

# LYDNEY 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 Lydney 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

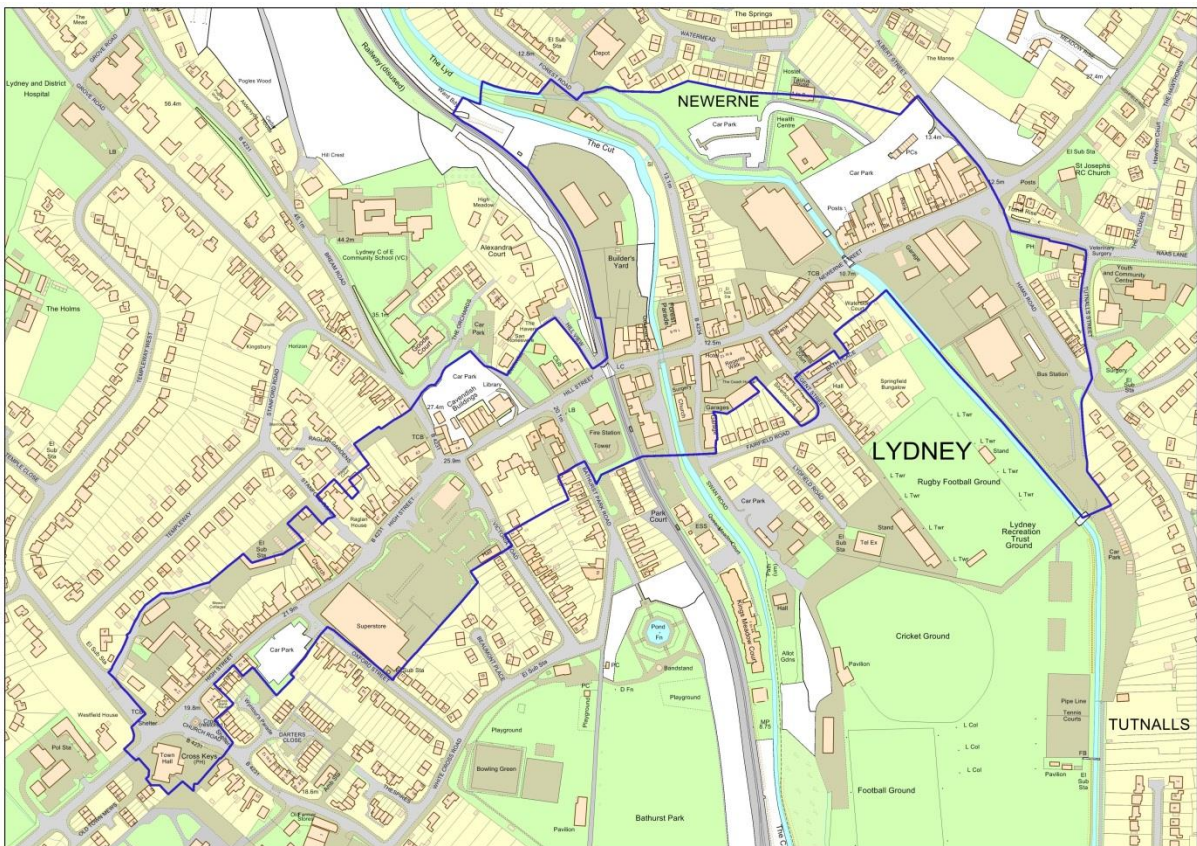
1.4 The town centre performance toolkit aims to monitor the performance of the town centre by collecting data on various themes which are reviewed annually, enabling a comparison of town centre performance.

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 Lydney town centre.

