

# COLEFORD TOWN CENTRE AUDIT REPORT

2017

Regeneration Services  
Forest of Dean District Council



# 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'. 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

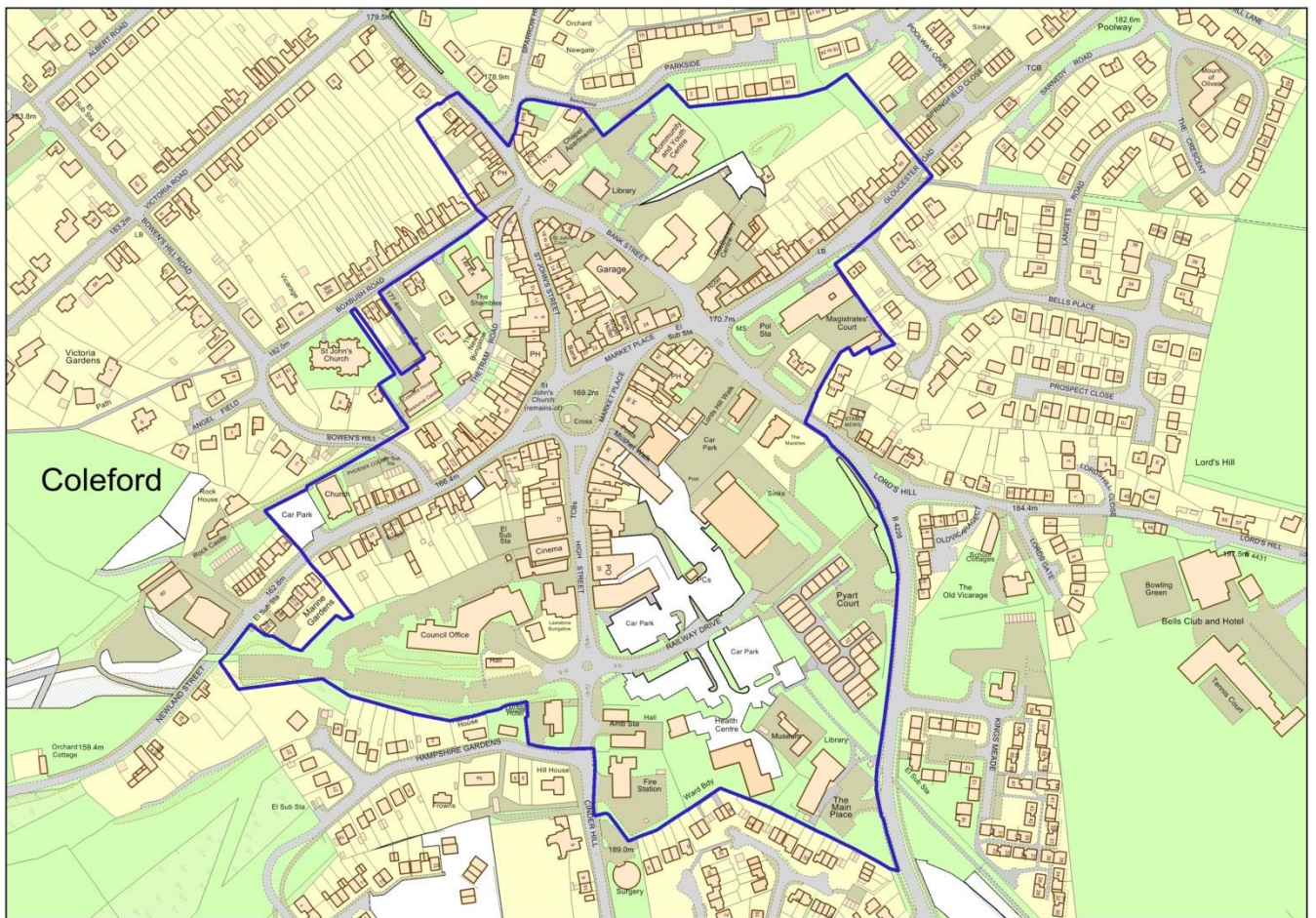
Evening/Night Time Economy

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

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## 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 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 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 |
|------|------|------|------|------|------|------|------|
| 47   | 53   | 52   | 40   | 60   | 40   | 31   | 29   |

