

2013 & 2014

LYDNEY:

RETAIL
PATHFINDER
TOOLKIT



LYDNEY: RETAIL PATHFINDER TOOLKIT ANNUAL REPORT 2013 & 14

This report follows the guidelines laid out in the 'Successful Town Centres – Downloading Effective Strategies – Indicators Toolkit'. The report presents key findings which can be used to annually evaluate the effectiveness of Lydney Town Centre. This report has been prepared by Regeneration Services, Forest of Dean District Council.

1. INTRODUCTION

1.1 Town and City centres are complex places that serve a wide range of people and purposes. The importance of healthy vibrant town centre 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.

1.2 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.

1.3 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 centre so that they, in turn, provide a healthy sustainable environment for the business and communities who depend on them.

1.4 Successful Town Centres – Developing Effective Strategies: Indicators Toolkit

1.4.1 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.

1.4.2 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.

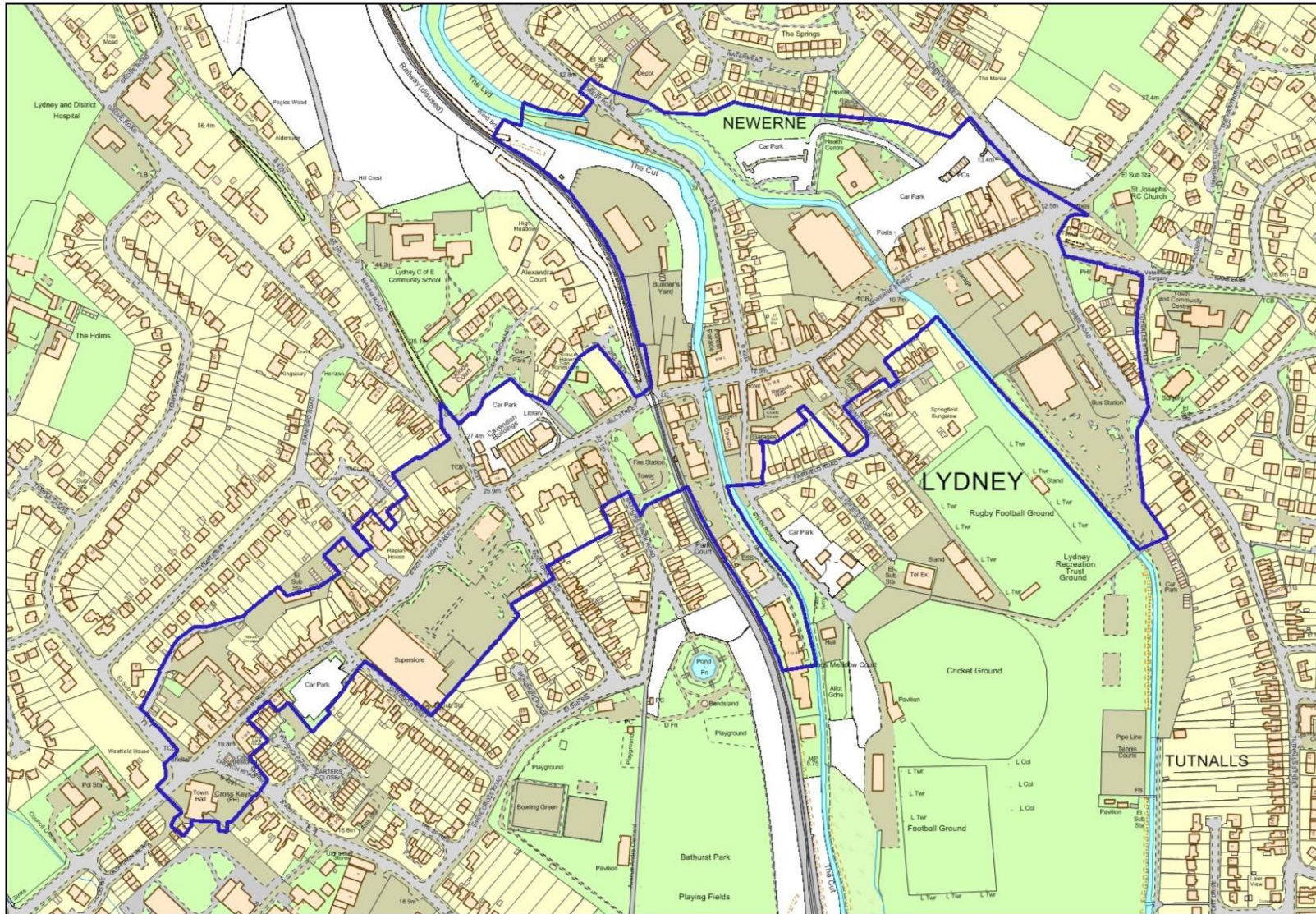
1.4.3 The indicators toolkit advises that a numbers of indicators are assessed. This report monitors the following indicators:

Footfall	Reported Crime
Markets	Car Parking
Retail Offer	Culture and Leisure Offer
Events	Charity Shops
Vacant Shops	Evening/Night Time Economy

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

1.4.5 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.

LYDNEY TOWN CENTRE BOUNDARY



2. PEOPLE AND FOOTFALL

2.1 The overall aim of obtaining this data is to provide an assessment of who comes to visit the town centre, what their socio-economic background is likely to be, how close they feel to the people around them in terms of community cohesion and how they travel to the town centre.

2.2 The town centre's car parking capacity (in and around the town centre) is also 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 malls.

2.3 Footfall

2.3.1 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 college, to the cinema or for a meal, accessing public services, visiting friends or simply passing through.

2.3.2 Footfall is often linked to the level of attractiveness of a location and its ability to satisfy customer and visitor needs and expectations successfully.

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

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

2.3.5 The methodology used in 2014 & 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

2.3.6 10 Minute Average Summary Comparison – 2014, 2013, 2009, 2008, 1999

2014	2013	2009	2008	1999
72	51	65	63	126

2.3.7 The following information indicates the breakdown of the footfall counts for each recorded year. The 2014 & 2013 weekday footfall counts were recorded on Wednesday, Friday and Saturday. The 2009 weekday footfall counts were recorded on Wednesday and Saturday. The 2008 weekday footfall counts were recorded on Monday and Saturday. The 1999 counts were recorded on Friday and Saturday.

2.3.8 Footfall Count Breakdown – 2014

DATE/TIME	9.7.14 (Weds)	DATE/TIME	11.7.14 (Fri)	DATE/TIME	12.7.14 (Sat)
10.30 – 10.40	71	10.30 – 10.40	80	10.30 – 10.40	55
10.40 – 10.50	65	10.40 – 10.50	82	10.40 – 10.50	83
10.50 – 11.00	78	10.50 – 11.00	77	10.50 – 11.00	78
11.00 – 11.10	77	11.00 – 11.10	65	11.00 – 11.10	67
11.10 – 11.20	74	11.10 – 11.20	67	11.10 – 11.20	74
11.20 – 11.30	70	11.20 – 11.30	71	11.20 – 11.30	63
TOTAL	435	TOTAL	442	TOTAL	420
10 min average	73	10 min average	74	10 min average	70
WEEKLY AVERAGE: 72					

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

9.7.14	Cloudy, Sunny Spells
11.7.14	Sunny and Warm
12.7.14	Sunny and Warm

Counts were conducted for an hour and footfall was recorded at 10 minute intervals. Counts were taken outside 65 Newerne Street and both sides of the street were counted.

2.3.9 Footfall Count Breakdown – 2013

DATE/TIME	6.11.13 (Weds)	DATE/TIME	8.11.13 (Fri)	DATE/TIME	9.11.13 (Sat)
10.30 – 10.40	55	10.30 – 10.40	53	10.30 – 10.40	78
10.40 – 10.50	31	10.40 – 10.50	38	10.40 – 10.50	82
10.50 – 11.00	33	10.50 – 11.00	37	10.50 – 11.00	71
11.00 – 11.10	32	11.00 – 11.10	51	11.00 – 11.10	57
11.10 – 11.20	29	11.10 – 11.20	53	11.10 – 11.20	58
11.20 – 11.30	35	11.20 – 11.30	69	11.20 – 11.30	57
TOTAL	215	TOTAL	301	TOTAL	403
10 min average	36	10 min average	50	10 min average	67
WEEKLY AVERAGE: 51					

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

6.11.13	Rain (Medium – Heavy)
8.11.13	Heavy Rain & Cold
9.11.13	Heavy Rain

Counts were conducted for an hour and footfall was recorded at 10 minute intervals. Counts were taken outside 65 Newerne Street and both sides of the street were counted.

2.3.9 Footfall Count Breakdown – 2009

The weather conditions were noted when gathering footfall data. They are as follows:

5.8.09	No data
8.8.09	Sunny

Counts were conducted in a 10 minute slot within each hour. One count was taken each hour for 3 hours. The counts highlighted in green are comparable timings to the counts undertaken in 2014 & 2013. Counts were taken outside 65 Newerne Street. Counts were then multiplied by 1.5 to get the total for both sides of the street (which is shown). For example: Hour 10.00 – 11.00, Counts were taken between 10.50 – 11.00.

