

Town Centre Report: Cinderford 2015

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1 . Introduction

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, 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

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

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

1.3 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

1 . Introduction

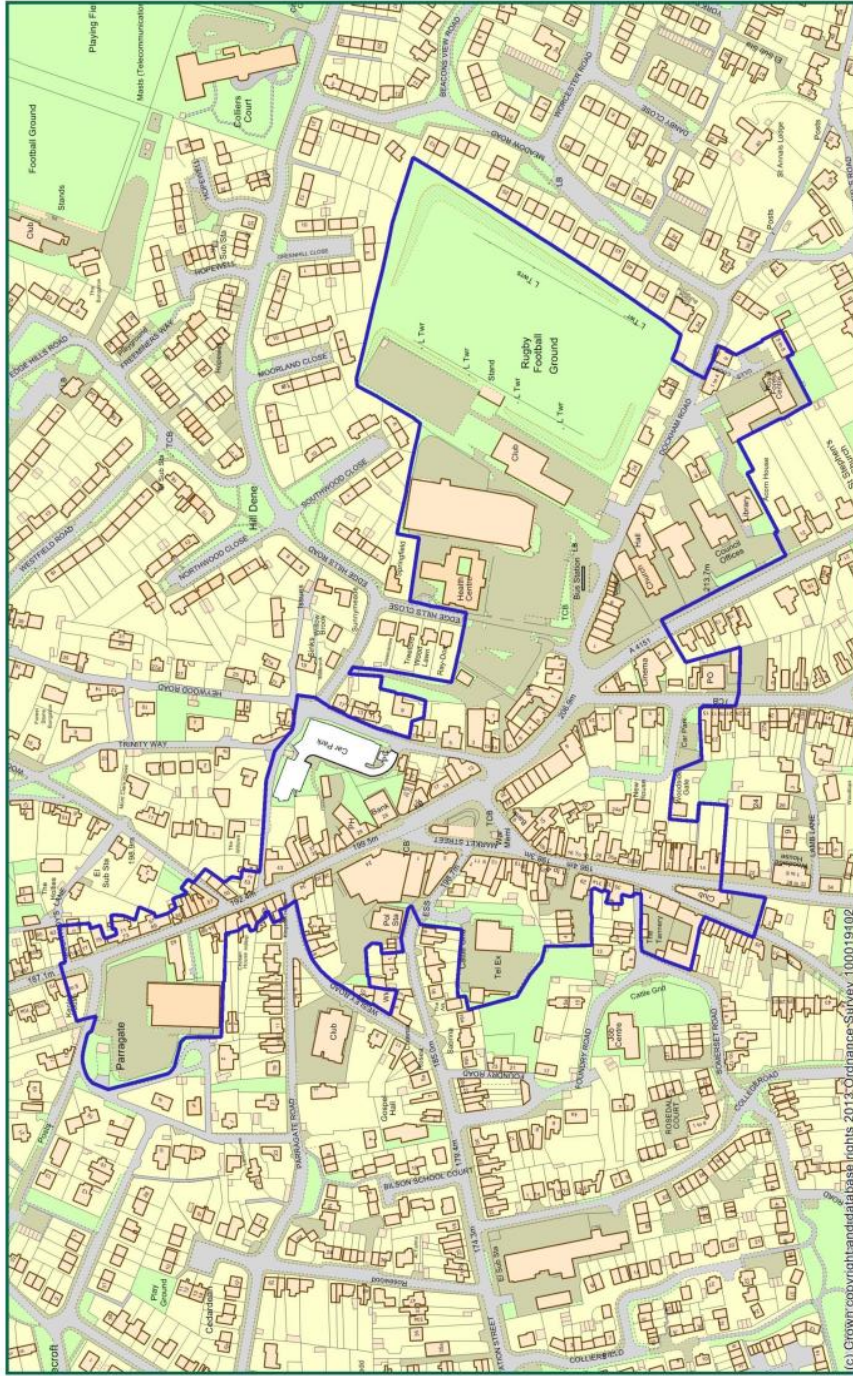
- Charity Shops
- Vacant Shops
- Evening/Night Time Economy

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 Cinderford town centre.

1. Introduction

1.2 Cinderford Town Centre



2 . People & Footfall

2 People & Footfall

The overall aim of obtaining this data is to provide an assessment of who comes to visit the town centre.

The town centre's car parking (in and around the town centre) is included to account for the fact that a large proportion of visitors to many town centres still travel to them using their own means of private transport in a similar way to how they would visit out-of-town shopping centres.

2.1 Footfall

Footfall refers to the number of people walking up and down a given town centre (or single street) regardless of their reasons for doing so. Typical reasons may include shopping, a pleasant stroll, going to work or school/college, to the cinema or for a meal, accessing public services, visiting friends or simply passing through.

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

The information below provides a summary of the 10 minute footfall counts for 2015, 2014, 2013, 2009, 2008 and 1999. The 10 minute average has been calculated across the whole week (weekday and weekend counts).

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

The methodology used in 2013 is as per the guidance stated in the 'Successful Town Centres – Developing Effective Strategies: Indicators Toolkit'. The methodology stated in this document should be used to repeat the data collection on an annual basis. Data was collected in one location on a Wednesday, Friday and Saturday for 1 hour starting at 10.30. Footfall was recorded for both sides of the street.

2.1.1 Summary Comparison

2.1.1.1 10 Minute Average Summary Comparison

2015	2014	2013	2009	2008	1999
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 2015, 2014 & 2013 footfall counts were recorded on Wednesday, Friday and Saturday. The 2009 footfall counts were recorded on Monday and Saturday. The 2008 footfall counts were recorded on Wednesday and Saturday. The 1999 counts were recorded on a Friday and Saturday.

2 . People & Footfall

2.1.2 Footfall Count Breakdown 2015

DATE/TIME	15.7.15	DATE/TIME	17.7.15	DATE/TIME	18.7.15
10.30 – 10.40	63	10.30 – 10.40	83	10.30 – 10.40	87
10.40 – 10.50	69	10.40 – 10.50	95	10.40 – 10.50	87
10.50 – 11.00	82	10.50 – 11.00	85	10.50 – 11.00	83
11.00 – 11.10	70	11.00 – 11.10	73	11.00 – 11.10	95
11.10 – 11.20	64	11.10 – 11.20	96	11.10 – 11.20	70
11.20 – 11.30	50	11.20 – 11.30	73	11.20 – 11.30	96
TOTAL	398	TOTAL	505	TOTAL	518
10 min average	66	10 min average	84	10 min average	86
WEEKLY AVERAGE: 79					

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

15.7.15	Cool and Overcast
17.7.15	Cloudy, Light Rain initially
18.7.15	Cloudy, Sunny Spells, Warm

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.

2.1.3 Footfall Count Breakdown 2014

DATE/TIME	2.7.14 (Weds)	DATE/TIME	4.7.14 (Fri)	DATE/TIME	5.7.14 (Sat)
10.30 – 10.40	97	10.30 – 10.40	104	10.30 – 10.40	91
10.40 – 10.50	77	10.40 – 10.50	76	10.40 – 10.50	72
10.50 – 11.00	81	10.50 – 11.00	69	10.50 – 11.00	75
11.00 – 11.10	48	11.00 – 11.10	81	11.00 – 11.10	75

2 . People & Footfall

11.10 – 11.20	76	11.10 – 11.20	99	11.10 – 11.20	66
11.20 – 11.30	71	11.20 – 11.30	114	11.20 – 11.30	87
TOTAL	450	TOTAL	543	TOTAL	466
10 min average	75	10 min average	91	10 min average	78
WEEKLY AVERAGE: 81 (per 10 minutes)					

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

2.7.14	Sunny and Warm
4.7.14	Cloudy Warm. Fruit and Veg Stall in the Triangle
5.7.14	Cloudy and Rain Showers. Charity Stall in the Triangle

2.1.3.2 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.

2.1.4 Footfall Count Breakdown 2013

DATE/TIME	24.7.13 (Weds)	DATE/TIME	26.7.13 (Fri)	DATE/TIME	27.7.13 (Sat)
10.30 – 10.40	73	10.30 – 10.40	49	10.30 – 10.40	71
10.40 – 10.50	95	10.40 – 10.50	61	10.40 – 10.50	102
10.50 – 11.00	65	10.50 – 11.00	65	10.50 – 11.00	86
11.00 – 11.10	57	11.00 – 11.10	60	11.00 – 11.10	138
11.10 – 11.20	47	11.10 – 11.20	59	11.10 – 11.20	91
11.20 – 11.30	97	11.20 – 11.30	56	11.20 – 11.30	134
TOTAL	434	TOTAL	350	TOTAL	622
10 min average	72	10 min average	58	10 min average	104
WEEKLY AVERAGE: 78 (per 10 minutes)					

2 . People & Footfall

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

6.11.13	Sunny
8.11.13	Sunny
9.11.13	Sunny Spells

2.1.4.2 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.

2.1.5 Footfall Count Breakdown 2009

2.1.5.1 Counts were conducted in a 10 minute slot within each hour. One count was taken each hour for 3 hours. Counts were taken outside Spar (now McColls).

2.1.5.2 Counts were then multiplied by 1.5 to get the total for both sides of the street. For example: Hour 10.00 – 11.00, Counts were taken between 10.50 – 11.00.

DATE/TIME	7.9.09 (Mon)	DATE/TIME	12.9.09 (Sat)
10.43 – 10.53	101	10.50 – 11.00	81
11.25 – 11.35	86	11.00 – 11.10	83
12.41 – 12.51	56	12.00 – 12.10	75
WEEKLY AVERAGE: 91 (per 10 minutes from 10.00 – 11.00)			

2.1.6 Footfall Count Breakdown 2008

2.1.6.1 Counts were conducted in a 10 minute slot within each hour. One count was taken each hour for 3 hours. Counts were taken outside Spar (now McColls). Counts were then multiplied by 1.5 to get the total for both sides of the street. For example: Hour 10.00 – 11.00, Counts were taken between 10.50 – 11.00.

DATE/TIME	17.9.08 (Weds)	DATE/TIME	27.9.08 (Sat)
10.30 – 10.40	80	10.50 – 11.00	90

2 . People & Footfall

11.30 – 11.40	53	11.40 – 11.50	95
12.00 – 12.10	80	12.40 – 12.50	99
WEEKLY AVERAGE: 85 (per 10 minutes from 10.00 – 11.00)			

2.1.7 Footfall Count Breakdown 1999

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

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

2.1.7.3 Count sites are the same locations as the 2013, 2009 and 2008 assessment. The count sites were separated in the 1999 assessment; these being Spar (now McColls) and the opposite side of the road (to Spar).