2.1.1.2 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                                  | 5.7.17<br>(Weds) | DATE/TIME         | 7.7.17<br>(Fri) | DATE/TIME         | 8.7.17<br>(Sat) |
|--|------------------|-------------------|-----------------|-------------------|-----------------|
| 10.30 – 10.40                              | 47               | 10.30 – 10.40     | 45              | 10.30 – 10.40     | 56              |
| 10.40 – 10.50                              | 32               | 10.40 – 10.50     | 50              | 10.40 – 10.50     | 34              |
| 10.50 – 11.00                              | 37               | 10.50 – 11.00     | 53              | 10.50 – 11.00     | 54              |
| 11.00 – 11.10                              | 49               | 11.00 – 11.10     | 53              | 11.00 – 11.10     | 46              |
| 11.10 – 11.20                              | 56               | 11.10 – 11.20     | 50              | 11.10 – 11.20     | 41              |
| 11.20 – 11.30                              | 46               | 11.20 – 11.30     | 46              | 11.20 – 11.30     | 49              |
| <b>TOTAL</b>                               | <b>267</b>       | <b>TOTAL</b>      | <b>297</b>      | <b>TOTAL</b>      | <b>280</b>      |
| <b>10 min ave</b>                          | <b>45</b>        | <b>10 min ave</b> | <b>50</b>       | <b>10 min ave</b> | <b>47</b>       |
| <b>WEEKLY AVERAGE (per 10 minutes): 47</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   |
|--------|---|
| 5.7.17 | Sunny and Warm, Police & Crime Commissioner Mobile Van        |
| 7.7.17 | Sunny and Warm, Small Country Market – Clock Tower            |
| 8.7.17 | Sunny and Warm, Small Country Market – Cooperative Food Store |

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

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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> |
|----------------|------------------------------------|
| July 2016      | 10,765                             |
| August 2016    | 11,028                             |
| September 2016 | 11,992                             |
| October 2016   | 9,896                              |
| November 2016  | 10,542                             |
| December 2016  | 8,523                              |
| January 2017   | 10,522                             |
| February 2017  | 9,463                              |
| March 2017     | 12,552                             |
| April 2017     | 9,621                              |
| May 2017       | 7,826                              |

### **Newland Street**

| <b>MONTH</b>   | <b>NO. OF TICKETS OF PURCHASED</b> |
|----------------|------------------------------------|
| July 2016      | 892                                |
| August 2016    | 820                                |
| September 2016 | 1,011                              |
| October 2016   | 929                                |
| November 2016  | 911                                |
| December 2016  | 836                                |
| January 2017   | 787                                |
| February 2017  | 813                                |
| March 2017     | 828                                |
| April 2017     | 895                                |
| May 2017       | 805                                |

## 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 Offer

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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.

3.1.7 The data indicates that Use Class A1 (Shops) has the highest retail offer. There has been a decrease in A2 and A3 usage (Financial & Professional Services, Restaurants and Cafes). The following usage has increased, A4, A5, B1, D1 and Sui Generis (Drinking Establishments, Hot Food Takeaways, Business, Non-residential institutions).

**Coleford Use Class Order 2017:**

| USE CLASS    | NO. OF UNITS | % WITHIN EACH CLASS |
|--------------|--------------|---------------------|
| A1           | 63           | 46                  |
| A2           | 18           | 13                  |
| A3           | 9            | 7                   |
| A4           | 5            | 3                   |
| A5           | 11           | 8                   |
| B1           | 2            | 2                   |
| D1           | 8            | 5                   |
| D2           | 1            | 1                   |
| Sui Generis  | 11           | 8                   |
| Vacant       | 9            | 7                   |
| <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 2017.

| FACILITY      | 2017 |
|---------------|------|
| Museum’s      | 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:**

Coleford Town Centre Christmas Lights Switch On Event – 2.12.16

**Temporary Event Notices:**

Feathers Hotel Coleford, Extension of hours - 24.09.2016

The Dog House Micro Pub, Coleford – 19.11.2016 - Extension of hours

Dog House, 13 - 15 St John Street, Live Music  
 13 - 15 St John Street - 22.12.2016  
 Coleford Town Centre – 10.06.2017 - Music Event, Coleford Day of Dancing

**Premises Licences:**

Xchange Restaurant, Lords Hill, Coleford Granted - 14.07.2017

3.3.6 Other events which have taken place within the town centre but are not listed above are:

- 18.2.17 – Sealed Knot Battle of Coleford Commemoration
- 17.4.17 – Coleford Carnival of Transport
- 23.4.17 – St. George’s Day Parade and Service
- 15.5.17 – 21.5.17 – Coleford Area Walking Festival
- 17.6.17 – Coleford Busking Festival
- 22.7.17 – 23.7.17 – Coleford Music Festival