DATE/TIME	5.8.09 (Weds)	DATE/TIME	8.8.09 (Sat)
10.43 – 10.53	61	10.50 – 11.00	68
11.25 – 11.35	59	11.00 – 11.10	59
12.41 – 12.51	58	12.00 – 12.10	49
TOTAL	178	TOTAL	176
WEEKLY AVERAGE: 65			

2.3.10 Footfall Count Breakdown – 2008

The weather conditions were noted when gathering footfall data. They are as follows:

15.9.08	Dry, Cloudy, Bright
20.9.08	Sunny and Warm

Counts were conducted in a 10 minute slot within each hour. One count was taken each hour for 3 hours. The counts highlighted in green are comparable timings to the counts undertaken in 2014 & 2013. Counts were taken outside 65 Newerne Street. Counts were then multiplied by 1.5 to get the total for both sides of the street (which is shown). For example: Hour 10.00 – 11.00, Counts were taken between 10.50 – 11.00.

DATE/TIME	15.9.08 (Mon)	DATE/TIME	20.9.08 (Sat)
10.30 – 10.40	57	10.50 – 11.00	68
11.30 – 11.40	56	11.40 – 11.50	90

12.00 – 12.10	60	12.40 – 12.50	50
TOTAL	163	TOTAL	208
WEEKLY AVERAGE: 63			

2.3.11 Footfall Count Breakdown – 1999

Please note the methodology used for the 1999 counts is significantly different from the methodology used for the 2013, 2009 and 2008 assessment.

Readings were counted for 24 minutes out of 6 hours, between the hours of 10.00 – 17.00.

Count sites are the same locations as the 2014, 2013, 2009 and 2008 assessment. The count sites were separated in the 1999 assessment for these 2 sites; Post Office, Hilton Court/Newerne Street & 65 Newerne Street.

The figures quoted are grossed up by a factor of 15; this is equal to the sampling fraction, i.e. 15 x 24 minutes = 360 minutes (6 hours).

The figures detailed are for 6 hours, this has subsequently been split down into 1 hour counts and 10 minute counts to offer a comparison to the 2013, 2009 and 2008 count data.

Post Office, Hylton Court/Newerne Street:

DATE:	29.1.99	DATE:	30.1.99
(Weekday)		(Weekend)	
6 hours	2730	6 hours	3180
1 hour	455	1 hour	530
10 minutes	76	10 minutes	88

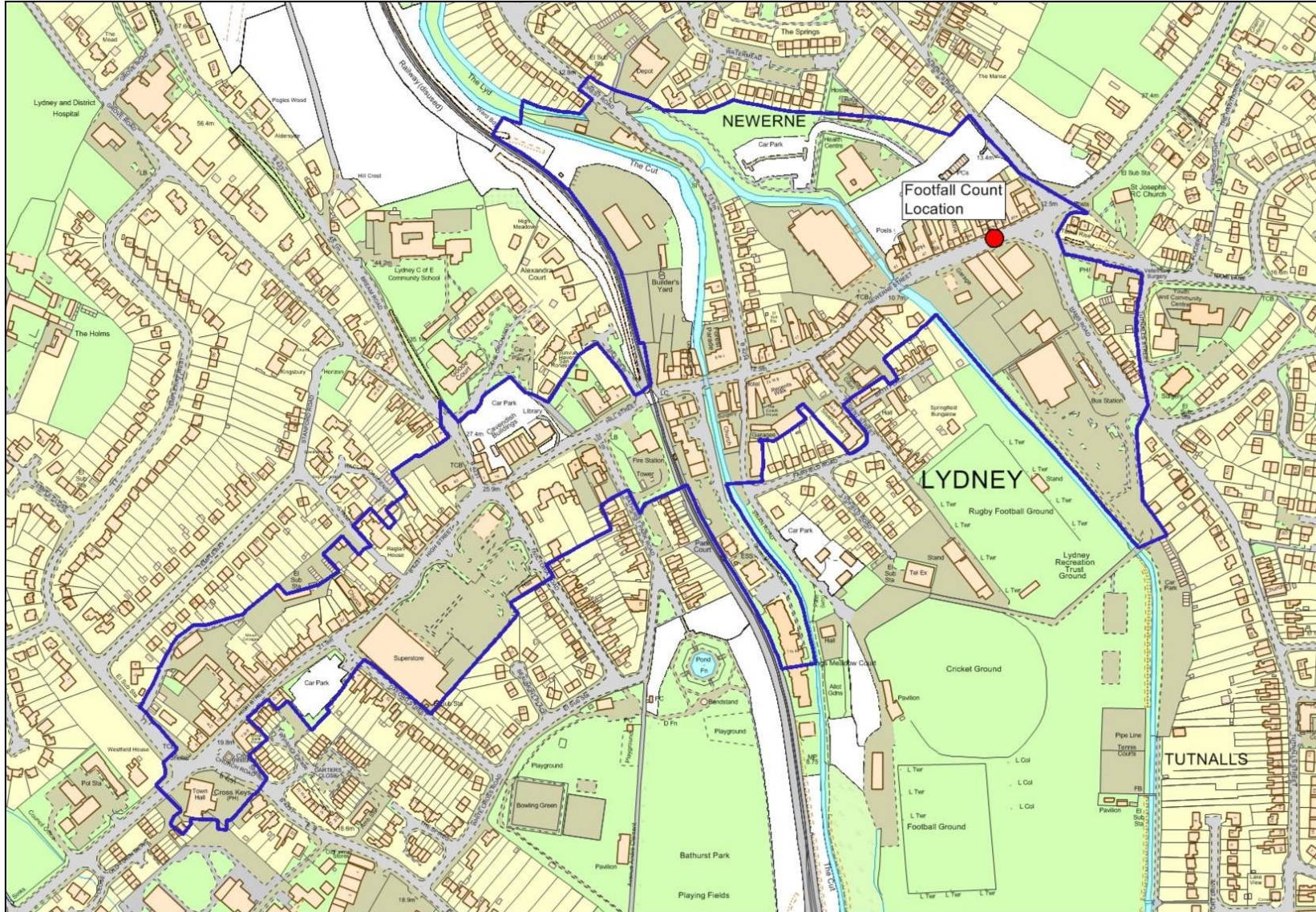
65 Newerne Street:

DATE:	29.1.99	DATE:	30.1.99
(Weekday)		(Weekend)	
6 hours	1430	6 hours	1740
1 hour	238	1 hour	290
10 minutes	40	10 minutes	48

Total of both sites:

DATE:	29.1.99	DATE:	30.1.99
(Weekday)		(Weekend)	
6 hours	4160	6 hours	4920
1 hour	693	1 hour	820
10 minutes	116	10 minutes	136
WEEKLY AVERAGE: 126			

LYDNEY FOOTFALL COUNT LOCATION



2.4 Car Parking

- 2.4.1 This indicator refers to the total public car parking capacity and usage in and around the town centre.
- 2.4.2 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.
- 2.4.3 Measuring and monitoring the level of car park usage, along with footfall and retail sales 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 and versus perceived variances of activity and the impact of initiatives like events, special offers and the arrival or departure of high profile businesses.
- 2.4.4 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.
- 2.4.5 The following table provides a breakdown of Newerne Street and Bream Road car park usage on a month by month basis from July 2012 to September 2014.