2.1.7.4 The figures quoted are grossed up by a factor of 15; this is equal to the sampling fraction, i.e. $15 \times 24 \text{ minutes} = 360 \text{ minutes (6 hours)}$.

2.1.7.5 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.

Spar

DATE:	29.1.99	DATE:	30.1.99
(Weekday)		(Weekend)	
6 hours	3020	6 hours	4400
1 hour	503	1 hour	733
10 minutes	84	10 minutes	122

Opposite side of road to Spar

DATE:	29.1.99	DATE:	30.1.99
(Weekday)		(Weekend)	
6 hours	4080	6 hours	3800
1 hour	680	1 hour	633

2 . People & Footfall

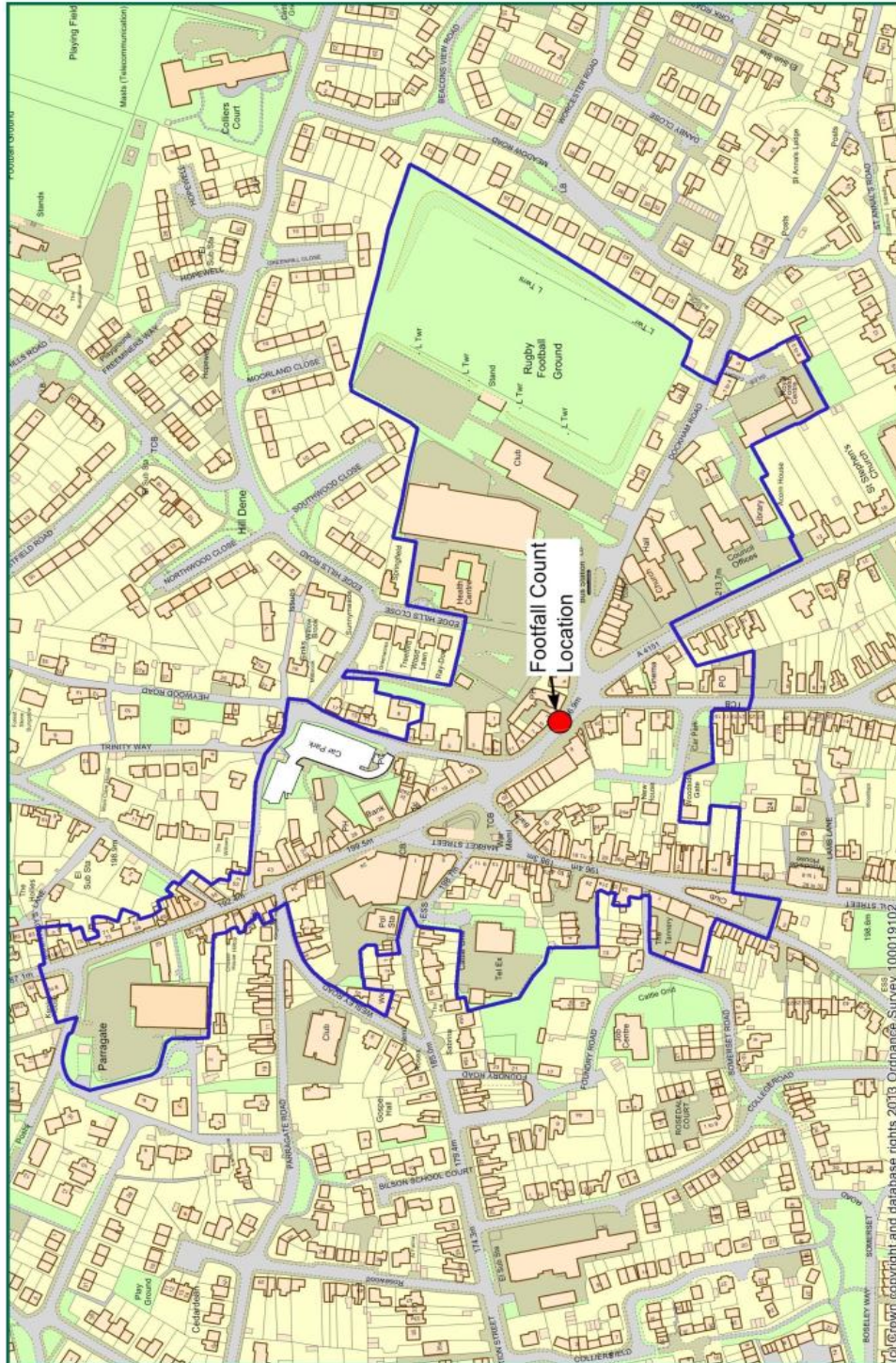
10 minutes	113	10 minutes	105
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Total: (both above sites)

DATE:	29.1.99	DATE:	30.1.99
(Weekday)		(Weekend)	
6 hours	7100	6 hours	8200
1 hour	1183	1 hour	1366
10 minutes	197	10 minutes	227
WEEKLY AVERAGE: 212 (per 10 minutes)			

2. People & Footfall

2.1.8 Footfall Count Location



2 . People & Footfall

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.

2014

MONTH	No. OF TICKETS PURCHASED
January 2014	3018
February 2014	3230
March 2014	2994
April 2014	2600
May 2014	3634
June 2014	3616
July 2014	3976
August 2014	2049
September 2014	2817
October 2014	3758
November 2014	2593
December 2014	3622

2 . People & Footfall

2015

MONTH	No. OF TICKETS PURCHASED
January 2015	2738
February 2015	3428
March 2015	3123
April 2015	3693
May 2015	3116
June 2015	3048
July 2015	3748
August 2015	3322
September 2015	3426
October 2015	4171

3 . Diversity & Vitality of Place

3 Diversity & Vitality of Place

The overall aim in this theme is to provide an assessment of the actual offer of the town centre and its diversity taking an all-inclusive approach that includes daytime, evening and night time economies.

The approach does not differentiate here between the public and private sectors as it is interpreted that both contribute to the provision of services, products and an overall experience for town centre visitors to enjoy and keep coming back to.

This theme does not monitor consumer demand, expectations or their perceptions of the offer provided by the town centre. This should be covered by a separate theme.

The 'Diversity and Vitality of Place' section covers the following key items; Retail Offer, Culture and Leisure Offer, Events, Reported Crime and Markets.

3.1 Retail Offer

3.1.1 This indicator keeps track of the range and variety of retail goods and services offered in the town centre, measured as the change in the number of businesses in each category over a 12 month period.

3.1.2 In order to remain competitive, town centres need to ensure they provide a level of offer that matches the demand of their current (or intended) visitors and consumers.

3.1.3 This indicator is often linked to footfall and levels of business as well as visitor satisfaction. It can also be used (in conjunction with other indicators) to monitor the balance and relationship between the area's daytime and night time/evening economies.

3.1.4 The retail offer is broken down into Use Class Orders. A summary of the Use Class Order can be found below:

- **A1** – Shops
- **A2** – Financial and Professional Services
- **A3** – Restaurants and Cafes
- **A4** – Drinking Establishments
- **A5** – Hot Food Takeaways
- **B1** – Business

3. Diversity & Vitality of Place

- **D1** – Non-residential Institutions
- **D2** – Assembly and Leisure
- **Sui Generis** – Theatres, Amusement Arcades, Funfair, Launderette, Sale of Fuel, Sale or Display of Motor Vehicles, Taxis, Scrapyard, Hostel, Waste Disposal, Retail Warehouse, Night Club, Casino
- **Vacant** – As described

3.1.5 It should be noted that the number of units recorded differs between each year. This may be as a result of the division of shop units, or variation on the area assessed.

3.1.6 The retail offer within Cinderford was recorded for 2015, 2014, 2013, 2009, 2008 and 1999.

3.1.7 The data indicates that Use Class A1 (Shops) has the highest retail offer percentage within Cinderford for both 2015 and 2008. There has been a decrease in A2 and A3 usage (Financial & Professional Services, Restaurants and Cafes). The following usage has increased, A4, A5, B1, D1 and Sui Generis (Drinking Establishments, Hot Food Takeaways, Business, Non-residential institutions).

CINDERFORD USE CLASS ORDER 2015:

USE CLASS	NUMBER OF UNITS	PERCENTAGE WITHIN EACH USE
A1	47	42.4
A2	11	9.9
A3	9	8.1
A4	3	2.7
A5	8	7.2
B1	4	3.6
D1	13	11.7
D2	1	0.9
Sui Generis	1	0.9
Vacant	14	12.6
TOTAL	111	100

3 . Diversity & Vitality of Place

CINDERFORD USE CLASS ORDER 2014:

USE CLASS	NUMBER OF UNITS	PERCENTAGE WITHIN EACH USE
A1	43	39.1
A2	10	9.1
A3	10	9.1
A4	2	1.8
A5	8	7.3
B1	4	3.6
D1	13	11.8
D2	1	0.9
Sui Generis	2	1.8
Vacant	17	15.5
TOTAL	110	100

CINDERFORD USE CLASS ORDER 2013:

USE CLASS	NUMBER OF UNITS	PERCENTAGE WITHIN EACH USE
A1	43	38.39
A2	11	9.82
A3	9	8.04
A4	2	1.79
A5	7	6.25
B1	5	4.46
D1	13	11.60
D2	1	0.89
Sui Generis	3	2.68
Vacant	18	16.07
TOTAL	112	100

3. Diversity & Vitality of Place

CINDERFORD USE CLASS ORDER 2009:

USE CLASS	NUMBER OF UNITS	PERCENTAGE WITHIN EACH USE
A1	52	48.60
A2	14	13.08
A3	4	3.74
A4	2	1.87
A5	7	6.54
B1	3	2.80
D1	3	2.80
D2	1	0.93
Sui Generis	2	1.87
Vacant	19	17.76
TOTAL	107	100

CINDERFORD USE CLASS ORDER 2008:

USE CLASS	NUMBER OF UNITS	PERCENTAGE WITHIN EACH USE
A1	55	51.40
A2	16	14.95
A3	4	3.74
A4	2	1.87
A5	6	5.61
B1	3	2.80
D1	3	2.80
D2	1	0.93
Sui Generis	2	1.87
Vacant	15	14.02
TOTAL	107	100

3 . Diversity & Vitality of Place

CINDERFORD USE CLASS ORDER 1999:

USE CLASS	NUMBER OF UNITS	PERCENTAGE UNITS EACH USE
A1	56	43.75
A2	23	17.97
A3	3	2.34
Other	19	14.84
Vacant	27	21.09
TOTAL	128	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 2015 and 2008.