## 1.2 Lydney 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 onwards is as per the guidance stated in the 'Successful Town Centres – Developing Effective Strategies: Indicators Toolkit' document <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 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
51	67	52	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 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	11.7.18 (Weds)	DATE/TIME	13.7.18 (Fri)	DATE/TIME	14.7.18 (Sat)
10.30 – 10.40	36	10.30 – 10.40	44	10.30 – 10.40	77
10.40 – 10.50	42	10.40 – 10.50	53	10.40 – 10.50	95
10.50 – 11.00	39	10.50 – 11.00	30	10.50 – 11.00	52
11.00 – 11.10	26	11.00 – 11.10	52	11.00 – 11.10	46
11.10 – 11.20	45	11.10 – 11.20	68	11.10 – 11.20	55
11.20 – 11.30	60	11.20 – 11.30	50	11.20 – 11.30	56
<b>TOTAL</b>	<b>248</b>	<b>TOTAL</b>	<b>297</b>	<b>TOTAL</b>	<b>381</b>
<b>10 min ave</b>	<b>41</b>	<b>10 min ave</b>	<b>50</b>	<b>10 min ave</b>	<b>64</b>
<b>WEEKLY AVERAGE: 51</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
11.7.18	Hot and Sunny
13.7.18	Hot and Sunny
14.7.18	Hot and Sunny

2.1.2.2 Counts were conducted for an hour and footfall was recorded at 10 minute intervals. Counts were taken outside 65 Newerne Street.

## 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.

#### **Newerne Street**

<b>MONTH</b>	<b>NO. OF TICKETS OF PURCHASED</b>
June 2017	8151
July 2017	9474
August 2017	3869
September 2017	4534
October 2017	7225
November 2017	8581
December 2017	5373
January 2018	7284
February 2018	6210
March 2018	7228
April 2018	5076
May 2018	7743
June 2018	4866

#### **Bream Road**

<b>MONTH</b>	<b>NO. OF TICKETS OF PURCHASED</b>
June 2017	2792
July 2017	2134
August 2017	1499
September 2017	919
October 2017	1228
November 2017	1410
December 2017	919
January 2018	1180
February 2018	1079
March 2018	1370
April 2018	923
May 2018	1151
June 2018	808

## 3. Diversity & Vitality of Place

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The overall aim of 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.

**Lydney Use Class Order 2018:**

USE CLASS	NO. OF UNITS	% WITHIN EACH CLASS
A1	82	48%
A2	25	14.8%
A3	9	5.2%
A4	2	1%
A5	8	4.8%
B1	2	1%
B8	2	1%
D1	11	6.3%
D2	0	0%
Sui Generis	11	6.3%
Vacant	20	11.6%
<b>TOTAL</b>	<b>172</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 Lydney town centre for 2018.

FACILITY	2018
Museums	0
Art Galleries	0
Art Centre	0
Take Away	8
Restaurants and Cafés	9
Swimming Pools	0 (1 within walking distance of Town

	Centre)
Gyms	0 (1 within walking distance of Town Centre)
Cinemas	0
Theatres	0
Community Halls	2 (Town Hall and Naas Lane Community Hall)
Parks/Gardens	0 (2 within walking distance of Town Centre)
Games Arcade	0
Other Specialist Outlets	1 Library within the town centre boundary. Additionally there is an excellent Park, Recreation Grounds/facilities to include Tennis Courts, a lake and sports pitches all within walking distance of the town centre. Cricket, Football, Rugby, Angling and Tennis Clubs are also within walking distance of the Town Centre.

### 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 Lydney over the past year are as follows (dates noted may be the date the permission was granted rather than the event date). Please note, this list includes events held both within and just outside of the town centre boundary:

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

Lydney Hospital Fete – 21.06.2018  
Remembrance Parade

**Temporary Event Notices:**

Lydney Brew Church Road - 02.12.2017 Supply of alcohol with a Christmas Dinner

Fireworks Event

Lydney Festival

Summer Event

**Premises Licences:**

N/A –

### 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 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 Lydney Town Centre from June 2017 - April 2018.