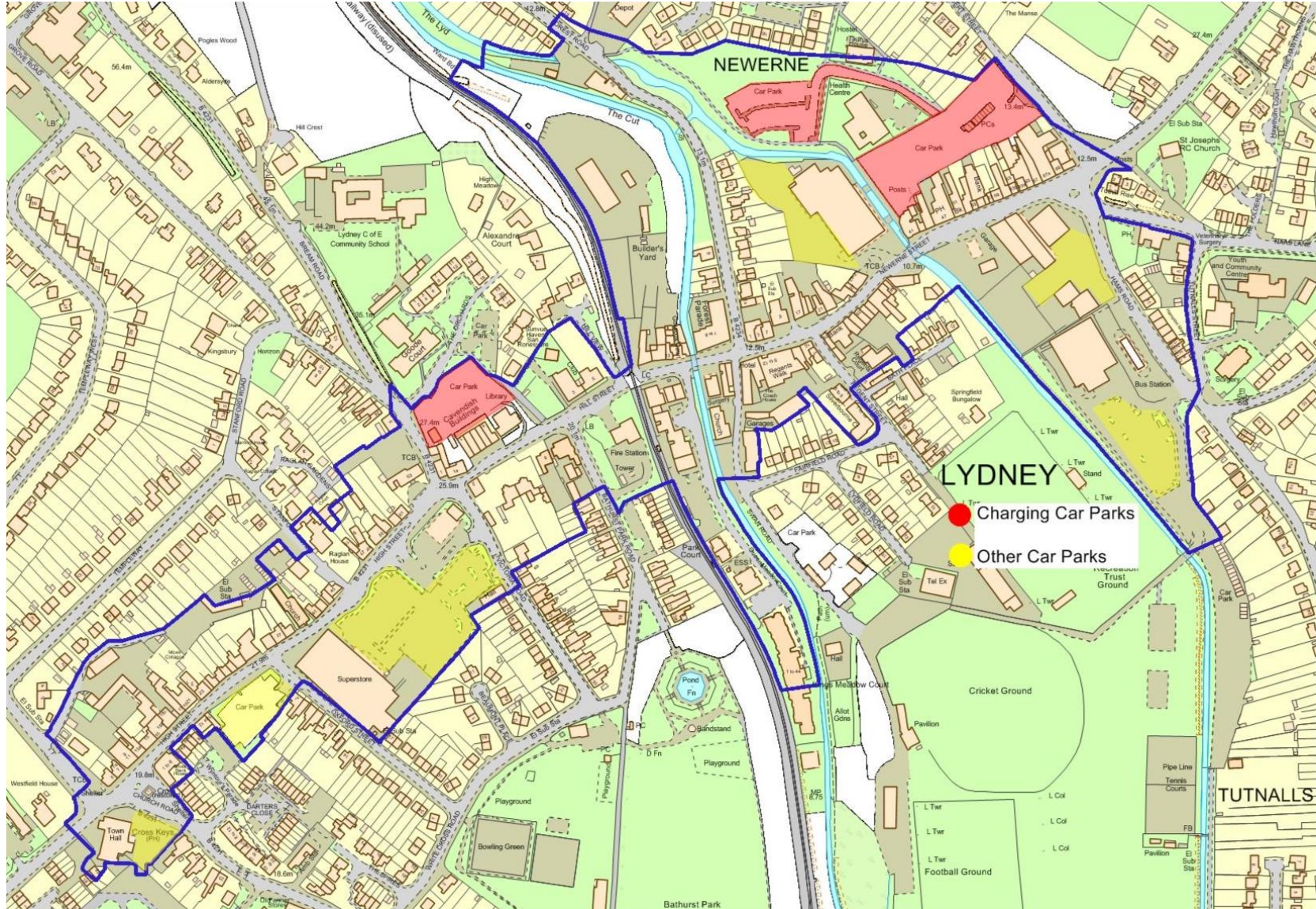
Newerne Street

MONTH	TICKETS PURCHASED	MONTH	TICKETS PURCHASED
July 2012	9465	September 2013	13425
August 2012	9352	October 2013	18727
September 2012	8812	November 2013	14282
October 2012	8925	December 2013	12178
November 2012	7181	January 2014	15357
December 2012	6633	February 2014	6408
January 2013	7010	March 2014	7106
February 2013	6928	April 2014	7316
March 2013	8733	May 2014	8305
April 2013	8276	June 2014	8463
May 2013	8563	July 2014	8245
June 2013	8164	August 2014	4031
July 2013	14330	September 2014	6648
August 2013	16968		

Bream Road

MONTH	TICKETS PURCHASED	MONTH	TICKETS PURCHASED
July 2012	1548	September 2013	1361
August 2012	1346	October 2013	1733
September 2012	1404	November 2013	1327
October 2012	1479	December 2013	1192
November 2012	1529	January 2014	1246
December 2012	1089	February 2014	1211
January 2013	1294	March 2014	1134
February 2013	1114	April 2014	1127
March 2013	1357	May 2014	1394
April 2013	1361	June 2014	1383
May 2013	1417	July 2014	1708
June 2013	1483	August 2014	1019
July 2013	1477	September 2014	829
August 2013	1533		

LYDNEY – CAR PARKING



3. DIVERSITY AND VITALITY OF PLACE

- 3.1 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 it daytime, evening and night-time economies.
- 3.2 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.
- 3.3 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.
- 3.4 The 'Diversity and Vitality of Place' section covers the following key items; Retail Offer, Culture and Leisure Offer, Events, Reported Crime and Markets.
- 3.5 **Retail Offer**
- 3.5.1 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.
- 3.5.2 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.
- 3.5.3 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 day-time and night-time/evening economies.
- 3.5.4 This indicator helps to identify gaps in the retail offer that could be targeted for inward investment or start up support and is information that potential providers will find valuable.
- 3.5.5 The indicator also provides its users with the means to monitor whether their town centre is becoming too dominated by a single type of retail offer (e.g. pound shops, charity shops, pubs/bars).
- 3.5.6 The retail offer is broken down in to 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

3.5.7 It should be noted that the number of units recorded differs between 2013 and 2008. This may be as a result of the division of shop units, or variation on the area assessed.

3.5.8 The retail offer within Lydney was recorded for 2014, 2013 and 2009. The retail Use Class Order breakdown is as follows:

USE CLASS	2014	
	NUMBER OF UNITS	% WITHIN EACH CLASS
A1	69	41
A2	29	17
A3	13	8
A4	3	2
A5	11	7
B1	2	1
B8	1	0.5
D1	12	7
D2	1	0.5
Sui Generis	8	5
Vacant	18	11
TOTAL	167	100

USE CLASS	2013		2008	
	NUMBER OF UNITS	% WITHIN EACH CLASS	NUMBER OF UNITS	% WITHIN EACH CLASS
A1	71	44.7	75	49
A2	23	14.4	20	13
A3	11	6.9	12	8
A4	2	1.3	5	3
A5	10	6.3	9	6
B1	2	1.3	3	2
B8	1	0.6	0	0
D1	12	7.5	8	5
D2	1	0.6	2	1
Sui Generis	10	6.3	6	4
Vacant	16	10.1	14	9
TOTAL	159	100	154	100

3.5.9 The data indicates that Use Class A1 (Shops) has the highest retail offer percentage within Lydney for 2014, 2013 and 2009. There has been an increase in A2 and A3 usage (Financial & Professional Services, Restaurants and Cafes). The Sui Generis usage has decreased (Non-residential institutions).

3.6 Culture and Leisure Offer

3.6.1 This indicator captures the variety of leisure related services offered in the town centre, including publically supported services such as swimming pools and theatres.

3.6.2 Interaction with other people, cultural activities and a bit of enjoyment not related to a 'to do/buy' list are some of the many reasons why people come to town centres. This indicator captures this characteristic of town centre activity.

3.6.3 As in the case of the 'retail offer' indicator, there may be a clear distinction here between the day-time, evening and high-time, which merit investigation.

3.6.4 The following provides an indication of the cultural and leisure offer within Lydney town centre for 2014, 2013 and 2009.

FACILITY	2014	2013	2009
Museums	0	0	0
Art Galleries	0	0	0
Arts Centre	0	0	0
Take Away	9	9	8
Cafes	7	7	5
Swimming Pools	0	0	0
Gyms	1	1	0
Cinemas	0	0	0
Theatres	0	0	0
Community Halls	1 (Town Hall)	1 (Town Hall)	1 (Town Hall)
Parks/Gardens	0 (2 within walking distance of TC)	0 (2 within walking distance of TC)	0 (2 within walking distance of TC)
Games Arcade	0	0	0
Other Specialist Outlets	0 (Rugby Club within walking distance of TC)	0 (Rugby Club within walking distance of TC)	0 (Rugby Club within walking distance of TC)

3.6.5 The figures show a change in the culture and leisure offer between 2009 and 2014, with an alteration between the take away and café offer in the town

centre. Overall there has been no significant alteration between the facilities. It should be noted that there is a lack of facilities related to general leisure within and around the town centre.

3.7 Events

- 3.7.1 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 significant impact of footfall.
- 3.7.2 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).
- 3.7.3 Events can make a significant contribution to the local economy and foster a stronger sense of community among residents, pride of place and inclusiveness.
- 3.7.4 Events may range from small carnivals or fairs to major cultural festivals or conferences.
- 3.7.5 Licensed events in Lydney over the past year (September 2013 – September 2014) are as follows:

Temporary Event Notice:

Lydney Junction (Railway), 21/09/2013, 10:00 - 23:00
Marquee for the sale of alcohol, Live Music. Real ale event.

Harrys Bar, Lydney, 01/01/2014, 02:00 - 04:00
Sale of alcohol, regulated entertainment

Bathurst Park, Lydney, 25/08/2014, 12:00 - 17:00
Regulated entertainment, Brass band Music

Bathurst Park, Lydney, 10/08/2014, 14:30 - 16:00
Regulated entertainment, Brass band Music

Bathurst Park, Lydney, 21/09/2014, 14:30 - 16:00
Brass band music

Old Ship Yard House, Harbour Rd (Lydney Yacht Club), 28/06/2014 & 29/06/14, 09:00 - 21:00
Sale of alcohol, Entertainment community event

Road Closure Order:

Bream Road, High Street, Church Road, Whitecross Road and Bathurst Road,
Sunday 9th November 2014, 10:00am – 11:00am and 11:45am – 12:30am,
Remembrance Day Parade Service

Grove Road, Lydney
19th July 2014, 12:00 and 16:00
Lydney Hospital Fete

3.8 Reported Crime

- 3.8.1 This indicator monitors the number of reported incidents of crimes in a range of categories in the town centre.
- 3.8.2 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.
- 3.8.3 This indicator will allow its users to contrast these perceptions with actual reported crime statistics.
- 3.8.4 The data provides information on reported crime within Lydney town centre (town centre boundary as defined by Local Planning Policy) from January 2013 – December 2014. Information has been taken from www.police.uk.

