

# COLEFORD TOWN CENTRE AUDIT REPORT

2016

Regeneration Services  
Forest of Dean District Council



# 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 Coleford town centre. It focuses on key themes such as footfall, vitality and economic characteristics to highlight emerging trends so that strategic actions can be taken to enhance the town centre performance.

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

Footfall

Car Parking

Retail Offer

Culture and Leisure Offer

Events

Reported Crime

Markets

Charity Shops

Vacant Shops

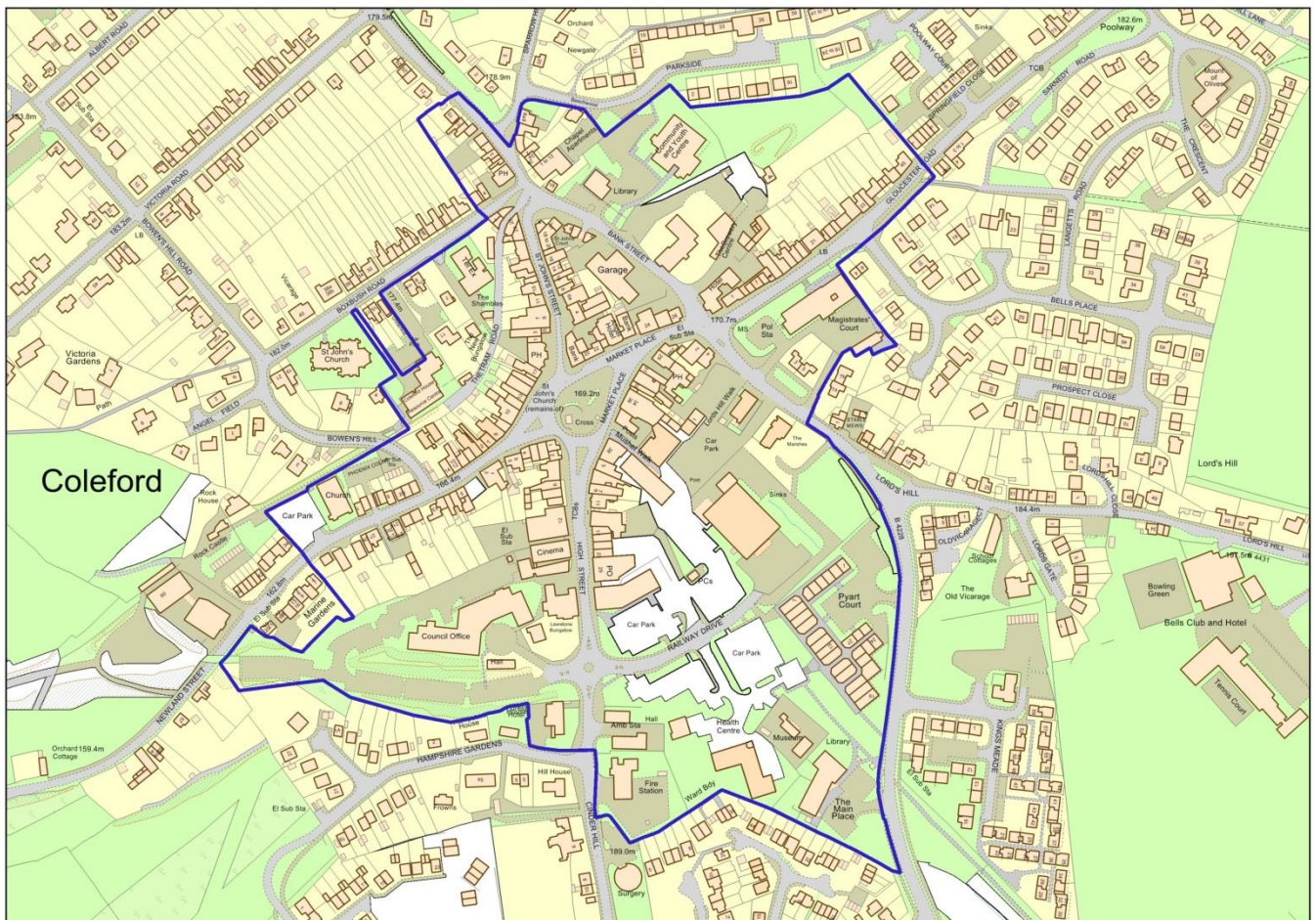
Evening/Night Time Economy

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

1.5 It is suggested that this report be updated on a yearly basis to provide a year on year indication of the health and viability of Coleford town centre.

