 1 |
| Art Centre | 1 |
| Take Away | 8 |
| Restaurants and Cafés | 8 |
| Swimming Pools | 0 |
| Gyms | 0 |

| | |
|--------------------------|--------------------------|
| Cinemas | 1 |
| Theatres | 0 |
| Community Halls | 2 |
| Parks/Gardens | 0 |
| Games Arcade | 0 |
| Other Specialist Outlets | 2 (Library & Rugby Club) |

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 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 Cinderford over the past year are as follows (date shown is when application was made):

Temporary Event Notices -

The Triangle, Cinderford - 03.09.2016 - Music Event
Swan Hotel, Cinderford - 18.11.2016 - Extension of hours

Road Closure Orders -

None

Premises Licences -

Muzo's Café ,6 Berisford Court, Cinderford, GL14 2BS - granted 30/01/2017

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.

3.4.2 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 (captured in the "crime and safety perceptions" indicator) with actual reported crime statistics.

3.4.4 The data provides information on reported crime within Cinderford Town Centre from August 2016 - May 2017.

| | Aug 16 | Sept 16 | Oct 16 | Nov 16 | Dec 16 | Jan 17 | Feb 17 | Mar 17 | Apr 17 | May 17 |
|-------------------------------------|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|
| Violence and Sexual Offences | 1 | 3 | 2 | 3 | 9 | 5 | 4 | 7 | 9 | 9 |
| Anti-Social Behaviour | 8 | 11 | 7 | 4 | 7 | 8 | 4 | 8 | 12 | 8 |
| Criminal Damage and Arson | - | 2 | 4 | 2 | 6 | 2 | 1 | 3 | 3 | - |
| Vehicle Crime | 2 | 1 | - | - | - | 2 | 1 | 2 | - | - |
| Burglary | 1 | - | - | - | - | 1 | - | 1 | 1 | - |
| Other Theft | 3 | 2 | 2 | 1 | 1 | - | 1 | 1 | 2 | 3 |
| Drugs | 1 | - | - | - | 2 | - | 5 | - | - | - |
| Robbery | - | - | 1 | - | - | - | - | - | 1 | - |
| Shoplifting | 2 | 2 | 2 | 5 | 1 | 8 | - | 3 | - | 2 |
| Other Crime | - | 1 | 1 | - | - | - | - | - | - | - |
| Public Disorder | - | - | 1 | - | - | - | 2 | 1 | 3 | - |
| Theft from a Person | - | - | - | - | - | - | - | - | 2 | 1 |

| | | | | | | | | | | |
|-------------------------------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| Possession of a Weapon | - | - | 1 | - | - | - | 1 | 1 | 1 | - |
| TOTAL | 18 | 22 | 21 | 15 | 26 | 26 | 19 | 27 | 34 | 23 |

3.5 Markets

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 Cinderford. It should however be noted that there is a Farmers Market on a Friday morning in the Triangle area.

4. Economic Characteristics

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

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 2017.

2017:

Dean Forest Hospice, 5 Heywood Road
Sue Ryder Care, 3 Heywood Road
Dial-a-Ride, 2a High Street
Age Concern, 6 High Street

2016:

Dean Forest Hospice, 5 Heywood Road
Sue Ryder Care, 3 Heywood Road
Dial-a-Ride, 2a High Street

Age Concern, 6 High Street

2015:

Dean Forest Hospice, 5 Heywood Road
Sue Ryder Care, 3 Heywood Road
Dial-a-Ride, 2a High Street

2014:

Dean Forest Hospice, 5 Heywood Road
Sue Ryder Care, 3 Heywood Road
Dial-a-Ride, 2a High Street
Maggie's Charity Shop, 23 Market Street

2013:

Great Oaks Hospice, 6 High Street
Sue Ryder Care, 3 Heywood Road
Age Concern, 23 Market Street
Dial-a-Ride, 2a High Street

2008:

Great Oaks Hospice, 6 High Street
Sue Ryder Care, 3 Heywood Road
Age Concern, 23 Market Street
Dial-a-Ride, 2a High 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

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.

| Vacant unit amount | % of units that are Vacant |
|---|----------------------------|
| 8 | 7 |
| Units surveyed: 109 | |
| 67a High Street 12 Wesley Road 23 Market Street 4 Commercial Street 2 Commercial Street 6 Market Street 1 Belle Vue Road 2a Belle Vue Road | |

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 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 Cinderford town centre is not accredited as a purple flag location.