**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 perceptions with actual reported crime statistics.

3.4.4 The data provides information on reported crime within Coleford 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 |
|-------------------------------------|--------|---------|--------|--------|--------|--------|--------|--------|--------|--------|
| <b>Violence and Sexual Offences</b> | 2      | 3       | 4      | 1      | 4      | 1      | 3      | 7      | 4      | 3      |
| <b>Anti-Social Behaviour</b>        | 3      | 1       | 10     | 6      | 5      | 4      | 6      | 4      | 8      | 4      |
| <b>Criminal Damage and Arson</b>    | 3      | -       | 2      | -      | -      | 1      | -      | 1      | -      | -      |

|                               |           |          |           |           |           |           |           |           |           |           |
|-------------------------------|-----------|----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|-----------|
| <b>Vehicle Crime</b>          | -         | -        | -         | -         | -         | -         | -         | -         | -         | -         |
| <b>Burglary</b>               | <b>2</b>  | -        | -         | <b>1</b>  | -         | -         | <b>2</b>  | <b>1</b>  | -         | -         |
| <b>Other Theft</b>            | <b>1</b>  | -        | <b>1</b>  | <b>2</b>  | -         | -         | <b>1</b>  | <b>2</b>  | -         | -         |
| <b>Drugs</b>                  | <b>1</b>  | <b>1</b> | -         | <b>1</b>  | -         | -         | -         | -         | <b>1</b>  | <b>1</b>  |
| <b>Robbery</b>                | -         | <b>1</b> | -         | -         | -         | -         | -         | -         | -         | -         |
| <b>Shoplifting</b>            | <b>3</b>  | <b>2</b> | <b>1</b>  | <b>4</b>  | <b>3</b>  | <b>3</b>  | <b>7</b>  | <b>7</b>  | <b>2</b>  | <b>6</b>  |
| <b>Other Crime</b>            | -         | -        | -         | -         | -         | <b>1</b>  | -         | -         | -         | -         |
| <b>Public Disorder</b>        | <b>2</b>  | -        | -         | -         | -         | <b>2</b>  | <b>3</b>  | <b>1</b>  | -         | <b>2</b>  |
| <b>Theft from a Person</b>    | -         | -        | -         | -         | -         | -         | -         | <b>1</b>  | -         | -         |
| <b>Possession of a Weapon</b> | -         | -        | -         | -         | -         | -         | <b>1</b>  | <b>3</b>  | -         | -         |
| <b>TOTAL</b>                  | <b>17</b> | <b>8</b> | <b>18</b> | <b>15</b> | <b>12</b> | <b>12</b> | <b>23</b> | <b>27</b> | <b>15</b> | <b>16</b> |

### 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 a Country Market on a Friday morning by the Clock Tower and on Saturday morning by the Co-operative Food store area.

3.5.5 A Thursday market was trialled in Coleford town centre this year, led by Coleford Business Association.

## 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.

#### **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 2017:**

| Vacant Unit Amount   | % of units that are Vacant |
|--|----------------------------|
| 9  | 7                          |
| <b>Units surveyed: 137</b>   |                            |
| 1 Gloucester Road<br>11a Gloucester Road<br>20 Market Place<br>10-14 Newland Street<br>4 Market Place<br>3 Market Place<br>5 High Street<br>27 High Street<br>15 Pyart Court |                            |

### 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 decreased slightly from last year's levels from 53 to 47. This is mainly due to the count reduction on Saturday.

Use class rates are steady with some minor variations, such as an increase in A3 use.

Vacancy rates continue to be lower the national average of 11.5% (Local Data Company). Vacancy now stands at 7%.

The report details data and information on the cultural and leisure offer within Coleford for 2017. Information and data will continue to be collected on a yearly basis to monitor how this contributes to local vitality. There has been an increase in the number of restaurants and cafes within the town centre from 6 to 9.

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.