## 1.2 Coleford Town Centre

---



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

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

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

#### 2.1.1 Summary Comparison

##### 2.1.1.1 10 Minute Average Summary Comparison

2016	2015	2014	2013	2009	2008	1999
53	52	40	60	40	31	29

2.1.1.2 The 2016, 2015, 2014 & 2013 footfall counts were recorded on Wednesday, Friday and Saturday. The 2009 footfall counts were recorded on Monday and Saturday. The 2008 footfall counts were recorded on Wednesday and Saturday.

The 1999 counts were recorded on a Friday and Saturday.

## 2.1.2 Footfall Count Breakdown 2016

DATE/TIME	6.7.16 (Weds)	DATE/TIME	8.7.16 (Fri)	DATE/TIME	9.7.16 (Sat)
10.30 – 10.40	57	10.30 – 10.40	42	10.30 – 10.40	72
10.40 – 10.50	60	10.40 – 10.50	43	10.40 – 10.50	85
10.50 – 11.00	44	10.50 – 11.00	27	10.50 – 11.00	56
11.00 – 11.10	48	11.00 – 11.10	63	11.00 – 11.10	65
11.10 – 11.20	42	11.10 – 11.20	64	11.10 – 11.20	42
11.20 – 11.30	34	11.20 – 11.30	62	11.20 – 11.30	53
<b>TOTAL</b>	<b>285</b>	<b>TOTAL</b>	<b>301</b>	<b>TOTAL</b>	<b>373</b>
<b>10 min ave</b>	<b>48</b>	<b>10 min ave</b>	<b>50</b>	<b>10 min ave</b>	<b>62</b>
<b>WEEKLY AVERAGE (per 10 minutes): 53.3</b>					

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

DATE	WEATHER/OTHER FACTORS
6.7.16	Blue skies, lots of cloud and occasional sun.
8.7.16	Sunny spells and breezy, Country market around the clock tower.
9.7.16	Overcast skies, high humidity and light showers. Large screen set up for Wimbledon final in the market square.

2.1.2.2 Counts were conducted for an hour and footfall was recorded at 10 minute intervals. Counts were taken outside Mushet Walk (adjacent to Sue Ryder Cancer Care).

## 2.2 Car Parking

---

2.2.1 This indicator refers to the total public car parking usage in and around the town centre.

2.2.2 For many people, the possibility of driving into town and parking their car in a safe car park remains a considerable element of convenience-based attractiveness as it grants them a higher sense of perceived comfort and independence. Many retailers and high street businesses would tend to agree with this and, in some cases, would prefer for their customers to be able to park near their shop or outlet for ease of access.

2.2.3 Measuring and monitoring the level of car park usage, along with footfall contribute to a dynamic picture of activity levels in the town centre. Over time, this data can provide the basis of a comparison between actual perceived variances of activity and the impact of initiatives like events, special offers and the arrival or departure of high profile businesses.

2.2.4 The Forest of Dean District Council Cabinet made the decision to implement car parking charges in September 2011, with charging commencing on 1 July 2012.

### **Railway Drive**

<b>MONTH</b>	<b>NO. OF TICKETS OF PURCHASED</b>
October 2015	11,961
November 2015	9,542
December 2015	10,848
January 2016	8,126
February 2016	9,335
March 2016	10,098
April 2016	10,802
May 2016	9,714
June 2016	12,075
July 2016	10,765
August 2016	11,028
September 2016	11,992

### **Newland Street**

<b>MONTH</b>	<b>NO. OF TICKETS OF PURCHASED</b>
October 2015	810
November 2015	686
December 2015	949
January 2016	639
February 2016	628
March 2016	675
April 2016	774
May 2016	755
June 2016	1,185
July 2016	892
August 2016	820
September 2016	1,011

## 3. Diversity and 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

**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 Coleford was recorded for 2016, 2015, 2014, 2013, 2009, 2008 and 1999.