FACILITY	2015	2014	2013	2009	2008
Museum's	0	0	0	0	0
Art Galleries	1	1	1	0	0
Arts Centre	0	0	0	0	0
Take Away	8	8	8	7	6
Cafes	3	5	3	4	4
Swimming Pools	0	0	0	0	0
Gyms	0	0	0	0	0
Cinemas	1	1	1	1	1
Theatres	0	0	0	0	0

3. Diversity & Vitality of Place

Community Halls	2	2	2	0	1
Parks/Gardens	0	0	0	0	0
Games Arcade	0	0	0	0	0
Other Specialist Outlets	1 (Rugby Club)	1 (Rugby Club)	1 (Rugby Club)	1 (Rugby Club)	1 (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:

Temporary Event Notices

Lidl, Cinderford, 22.12.14, 07:00 - 08:00

- Off Sales for Christmas, Extension of one hour

Premise Licences

Londis Stores, 13 High Street, Cinderford

- Off Licence Shop

Road Closure Orders

Market Street, Cinderford, 29.11.14, 13:00 - 17:00

- Cinderford Christmas Parade

3 . Diversity & Vitality of Place

3.4 Reported Crime

3.4.1 This indicator monitors the number of reported incidents of crimes in a range of categories in the town centre.

3.4.2 In some cases, fear of crime can act as a deterrent for people not to visit a town centre, particularly in the evenings and at night. Yet, as powerful as perceptions can be in influencing people's behaviour, they are not always directly related to reality.

3.4.3 This indicator will allow its users to contrast these perceptions (captured in the "crime and safety perceptions" indicator) with actual reported crime statistics.

3.4.4 The data provides information on reported crime within Cinderford Town Centre from August 2014 - July 2015.

	Aug 14	Sept 14	Oct 14	Nov 14	Dec 14	Jan 15	Feb 15	Mar 15	Apr 15	May 15	Jun 15	July 15
Violence and Sexual offences	2	1	3	1	3	2	1	-	5	1	-	4
Anti social behaviour	4	5	4	6	6	9	3	5	2	7	12	4
Criminal damage and Arson	-	2	5	1	-	-	4	2	1	1	-	-
Vehicle Crime	-	2	-	-	-	1	-	-	-	-	1	-
Burglary	-	1	1	2	1	4	1	-	-	-	-	1
Other theft	-	2	1	-	-	1	-	2	2	2	-	-
Drugs	-	-	2	-	2	-	-	-	-	-	-	-
Robbery	-	-	-	-	-	-	-	-	-	-	-	-
Shoplifting	3	-	2	-	1	-	-	-	-	-	-	1
Other Crime	1	-	-	-	1	-	-	-	-	-	-	-
Public disorder	-	-	-	-	-	-	-	-	1	-	-	-
Theft from a person	-	-	-	-	-	-	-	-	-	-	-	-
Possession of a Weapon	-	-	-	-	-	-	-	-	-	-	-	-

3. Diversity & Vitality of Place

TOTAL	10	13	18	10	14	17	9	9	11	11	13	10
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3.5 Markets

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

3.5.2 Markets, like events, can be a major motivating factor for people to come to a town centre. The presence of a regular (albeit temporary) traditional market can add diversity to the retail offer of a town centre and can act as a catalyst for other more specialist markets to come to the area, including farmers' markets, artisan markets, continental markets, Christmas markets, night markets, etc.

3.5.3 All of this can contribute to the area's diversity of offer, satisfy a wider range of needs and attract local residents as well as visitors from a growing catchment area.

3.5.4 The National Market Trade Federation has no record of any Markets being held in Cinderford. It should however be noted that there is a Farmers Market on a Friday morning in the Triangle area.

4 . Economic Characteristics

4 Economic Characteristics

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

Some of the more 'static' elements, which in turn may influence perceptions, too, will include changes in the number of charity shops or vacant retail units.

4.1 Charity Shops

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

4.1.2 Over the last fifteen years, the proliferation of charity shops in town centres may have been interpreted in certain circles as a sign of decline. On the other hand, charity shops fill an important gap in the retail offer of any town centre, not just in towns and cities with more modest income catchment areas and/ or ageing demographics.

4.1.3 Charity shops provide a valuable re-use and re-cycling function, reducing the volume of waste going to landfill and bring in valuable income for worthy causes.

4.1.4 Regardless of how the existence of charity shops is interpreted, their growth or decline impacts on perceptions and forms an important element in the monitoring of the economic performance of any town centre.

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

4.1.6 The information below details the number of charity shops within the town centre for 2015, 2014, 2013, 2009 and 2008.

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

Maggie's Charity Shop: 23 Market Street

4 . Economic Characteristics

Age Concern: 2a High Street

2013:

Great Oaks Hospice: 5 Heywood Road

Sue Ryder Care: 3 Heywood Road

Age Concern: 23 Market Street

Dial a Ride: 2a High Street

2009:

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

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.

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 . Economic Characteristics

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.

CINDERFORD VACANT UNITS 2015:

VACANT UNIT AMOUNT	% WITHIN EACH USE FOR TC
14	12.6
TOTAL TC UNITS SURVEYED – 111	
81 High Street	
67a High Street	
48 High Street	
46 High Street	
12 Wesley Road	
33a High Street	
Westgate Stores	
13 High Street	
23 Market Street	
29 Market Street	
1a Victoria Street	
2 Commercial Street	
14 Market Street	
22 High Street	

CINDERFORD VACANT UNITS 2014:

VACANT UNIT AMOUNT	% WITHIN EACH USE FOR TC
17	15.5
TOTAL TC UNITS SURVEYED – 110	

4 . Economic Characteristics

81 High Street
62 High Street
55 High Street
48 High Street
46 High Street
36 High Street
12 Wesley Road
33a High Street
13 High Street
17 Market Street
35 Market Street
2 Commercial Street
8-8c Market Street
12 Market Street
12 High Street
3-5 High Street
35 Market Street

CINDERFORD VACANT UNITS 2013:

VACANT UNIT AMOUNT	% WITHIN EACH USE FOR TC
18	16.07
TOTAL TC UNITS SURVEYED – 112	
67 – 69a High Street	
65 High Street	
62 High Street	

4 . Economic Characteristics

59 High Street
 48 High Street
 38a High Street
 33a High Street
 24 High Street
 13 High Street
 17 Market Street
 31a Market Street
 35 Market Street
 1a Victoria Street
 4 Commercial Street
 2 Commercial Street
 12 Market Street
 10a Market Street
 55 High Street

CINDERFORD VACANT UNITS 2009:

VACANT UNIT AMOUNT	% WITHIN EACH USE FOR TC
19	17.75
TOTAL TC UNITS SURVEYED – 107	
2 Commercial Street	
4 Commercial Street	
2 Dockham Road	
19 Market Street	
35a High Street	

4 . Economic Characteristics

46 High Street
62 High Street
1 Market Street
12 Market Street
14a Market Street
15 Market Street
17 Market Street
19 Market Street
26b Market Street
3 Market Street
32 Market Street
35 Market Street
37 Market Street
3 Victoria Street

CINDERFORD VACANT UNITS 2008:

VACANT UNIT AMOUNT	% WITHIN EACH USE FOR TC
15	13.89%
TOTAL TC UNITS SURVEYED – 108	
32 Market Street	
16 High Street	
65 High Street	
3 Victoria Street	
4 Commercial Street	
2 Commercial Street	

4 . Economic Characteristics

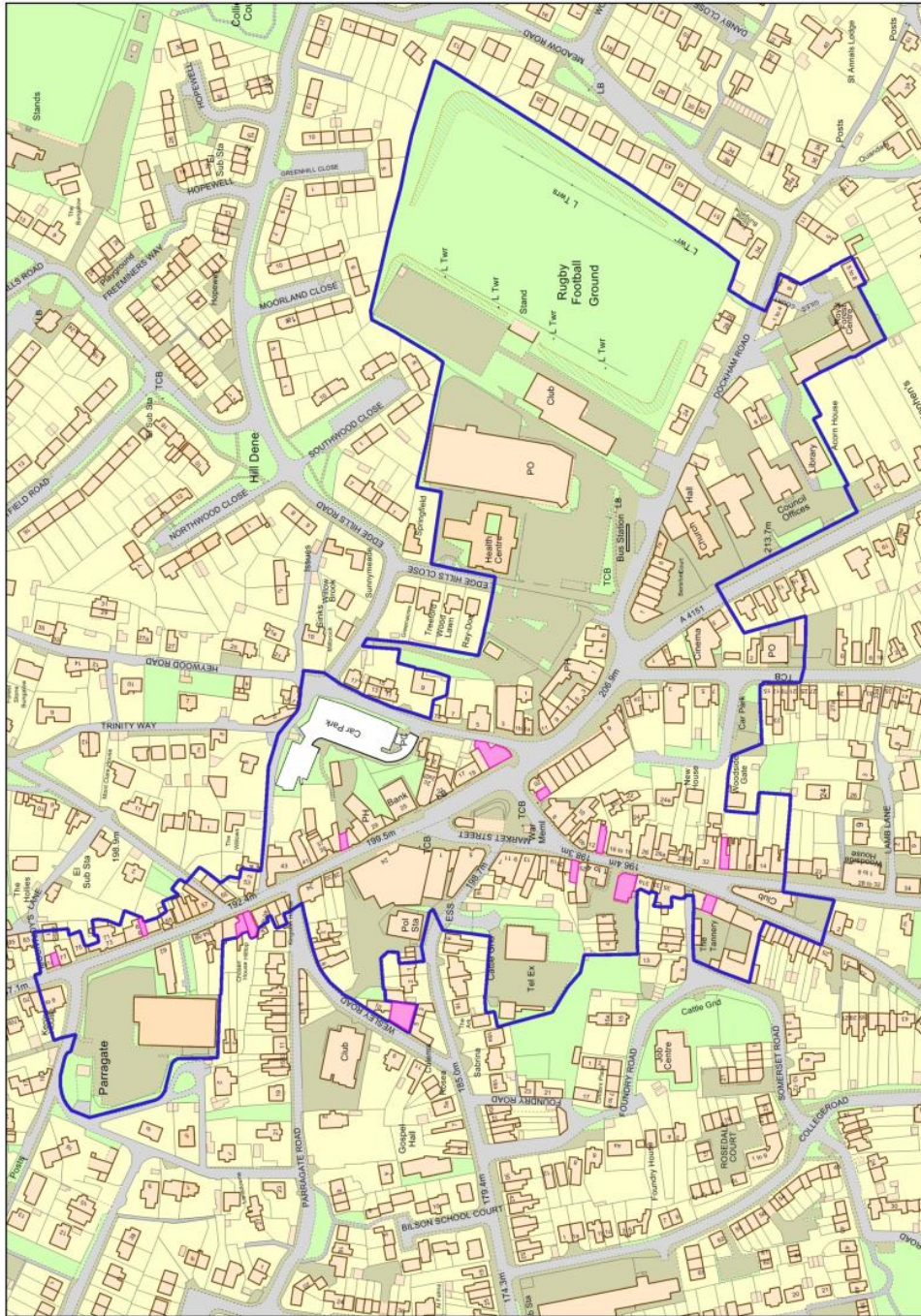
6 Commercial Street
 19 Market Street
 23a Market Street
 15 Market Street
 17 Market Street
 26b Market Street
 12 Market Street
 14a Market Street
 62 High Street