5. Conclusion

The ten minute average footfall figures are down this year from 75 to 63 (per 10 minute average), mainly due to a reduction in the footfall on Friday and Saturday.

Cinderford town centre's retail offer has changed since 1999 and this seems to be consistent with national trends and the ways people are now choosing to shop. For example, the make up of the town centre appears to have changed considerably since the 1999 study completed by Drivers Jonas, and this appears to be providing a level of resilience for Cinderford. The highest use class is still A1 with this increasing slightly this year to 49%.

The vacancy rate has decreased again this year to 7% which is markedly below the UK vacancy rate of 11.5% (Local Data Company).

The report details data and information on the cultural and leisure offer within Cinderford for 2016. Information and data will continue to be collected on a yearly basis to monitor how this contributes to local vitality. This has stayed consistent with last year's data collection.

Overall the retail indicators are consistent with last years data collection

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.

6. Use Class Lists

| ADDRESS | SERVICE | USE CLASS |
|----------------------|-------------------------------------|---------------|
| 79-79a High Street | Electrical Services | A1 |
| 67a High Street | Vacant | Vacant |
| Lidl, Paragate Road | Lidl Foodstore | A1 |
| 61-63 High Street | Ashton and Daniels Optometrist | D1 |
| 56 High Street | Exodus Hair Salon | A1 |
| 54 High Street | Jolly Forest Fryer - Fish and Chips | A5 |
| 46 High Street | Fusion (Signage and Printing) | A1 |
| 44 & 44a High Street | Ark Property Management | A2 |
| 53 High Street | Clothes Shop | A1 |
| 40 High Street | Shamarka (Books, Crystals, Artwork) | A1 |
| 38 High Street | The Powder Puff | A1 |
| 36 High Street | Greengrocer | A1 |
| 43 High Street | The Forester | B1 |
| 41 High Street | Altered Images Hair Salon | A1 |
| 34 High Street | The IBIZA Sun Tanning Studio | A1 |
| 12 Wesley Road | Vacant | Vacant |
| 37-39 High Street | Curry Leaf Indian Takeaway | A5 |
| 35 High Street | Mark Harper MP Office | B1 |
| 33a High Street | Forest Legal | A2 |

| | | |
|--------------------|----------------------------------|----------------|
| 31 High Street | Cutting Edge Hair & Beauty | A1 |
| 29 High Street | Nails and Beauty | A1 |
| 27 High Street | Golden Lion Pub | A4 |
| 27a High Street | Forest Sweets | A1 |
| 25 High Street | Lloyds Bank | A2 |
| Westgate Stores | The Original Factory Shop | A1 |
| Police Station | Police Station | Sui Generis |
| 23 High Street | Scoops Cards | A1 |
| 21a High Street | Bidmead Cook | A2 |
| 21b High Street | Monmouthshire Building Society | A2 |
| 17-19 High Street | TSB Bank | A2 |
| 15a High Street | KJT Residential - Estate Agents | A2 |
| 13 High Street | Costcutter | A1 |
| 11 High Street | Jasmine Café | A3 |
| 5 Heywood Road | Dean Forest Hospice Charity Shop | A1 |
| 3 Heywood Road | Sue Ryder Care Charity Shop | A1 |
| 1a Heywood Road | SAJ Indian Takeaway | A5 |
| 1b Heywood Road | Fork 'n' Spoon Chinese Takeaway | A5 |
| 1 Market Street | Real Deal | A1 |
| 3 Market Store | Mel's Top Cutz | A1 |
| 5-7 Market Street | Carpenters - DIY Store | A1 |
| 9-11 Market Street | Boots Pharmacy | A1 |