	June 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>	3	4	6	4	4		1	4		6	7
<b>Anti-Social Behaviour</b>	7	11	6	8	5	8	2	12	13	8	18
<b>Criminal Damage and Arson</b>	3		1	4		1	3		2	6	3
<b>Vehicle Crime</b>			2								

<b>Burglary</b>	<b>2</b>	<b>3</b>	<b>1</b>			<b>2</b>	<b>1</b>	<b>1</b>			
<b>Other Theft</b>	<b>1</b>		<b>1</b>		<b>2</b>				<b>1</b>	<b>1</b>	<b>3</b>
<b>Drugs</b>		<b>1</b>							<b>2</b>	<b>1</b>	
<b>Robbery</b>							<b>1</b>				
<b>Shoplifting</b>	<b>2</b>	<b>6</b>	<b>6</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>2</b>
<b>Other Crime</b>											
<b>Public Disorder</b>		<b>1</b>		<b>1</b>	<b>2</b>	<b>1</b>			<b>1</b>	<b>1</b>	
<b>Theft from a Person</b>											
<b>Possession of a Weapon</b>											
<b>Bike Theft</b>					<b>1</b>						
<b>TOTAL</b>	<b>18</b>	<b>26</b>	<b>23</b>	<b>19</b>	<b>16</b>	<b>15</b>	<b>12</b>	<b>19</b>	<b>23</b>	<b>27</b>	<b>33</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 1 record of a Markets being held in Lydney – an outdoor market held on a Saturday.

## 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, 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:**

Cats Protection, 28a Newerne Street  
Age Concern, 3b Forest Parade Hill Street  
Age UK Charity Shop, 1 Newerne Street  
Dean Forest Hospice Charity, 17 Newerne Street  
Dial-a-Ride, Bus Station, Hams Road

#### **2017:**

Cats Protection, 28a Newerne Street  
Age Concern, 3b Forest Parade Hill Street  
Age UK Charity Shop, 1 Newerne Street



Dean Forest Hospice Charity, 17 Newerne Street  
Dial-a-Ride, Bus Station, Hams Road

**2016:**

Cats Protection, 28a Newerne Street  
Age Concern, 3b Forest Parade Hill Street  
Age UK Charity Shop, 1 Newerne Street  
Dean Forest Hospice Charity, 17 Newerne Street  
Dial-a-Ride, Bus Station, Hams Road

**2015:**

Cats Protection, 28a Newerne Street  
Age Concern, 3b Forest Parade Hill Street  
Age UK Charity Shop, 1 Newerne Street  
Dean Forest Hospice Charity, 17 Newerne Street  
Dial-a-Ride, Bus Station, Hams Road

**2014:**

Cats Protection, 28a Newerne Street  
Age Concern, 3b Forest Parade Hill Street  
Age UK, 1 Newerne Street  
Dean Forest Hospice, 17 Newerne Street  
Dial-a-Ride, Bus Station Hams Road  
Charity Shop, 13 Hill Street

**2013:**

Cats Protection, 28a Newerne Street  
Age UK, 1 Newerne Street  
Dean Forest Hospice, 17 Newerne Street  
Dial-a-Ride, Bus Station Hams Road  
Charity Shop, 13 Hill Street

**2008:**

Oxfam. 4 Forest Parade  
Dial-a-ride, 19 Hams Road  
Dean Forest Hospice, Hill Street  
Age Concern, 1 Newerne Street  
Cats Protection, 28a Newerne 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.

### LYDNEY VACANT UNITS 2018:

Vacant unit amount	% of units that are Vacant
20	11.6%
Units surveyed: 172	
5 Cavendish Buildings, Hill Street Kings Building (New) Coffee Bar, Hill Street 20 Hill Street X2 Regents Yard 5 Newerne Street 12 Newerne Street X2 Regents Walk, Newerne Street 23 Newerne Street 25a Newerne Street 51 Newerne Street Unit B, The Archway, Newerne Street 2-3 Hylton Court 5-6 Hylton Court 1a Hylton Court 23 Hams Road 27 Hams Road Supermarket, Hams Road	

## 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 Lydney town centre is not accredited as a purple flag location.

## 5. Conclusion

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

5.2 The ten minute average footfall figures have decreased from last year's figures on all days. The average is now 51 per 10 minutes, down from 67 in 2017 and closely matching 2016's figure.