CRIME	July 13	Aug 13	Sept 13	Oct 13	Nov 13	Dec 13	Jan 14	Feb 14
Violence & Sexual Offences	0	0	2	0	1	3	0	4
Anti-Social Behaviour	7	9	4	4	7	5	0	7
Criminal Damage & Arson	2	2	1	1	1	0	0	1
Vehicle Crime	1	0	0	0	1	0	1	1
Burglary	2	0	0	0	0	0	4	1
Theft from Person	0	0	0	0	0	0	0	0
Other Theft	0	1	2	1	3	0	0	1
Drugs	1	0	0	0	0	0	0	0
Robbery	0	0	0	0	0	0	0	0
Shoplifting	4	6	5	3	5	5	1	2
Other Crime	0	0	0	0	0	0	0	0
Public Disorder and Weapons	1	0	0	0	1	0	1	0
TOTAL	19	18	14	9	19	13	7	17

CRIME	Mar 14	Apr 14	May 14	June 14	July 14	Aug 14	Sept 14
Violence & Sexual Offences	2	1	0	0	3	3	1
Anti-Social Behaviour	2	9	3	5	8	6	4
Criminal Damage & Arson	1	2	1	0	1	3	1
Vehicle Crime	1	1	0	0	1	1	1
Burglary	0	1	0	1	0	0	0
Theft from Person	0	0	0	0	0	0	1
Other Theft	0	1	0	2	1	0	0
Drugs	0	0	0	0	0	0	1
Robbery	1	0	0	0	0	0	0
Shoplifting	5	5	3	2	4	5	5
Other Crime	0	0	0	0	0	0	0
Public Disorder and Weapons	0	0	0	2	1	1	0
TOTAL	12	20	7	12	19	19	14

3.9 Markets

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

3.9.2 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.

3.9.3 All 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.

3.9.4 The National Market Trade Federation no records of any markets in Lydney.

4. ECONOMIC CHARACTERISTICS

4.1 The overall aim in this theme is to provide users with an assessment of elements linked to the economic performance of a town centre.

4.2 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.

4.3 Charity Shops

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

4.3.2 Over the last 15 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 area and/or ageing demographics.

4.3.3 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.

4.3.4 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.

4.3.5 This indicator alone can act as a barometer for the impact of strategic decisions on the daytime economy of a town centre.

4.3.6 The information below details the number of charity shops within the town centre for 2014, 2013 and 2009.

2014:

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

2013:

28a Newerne Street – Cats Protection
13 Hill Street – Charity Shop
1 Newerne Street – Age UK
17 Newerne Street – Dean Forest Hospice

Bus Station, Hams Road – Dial-a-Ride

2008:

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

4.3.7 There has been a slight increase in the number of charity shops within the town centre from 2009 data and 2014 data.

4.3.8 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.

4.4 Vacant

4.4.1 This indicator monitors the changes in a town centre’s vacant retail units.

4.5.2 An increase in vacant retail units in the town centres has traditionally been linked to economic decline both locally and nationally.

4.4.3 This could however also be interpreted as a temporary opportunity for the town centre to re-balance strategically its visitor offer, and a chance for culture and leisure-related outlets and community services to gain more of a foothold in the town centre.

4.4.4 Regardless of how vacant units are interpreted, their growth or decline forms an important element in the monitoring of the economic performance of any town centre.

4.4.5 Vacant Units 2014:

Vacant Unit Amount	% of units that are Vacant
18	11
Total town centre units surveyed - 167	
Vacant Unit Locations:	
5 High Street	
7 High Street	
10 High Street	
12 High Street	
51, 53, 55 High Street	
X4 units, Regents Yard	
1 Regents Walk	
6 Regents Walk	
38a Newerne Street	

38e Newerne Street
65 Newerne Street
1a Hylton Court
19 Hams Road
23 Hams Road
27 Hams Road

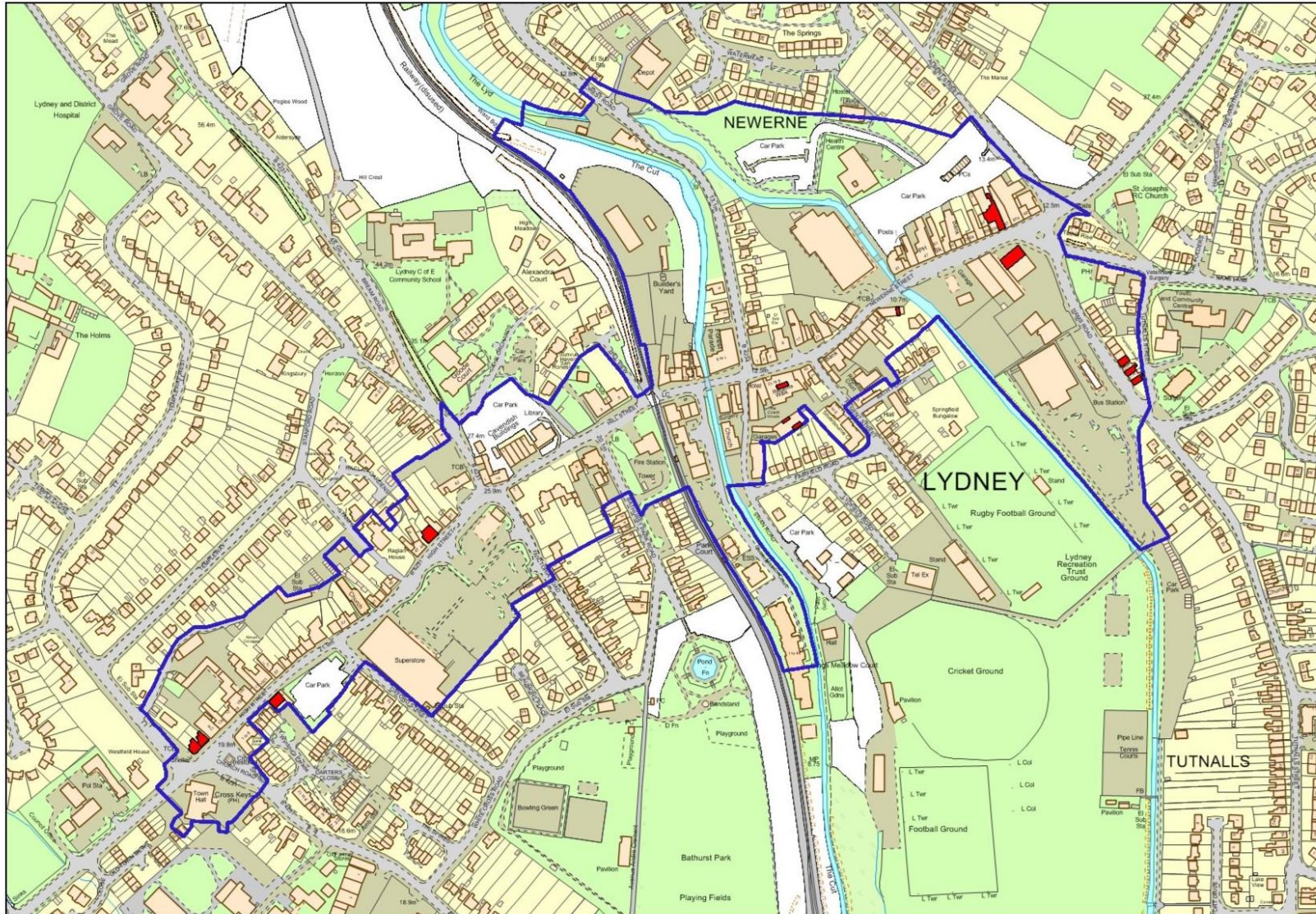
4.4.6 Vacant Units 2013:

Vacant Unit Amount	% of units that are Vacant
16	10.1
Total town centre units surveyed - 159	
Vacant Unit Locations:	
5 High Street	
7 High Street	
10 High Street	
12 High Street	
Old Police Station, Hill Street	
X4 units, Regents Yard	
6 Regents Walk	
7 Regents Walk	
20 Newerne Street	
3b Forest Parade, Hill Street	
1a Hylton Court	
19 Hams Road	
21 Hams Road	