CINDERFORD VACANT UNITS 1999:

VACANT UNIT AMOUNT	% WITHIN EACH USE FOR TC
27	21.09
TOTAL TC UNITS SURVEYED – 128	

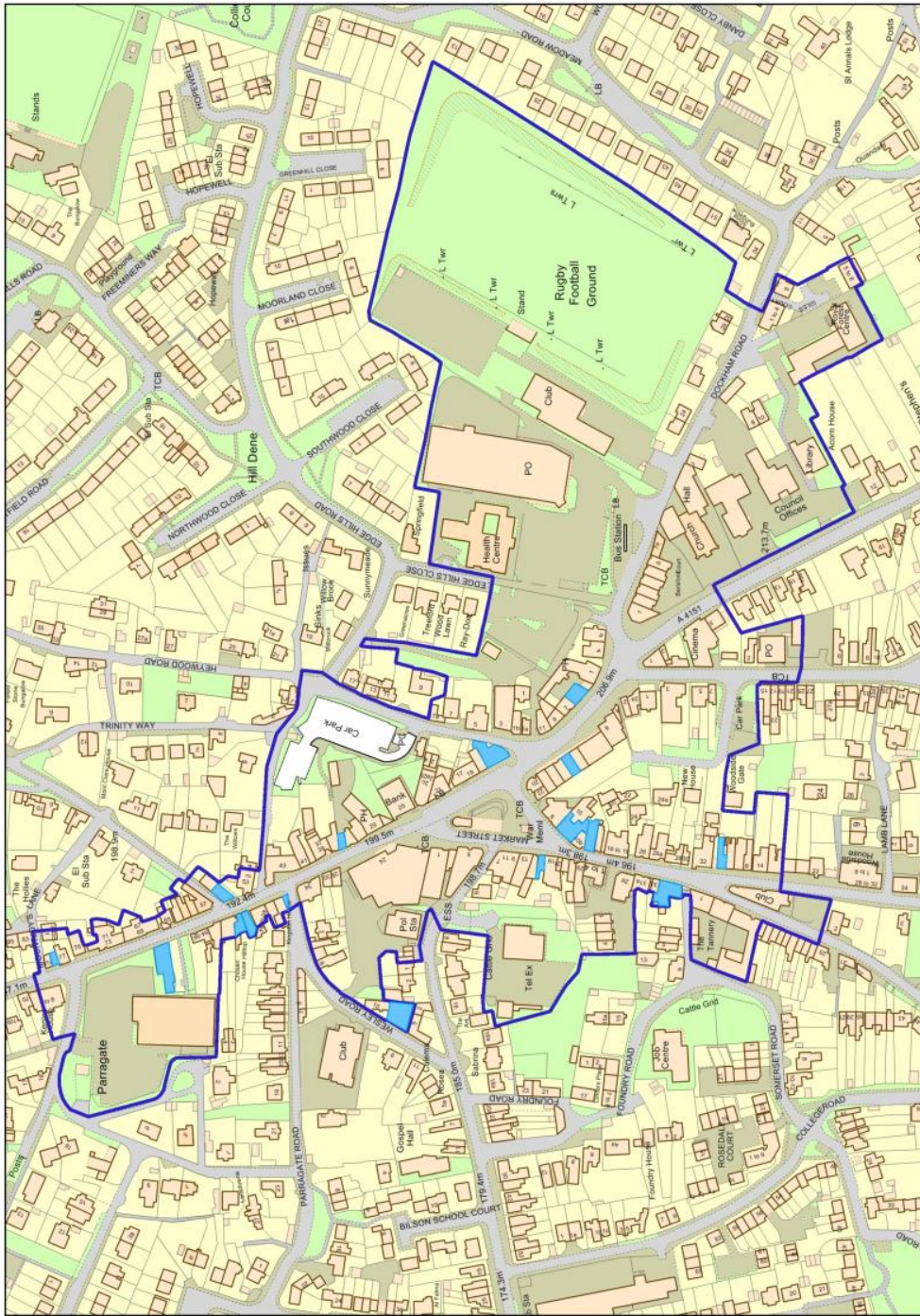
4. Economic Characteristics

4.2.1 Vacancy 2015 Plan



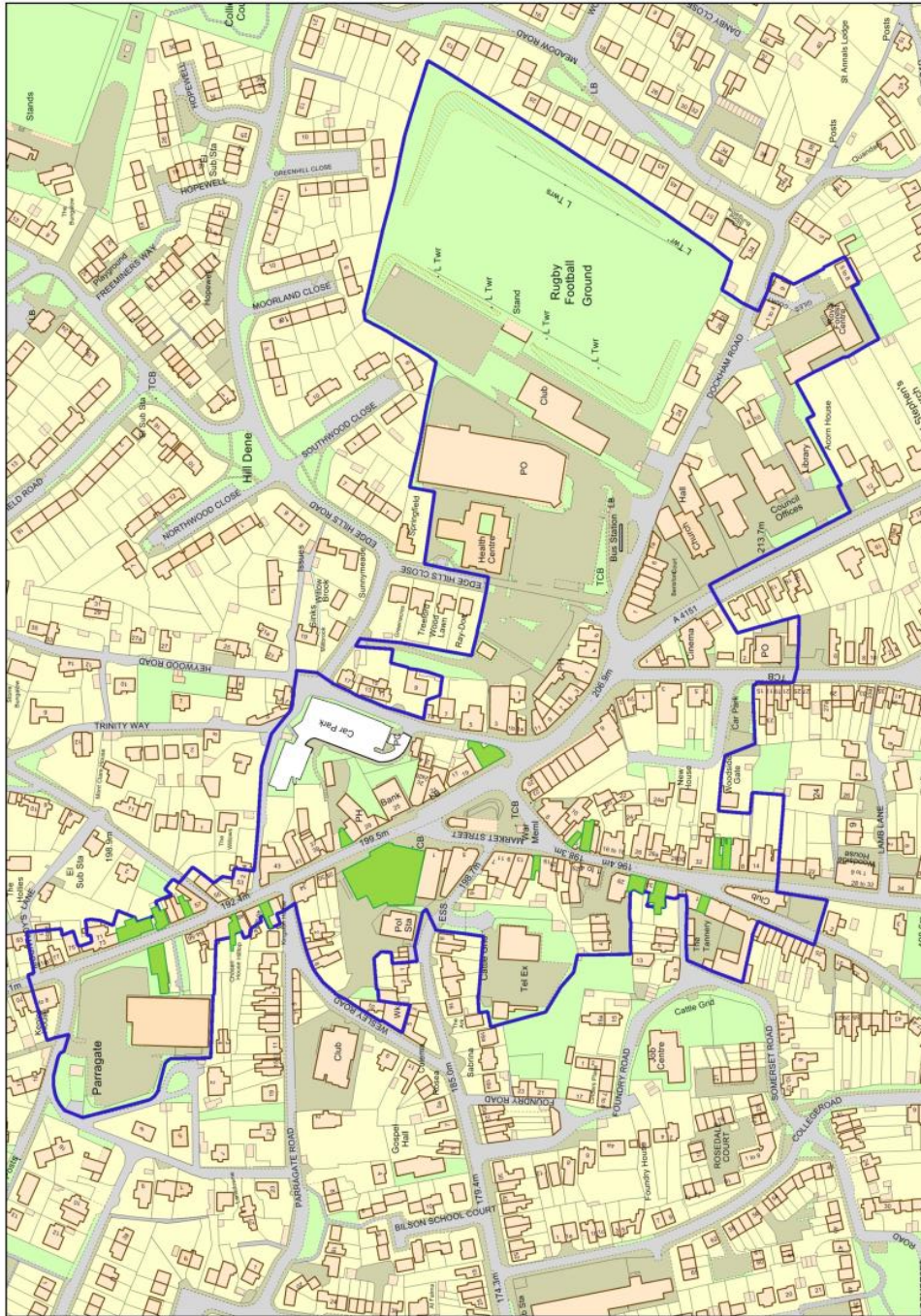
4. Economic Characteristics

4.2.2 Vacancy 2014 Plan



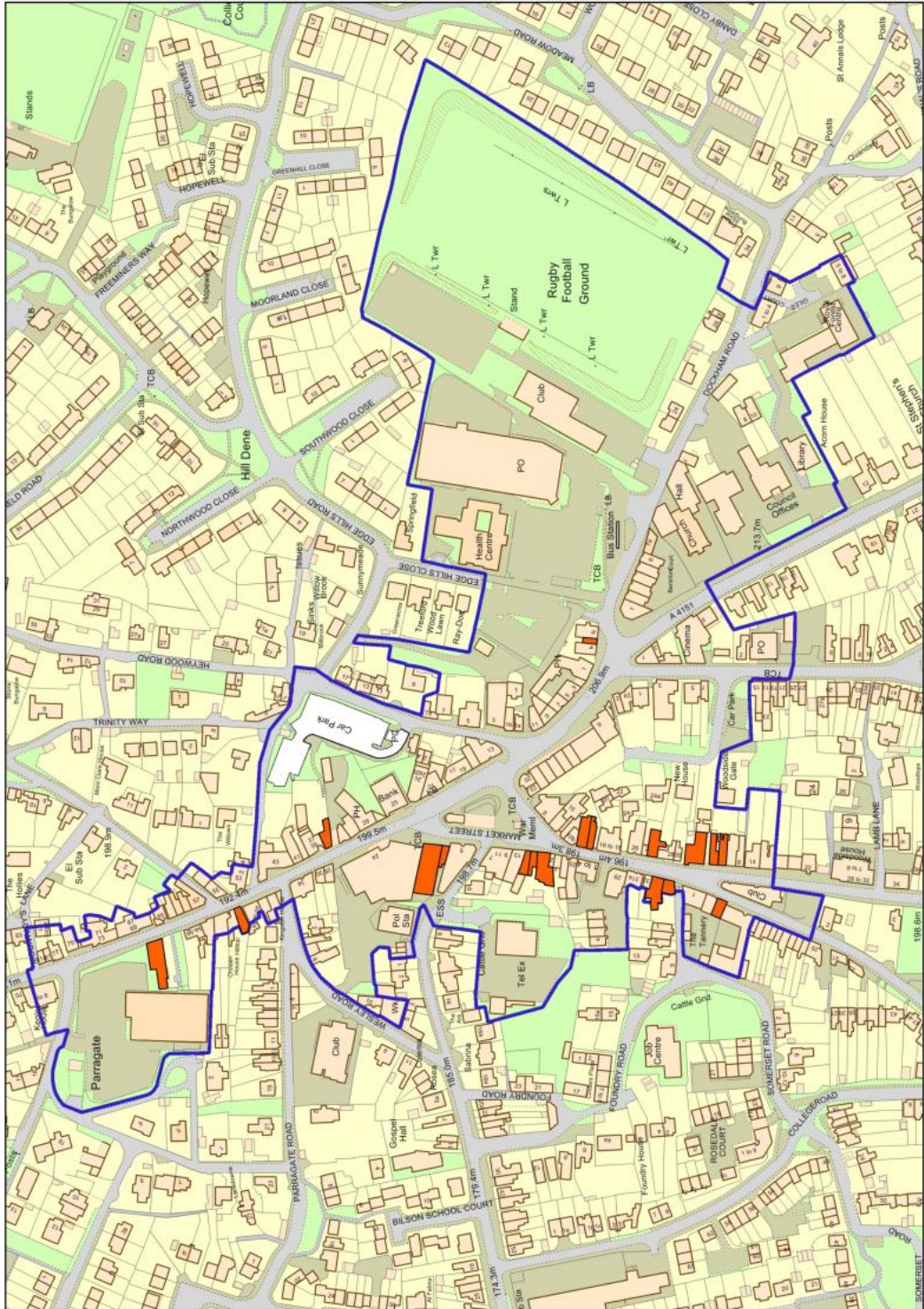
4. Economic Characteristics

4.2.3 Vacancy 2013 Plan



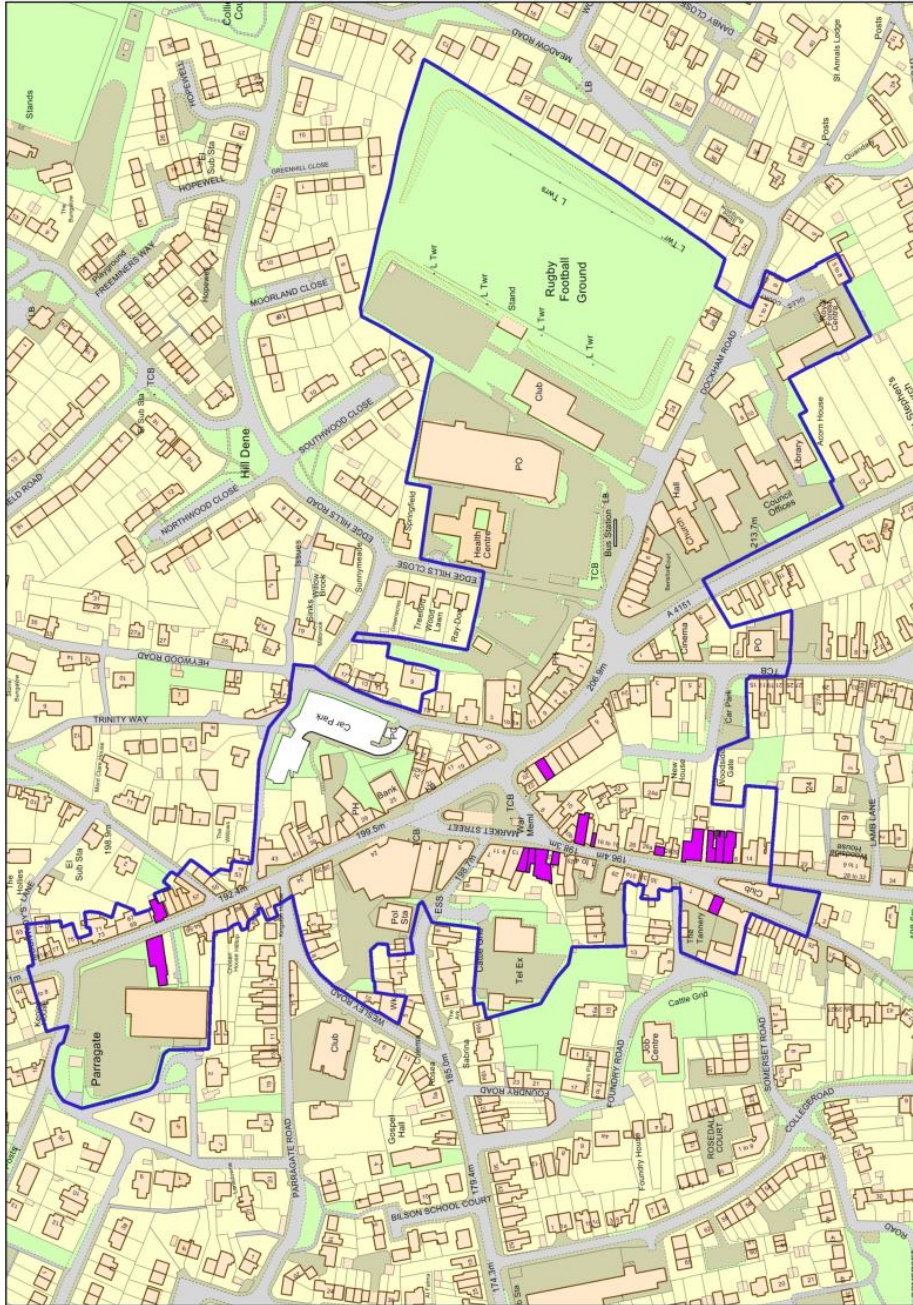
4. Economic Characteristics

4.2.4 Vacancy 2009 Plan



4. Economic Characteristics

4.2.5 Vacancy 2008 Plan



4 . Economic Characteristics

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

5 Conclusion

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

5.2 Although the footfall figures show a marked decrease from the 1999 levels, there is evidence that the makeup of Cinderford town centre has already changed considerably over this period with a move away from traditional A1 & A2 uses to an increase in A3, A5 and D1. These figures have remained fairly consistent over the past 3 years although it is noted this year that there has been an increase in A1 use.

5.3 Cinderford town centre's retail offer has changed since 1999 and this seems to be consistent with national trends and the ways people are now choosing to shop. For example, the make up of the town centre appears to have changed considerably since the 1999 study completed by Drivers Jonas, and this appears to be providing a level of resilience for Cinderford.

5.4 The high vacancy rates of 1999 have fallen back from 21% to 12.6% in Cinderford, which is now in line with the UK vacancy rate of 12.5% (Local Data Company). This year has seen a decrease in the vacancy rate from 15.5% to 12.6%.

5.5 There has been a shift away from A2 uses within Cinderford town centre with the 1999 figure of 23 units falling to 11 units in 2015. This trend is in line with National trends where stores offering services have sharply contracted, particularly finance and travel services largely due to the internet effect. There has been an increase in A3 units from 3 to 9 and the number of hot food takeaways (A5) is an indicator of how the town centre is used outside the normal shopping hours.

5.6 The report details data and information on the cultural and leisure offer within Cinderford for 2015. Information and data will continue to be collected on a yearly basis to monitor how this contributes to local vitality. The provision of community halls within the town centre has increased in comparison to the 2008 and 2009 figures, along with an increase in hot food takeaways and the provision of an art gallery. The improvement within the cultural and leisure offer, albeit a minimal improvement, indicates that the town centre is accessed for services other than retail. It is noted that there has been a decrease in the number of cafés from 2014.

5.7 There are signs that this evolving picture will help to build resilience locally to the threat of long term decline on the town centre share of retail spending.