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

**Coleford Use Class Order 2016:**

USE CLASS	NO. OF UNITS	% WITHIN EACH CLASS
A1	65	46
A2	16	12
A3	6	4
A4	5	3
A5	12	9
B1	3	2
D1	7	5
D2	1	1
Sui Generis	11	8
Vacant	16	10
<b>TOTAL</b>	<b>142</b>	<b>100</b>

## 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.

3.2.3 This indicator captures this characteristic of town centre activity.

3.2.4 The following provides an indication of the cultural and leisure offer within Coleford town centre for 2016.

FACILITY	2016
----------	------



Museum's	1
Art Galleries	0
Art Centre	0
Take Away	12
Restaurants and Cafés	6
Swimming Pools	0
Gyms	0
Cinemas	1
Theatres	0
Community Halls	1
Parks/Gardens	0
Games Arcade	0
Other Specialist Outlets	0

### 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 Coleford over the past year are as follows:

#### Road Closure Orders:

Date Received	Event
12-Apr-16	Music Event

#### Temporary Event Notices:

Date Received	Event
21-Mar-16	Music Industry Services
08-Dec-15	The Dog House

08-Dec-15	Extension of Hours
23-May-16	Sausage And Ale Festival
08-Mar-16	Sixteen Community Cafe
17-Feb-16	Community Cafe
19-Apr-16	16 Community Cafe
15-Apr-16	Sixteen Community Cafe
08-Dec-15	Community Cafe
13-May-16	Comunity Cafe - 16 Bank Street
08-Apr-16	Extension at The Feathers Hotel

#### Premises Licences:

Date Received	Event
17-May-16	Sixteen Community Cafe
07.01.2016	Coleford Music Festival

### 3.4 Reported Crime

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

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

3.4.3 This indicator will allow its users to contrast 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 Coleford Town Centre from August 2015 - July 2016.

	Aug 15	Sept 15	Oct 15	Nov 15	Dec 15	Jan 16	Feb 16	Mar 16	Apr 16	May 16	June 16	July 16
<b>Violence and Sexual Offences</b>	3	2	-	2	1	1	1	2	1	-	2	1
<b>Anti-Social Behaviour</b>	12	10	7	4	4	8	7	8	11	10	10	14
<b>Criminal Damage and Arson</b>	3	1	1	-	2	1	2	3	3	2	-	2

<b>Vehicle Crime</b>	<b>1</b>	<b>1</b>	-	-	<b>1</b>	-	-	-	-	-	-	-
<b>Burglary</b>	-	-	-	-	-	-	-	-	<b>1</b>	<b>1</b>	-	<b>2</b>
<b>Other Theft</b>	<b>3</b>	<b>3</b>	-	-	<b>2</b>	<b>1</b>	<b>1</b>	-	-	-	-	<b>2</b>
<b>Drugs</b>	<b>3</b>	-	<b>2</b>	<b>1</b>	-	-	-	-	-	-	--	<b>1</b>
<b>Robbery</b>	-	<b>1</b>	-	-	-	-	-	-	-	-	-	-
<b>Shoplifting</b>	<b>1</b>	<b>1</b>	<b>1</b>	-	-	<b>1</b>	<b>2</b>	<b>1</b>	-	<b>4</b>	<b>4</b>	<b>3</b>
<b>Other Crime</b>	-	<b>1</b>	-	-	-	-	-	-	-	-	-	-
<b>Public Disorder</b>	-	-	-	-	<b>1</b>	-	-	<b>1</b>	-	-	-	-
<b>Theft from a Person</b>	-	-	-	-	-	-	-	-	-	-	-	-
<b>Possession of a Weapon</b>	-	-	-	-	-	-	-	-	-	-	<b>1</b>	-
<b>TOTAL</b>	<b>26</b>	<b>20</b>	<b>11</b>	<b>7</b>	<b>11</b>	<b>12</b>	<b>13</b>	<b>15</b>	<b>16</b>	<b>17</b>	<b>17</b>	<b>25</b>

## 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 Coleford. It should however be noted that there is a Farmers Market on a Friday morning in the Triangle area.