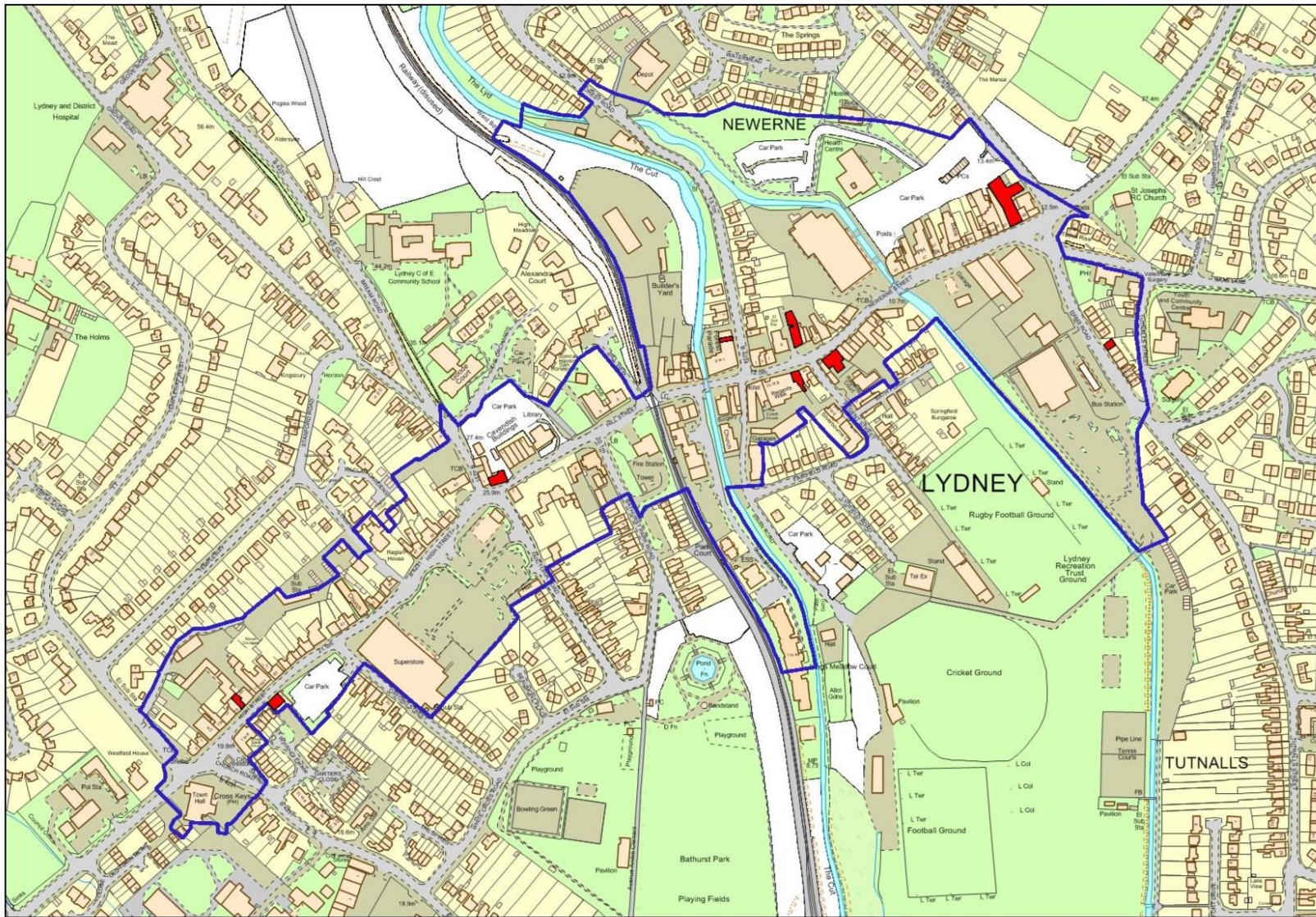
4.4.7 Vacant Units 2008:

Vacant Unit Amount	% of units that are Vacant
14	9
Total town centre units surveyed - 154	
Vacant Unit Locations:	
7 Forest Parade, Hill Street	
13 Hams Road	
12 High Street	
Hams Road	
15b High Street	
1b Hill Street	
14 Newerne Street	
Newerne Street x4	
17 Newerne Street	
20 Newerne Street	
67a Newerne Street	

VACANCY 2014



VACANCY 2009



4.6 Evening/Night Time Economy

- 4.6.1 This indicator monitors evidence of active management of the evening and night time economies in the town centre.
- 4.6.2 The majority of town 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.
- 4.6.3 In some areas, this part of the economy forms a crucial part of the service offer.
- 4.6.4 In many cases, the town centre attracts a completely different demographic of customer with different needs and expectations 'after dark' to those who visit the high street during day time.
- 4.6.5 It is also worth distinguishing between the evening consumer (5 – 8 pm often referred to as the 'shoulder period') and late night, which again can have quite different demographics.
- 4.6.6 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.
- 4.6.7 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.
- 4.6.8 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 offer *a better night out* to visitors. Purple Flag aims to raise standards and improve the quality of towns and cities at night.
- 4.6.9 Lydney town centre is not accredited as a purple flag location.

5. CONCLUSION

- 5.1 The report demonstrates that town centre performance is not just a reflection of retail performance.
- 5.2 There has been an increase in the average 10 minute footfall count from 2008 to 2014, showing an increase in people visiting the town centre. It should be noted that the 2013 footfall counts were taken on a heavy rainfall day.
- 5.3 The Use Class Order Retail Assessment shows an increase in 'financial and professional services' and 'restaurants and cafes' from data recorded in 2009 to data in 2014.
- 5.4 Vacancy rates have increased slightly, with rates at 11%. This is however less than the national average rate of 14.1% (Local Data Company).
- 5.5 The report demonstrates that the cultural and leisure offer has remained at a steady rate from 2009. There is however a lack of facilities related to Cinemas and Theatres although these are facilities you would expect to find in larger town and city centres.
- 5.6 The Events indicator illustrates a number of events in the town centre or within walking distance of the town centre. These events should attract a larger than average footfall count in to the town centre. Additional events could be accommodated to further increase footfall.
- 5.7 Overall Lydney has **not** seen a drop in footfall since 2008, and has a lower vacancy rate than the national average. Whilst the majority of the town centre is occupied by shops (A1 use), there are other uses present. This may be an indicator as to the potential change in town centre use and should be a key focus of monitoring in the future.
- 5.8 The data within this report should be recorded on a yearly basis, to monitor any potential change in footfall or town centre use/provision.
- 5.9 The retail pathfinder toolkit advises that the following data should also be recorded and assessed to monitor the health of the town centre together with the data in this report:
 - Geographical Catchment
 - Access
 - Community Spirit
 - Business Confidence
 - Town Centre Satisfaction with retail offer
 - Visitor Experience Satisfaction
 - Attractiveness
 - Crime and Safety Perception
 - Retail Sales
 - Partnership Working

ANNEX A – TOWN LIST 2014

(Hashed boxes show changes from previous year)

ADDRESS	SERVICE	SHOP AREA SQM	USE CLASS
Town Hall, High Street	Town Hall	640	D1
5 High Street	Vacant	88	Vacant
7 High Street	Vacant	78	Vacant
11 High Street	Sundean Veterinary Clinic	225	D1
13 High Street	Tasty Bites Café	100	A3
15 High Street	Waggly Tails Grooming	45	A1
1-6 High Street	WPS Financial Group	260	A2
15b High Street	Forest Tackle	86	A1
15c High Street	Zizzoo - Office Stationary	118	A1
Hathaway House	Alcock Watson Associates Chartered Accountants	200	A2
Garden Centre, 15 High Street	Garden Centre	95	A1
15e High Street	Steve Virgo Garden Machinery	157	A1
15f High Street	Equipment Hire Service	60	A1
15a High Street	Mincost - Garden products	200	A1
17 High Street	Imagitec - Computers	192	A1
10 High Street	Vacant	40	Vacant
12 High Street	Vacant	55	Vacant
33 + 33a High Street	Yer Tiz - Antiques	300	A1
35 High Street	Golden Phoenix Chinese	82	A5
Tesco Store, High Street	Tesco Foodstore	2897	A1
Baptist Church, High Street	Baptist Chapel	308	D1
41 High Street	Looby's Curtain Craft	69	A1
43 High Street	FDH Architects	50	A2
43a High Street	Reflections Hair Salon	50	A1
Stanford Road Garage	Car Garage	80	Sui Generis
47 High Street	Ferrino and Partners Estate Agents	40	A2
49 High Street	Sun Kissed Tanning Salon	59	A1
51 +53 + 55 High Street	Vacant	125	Vacant
Tesco Petrol Station	Tesco Petrol Station	400	Sui Generis
Victoria Centre	Community Lunches/Café	125	A3
2 Hill Street	Beauty Retreat Nail Retreat	100	A1
1 Hill Street	Inspirations		A1
1a Hill Street	Makinson and Co Accounts		A2
1 Cavendish Building, Hill Street	Kudos Hair Salon	80	A1
2 Cavendish Building, Hill Street	A.K.M Cullagh and Sons Jewellers	100	A1