6 . Use Class Lists

6 Use Class Lists

6.1 2015

ADDRESS	SERVICE	SHOP AREA SQM	USE CLASS
81 High Street	Vacant	56	Vacant
79-79a High Street	Electrical Services	61	A1
67-69a High Street	Residential	169	C3
65 High Street	Residential	57	C3
67a High Street	Vacant	201	Vacant
Lidl, Paragate Road	Lidl Foodstore	1203	A1
61-63 High Street	Ashton and Daniels Optomotrist	106	D1
59 High Street	Residential	47	C3
56 High Street	Exodus Hair Salon	35	A1
54 High Street	Jolly Forest Fryer - Fish and Chips	30	A5
55 High Street	Residential	63	C3
48 High Street	Vacant	52	Vacant
46 High Street	Vacant	63	Vacant
44 & 44a High Street	Ark Property Management		
53 High Street	Clothes Shop	107	A1
38a High Street	Modern Cleaning Company	56	A1
38 High Street	The Powder Puff	76	A1
36 High Street	Greengrocer	16	
43 High Street	The Forester	194	B1
41 High Street	Altered Images Hair Salon	115	A1
34 High Street	The IBIZA Sun Tanning Studio	132	A1

6 . Use Class Lists

12 Wesley Road	Vacant	190	Vacant
37-39 High Street	Curry Leaf Indian Takeaway	106	A5
35 High Street	Mark Harper MP Office	65	B1
33a High Street	Vacant	37	Vacant
31 High Street	Norma Little Hair and Beauty Salon	25	A1
29 High Street	Nails and Beauty	45	A1
27 High Street	Golden Lion Pub	220	A4
27a High Street	Forest Sweets	25	A1
25 High Street	Lloyds Bank	263	A2
Westgate Stores	Vacant	1100	Vacant
Police Station	Police Station	250	Sui Generis
23 High Street	Scoops Cards	155	A1
21a High Street	Bidmead Cook	30	A2
21b High Street	Monmouthshire Building Society	61	A2
17-19 High Street	TSB Bank	116	A2
15a High Street	KJT Residential - Estate Agents	65	A2
13 High Street	Vacant	160	Vacant
11 High Street	Jasmine Café	76	A3
5 Heywood Road	Dean Forest Hospice Charity Shop	150	A1
3 Heywood Road	Sue Ryder Cook Charity Shop	246	A1
1a Heywood Road	SAJ Indian Takeaway	63	A5
1b Heywood Road	Fork 'n' Spoon Chinese Takeaway	36	A5
1 Market Street	Real Deal	315	A1
3 Market Store	Mel's Top Cutz	44	A1

6 . Use Class Lists

5-7 Market Street	DIY Store	278	A1
9-11 Market Street	Boots Pharmacy	200	A1
13 Market Street	Wyedean Healthfoods	135	A1
15 Market Street	The Sewing Room	75	A1
17 Market Street	Taylors Jewellers	50	A1
19 Market Street	ABFAB Flooring	139	A1
Lower Ground Kiosk, Market Street	Truly Scrumptious Baguette Shop	47	A3
Upper Kiosk, Market Street	The Barber Shop	47	A1
21 Market Street	C+J's Bakery	30	A3
23 Market Street	Vacant	50	Vacant
25 Market Street	Elsa's Pet Shop	119	A1
29 Market Street	Vacant	148	Vacant
31a Market Street	Candi	78	A1
35 Market Street	Residential	98	C3
37a Market Street	Reptiles and Aquatics Angling	55	A1
1a Victoria Street	Vacant	114	Vacant
1 Commercial Street	Soldiers and Sailors Club	235	D1
16 Commercial Street	Bowketts Off License	110	A1
14 Commercial Street	Gwyn Jones + Co. Solicitors	100	A2
6 Commercial Street	The Chippy, Cinderford	100	A5
4 Commercial Street	CoCo	81	A1
2 Commercial Street	Vacant	73	Vacant
26a Market Street	Ensors Butchers	110	A1
26 Market Street	My Dentist Dental Care	144	D1
16-18 Market Street	Premier	165	A1
14 Market Street	Vacant	55	Vacant
12 Market Street	Kayla's Gifts	97	A1

6 . Use Class Lists

10a Market Street	Buds and Bouquets Florists	52	A1
8 Market Street	Cobblers Pub		
8c Market Street	Forest Bumps Café		
6 Market Street	HSBC	157	A2
22 High Street	Vacant	35	Vacant
20 High Street	Lotus Restaurant	55	A3
18 High Street	The Crusty Loaf Bakery	67	A3
16 High Street	Forest Discounts	68	A1
14 High Street	Dave and Jean Jackson Butchers	70	A1
12 High Street	Pick-a-Pizza	70	
10 High Street	Cinderford Kebab and Pizza	75	A5
8 High Street	McColl's Newsagents	202	A1
4 High Street	Betfred	23	A2
2 High Street	Gordon Blake Funeral Directors	42	A1
2a High Street	Dial-a-Ride	71	A1
Cinderford Delivery Office	Post Office	217	A1
Woodside Street	Ripping Yarns	34	A1
3 Woodside Street	Art Space Cinderford Gallery	245	D1
1 Woodside Street	David Kear Opticians	91	D1
1 Belle Vue Road	Corner Bakery	50	A3
2a Belle Vue Road	Corner Café	30	A3
3 Belle Vue Road	Locksmith	25	A1
The Palace Cinema	Cinema	340	D2
9 High Street	Camerons Butchers	56	A1
7 High Street	Seafresh Fish and Chips	66	A5
3-5 High Street	Pitman Blackstock and White Solicitors	83	

6 . Use Class Lists

1 High Street	Swan Pub	280	A4
2 Dockham Road	Grindles Coaches	45	B1
4 Dockham Road	Dean Estate Agents	25	A1
6 Dockham Road	Cut 'N' Dry hair Dressers	90	A1
1 Berisford Court, Dockham Road	The Cash Exchange	116	A1
2-3 Berisford Court, Dockham Road	NFU Mutual	143	A2
4-5 Berisford Court, Dockham Road	Cutting Edge Hair and Beauty Salon	145	A1
6 Berisford Court, Dockham Road	Muzo's Café Bar and Restaurant	69	A3
Health Centre, Dockham Road	Health Centre Dockham Road	997	D1
The County Store, Dockham Road	Co-operative Foodstore	2484	A1
Rugby Club, Dockham Road	Rugby Club Dockham Road	877	D1
Wesley Classrooms, Belle Vue Road	Wesley Classrooms	166	D1
Cinderford Methodist Church, Belle Vue Road	Cinderford Methodist Church	300	D1
Wesley Hall, Belle Vue Road	Wesley Hall	300	D1
4 Belle Vue Road	Offices	496	D1
6 Belle Vue Road	Offices	411	B1
Library, Belle Vue Road	Library	263	D1
Royal Forest Centre, Dockham Road	Royal Forest Centre	301	D1

6.2 2014

ADDRESS	SERVICE	SHOP AREA SQM	USE CLASS
81 High Street	Vacant	56	Vacant

6 . Use Class Lists

79-79a High Street	Electrical Services	61	A1
67-69a High Street	Residential	169	C3
65 High Street	Residential	57	C3
62 High Street	Vacant	201	Vacant
Lidl, Paragate Road	Lidl Foodstore	1203	A1
61-63 High Street	Ashton and Daniels Optomotrist	106	D1
59 High Street	Residential	47	C3
56 High Street	Exodus Hair Salon	35	A1
54 High Street	Jolly Forest Fryer - Fish and Chips	30	A5
55 High Street	Vacant	63	Vacant
48 High Street	Vacant	52	Vacant
46 High Street	Vacant	63	Vacant
53 High Street	Clothes Shop	107	A1
38a High Street	Modern Cleaning Company	56	A1
38 High Street	The Powder Puff	76	A1
36 High Street	Vacant	16	Vacant
43 High Street	The Forester	194	B1
41 High Street	Altered Images Hair Salon	115	A1
34 High Street	The IBIZA Sun Tanning Studio	132	A1
12 Wesley Road	Vacant	190	Vacant
37-39 High Street	Curry Leaf Indian Takeaway	106	A5
35 High Street	Mark Harper MP Office	65	B1
33a High Street	Vacant	37	Vacant
31 High Street	Norma Little Hair and Beauty Salon	25	A1
29 High Street	Nails and Beauty	45	A1
27 High Street	Golden Lion Pub	220	A4

6 . Use Class Lists

27a High Street	Taylor's Jewellers	25	A1
25 High Street	Lloyds TSB Bank	263	A2
24 High Street	Real Deal	1100	A1
Police Station	Police Station	250	Sui Generis
23 High Street	Lotus Chinese Takeaway	155	A5
21a High Street	Bidmead Cook	30	A2
21b High Street	Santander Bank	61	A2
17-19 High Street	TSB Bank	116	A2
15a High Street	KJT Residential - Estate Agents	65	A2
13 High Street	Vacant	160	Vacant
11 High Street	Jasmine Café	76	A3
5 Heywood Road	Dean Forest Forest Hospice Charity Shop	150	A1
3 Heywood Road	Sue Ryder Cook Charity Shop	246	A1
1a Heywood Road	SAJ Indian Takeaway	63	A5
1b Heywood Road	Fork 'n' Spoon Chinese Takeaway	36	A5
1 Market Street	Internet Café	315	A3
3 Market Store	Mel's Top Cutz	44	A1
5-7 Market Street	DIY Store	278	A1
9-11 Market Street	Boots Pharmacy	200	A1
13 Market Street	Wyedean Healthfoods	135	A1
15 Market Street	The Sewing Room	75	A1
17 Market Street	Vacant	50	Vacant
19 Market Street	ABFAB Flooring	139	A1
Lower Ground Kiosk, Market Street	Truly Scrumptious Baguette Shop	47	A3
Upper Kiosk, Market Street	The Barber Shop	47	A1

6 . Use Class Lists

21 Market Street	C+J's Bakery	30	A3
23 Market Street	Maggies Charity Shop	50	A1
25 Market Street	Elsa's Pet Shop	119	A1
29 Market Street	Scarlet Rose	148	A1
31a Market Street	CANDI	78	Vacant
35 Market Street	Vacant	98	Vacant
37a Market Street	Reptiles and Aquatics Angling	55	A1
1a Victoria Street	Kayla's Gifts	114	A1
1 Commercial Street	Soldiers and Sailors Club	235	D1
16 Commercial Street	Bowketts Off License	110	A1
14 Commercial Street	Gwyn Jones + Co. Solicitors	100	A2
6 Commercial Street	The Chippy Cinderford	100	A5
4 Commercial Street	Dress Shop	81	A1
2 Commercial Street	Vacant	73	Vacant
26a Market Street	Ensors Butchers	110	A1
26 Market Street	Cinderford Dental Centre	144	D1
16-18 Market Street	Premier	165	A1
14 Market Street	Poppy Powell Tattoo Shop	55	Sui Generis
12 Market Street	Vacant	97	Vacant
10a Market Street	Pitmand Blackstock White Solicitors	52	A2
8-8c Market Street	Vacant/Refurb	146	Vacant
6 Market Street	HSBC	157	A2
22 High Street	Internet Café	35	A3
20 High Street	Lotus Restaurant	55	A3
18 High Street	The Crusty Loaf Bakery	67	A3
16 High Street	Forest Discounts	68	A1