5.3 Lydney 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. Use Class has stayed consistent with only minor variations.

5.4 The vacancy rate has increased from last year, now standing at 11.6%, closely in line with the UK High Street Vacancy Rate of 11.2% (Local Data Company).

5.5 Crime levels have remained broadly consistent with last year's data, although there are variations in levels from month to month. Violence and Sexual Offences, and Anti-Social Behaviour are the most common crimes recorded with the town centre.

# Appendix 1

## 6. Use Class Lists 2018

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ADDRESS	SERVICE	USE CLASS
Town Hall, High Street	Town Hall	D1
5 & 7 High Street	Bohemia Hair and Beauty	A1
11 High Street	Sundean Veterinary Clinic	D1
13 High Street	Tasty Bites Café	A3
15 High Street	Waggly Tails Grooming	A1
2 High Street	WPS Financial Group	A2
15b High Street	Imagitec Ltd	A1
15c High Street	Zizzoo - Office Stationary	A1
15 High Street	Alcock Watson Associates Chartered Accountants	A2
15a High Street	Mincost - Garden products	A1
15e High Street	Cycle Centre	A1
15e High Street	Steve Virgo Garden Machinery	A1
15f High Street	Equipment Hire Service	A1
17 High Street	Bigger Boss Music Store	A1
33 + 33a High Street	Yer Tiz - Antiques	A1
35 High Street	Golden Phoenix Chinese	A5
Tesco Store, High Street	Tesco Foodstore	A1
Baptist Church, High Street	Baptist Chapel	D1
41 High Street	Looby's Curtain Craft	A1
43 High Street	FDH Architects	A2

43a High Street	Reflections Hair Salon	A1
Stanford Road Garage	Car Garage	Sui Generis
47 High Street	Ferrino and Partners Estate Agents	A2
49 High Street	Sun Kissed Tanning Salon	A1
51 +53 + 55 High Street	Lydney Launderette	Sui Generis
Tesco Petrol Station	Tesco Petrol Station	Sui Generis
Victoria Centre	Community Lunches/Café	A3
2 Hill Street	Beauty Retreat Nail Retreat	A1
1 Hill Street	Inspirations	A1
1a Hill Street	Makinson and Co Accounts	A2
1 Cavendish Building, Hill Street	Kudos Hair Salon	A1
2 Cavendish Building, Hill Street	A.K.McCullagh and Sons Jewellers	A1
3 Cavendish Building, Hill Street	Bengal Balti Bangladeshi Takeaway	A5
4 Cavendish Building, Hill Street	Cavendish Dry Cleaners and Laundry Service	Sui Generis
5 Cavendish Building, Hill Street	<b>Vacant</b>	<b>Vacant</b>
5b Cavendish Building, Hill Street	<b>Vacant</b> (was Pitman Blackstock White)	<b>Vacant</b>
6 Cavendish Building, Hill Street	Pitman, Blackstock White Solicitors	A2
Lydney Library, Hill Street	Library	D1
8 Hill Street	Francis Law LLP Solicitors	A2
Kings Building	Arty Type	A1
Old Police Station, Hill Street	Signs 4 U	A1
Bungalow, Hill Street	3 Hill Street Club	D1
The Royal British Legion, Hill Street	3 Hill Street Club & Railway Restaurant	A3