3 Cavendish Building, Hill Street	Bengal Balti Bangladeshi Takeaway	100	A5
4 Cavendish Building, Hill Street	Cavendish Dry Cleaners and Laundry Service	80	Sui Generis
5 Cavendish Building, Hill Street	Insurance Brokers Bryant Jones and Co.	89	A2
5b Cavendish Building, Hill Street	Pitman Blackstock White Solicitors	607	A2
6 Cavendish Building, Hill Street	Gwyn James Solicitors		A2
Lydney Library, Hill Street	Library	252	D1
8 Hill Street	Francis Law LLP Solicitors	115	A2
Old Police Station, Hill Street	Signs 4 U	217	A1
Bungalow, Hill Street	3 Hill Street Club	75	D1
The Royal British Legion, Hill Street	3 Hill Street Club	460	D1
Fire Station, Hill Street	Fire Station	260	Sui Generis
Unit 8 The Tindle Suite, Hill Street	The Forest of Dean & Wye Review	309	B1
Unit 6 The Tindle Suite, Hill Street	Wildin & co. Chartered Accountants	115	A2
Unit 3-4 The Tindle Suite, Hill Street	Betfred	175	A2
Road House 1, Kings Buildings	Refurb Under New Management	364	A3
Dental Surgery, Hill Street	Dentist	150	D1
Church, Swan Road	Church	225	D1
Mills and Walker Garage, Swan Road	Mills and Walker Garage, Swan Road	331	Sui Generis
The Swan Hotel, Newerne Street	The Swan Hotel Pub	203	A4
The Coach House, Swan Road	Ugly Duckling		A3
Unit 1 - 11 Regents Yard	Craft Worx	20	A1
	Re-Use It Second Hand Furniture	15	A1
	Lydney Bathrooms	15	A1
	Builders Junk	15	A1
	The Art Den	15	A3
	ELS Trading	15	A3
	Mrs Burgums Trading	15	A3
	Vacant	15	Vacant
	Vacant	15	Vacant
	Vacant	30	Vacant
Vacant	40	Vacant	
Unit 1a Silverbourne Court,	Co-operative Funeral Care	66	A2

Regent Street			
2a Regent Street	Lydney Shoe Repairs	15	A1
16 Newerne Street	Motor World	95	A1
14 Newerne Street	Taylors Jewellers	112	A1
12 Newerne Street	Dean Conveyancing		A2
4 Regents Walk, Newerne Street	Coffee Local	50	A3
5 Newerne Street	Bah Humbug	40	A1
1 Regents Walk, Newerne Street	Vacant	40	Vacant
2 Regents Walk, Newerne Street	Choice Cards	50	A1
6 Regents Walk, Newerne Street	Vacant	40	Vacant
7-8 Regents Walk, Newerne Street	Harry's Bar	50	A4
9 Regent Walk, Newerne Street	Vision Photography	40	A2
10 Regent Walk, Newerne Street	Cream Extra Hair Salon	50	A1
11 Regent Walk, Newerne Street	Johnsons Property Contractors	50	B1
3 Regent Street, Chapel of Rest Regent Street	Funeral Directors	212	A1
18 Newerne Street	Stuff (2 Floors) Antiques etc.	110	A1
20 Newerne Street	Griffin Marshall Accountants	191	A2
22-24 Newerne Street	William Hill	153	A2
26 Newerne Street	DK Furnishings	65	A1
28 Newerne Street	Body Blitz Jewellery/Bags	55	A1
28a Newerne Street	Cats Protection Charity Shop	50	A1
32 Newerne Street	Raymonds Stores Clothes	165	A1
34 Newerne Street	Hot Stuff - Misc	45	A1
36 Newerne Street	Armstrong and North Opticians	45	D1
38a Newerne Street	Vacant	25	Vacant
38b Newerne Street	The Bridge Café	40	A3
38c Newerne Street	Tucker Sandwiches	20	A1
38d Newerne Street	Arden Estate Agents	20	A2
38e Newerne Street	Vacant	20	Vacant
Unit 2 Waterside Court, Newerne Street	Knockley Pet Shop	110	A1
9 Hill Street	David Kear Opticians	160	D1
11 Hill Street	Manchurian Chinese Takeaway	103	A5
13 Hill Street	Charity Shop	40	A1
1 Forest Parade, Hill Street	Poppies Florist	80	A1
2 Forest Parade, Hill Street	The Worx hair Salon	60	A1

3 Forest Parade, Hill Street	D+M Pizza House	60	A5
3b Forest Parade, Hill Street	Age Concern	40	A1
4 Forest Parade, Hill Street	The Cash Exchange	140	A1
5 + 5a Forest Parade, Hill Street	Saffron Balti Restaurant	70	A3
6 Forest Parade, Hill Street	Lydney Charcoal Grill	40	A5
7 Forest Parade, Hill Street	Quick Stop Newsagents	50	A1
8 Forest Parade, Hill Street	Kunming Chinese Takeaway	50	A5
Travis Perkins, Station Yard, Hill Street	Travis Perkins	576	B8
6a Forest Road	Light Fantastic DIY	131	A1
6a Forest Road	Ford Garage Thomas Bee	270	Sui Generis
1 Newerne Street	Age UK Charity Shop	126	A1
3 Newerne Street	All About Eve		A1
5 + 5a Newerne Street	Clark Willets Chartered Accountants	90	A2
7 Newerne Street	Zelish Hair Salon	60	A1
9 Newerne Street	Bidmead Cook	192	A2
17 Newerne Street	Dean Forest Hospice Charity Shop	230	A1
19a Newerne Street	Absolute Hair Salon	60	A1
19b Newerne Street	The Dressing Room	50	A1
21 Newerne Street	R & M Insurance	70	A2
23 Newerne Street	Crazy Occassions	160	A1
25 Newerne Street	Pop in Centre/Café	50	A3
25a Newerne Street	Rob Keen Butchers	40	A1
27 Newerne Street	Big Red Barn Gift Shop	40	A1
29 Newerne Street	Polish Nail and Beauty	45	A1
30 Newerne Street	Robins Blackstock & Co. Solicitors	30	A2
31 Newerne Street	The Card Box	50	A1
31 Newerne Street (First Floor)	One Eye Shut Photograpy		A2
33 Newerne Street, County Store	The Cooperative Food	2370	A1
Lydney Health Centre	Lydney Health Centre	810	D1
41 Newerne Street	Lloyds Pharmacy	190	A1
43 + 43a Newerne Street	KJT Residential estate agents	35	A2
45 Newerne Street	Jeremy R.E. Williams Accountants	163	A2
47 Newerne Street	Bargain Booze	50	A1
48-49 Newerne Street	The Annexe Catering Company/Josuha's	340	A3
51 Newerne Street	NatWest	178	A2
53 Newerne Street	Ruddy's Fish and Chips	172	A5
55 Newerne Street	Lloyds Bank		A2
59 Newerne Street	The Coventry Building Society	55	A2
61 Newerne Street	Kaplon's Café & Bistro	150	A3

63a Newerne Street	Willowdean Gifts	55	A1
63b Newerne Street	Greggs	45	A1
65 Newerne Street	Vacant	217	Vacant
67 Newerne Street	Martin's Newsagents	200	A1
67a Newerne Street	The Original Factory Shop	570	A1
69 Newerne Street	Pilkington White Estate Agents	70	A2
Unit 1 71 Newerne Street	Jimmy's Kitchen Chinese Takeaway	50	A5
Unit 2 71 Newerne Street	Bohemia Salon	50	A1
Unit 3 71 Newerne Street	ME Damsel Stoves and Flues	100	A1
Car Centre, Newerne Street	Car Sales/Car Wash	100	Sui Generis
a The Archway, Newerne Street	Richard Button Estate Agents	221	A2
b The Archway, Newerne Street	Club Ginger Health & Fitness	225	D2
2-3 Hylton Court, Newerne Street	Scotts Shoes	170	A1
5-6 Hylton Court, Newerne Street	Scotts Shoes	290	A1
1a Hylton Court, Newerne Street	Vacant	215	Vacant
1b Hylton Court, Newerne Street	Lydney Dental Practice	260	D1
Exhaust + Tyres, Hams Road	Exhaust + Tyres	200	Sui Generis
Bus Station, Hams Road	Part - Dial A Ride Charity Shop	45	A1
13 Hams Road	Hannya Tattoo	45	A5
15 Hams Road	Scoot 69 Scooter Shop	50	A5
17 Hams Road	Severn Valley Cycles	40	A1
19 Hams Road	Vacant	50	Vacant
21 Hams Road	Rominos Pizza Takeaway		A5
23 Hams Road	Vacant	50	Vacant
25 Hams Road	Great Wall Chinese Takeaway	55	A1
27 Hams Road	Vacant		Vacant
Greyhound Inn, Tuthill	Greyhound Inn Pub	245	A4