6 . Use Class Lists

14 High Street	Dave and Jean Jackson Butchers	70	A1
12 High Street	Vacant/Refurb	70	Vacant
10 High Street	Cinderford Kebab and Pizza	75	A5
8 High Street	McColl's Newsagents	202	A1
4 High Street	Betfred	23	A2
2 High Street	Gordon Blake Funeral Directors	42	A1
2a High Street	Age Concern Charity Shop	71	A1
Cinderford Delivery Office	Post Office	217	A1
Woodside Street	Ripping Yarns	34	A1
3 Woodside Street	Art Space Cinderford Gallery	245	D1
1 Woodside Street	David Kear Opticians	91	D1
1 Belle Vue Road	Corner Bakery	50	A3
2a Belle Vue Road	Corner Café	30	A3
3 Belle Vue Road	Locksmith	25	A1
The Palace Cinema	Cinema	340	D2
9 High Street	Camerons Butchers	56	A1
7 High Street	Seafresh Fish and Chips	66	A5
3-5 High Street	Vacant/Refurb	83	Vacant
1 High Street	Swan Pub	280	A4
2 Dockham Road	Grindles Coaches	45	B1
4 Dockham Road	Dean Estate Agents	25	A1
6 Dockham Road	Cut 'N' Dry hair Dressers	90	A1
1 Berisford Court, Dockham Road	The Cash Exchange	116	A1
2-3 Berisford Court, Dockham Road	NFU Mutual	143	A2

6 . Use Class Lists

4-5 Berisford Court, Dockham Road	Cutting Edge Hair and Beauty Salon	145	A1
6 Berisford Court, Dockham Road	Muzo's Café Bar and Restaurant	69	A3
Health Centre, Dockham Road	Health Centre Dockham Road	997	D1
The County Store, Dockham Road	Co-operative Foodstore	2484	A1
Rugby Club, Dockham Road	Rugby Club Dockham Road	877	D1
Wesley Classrooms, Belle Vue Road	Wesley Classrooms	166	D1
Cinderford Methodist Church, Belle Vue Road	Cinderford Methodist Church	300	D1
Wesley Hall, Belle Vue Road	Wesley Hall	300	D1
4 Belle Vue Road	Offices	496	D1
6 Belle Vue Road	Offices	411	B1
Library, Belle Vue Road	Library	263	D1
Royal Forest Centre, Dockham Road	Royal Forest Centre	301	D1

6.3 2013

ADDRESS	SERVICE	SHOP AREA SQm	USE CLASS
81 High Street	Soap Laundrette	56	Sui Generis
79-79a High Street	Electrical Services	61	A1
67-69a High Street	Vacant	169	Vacant
65 High Street	Vacant	57	Vacant
62 High Street	Vacant	201	Vacant
Lidl Paragate Road	Lidl Foodstore	1203	A1
61-63 High Street	Ashton and Daniels Optomotrist	106	D1

6 . Use Class Lists

ADDRESS	SERVICE	SHOP AREA SQm	USE CLASS
59 High Street	Vacant	47	Vacant
56 High Street	Exodus Hair Salon	35	A1
54 High Street	Jolly Forest Fryer - Fish and Chips	30	A5
55 High Street	Vacant	63	Vacant
48 High Street	Vacant	52	Vacant
46 High Street	Computer House	63	A1
53 High Street	Clothes Shop	107	A1
38a High Street	Vacant	56	Vacant
38 High Street	The Powder Puff	76	A1
36 High Street	Keith's Green Grocers	16	A1
43 High Street	The Forester	194	B1
41 High Street	Altered Images Hair Salon	115	A1
34 High Street	The IBIZA Sun Tanning Studio	132	A1
12 Wesley Road	Millbrook Engineering	190	B1
37-39 High Street	Curry Leaf Indian Takeaway	106	A5
35 High Street	Mark Harper MP Office	65	B1
33a High Street	Vacant	37	Vacant
31 High Street	Norma Little Hair and Beauty Salon	25	A1
29 High Street	El Glamour - bags etc.	45	A1
27 High Street	Golden Lion Pub	220	A4
27a High Street	Jewellers	25	A1
25 High Street	Lloyds TSB Bank	263	A2
24 High Street	Vacant	1100	Vacant
Police Station	Police Station	250	Sui Generis

6 . Use Class Lists

ADDRESS	SERVICE	SHOP AREA SQm	USE CLASS
23 High Street	Skoops Cards	155	A1
21a High Street	Bidmead Cook	30	A2
21b High Street	Santander Bank	61	A2
17-19 High Street	C+G Bank	116	A2
15a High Street	KJT Residential - Estate Agents	65	A2
13 High Street	Vacant	160	Vacant
5 Heywood Road	Great Oaks Forest Hospice Charity Shop	150	A1
3 Heywood Road	Sue Ryder Cook Charity Shop	246	A1
1a Heywood Road	SAJ Indian Takeaway	63	A5
1b Heywood Road	Fork 'n' Spoon chinese takeaway	36	A5
1 Market Street	The Real Deal More for Less	315	A1
3 Market Store	Mel's top cutz	44	A1
5-7 Market Street	DIY Store	278	A1
9-11 Market Street	Boots Pharmacy	200	A1
13 Market Street	Wyedean Healthfoods	135	A1
15 Market Street	The Sewing Room	75	A1
17 Market Street	Vacant	50	Vacant
19 Market Street	ABFAB Flooring	139	A1
Lower Ground Kiosk Market Street	Truly Scrumptious Baguette Shop	47	A3
Upper Kiosk Market Street	The Barber Shop	47	A1
21 Market Street	C+J's Bakery	30	A3
23 Market Street	Age Concern Charity Shop	50	A1
25 Market Street	ESAS Pet Shop	119	A1

6 . Use Class Lists

ADDRESS	SERVICE	SHOP AREA SQm	USE CLASS
29 Market Street	Scarlet Rose	148	A1
31a Market Street	Vacant	78	Vacant
35 Market Street	Vacant	98	Vacant
37a Market Street	Reptiles and Aquatics Angling	55	A1
1a Victoria Street	Vacant	114	Vacant
1 Commercial Street	Soldiers and Sailors Club	235	D1
16 Commercial Street	Bowketts Off license	110	A1
14 Commercial Street	Gwyn Jones + Co. Solicitors	100	A2
6 Commercial Street	The Chippy Cinderford	100	A5
4 Commercial Street	Vacant	81	Vacant
2 Commercial Street	Vacant	73	Vacant
26a Market Street	Ensors Dean Butchers	110	A1
26 Market Street	Cinderford Dental Centre	144	D1
16-18 Market Street	Premier	165	A1
14 Market Street	Poppy Powell Tattoo Shop	55	Sui Generis
12 Market Street	Vacant	97	Vacant
10a Market Street	Vacant	52	Vacant
8-8c Market Street	Sophia's Restaurant	146	A3
6 Market Street	HSBC	157	A2
22 High Street	Internet Café	35	A3
20 High Street	Lotus Restaurant	55	A3
18 High Street	The Crusty Loaf Bakery	67	A3
16 High Street	Forest Discounts	68	A1
14 High Street	Dave and Jean Jackson Butchers	70	A1
12 High Street	Scott's Shoes	70	A1

6 . Use Class Lists

ADDRESS	SERVICE	SHOP AREA SQm	USE CLASS
10 High Street	Cinderford Kebab and Pizza	75	A5
8 High Street	McColl's Newsagents	202	A1
4 High Street	Betfred	23	A2
2 High Street	Thorpe and Thorpe Solicitors	42	A2
2a High Street	Dial a Ride Charity Shop	71	A1
Cinderford Delivery Office	Post Office	217	A1
3 Woodside Street	Art Space Cinderford Gallery	245	D1
1 Woodside Street	David Kear Opticians	91	D1
1 Belle Vue Road	Corner Bakery	50	A3
2a Belle Vue Road	Corner Café	30	A3
3 Belle Vue Road	Locksmith	25	A1
The Palace	Cinema	340	D2
9 High Street	Stantones Butchers	56	A1
7 High Street	Seafresh Fish and Chips	66	A5
3-5 High Street	Coventry Building Society	83	A2
1 High Street	Swan Hotel/Pub	280	A4
2 Dockham Road	Grindles Coaches	45	B1
4 Dockham Road	Gordon Blake Funeral Directors	25	A1
6 Dockham Road	Cut 'N' Dry hair Dressers	90	A1
1 Berisford Court Dockham Road	The Cash Exchange	116	A1
2-3 Berisford Court Dockham Road	NFU Mutual	143	A2
4-5 Berisford Court Dockham Road	Cutting Edge Hair and Beauty Salon	145	A1

6 . Use Class Lists

ADDRESS	SERVICE	SHOP AREA SQm	USE CLASS
6 Berisford Court Dockham Road	Muzo's Café Bar and Restaurant	69	A3
Health Centre Dockham Road	Health Centre Dockham Road	997	D1
The County Store Dockham Road	Co-operative Foodstore	2484	A1
Rugby Club Dockham Road	Rugby Club Dockham Road	877	D1
Wesley Classrooms Belle Vue Road	Wesley Classrooms Belle Vue Road	166	D1
Cinderford Methodist Belle Vue Road	Cinderford Methodist Belle Vue Road	300	D1
Wesley Hall Belle Vue Road	Wesley Hall Belle Vue Road	300	D1
4 Belle Vue Road	NHS Foundation Trust	496	D1
6 Belle Vue Road	Offices	411	B1
Library Belle Vue Road	Library Belle Vue Road	263	D1
Royal Forest Centre Dockham Road	Royal Forest Centre Dockham Road	301	D1

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ADDRESS	SERVICE	USE CLASS
1 Belle Vue Road	Corner Bakery and Coffee Shop	A1
3 Belle Vue Road	The Locksmith and Security Centre	A1
Belle Vue Road	Palace Cinema	D2
14 Commercial Street	Gwyn James Solicitors	A2
16 Commercial Street	Mace/Bowketts Off Licence	A1
2 Commercial Street	Vacant	Vacant
4 Commercial Street	Vacant	Vacant