Town Station Business Park	TJ Site Services	B8
Town Station Business Park	SWM Installation & Building Supplies	B8
Fire Station, Hill Street	Fire Station	Sui Generis
Unit 8 The Tindle Suite, Hill Street	The Forest of Dean & Wye Review	B1
Unit 6 The Tindle Suite, Hill Street	Wildin & co. Chartered Accountants	A2
Unit 3-4 The Tindle Suite, Hill Street	Betfred	A2
1, Kings Buildings	<b>Vacant</b> (was Kings Bar)	<b>Vacant</b>
Dental Surgery, Hill Street	Dentist	D1
Coffee Bar, Hill Street	Pulp Coffee Wine Bar – newly built unit (currently <b>vacant</b> – opening soon)	<b>Vacant</b>
Church, Swan Road	Church	D1
Mills and Walker Garage, Swan Road	Mills and Walker Garage, Swan Road	Sui Generis
The Swan Hotel, Newerne Street	The Swan Hotel Pub	A4
20 Hill Street	<b>Vacant</b>	<b>Vacant</b>
22 Hill Street	Zelish Hair & Beauty	A1
The Coach House, Swan Road	Ugly Duckling	A3
Regents Yard	Unique The Shoe Boutique	A1
	Vape Vixen	A1
	Herbal Ways	A1
	Lydney Bathrooms	A1
	Builders Junk	A1
	The Pet Bazaar	A1
	<b>Vacant</b>	<b>Vacant</b>
	<b>Vacant</b>	<b>Vacant</b>

Unit 1a Silverbourne Court, Regent Street	Co-operative Funeral Care	A2
2a Regent Street	Lydney Shoe Repairs	A1
16 Newerne Street	Motor World	A1
14 Newerne Street	Taylors Jewellers	A1
12 Newerne Street	<b>Vacant</b>	<b>Vacant</b>
5 Newerne Street	<b>Vacant</b> (was Bah Humbug)	<b>Vacant</b>
Regents Walk, Newerne Street	Mum's Beautiful Mess	A1
	Choice Cards	A1
	Coffee Local	A3
	Jarred's Barber Shop	A1
	Johnsons Property Contractors	B1
	Essentials Hair HALO (as of Jan 18)	A1
	Silver Chic Boutique	A1
	<b>Vacant</b>	<b>Vacant</b>
3 Regent Street, Chapel of Rest Regent Street	Funeral Directors	A1
18 Newerne Street	Forest Tackle	A1
20 Newerne Street	Griffin Griffiths Marshall Accountants	A2
22-24 Newerne Street	William Hill	A2
26 Newerne Street	DK Furnishings	A1
28 Newerne Street	Forest of Dean Mobility	A1
28a Newerne Street	Cats Protection Charity Shop	A1
32 Newerne Street	Raymond's Stores Clothes	A1
34 Newerne Street	Hot Stuff	A1
36 Newerne Street	Armstrong and North Opticians	D1

38a & b Newerne Street	The Bridge Café	A3
38c Newerne Street	Tucker Sandwiches	A1
38d Newerne Street	Arden Estate Agents	A2
6 bridge house Newerne street	Razors (Barbers)	A1
38e Newerne Street	Absolute Flooring	A1
Unit 2 Waterside Court, Newerne Street	Knockley Pet Shop	A1
9 Hill Street	David Kear Opticians	D1
11 Hill Street	Severn Valley Cycles	A1
13a Hill Street	Hairways	A1
13b Hill Street	Cream Xtends	A1
1 Forest Parade, Hill Street	Poppies Florist	A1
2 Forest Parade, Hill Street	The Worx hair Salon	A1
3 Forest Parade, Hill Street	D+M Pizza House	A5
3b Forest Parade, Hill Street	Age Concern	A1
4 Forest Parade, Hill Street	The Cash Exchange	Sui Generis
5 + 5a Forest Parade, Hill Street	Saffron Balti Restaurant	A3
6 Forest Parade, Hill Street	Lydney Charcoal Grill	A5
7 Forest Parade, Hill Street	Quick Stop Newsagents	A1
8 Forest Parade, Hill Street	Kunming Chinese Takeaway	A5
6a Forest Road	Light Fantastic DIY	A1
6a Forest Road	Ford Garage Thomas Bee	Sui Generis
1 Newerne Street	Age UK Charity Shop	A1
3 Newerne Street	Vape Escape	A1
5 + 7 Newerne Street	Aroha Lettings & Property	A2