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

**0 markets found in Coleford.**

## 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 2016.

#### **2016:**

Oppurtunity box, 16 St John's Street  
Sue Ryder Care, 35 Market Place  
Forest Aid, 15 Market Place  
Cancer Research UK, 10 Market Place  
Dean Forest Hospice, 2 Mushet Walk

#### **2015:**

Oppurtunity box, 16 St John's Street  
Sue Ryder Care, 35 Market Place  
Forest Aid, 15 Market Place

Cancer Research UK, 10 Market Place  
Dean Forest Hospice, 6a St John's Street

**2014:**

Opportunity box, 16 St John's Street  
Sue Ryder Care, 35 Market Place  
Forest Aid, 15 Market Place  
Cancer Research UK, 10 Market Place  
Dial-a-Ride, 2 Market Place  
Dean Forest Hospice, 6a St John's Street

**2013:**

Sue Ryder Care, 38-40 Market Place  
Forest Aid, 15 Market Place  
Cancer Research UK, 10 Market Place  
Dial-a-Ride, 2 Market Place  
Dean Forest Hospice, 6a St John's Street

**2008:**

Sue Ryder Care, 38-40 Market Place  
Forest Aid, 14 Market Place  
Cancer Research UK, 11 Market Place  
Dial-a-Ride, 2 Market Place  
Dean Forest Hospice, 6a St John's Street

4.1.7 Some traders report concerns about the proportion of new goods on sale in charity shops. As charities are able to claim up to 80% discount on their business rates, this could be interpreted as unfair competition.

## **4.2 Vacancy**

---

4.2.1 This indicator monitors changes in a town centre's vacant retail units. An increase in vacant retail units in town centres has traditionally been linked to economic decline both locally and nationally.

4.2.2 On the other hand, this could also be interpreted as a temporary opportunity for the town centre to strategically re-balance its visitor offer, and for culture and leisure-related outlets and community services to gain more of a foothold in the town centre.

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

centre.

#### COLEFORD VACANT UNITS 2016:

Vacant Unit Amount	% of units that are Vacant
14	10
<b>Units surveyed: 140</b>	
1 Gloucester Road 11 Gloucester Road 15 Gloucester Road 19 Gloucester Road Magistrates Court, Gloucester Road The Schooner, Lords Hill 8 St John's Street 6a St John's Street 8 Newland Street 5 High Street 3 Pyart Court 13 Pyart Court 16 Pyart Court 20 Pyart Court	

### 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 Coleford 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 Although the footfall figures show a marked increase from the 1999 levels, there is evidence that the makeup of Coleford town centre has already changed considerably over this period.

5.3 There has been an increase in many of the uses this year from last year's data; A5 has reduced from last year. Vacancy rates have dropped considerably and are now 10% this is now below the national average of 11.5%.

5.4 Coleford 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 Coleford.

5.5 The report details data and information on the cultural and leisure offer within Coleford for 2016. Information and data will continue to be collected on a yearly basis to monitor how this contributes to local vitality.

5.6 There has been an increase in crime figures over the past year, predominately related to Anti-Social Behaviour. Other crime statistics are comparable with previous years.

5.8 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 2016

---

ADDRESS	SERVICE	USE CLASS
6 St Johns Court	Oriental Garden	A5
9 St John's Court	Art of Hair	A1
Mike Burris Flooring, Bank Street	Mike Burris Flooring	A1
Beales Garage, Bank Street	Beales Garage	Sui Generis
1 Bank House Street	Forestry Commission	B1
Bank Street	Café 16	A3
Kings Head, Bank Street	Forest Recycling	A4
<b>1 Gloucester Road</b>	<b>Vacant</b>	<b>Vacant</b>
11a Gloucester Road	Vacant	Vacant
11b Gloucester Road	Scrufs to Crufts	A1
13 Gloucester Road	Sarah's Kitchen Café	A3
<b>15 Gloucester Road</b>	<b>Vacant</b>	<b>Vacant</b>
17 Gloucester Road	Reckless Design Pot Painter	A1
<b>19 Gloucester Road</b>	<b>Vacant</b>	<b>Vacant</b>
23 Gloucester Road	Beauty Stop	A1
29 Gloucester Road	Balti Hut Restaurant	A3
31 Gloucester Road	Al's Plaice Fish and Chips	A5