| | | |
|-----------------------------------|---------------------------------|---------------|
| 13 Market Street | Wyedean Healthfoods | A1 |
| 15 Market Street | The Sewing Room | A1 |
| 17 Market Street | Taylors Jewellers | A1 |
| 19 Market Street | AB FAB Flooring | A1 |
| Lower Ground Kiosk, Market Street | Truly Scrumptious Baguette Shop | A3 |
| Upper Kiosk, Market Street | The Barber Shop | A1 |
| 21 Market Street | C+J's Bakery | A3 |
| 23 Market Street | Vacant | Vacant |
| 25 Market Street | Elsa's Pet Shop | A1 |
| 31a Market Street | Candi | A1 |
| 37a Market Street | Reptiles and Aquatics Angling | A1 |
| 1a Victoria Street | RMD Key Cutting | A1 |
| 1 Commercial Street | Soldiers and Sailors Club | D1 |
| 16 Commercial Street | Bowketts Off License | A1 |
| 14 Commercial Street | Gwyn Jones + Co. Solicitors | A2 |
| 6 Commercial Street | The Chippy, Cinderford | A5 |
| 4 Commercial Street | Vacant | Vacant |
| 3 Commercial Street | RMD Computer Repairs | A1 |
| 2 Commercial Street | Vacant | Vacant |
| 26a Market Street | Ensors Butchers | A1 |
| 26 Market Street | My Dentist Dental Care | D1 |
| 16-18 Market Street | Premier | A1 |

| | | |
|----------------------------|--------------------------------|---------------|
| 14 Market Street | Addictive Tattoos | Sui Generis |
| 12 Market Street | Kayla's Gifts | A1 |
| 10a Market Street | Vintage Rose Florist | A1 |
| 8 Market Street | The Doghouse | A4 |
| 8c Market Street | Forest Bumps Café | A3 |
| 6 Market Street | Vacant | Vacant |
| 22 High Street | Camerons Butchers | A1 |
| 20 High Street | Lotus Restaurant | A3 |
| 18 High Street | The Crusty Loaf Bakery | A3 |
| 16 High Street | Forest Carpets | A1 |
| 14 High Street | Dave and Jean Jackson Butchers | A1 |
| 12 High Street | Pick-a-Pizza | A5 |
| 10 High Street | Cinderford Kebab and Pizza | A5 |
| 8 High Street | McColl's Newsagents | A1 |
| 6 High Street | Age Concern | A1 |
| 4 High Street | Betfred | A2 |
| 2 High Street | Gordon Blake Funeral Directors | A1 |
| 2a High Street | Dial-a-Ride Charity Shop | A1 |
| Cinderford Delivery Office | Post Office | A1 |
| Woodside Street | Ripping Yarns | A1 |
| 3 Woodside Street | Art Space Cinderford Gallery | D1 |
| 1 Woodside Street | David Kear Opticians | D1 |

| | | |
|---|--|---------------|
| 1 Belle Vue Road | Vacant | Vacant |
| 2a Belle Vue Road | Vacant | Vacant |
| 3 Belle Vue Road | Locksmith | A1 |
| The Palace Cinema | Cinema | D2 |
| 9 High Street | Refurbishment - to Fishmongers | A1 |
| 7 High Street | Seafresh Fish and Chips | A5 |
| 3-5 High Street | Pitman Blackstock and White Solicitors | A2 |
| 1 High Street | The Fern Ticket | A3 |
| 2 Dockham Road | Grindles Coaches | B1 |
| 4 Dockham Road | Dean Estate Agents | A1 |
| 6 Dockham Road | Cut 'N' Dry Hair Dressers | A1 |
| 1 Berisford Court, Dockham Road | The Cash Exchange | A1 |
| 2-3 Berisford Court, Dockham Road | NFU Mutual | A2 |
| 4-5 Berisford Court, Dockham Road | Cutting Edge Hair and Beauty Salon | A1 |
| 6 Berisford Court, Dockham Road | Muzo's Café Bar and Restaurant | A3 |
| Health Centre, Dockham Road | Health Centre Dockham Road | D1 |
| The County Store, Dockham Road | Co-operative Foodstore | A1 |
| Rugby Club, Dockham Road | Rugby Club Dockham Road | D1 |
| Cinderford Methodist Church, Belle Vue Road | Cinderford Methodist Church | D1 |
| Wesley Hall, Belle Vue Road | Wesley Hall | D1 |
| 4 Belle Vue Road | Offices | D1 |
| 6 Belle Vue Road | Offices | D1 |

| | | |
|-----------------------------------|---------------------|----|
| Library, Belle Vue Road | Library | D1 |
| Royal Forest Centre, Dockham Road | Royal Forest Centre | D1 |

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, 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.