6 . Use Class Lists

ADDRESS	SERVICE	USE CLASS
6 Commercial Street	The Chippy	A5
1 Dockham Road	Clothes Plus	A1
2 Dockham Road	Vacant	Vacant
3 Dockham Road	NFU	A2
4 Dockham Road	Grindles Coaches	Sui Generis
Dockham Road	Cutting Edge Hair and Beauty	A1
4a Dockham Road	Gordon Blake Funeral Directors	A1
4b Dockham Road	Cut 'n' Dry	A1
6 Dockham Road	Muzo's Café	A3
Dockham Road	Co-op	A1
6b Dockham Road	Forest Healthcare	D1
1a Heywood Road	SAJ Indian Takeaway	A5
1b Heywood Road	Unicorn House Chinese Takeaway	A5
3a Heywood Road	Sue Ryder Care	A1
3b Heywood Road	Modern Cleaning Company	A2
5 Heywood Road	Jones D'Loara Associates	A2
5a Heywood Road	Pets Barn	-
10 High Street	Cinderford Kebab House	A5
11 High Street	Cheers Café	A3
12 High Street	The Furniture Shop	A1
13 High Street	Martins	A1
High Street	Lambert Brown/Stroud & Swinton	A2
14 High Street	D & J Jackson Butchers	A1
15 High Street	KJT Residential	A2
16 High Street	Forest Discounts	A1
17-19 High Street	Cheltenham & Gloucester	A2
18 High Street	Forest Fruits	A1

6 . Use Class Lists

ADDRESS	SERVICE	USE CLASS
Town Hall Buildings	Westgate Department Stores	A1
2 High Street	Thorpe and Thorpe	A2
20 High Street	Lotus Cantonese Restaurant	A5
21 High Street	Halifax Building Society	A2
23 High Street	Skoops Card Shop	A1
24 High Street	Bairstow Eves	A2
25 High Street	Lloyds TSB	A2
25a High Street	The Treasure Box	A1
27 High Street	The Golden Lion	A4
29 High Street	Radiance Tanning and Fitness	A1
2a High Street	Dial-a-Ride	A1
31 High Street	Norma Little Hair and Beauty	A1
32 High Street	Spot On	A1
33 High Street	Terry's Family Butchers	A1
19 Market Street	Vacant	Vacant
35a High Street	Vacant	Vacant
36 High Street	Keith's Fruit and Veg	A1
37-39 High Street	The Curry Leaf	A3
38 High Street	The Powder Puff	A1
4 High Street	Betfred	A2
40 High Street	Baroque and Roll	A1
41 High Street	Altered Images	A1
43-47 High Street	The Forester Newspaper	B1
44 High Street	Brilliant Bliss	A1
44a High Street	Ark Property Management	A2
46 High Street	Vacant	Vacant
5 High Street	The Swan	A4

6 . Use Class Lists

ADDRESS	SERVICE	USE CLASS
50 High Street	Exodus	A1
51 High Street	Mark Harper MP	B1
52 High Street	The Jolly Forest Fryer	A5
59 High Street	The Care Centre	A1
6 High Street	Dean Forest Hospice	A1
61-63 High Street	Ashton & Daniels Opticians	A1
62 High Street	Vacant	Vacant
1 Belle Vue Road	Abfab	A1
67a High Street	TC's Customs & Performance	A1
7 High Street	Seafresh	A5
71 High Street	Electrical Services Ltd	A1
75 High Street	Soap Launderette	Sui Generis
7 High Street	Stantones	A1
8 High Street	Spar	A1
8a High Street	Truly Scrumptious	A3
8b High Street	The Barber Shop	A1
1 Market Street	Vacant	Vacant
10a Market Street	Get Connected	A1
12 Market Street	Vacant	Vacant
13 Market Street	Wyedean Wholefoods	A1
14a Market Street	Vacant	Vacant
15 Market Street	Vacant	Vacant
16-18 Market Street	S & S News	A1
17 Market Street	Vacant	Vacant
19 Market Street	Vacant	Vacant
21 Market Street	C & J's Bakery	A1
22 Market Street	The Real Deal	A1

6 . Use Class Lists

ADDRESS	SERVICE	USE CLASS
23 & 23a Market Street	Age Concern	A1
25 Market Street	Forest Pet Supplies	A1
26 Market Street	Cinderford Dental Care	D1
26a Market Street	Ensors	A1
26b Market Street	Vacant	Vacant
29 Market Street	Scarlet Rose by Jacqueline Davis	A1
3 Market Street	Vacant	Vacant
31 Market Street	Candi Drop in Centre	D1
32 Market Street	Vacant	Vacant
35 Market Street	Vacant	Vacant
37 Market Street	Vacant	Vacant
5 Market Street	Carpenters DIY	A1
6 Market Street	HSBC	A2
8 Market Street	Scott Shoes	A1
9 Market Street	Boots Pharmacy	A1
1 Parragate Road	Lidl UK	A1
3 Victoria Street	Vacant	Vacant
5 Victoria Street	Unilex Corporation Ltd	B1
1 Woodside Street	David Kear Opticians	A1
27 Woodside Street	Irene's Flowershop	A1

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ADDRESS	SERVICE	USE CLASS
26a Market Street	Ensors	A1
32 Market Street	Vacant	Vacant
1 Market Street	Woolworths PLC	A1
3 Market Street	Little Pound Shop	A1

6 . Use Class Lists

ADDRESS	SERVICE	USE CLASS
21 High Street	Halifax Building Society	A2
25a High Street	The Treasure Box	A1
23 High Street	Skoops Card Shop	A1
13 High Street	Martins	A1
15 & 15a High Street	KJT Residential	A2
17-19 High Street	Cheltenham and Gloucester	A2
25 High Street	Lloyds TSB	A2
23 High Street	Bairstow Eves	A2
18 High Street	Forest Fruits	A1
14 High Street	D & J Butchers	A1
Upper Unit, High Street	The Barber Shop	A1
2a High Street	Dial a Ride	A1
2 High Street	Thorpe & Thorpe	A2
4 High Street	Betfred	A2
6 High Street	Dean Forest Hospice/Great Oaks	A1
10 High Street	Cinderford Kebab House	A5
8 High Street	Spar	A1
20 High Street	Lotus Cantonese Restaurant	A5
6 Market Street	HSBC	A2
12 High Street	The Furniture Shop	A1
Lower Triangle Unit, High Street	Truly Scrumptious	A3
Abfab Flooring	34 High Street	A1
16 High Street	Vacant	Vacant
33 High Street	Terry's Family Butchers	A1
43-47 High Street	Forester Office	B1
41 High Street	Altered Images	A1
35a High Street	NU Staff Recruitment	A2

6 . Use Class Lists

ADDRESS	SERVICE	USE CLASS
31 High Street	Norma Little Hair and Beauty	A1
29 High Street	Radiance Tanning and Fitness	A1
27 High Street	The Golden Lion	A4
37-39 High Street	The Curry Leaf	A3
Town Hall Buildings, High Street	Westgate Department Store	A1
32 High Street	Spot On	A1
11 High Street	Cheers Café	A3
7-9 High Street	Stantones	A1
1-3 High Street	Lambert Brown/Stroud & Swinton	A2
5 High Street	The Swan	A4
7 High Street	SeaFresh – Traditional English Fish	A5
61-63 High Street	Ashton & Daniels Opticians	A1
59 High Street	The Care Centre	A1
65 High Street	Vacant	Vacant
67a High Street	TC's Customs and Performance	A1
51 High Street	Mark Harper MP	B1
71 High Street	Electrical Services Ltd	A1
75 High Street	Soap Launderette	Sui Generis
36 High Street	Keith's Fruit and Veg	A1
Belle Vue Road	Palace Cinema	D2
1 Belle Vue Road	Corner Bakery and Coffee Shop	A1
3 Belle Vue Road	Locksmith and Security Centre	A1
21 Market Street	C&J's Bakery	A1
4a Dockham Road	Gordon Blake Funeral Directors	A1
4 Dockham Road	Grindles Coaches	Sui Generis
4b Dockham Road	Cut 'n' Dry	A1
Dockham Road	Co-op	A1

6 . Use Class Lists

ADDRESS	SERVICE	USE CLASS
2 Berisford Court	GL14 Community Project	D1
4-5 Berisford Court	Cutting Edge Hair and Beauty	A1
1 Berisford Court	Clothes Plus	A1
6 Berisford Court	Muzo's Café	A3
3 Berisford Court	NFU	A2
5-7 Victoria Street	Unilex Corporation Ltd	B1
3 Victoria Street	Vacant	Vacant
Paragate Road	Lidl UK	A1
27 Woodside Street	Irene's Flowershop	A1
1 Woodside Street	David Kear Opticians	A1
5 Heywood Road	Jones D'Lorna Associates	A2
3a Heywood Road	Modern Cleaning Company	A2
1a Heywood Road	SAJ Indian Takeaway	A5
3a Heywood Road	Sue Ryder Care	A1
Heywood Road	Pets Barn	-
1b Heywood Road	Unicorn House Chinese Take-Away	A5
4 Commercial Street	Vacant	Vacant
14 Commercial Street	Gwyn James Solicitors	A2
2 Commercial Street	Vacant	Vacant
16 Commercial Street	Mace/Bowkets Off Licence	A1
6 Commercial Street	Vacant	Vacant
19 Market Street	Vacant	Vacant
23a Market Street	Vacant	Vacant
9-11 Market Street	Boots Pharmacy	A1
13 Market Street	Wyedean Wholefoods	A1
23 Market Street	Age Concern	A1
5 Market Street	Carpenters DIY	A1

6 . Use Class Lists

ADDRESS	SERVICE	USE CLASS
15 Market Street	Vacant	Vacant
17 Market Street	Vacant	Vacant
29 Market Street	Scarlet Rose by Jacqueline Davis	A1
31 & 31a Market Street	Candi Drop in Centre	D1
35 Market Street	Spiritual Heart	A1
37 Market Street	Flowercraft	A1
8 Market Street	Scott's Shoes	A1
26b Market Street	Vacant	Vacant
26 Market Street	Cinderford Dental Centre	D1
16-18 Market Street	S & S News	A1
25 Market Street	Forest Pet Supplies	A1
10a Market Street	Get Connected	A1
12 Market Street	Vacant	Vacant
22 Market Street	The Real Deal	A1
14a Market Street	Vacant	Vacant
50 High Street	Exodus	A1
52 High Street	The Jolly Forest Fryer	A5
62 High Street	Vacant	Vacant
46 High Street	E2 Services Ltd	A2
38 High Street	The Powder Puff	A1
44 High Street	Bliss	A1
44a High Street	Ark Property Management	A2
40 High Street	Baroque and Roll	A1

7 . Use Class Order

7 Use Class Order

CLASS A

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

CLASS B

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

CLASS C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwelling houses** - this class is formed of 3 parts:
 - C3 (a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess,

7 . Use Class Order

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.