ANNEX B – TOWN LIST 2013

ADDRESS	SERVICE	SHOP AREA SQM	USE CLASS
Town Hall, High Street	Town Hall	640	D1
5 High Street	Vacant	88	Vacant
7 High Street	Vacant	78	Vacant
11 High Street	Sundean Veterinary Clinic	225	D1
13 High Street	Tasty Bites Café	100	A3
15 High Street	Waggly Tails Grooming	45	A1
1-6 High Street	WPS Financial Group	260	A2
15b High Street	Forest Tackle	86	A1
15c High Street	Zizzoo - Office Stationary	118	A1
Hathaway House	Alcock Watson Associates Chartered Accountants	200	A2
Garden Centre, 15 High Street	Garden Centre	95	A1
15e High Street	Steve Virgo Garden Machinery	157	A1
15f High Street	Equipment Hire Service	60	A1
15a High Street	Mincost - Garden products	200	A1
17 High Street	Imagitec - Computers	192	A1
10 High Street	Vacant	40	Vacant
12 High street	Vacant	55	Vacant
33 + 33a High Street	Yer Tiz - Antiques	300	A1
35 High Street	Golden Phoenix Chinese	82	A5
Tesco Store, High Street	Tesco Foodstore	2897	A1
Baptist Church, High Street	Baptist Chapel	308	D1
41 High Street	Looby's Curtain Craft	69	A1
43 High Street	FDH Architects	50	A2
43a High Street	Reflections Hair Salon	50	A1
Stanford Road Garage	Car Garage	80	Sui Generis
47 High Street	Ferrino and Partners Estate Agents	40	A2
49 High Street	The Sun Trap Tanning	59	A1
51 +53 + 55 High Street	Lydney Laundrette	125	Sui Generis
Tesco Petrol Station	Tesco Petrol Station	400	Sui Generis
Victoria Centre	Community Lunches/Café	125	A3
2 Hill Street	Beauty Retreat Nail Retreat	100	A1
1 Hill Street	Inspirations	90	A1
1 Cavendish Building, Hill Street	Kudos Hair Salon	80	A1
2 Cavendish Building, Hill Street	A.K.M Cullagh and Sons Jewellers	100	A1
3 Cavendish Building, Hill Street	Bengal Balti Bangladeshi Takeaway	100	A5
4 Cavendish Building, Hill Street	Cavendish Dry Cleaners and Laundry Service	80	Sui Generis

5 Cavendish Building, Hill Street	Insurance Brokers Bryant Jones and Co.	89	A2
5b Cavendish Building, Hill Street	Pitman Blackstock White Solicitors	607	A2
Lydney Library, Hill Street	Library	252	D1
8 Hill Street	Francis Law LLP Solicitors	115	A2
Old Police Station, Hill Street	Vacant	217	Vacant
British Legion Bungalow, Hill Street	British Legion	75	D1
The Royal British Legion, Hill Street	British Legion	460	D1
Fire Station, Hill Street	Fire Station	260	Sui Generis
Unit 8, The Tindle Suite, Hill Street	The Forest of Dean & Wye Review	309	B1
Unit 6, The Tindle Suite, Hill Street	Wildin & co. Chartered Accountants	115	A2
Unit 3-4, The Tindle Suite, Hill Street	Betfred	175	A2
Road House, 1 Kings Buildings	King's Tandoori Indian Restaurant and Bar	364	A3
Dental Surgery, Hill Street	Dentist	150	D1
Church, Swan Road	Church	225	D1
Mills and Walker Garage, Swan Road	Mills and Walker garage Swan Road	331	Sui Generis
The Swan Hotel	The Swan Hotel Pub	203	A4
Unit 1, Regents Yard	Craft Worx	20	A1
Unit 2, Regents Yard	Re-use it Secon Hand Furniture	15	A1
Unit 3, Regents Yard	Lydney Bathrooms	15	A1
Unit 4, Regents Yard	Vacant	15	Vacant
Unit 5, Regents Yard	Cup Cakes café	15	A3
Unit 6, Regents Yard	Cup Cakes café	15	A3
Unit 7, Regents Yard	Vacant	15	Vacant
Unit 8, Regents Yard	Vacant	15	Vacant
Unit 9, Regents Yard	Vacant	15	Vacant
Unit 10, Regents Yard	Regents Yard Trading	30	A1
Unit 11, Regents Yard	Arch revival	40	A1
Unit 1a, Silverbourne Court, Regent Street	Co-operative Funeral Care	66	A2
2a Regent Street	Lydney Shoe Repairs	15	A1
16 Newerne Street	Motor World	95	A1
14 Newerne Street	Taylor's Jewellers	112	A1
4 Regents Walk, Newerne Street	Coffee Local	50	A3
5 Newerne Street	Bah Humbug	40	A1
1 Regents Walk, Newerne Street	FODDC One Stop Shop	40	A1

2 Regents Walk, Newerne Street	Choice Cards	50	A1
6 Regents Walk, Newerne Street	Vacant	40	Vacant
7-8 Regent Street	Vacant	50	Vacant
9 Regent Street	Vision Photography	40	A2
10 Regent Street	Cream Extra Hair Salon	50	A1
11 Regent Street	Office	50	B1
3 Regent Street, Chapel of Rest	Funeral Directors	212	A1
18 Newerne Street	Stuff (2 Floors) Antiques	110	A1
20 Newerne Street	Vacant	191	Vacant
22-24 Newerne Street	William Hill	153	A2
26 Newerne Street	DK Furnishings	65	A1
28 Newerne Street	Body Blitz Jewellery/Bags	55	A1
28a Newerne Street	Cats Protection Charity Shop	50	A1
32 Newerne Street	Raymonds Stores Clothes	165	A1
34 Newerne Street	Hot Stuff - Misc	45	A1
36 Newerne Street	Armstrong and North Opticians	45	D1
38a Newerne Street	Right to left	25	A1
38b Newerne Street	Katies Café and Coffee Shop	40	A3
38c Newerne Street	Tucker Sandwiches	20	A1
38d Newerne Street	Arden Estate Agents	20	A2
38e Newerne Street	Razors Barbours	20	A1
Unit 2, Waterside Court, Newerne Street	Knockley Pet Shop	110	A1
9 Hill Street	David Kear Opticians	160	D1
11 Hill Street	Manchurian Chinese Takeaway	103	A5
13 Hill Street	Charity Shop	40	A1
1 Forest Parade, Hill Street	Poppies Florist	80	A1
2 Forest Parade, Hill Street	The Worx Hair Salon	60	A1
3 Forest Parade, Hill Street	D+M Pizza House	60	A5
3b Forest Parade, Hill Street	Vacant	40	Vacant
4 Forest Parade, Hill Street	The Cash Exchange	140	A1
5 + 5a Forest Parade, Hill Street	Saffron Balti Restaurant	70	A3
6 Forest Parade, Hill Street	Lydney Charcoal Grill	40	A5
7 Forest Parade, Hill Street	Quick Stop Newsagents	50	A1
8 Forest Parade, Hill Street	Kunming Chinese Takeaway	50	A5
Station Yard, Hill Street	Travis Perkins	576	B8
Light Fantastic DIY	Light Fantastic DIY	131	A1
6a Forest Road	Ford Garage Thomas Bee	270	Sui Generis
1 Newerne Street	Age UK Charity Shop	126	A1
3 Newerne Street	Zelish Hair Salon	60	A1
5 + 5a Newerne Street	Clark Willets Chartered Accountants	90	A2
9 Newerne Street	Santander	192	A2
17 Newerne Street	Dean Forest Hospice Charity Shop	230	A1

19a Newerne Street	Absolute Hair Salon	60	A1
19b Newerne Street	The Dressing Room	50	A1
21 Newerne Street	R & M Insurance	70	A2
23 Newerne Street	Crazy Occassions	160	A1
25 Newerne Street	Pop in Centre/Café	50	A3
25a Newerne Street	Williams John Cousins Butchers	40	A1
27 Newerne Street	Big Red Barn Gift Shop	40	A1
29 Newerne Street	Polish Nail and Beauty	45	A1
30 Newerne Street	Robins Blackstock & Co. Solicitors	30	A2
31 Newerne Street	The Card Box	50	A1
33 Newerne Street, County Store	The Cooperative Food	2370	A1
Lydney Health Centre	Lydney Health Centre	810	D1
41 Newerne Street	Lloyds Pharmacy	190	A1
43 + 43a Newerne Street	KJT Residential Estate Agents	35	A2
45 Newerne Street	Jeremy R.E. Williams Accountants	163	A2
47 Newerne Street	Bargain Booze	50	A1
48-49 Newerne Street	The Annexe Catering Company	340	A3
51 Newerne Street	NatWest	178	A2
53 + 55 Newerne Street	Ruddy's Fish and Chips	172	A5
59 Newerne Street	The Coventry Building Society	55	A2
61 Newerne Street	Kaplon's Café & Bistro	150	A3
63a Newerne Street	Willowdean Gifts	55	A1
63b Newerne Street	Greggs	45	A1
65 Newerne Street	Pound Plus	217	A1
67 Newerne Street	Martin's Newsagents	200	A1
67a Newerne Street	The Original Factory Shop	570	A1
69 Newerne Street	Malcom J White Estate Agents	70	A2
Unit 1, 71 Newerne Street	Jimmy's Kitchen Chinese Takeaway	50	A5
Unit 2, 71 Newerne Street	Bohemia Salon	50	A1
Unit 3, 71 Newerne Street	ME Damsel Stoves and Flues	100	A1
Car Centre, Newerne Street	Car Sales/Car wash	100	Sui Generis
The Archway (a), Newerne Street	Richard Button Estate Agents	221	A2
The Archway (b), Newerne Street	Club Ginger Health & Fitness	225	D2
2-3 Hylton Court, Newerne Street	Scotts Shoes	170	A1
5-6 Hylton Court, Newerne Street	Scotts Shoes	290	A1
1a Hylton Court, Newerne Street	Vacant	215	Vacant
1b Hylton Court, Newerne Street	Lydney Dental Practice	260	D1