5 Newerne Street	Box and Co Accountants	A2
9 Newerne Street	Bidmead Cook	A2
17 Newerne Street	Dean Forest Hospice Charity Shop	A1
19a Newerne Street	Absolute Hair Salon	A1
19b Newerne Street	The Dressing Room	A1
21 Newerne Street	Bryan James Insurance	A2
23 Newerne Street	<b>Vacant</b> (formerly Crazy Occasions)	<b>Vacant</b>
25 Newerne Street	Balanced Fitness & Beauty	A1
25a Newerne Street	<b>Vacant</b>	<b>Vacant</b>
27 Newerne Street	Big Red Barn Gift Shop	A1
29 Newerne Street	Polish Nail and Beauty	A1
30 Newerne Street	Robins Blackstock & Co. Solicitors	A2
31 Newerne Street	The Card Box	A1
33 Newerne Street, County Store	The Cooperative Food	A1
Lydney Health Centre	Lydney Health Centre	D1
41 Newerne Street	Lloyds Pharmacy	A1
43 + 43a Newerne Street	KJT Residential Estate Agents	A2
45 Newerne Street (First Floor)	No.45 Nails & Beauty	A1
47 Newerne Street	Bargain Booze	A1
48-49 Newerne Street	Amigos	A3
51 Newerne Street	<b>Vacant (was Natwest)</b>	<b>Vacant</b>
53 Newerne Street	Ruddy's Fish and Chips	A5
55 Newerne Street	Lloyds Bank	A2
59 Newerne Street	The Coventry Building Society	A2

61 Newerne Street	Kaplan's Café & Bistro	A3
63a Newerne Street	Willowdean Gifts	A1
63b Newerne Street	Greggs	A1
65 Newerne Street	Scott's Shoes	A1
67 Newerne Street	Martin's Newsagents	A1
67a Newerne Street	The Original Factory Shop	A1
69 Newerne Street	Pilkington White Estate Agents	A2
Unit 1 71 Newerne Street	Jimmy's Kitchen Chinese Takeaway	A5
Unit 2 71 Newerne Street	ME Damsel Stoves and Flues	A1
Unit 3 71 Newerne Street	ME Damsel Stoves and Flues	A1
Car Centre, Newerne Street	Car Sales/Car Wash	Sui Generis
a The Archway, Newerne Street	Nicholas Terry Estate Agents	A2
b The Archway, Newerne Street	<b>Vacant</b> (formerly Club Ginger Health & Fitness)	<b>Vacant</b>
2-3 Hylton Court, Newerne Street	<b>Vacant</b>	<b>Vacant</b>
5-6 Hylton Court, Newerne Street	<b>Vacant</b>	<b>Vacant</b>
1a Hylton Court, Newerne Street	<b>Vacant</b>	<b>Vacant</b>
1b Hylton Court, Newerne Street	BUPA Dental Care	D1
65 Newerne Street	The Flower Pot	A1
63C Newerne Street	Top to Toes	A1
Autumn Leaves Funeral Home, Albert St,	Gordon Blake Funeral Services	A2
Unit 2, Rear of 45 Newerne Street	The Little £1 Shop	A1
Exhaust + Tyres, Hams Road	Exhaust + Tyres	Sui Generis
Bus Station, Hams Road	Part - Dial A Ride Charity Shop	A1

13 Hams Road	Hannya Tattoo	Sui Generis
15 Hams Road	Espie Hair	A1
17 Hams Road	Be Lovely Beauty	A1
19 Hams Road	Vitality Mortgages Ltd	A2
21 Hams Road	Rominos Pizza Takeaway	A5
23 Hams Road	<b>Vacant</b>	<b>Vacant</b>
25 Hams Road	Great Wall Chinese Takeaway	A1
27 Hams Road	<b>Vacant</b>	<b>Vacant</b>
Greyhound Inn, Tuthill	Greyhound Inn Pub	A4
Hams Road	<b>Vacant (Old Tuffins/Nisa Supermarket)</b>	<b>Vacant</b>



# Appendix 2

## 7. 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.