

CINDERFORD TOWN CENTRE AUDIT REPORT

2018

Regeneration Services
Forest of Dean District Council



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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' <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.

1.1.2 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

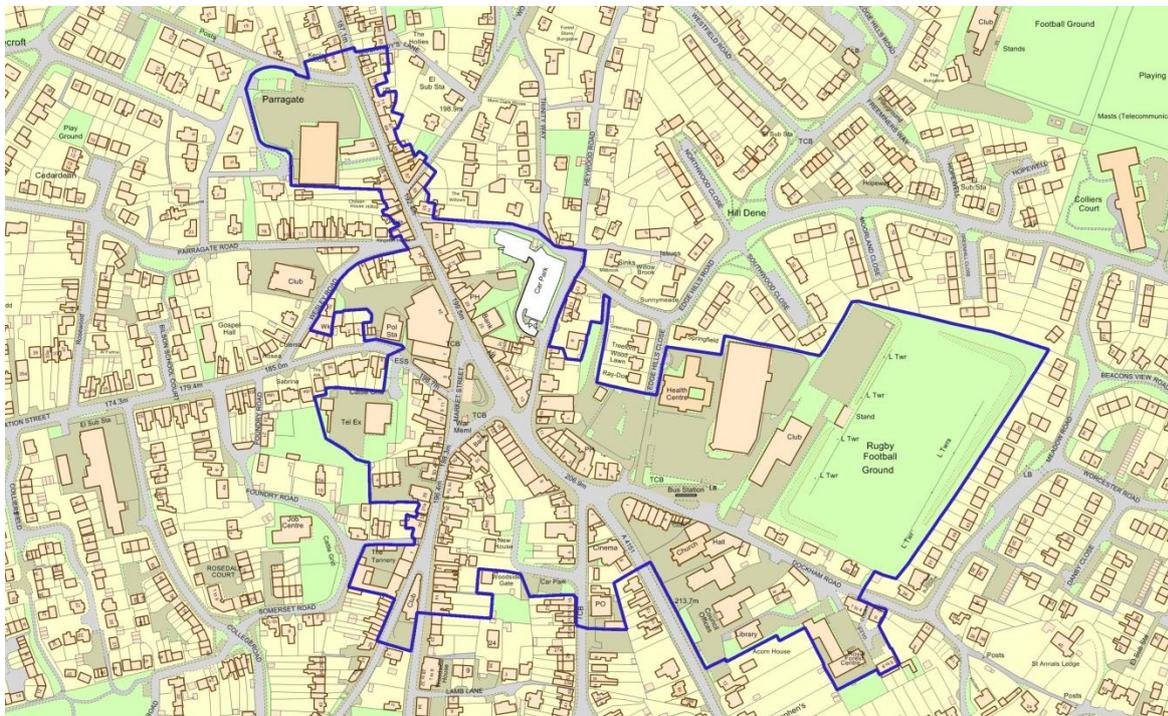
Vacant Shops Evening/Night Time Economy

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 Boundary

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



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 2018, 2017, 2016, 2015, 2014, 2013, 2009, 2008 and 1999. The 10 minute average has been calculated across the whole week (weekday and weekend counts).

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

The methodology used in 2013 and onwards is as per the guidance stated in the 'Successful Town

Centres – Developing Effective Strategies: Indicators Toolkit'. The methodology stated in this document should be used to repeat the data collection on an annual basis. Data was collected in one location on a Wednesday, Friday and Saturday for 1 hour starting at 10.30. Footfall was recorded for both sides of the street.

2.1.1 Summary Comparison

2.1.1.1 10 Minute Average Summary Comparison

2018	2017	2016	2015	2014	2013	2009	2008	1999
93	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 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	04.7.18 (Weds)	DATE/TIME	06.7.18 (Fri)	DATE/TIME	07.7.18 (Sat)
10.30 – 10.40	91	10.30 – 10.40	84	10.30 – 10.40	95
10.40 – 10.50	68	10.40 – 10.50	83	10.40 – 10.50	124
10.50 – 11.00	80	10.50 – 11.00	99	10.50 – 11.00	107
11.00 – 11.10	73	11.00 – 11.10	97	11.00 – 11.10	126
11.10 – 11.20	70	11.10 – 11.20	78	11.10 – 11.20	127
11.20 – 11.30	87	11.20 – 11.30	81	11.20 – 11.30	109
TOTAL	469	TOTAL	522	TOTAL	688
10 min ave	78	10 min ave	86	10 min ave	115
WEEKLY AVERAGE: (per 10 minutes): 93					

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

04.7.18	Hot and Sunny
06.7.18	Hot and Sunny
07.7.18	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 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
June 2017	4125
July 2017	5043
August 2017	2037
September 2017	2257
October 2017	2743
November 2017	3591
December 2017	1977
January 2018	3051
February 2018	2670
March 2018	2879
April 2018	2603
May 2018	3392
June 2018	1845

3. Diversity & Vitality of Place

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

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 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.