## 6. Use Class Lists 2017

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| ADDRESS                    | SERVICE                           | USE CLASS      |
|----------------------------|-----------------------------------|----------------|
| 4 Sparrow Hill             | Sewing Solutions                  | A1             |
| 6 St Johns Court           | Oriental Garden                   | A5             |
| 9 St John's Court          | Art of Hair                       | A1             |
| Beales Garage, Bank Street | Beales Garage                     | Sui<br>Generis |
| 1 Bank House Street        | Forestry Commission               | B1             |
| Bank Street                | Café 16                           | A3             |
| Spout Garage, Spout Lane   | Paul Jones and Son Motors         | Sui<br>Generis |
| Kings Head, Bank Street    | Forest Recycling                  | A4             |
| <b>1 Gloucester Road</b>   | <b>Vacant – Redevelopment</b>     | <b>Vacant</b>  |
| <b>11a Gloucester Road</b> | <b>Vacant - Redevelopment</b>     | <b>Vacant</b>  |
| 11b Gloucester Road        | Scrufs to Crufts                  | A1             |
| 13 Gloucester Road         | Sarah's Kitchen Café              | A3             |
| 17 Gloucester Road         | Reckless Design Pot Painter       | 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          |
| The Shambles, The Tram Road     | Key Cut Shop                         | A1          |
| Telephone Exchange Box          | BT                                   | Sui Generis |
| 1 Tram Road                     | Raymond's Carpets                    | 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             | Mini Market                          | A1          |
| 19 St John's Street             | Tasty Cafe                           | A1          |
| 17a St John's Street            | Cash Exchange                        | A2          |
| 17 St John's Street             | The Tram Fish and Chip Shop          | A5          |
| 13-15 St John's Street          | The Doghouse                         | 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            |
| 16 St John's Street       | Opportunity Box                   | A1            |
| 14 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            |
| <b>20 Market Place</b>    | <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                    | Job Centre                               | A2 |
| 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             |
| <b>10-14 Newland Street</b> | <b>Vacant</b>                                  | <b>Vacant</b>  |
| Coleford Baptist Church     | Church   | D1             |
| 5 Newland Street            | Biker Dean Motorcycles                         | Sui<br>Generis |
| 5-6 Market Place            | Le Petit Hibou                                 | A3             |
| <b>4 Market Place</b>       | <b>Vacant</b>                                  | <b>Vacant</b>  |
| <b>3 Market Place</b>       | <b>Vacant</b>                                  | <b>Vacant</b>  |
| 1-2 Market Place            | The Crusty Loaf Bakery                         | A1             |
| 2 High Street               | Make a Cake                                    | A1             |
| High Street                 | Rose Day Nursery                               | D1             |
| 4 & 4a High Street          | James Wary Solicitors                          | A2             |
| 8 High Street               | GMT Mortgage Bureau & Financial<br>Consultancy | A2             |
| 10 High Street              | David Kear Opticians                           | A2             |
| 12 High Street              | Mikes Auto Services                            | Sui<br>Generis |
| 14 High Street              | Cinema   | D2             |
| St Johns Ambulance          | St Johns Ambulance                             | Sui<br>Generis |
| 1 High Street               | Steve Gooch Estate Agents                      | A2             |

|                                |                        |                |
|--------------------------------|------------------------|----------------|
| 3 High Street                  | Shirleys Den           | A1             |
| <b>5 High Street</b>           | <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                 | Scoop 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             |
| <b>27 High Street</b>          | <b>Vacant</b>          | <b>Vacant</b>  |
| Cadet centre                   | Cadet Centre           | Sui<br>Generis |
| Ambulance Station, High Street | Ambulance Station      | Sui<br>Generis |
| Fire Station                   | Fire Station           | Sui<br>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                  | Pet Salon              | A1             |

|                |                                  |                |
|----------------|----------------------------------|----------------|
| 5 Pyart Court  | Pet 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 | Mauds Fabric Finds               | A1             |
| 14 Pyart Court | Day Lewis Pharmacy               | A1             |
| 15 Pyart Court | Vacant                           | Vacant         |
| 16 Pyart Court | Bathroom Shop                    | A1             |
| 17 Pyart Court | Royal Forest Kitchens            | A1             |
| 18 Pyart Court | Nine Tattoo Studio               | Sui<br>Generis |
| 19 Pyart Court | Lettings Agent - Dean Properties | A2             |
| 20 Pyart Court | Offices                          | A2             |
| 21 Pyart Court | Black Rock Reptiles              | A1             |
| 22 Pyart Court | Vape Centre                      | A1             |
| 23 Pyart Court | Aspire Hair Salon                | A1             |
| 24 Pyart Court | Laundrette                       | A3             |





# 7 Use Class Order

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## 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.