Exhaust + Tyres, Hams Road	Exhaust + Tyres	200	Sui Generis
Bus Station, Hams Road	Part - Dial A Ride Charity Shop	45	A1
25 Hams Road	Great Wall Chinese Takeaway	45	A5
23 Hams Road	Romino's Kebab Shop	50	A5
21 Hams Road	Vacant	40	Vacant
19 Hams Road	Vacant	50	Vacant
17 Hams Road	Severn Valley Cycles	50	A1
15 Hams Road	Scoot 69 Scooter Shop	55	A1
13 Hams Road	Hannya Tattoo	50	Sui Generis
Greyhound Inn, Tuthill	Greyhound Inn Pub	245	A4

ANNEX C – TOWN LIST 2009

ADDRESS	SERVICE	USE CLASS
Albert Street	Gordon Blake Funeral Directors	A1
Albert Street	Lydney Health Centre	D1
Church Road	The Cross Keys Inn	A4
4 Forest Parade	Oxfam	A1
7 Forest Parade	Vacant	Vacant
6 Forest Road	Lydney Charcoal Grill	A5
7 Forest Road	Kunming Chinese Takeaway	A5
Forest Road	Light Fantastic	A1
13 Hams Road	Vacant	Vacant
15 Hams Road	Raffles Drycleaners	SG
17 Hams Road	Peaches Hairdressing	A1
19 Hams Road	Dial A Ride	A1
25 Hams Road	The Great Wall Chinese	A5
Hams Road	James Bevan Coach & Travel	SG
Hams Road	ETB Tyres & Exhausts	A1
Hams Road	Somerfield Stores Ltd	A1
Hams Road	Flames Grill	A5
Hams Road	Vacant	Vacant
12 High Street	Vacant	Vacant
13 High Street	Tasty Bites	A3
15 High Street	Lydney Garden Centre	A1
15A High Street	Minicost	A1
15b High Street	Steve Virgo Garden Machinery	A1
15b High Street	Seen 1 Take 2/Stefano's Pizzeria	A5
15b High Street	Vacant	Vacant
17 High Street	Imagitec	A1
19 High Street	Old Bank House Dental Surgery	D1
1 High Street	Stafford Investment Limited	A2
33a High Street	Yer Tiz	A1
35 High Street	Golden Phoenix	A5
41 High Street	Looby's Curtain Craft	A1
43 High Street	FDH Architects	A2
43b High Street	Reflections	A1
47 High Street	Ferrino & Partners Estate Agents	A2
49 High Street	The Sun Trap	A1
5 High Street	Lydney Gas Station	A1
51 – 55 High Street	Lydney Launderette	SG
High Street	Sundean Veterinary Clinic	D1
High Street	Tesco	A1
High Street	Lydney Town Hall	D2
Hill Street	Francis Law Solicitors	A2
1 Hill Street	Kudos Hairdressing	A1
11 High Street	Manchurian Chinese Restaurant	A3
11a High Street	Manchurian Chinese Takeaway	A3
12 Hill Street	P W Phillips Dentist	D1
Hill Street	Kings Bar & Bistro	A4
1a Hill Street	Makinson & Co Chartered Accountants	A2
1b Hill Street	Vacant	Vacant

Hill Street	Poppies	A1
Hill Street	Age Concern Forest of Dean (Office)	B1
Hill Street	Travis Perkins	SG
2 Hill Street	Nail Attraction	A1
2 Hill Street	A K McCullagh & Son	A1
20 – 22 Hill Street	Motorcycle Clothing	A1
2a Hill Street	The Dressing Room	A1
2b Hill Street	The Beauty Retreat	A1
Hill Street	The Worx Hair Studio	A1
3 Hill Street	Bengal Balti	A3
Hill Street	Hairways	A1
3a High Street	Royal British Legion Club	D2
3a Hill Street	Wildin & Co	A2
3b Hill Street	Inspirations	A1
3c Hill Street	D & M Pizza House	A5
4 Hill Street	Cavendish Dry Cleaners	SG
Hill Street	Betfred	A2
5 Hill Street	W H Eagles & Son Insurance Consultants	A2
5a Hill Street	Saffron Balti	A5
Hill Street	Dean Forest Hospice/Great Oaks	A1
6 Hill Street	Pitman Blackstock White Solicitors	A2
9 Hill Street	David Kear Opticians	A1
Hill Street	Kings Gourmet	A3
Hill Street	Signs 4 You	B1
Hill Street	D K Furnishing	A1
Hill Street	Lydney Music	A1
1 Newerne Street	Age Concern	A1
10 Newerne Street	Cream Xtendz	A1
12 Newerne Street	Katie's Café & Coffee Shop	A3
14 Newerne Street	Vacant	Vacant
16 Newerne Street	Motor World	A1
23 Newerne Street	Razy Occasions	A1
18 Newerne Street	Sports World	A1
19 Newerne Street	John Weygang Optometrists	A1
19a Newerne Street	Absolute Hairdressing	A1
Newerne Street	Vacant	Vacant
Newerne Street	Richard Butler	A2
Newerne Street	Lydney Dental Practice	D1
Newerne Street	Vacant	Vacant
Newerne Street	Strands Hair Salon	A1
Newerne Street	Harry's Bar	A4
Newerne Street	Knockleyh Pet Shop	A1
2 Newerne Street	Swan Hotel	A4
20 Newerne Street	Vacant	Vacant
21 Newerne Street	R & M Insurance	A2
22 – 24 Newerne Street	William Hill	A2
17 Newerne Street	Vacant	Vacant
25 Newerne Street	Vibe Youth Café	D1
25a Newerne Street	Country Meats	A1
26 Newerne Street	Tony Box Television & Electrical	A1
28 Newerne Street	Body Blitz	A1

28a Newerne Street	Cats Protection League	A1
29 – 31 Newerne street	Polish Nail Salon	A1
?? Newerne street	Vacant	Vacant
Newerne Street	The Perfect Touch Jewellery & Giftware Ltd	A1
3 Newerne Street	Scooby Snacks	A3
30 Newerne street	Raymonds Stores	A1
33 Newerne Street	Co-op	A1
34 Newerns Street	Hotstuff	A1
36 Newerns Street	Armstrong & North Opticians	A1
38 Newerne Street	Tucker	A3
Newerne Street	The Card Box	A1
Newerns Street	Chic Hair & Beauty	A1
41 Newerne Street	Lloyds Pharmacy	A1
43 Newerne Street	KJT Residential	A2
45 Newerne Street	Bargain Booze Plus	A1
Newerne Street	The Little Pound shop	A1
Newerne Street	Jeremy Williams Accountancy	A2
47 - 49 Newerne Street	Annex Inn	A4
Newerne Street	Lottie's	A1
5 Newerne Street	Zelish	A1
51 Newerne Street	Natwest	A2
53 Newerne Street	Ruddy's Fish & Chips	A5
55 Newerne Street	Lloyds TSB	A2
57 Newerne Street	Stroud & Swindon	A2
Newerne Street	Clark Willets & Co	A2
Newerne Street	Forest Health & Therapy	A1
Newerne Street	The Barber Shop	A1
61 Newerne Street	Kaplan's Café & Bistro	A3
61a Newerne Street	Lydney's Café Delight	A3
63 Newerne Street	Cards Plus	A1
63a Newerne Street	Harlequin	A1
63c Newerne Street	Bluebelles	A1
65 Newerne Street	All About Eve	A1
65 Newerne Street	Pound Plus	A1
67 Newerne Street	Martins	A1
67a Newerne Street	Vacant	Vacant
69 Newerne Street	Malcom J White Ltd	A2
Newerne Street	Get Connected	A1
71a Newerne Street	Jimmy's Kitchen	A3
71b Newerne Street	Flooring Etc	A1
71c Newerne Street	Hobo's	A1
77 Newerne Street	Scott Shoes	A1
9 Newerne Street	Bairstow Eves Countrywide/Halifax	A2
Newerns Street	Vision Photography Studio	B1
Newerne Street	Lydney Car Centre	SG
Newerne Street	Essential Hair & Beauty	A1
Newerne Street	Choice Cards	A1
Newerne Street	Vacant	Vacant
1 Regent Street	Co-Op Funeral Care	A1
2 Regent Street	Lydney Shoe Repairs	A1
3 Regent Street	Philip Blatchley & Son Ltd	A1

1 Swan Road	The Ugly Duckling	A3
2 Swan Road	Mills & Walker Garage	A1
1 Tuthill	Greyhound Inn	D1
Victoria Road	The Coach House Dental Practice	D1

ANNEX D – USE CLASS ORDER

CLASS A

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

CLASS B

- **B1 Business** - Offices (other than those that fall within A2), research and development of products and processes, light industry appropriate in a residential area.
- **B2 General Industrial** - Use for industrial process other than one falling within class B1 (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.

CLASS C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - this class is formed of 3 parts:
 - C3 (a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.
 - C3(b): up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
 - C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.

- **C4 Houses in multiple occupation** - small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

CLASS D

- **D1 Non-residential institutions** - Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
- **D2 Assembly and leisure** - Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area 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, laundrettes, taxi businesses, amusement centres and casinos.

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