Cinderford Use Class Order 2018:

USE CLASS	NO. OF UNITS	% WITHIN EACH CLASS
A1	48	45%
A2	10	10%
A3	9	8%
A4	2	2%
A5	8	8%
B1	3	3%
D1	13	12%
D2	1	1%
Sui Generis	0	0%
Vacant	12	11%
TOTAL	106	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 2018.

FACILITY	2018
Museums	0
Art Galleries	1
Art Centre	1
Take Away	8
Restaurants and Cafés	9
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 -

8C Market Street. 31.12.2018 Extension of Hours
The Triangle, Cinderford - 27.08.2018 - Music Event

Road Closure Orders -

Christmas Parade – 25.11.2017

Premises Licences -

N/A

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 June 2017 - April 2018.

	Jun 17	July 17	Aug 17	Sep 17	Oct 17	Nov 17	Dec 17	Jan 18	Feb 18	Mar 18	Apr 18
Violence and Sexual Offences	7	5	6	6	7	1	4	3	8	3	4
Anti-Social Behaviour	8	3	12	7	9	8	6	9	10	8	8
Criminal Damage and Arson	1	2	1	1	2	1	3	1	1	2	2
Vehicle Crime		1				1					
Burglary				1					1	1	
Other Theft			2	2	1		1	2	2		
Drugs					2						
Robbery											
Shoplifting		1		1	1	2			1	2	1
Other Crime											

Public Disorder		1	2		2		1				1
Theft from a Person		2	1	1							
Possession of a Weapon	1										
TOTAL	18	15	24	19	24	13	15	15	23	16	16

3.4.5 This data is taken from the 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

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 currently a very small 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, 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 2018 and previous years.

2018:

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

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
12	11%
Units surveyed: 106	
67a High Street 23 Market Street 4 Commercial Street 2 Commercial Street 6 Market Street 2a Belle Vue Road 46 High Street 40 High Street 27a High Street 15 Market Street 14 Commercial Street 3 Commercial Street	

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 up this year from 63 to 93 (per 10 minute average). It should be noted that the weather on the days of this year's counts would have been better than in many of the previous years. Whilst we would expect to see more people walking around in the dry as opposed to the wet we cannot report with any certainty that more people have taken to their town centre as a direct result of this July's *unusually* hot weather.

Cinderford town centre's retail and commercial 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, decreasing slightly this year to 45% from last year's 49% however this is consistent with an overall decrease in the total number of units eligible for the count .

The vacancy rate has increased this year to 11% which is in line with the National Average for UK High Streets (11.2% Local Data Company). This is an increase on last year.

The report details data and information on the cultural and leisure offer within Cinderford for 2018. This has stayed consistent with last year's data collection. Information and data will continue to be collected on a yearly basis to monitor how this contributes to local vitality.

Overall the retail indicators are consistent with last year's data collection.

Appendix 1

6. Use Class Lists 2018

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	Vacant (was Fusion Signage and Printing)	Vacant
44 & 44a High Street	Ark Property Management	A2
53 High Street	Clothes Shop	A1
40 High Street	Vacant (Was Shamarka Books, Crystals, Artwork)	Vacant
38 High Street	Exquisite Nail & Beauty	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
37-39 High Street	Curry Leaf Indian Takeaway	A5
35 High Street	Mark Harper MP Office	B1
33a High Street	A1 Mobile	A1

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	Vacant	Vacant
25 High Street	Lloyds Bank	A2
Westgate Stores	The Original Factory Shop	A1
23 High Street	Scoops Cards	A1
21a High Street	Bidmead Cook	A2
21b High Street	Bidmead Cook	A2
17-19 High Street	Lloyds 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	Vacant (was The Sewing Room)	Vacant
17 Market Street	Taylor's 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	Bowkett's Off License	A1
14 Commercial Street	Vacant (Was Gwyn Jones + Co. Solicitors)	Vacant
6 Commercial Street	The Chippy, Cinderford	A5
4 Commercial Street	Vacant	Vacant
3 Commercial Street	Vacant (Was RMD Computer Repairs)	Vacant
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	Vape It Easy	A1

12 Market Street	Digital Forest Web Cafe	A3
10a Market Street	Vintage Rose Florist	A1
8 Market Street	The Doghouse (Micro Pub)	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
3 Woodside Street	Art Space Cinderford Gallery	D1
1 Woodside Street	David Kear Opticians	D1
1 Belle Vue Road	Ripping Yarns	A1
2a Belle Vue Road	Vacant	Vacant

3 Belle Vue Road	Locksmith	A1
The Palace Cinema	Cinema	D2
9 High Street	Cameron's Quality Fish and Game	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	Gwyn James Solicitors (since Nov 17)	A2
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

Appendix 2

7. Use Class Order

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.