33 Gloucester Road	MAA Tandoori Bangladeshi Takeaway	A5
<b>Magistrates Court, Gloucester Road</b>	<b>Vacant</b>	<b>Vacant</b>
Police Station, Gloucester Road	Police Station	Sui Generis
2 Lords Hill	William Hill Betting Shop	A2
4 Lords Hill	Tourist Information Centre	A2
<b>The Schooner, Lords Hill</b>	<b>Vacant</b>	<b>Vacant</b>
The Shambles, The Tram Road	Key Cut Shop	A1
Telephone Exchange Box	BT	Sui Generis
1 Tram Road	Raymond's Carpets	A1
25 St John's Street	Raymond's Stores Coleford Clothes	A1
23 St Johns Street	Changes Hair Salon	A1
21 St Johns Street	Coleford Computers	A1
21a St Johns Street	Super Art	A1
19 St John's Street	Tasty Cafe	A1
17a St John's Street	Cash Exchange	A2
17 St John's Street	The Tram Fish and Chip Shop	A5
13-15 St John's Street	The Doghouse	A4
11 St John's Street	Wyedean Housing Association	A1
7 St John's Street	Offices	B1
5 St John's Street	Ray Winman's Butchers	A1

18 St John's Street	Helmet Hair	A1
22 St John's Street	One Stop Shop (Newsagents)	A1
19-20 St John's Street	MOOT	A1
16 St John's Street	Opportunity Box	A1
14 St John's Street	Cinnamons Restaurant and Takeaway	A5
10 St John's Street	Hairforce 1	A1
8 St John's Street	Vacant	A1
6 St John's Street	B.M.C. Weston Florist	A1
<b>6a St John's Street</b>	<b>Vacant</b>	<b>Vacant</b>
4 St John's Street	Lucky Restaurant and Takeaway	A5
19 Market Place	Lloyds TSB Bank	A2
20 Market Place	Scotts Shoes	A1
Angel Hotel, Market Place	Angel Hotel/Pub	A4
23 Market Place	Tapas Bar Restaurant	A3
24-25 Market Place	Dean Estate Agents	A2
27 Market Place	The Barbers	A1
28 Market Place	Milano Takeaway	A5
29a Market Place	The Barber Shop	A1
29 Market Place	Step-a-side	Vacant
30 Market Place	The Feathers Pub	A4

31a Market Place	Dean Conveyance	A2
32 Market Place	Hong Kong House	A5
33 Market Place	White and Miller Butchers	A1
34-35 Market Place	Fairways Furnishings	A1
Union House, Market Place	Celestial Adornment Gift Shop	A1
The Baguette Shop, Market Street	The Baguette Shop	A3
Surgery, Market Street	Marcus P. Bristow Chiropodist/Podiatrist	D1
4 Mushet Walk	Job Centre	A2
2 Mushet Walk	Dean Forest Hospice	A1
38 Market Place	Sue Ryder Care Charity Shop	A1
40 Market Place	Kaplans Café	A3
Old White Hart Inn, Market Place	Pub	A4
17a Market Place	Carpenters DIY	A1
17b Coleford Charcoal and Grill	Takeaway	A5
16 Market Place	Wyedean Healthfoods	A1
15 Market Place	Forest Aid Charity Shop	A1
13 Market Place	Odds and Ends	A1
12 Market Place	Adam Scott Fruit and Veg	A1
10 Market Place	Cancer Research UK	A1
10a Market Place	Moonstone	A1

9 Market Place	REVEAL Hair Salon	A1
8 Market Place	Mills Newsagents	A1
7 + 7a Market Place	Spa Rituals	A1
2 Newland Street	China 21	A5
Forest of Dean Newspaper	Newspaper Office	B1
4 Newland Street	Butchers	A1
<b>8 Newland Street</b>	<b>Vacant</b>	<b>Vacant</b>
10-14 Newland Street	Aladdin's Cave	A1
Coleford Baptist Church	Church	D1
5 Newland Street	Biker Dean Motorcycles	Sui Generis
4 Market Place	The Little Hair Room	A1
3 Market Place	Patrick Bolter	A2
2 Market Place	Dial a Ride Charity Shop	A1
1 Market Place	The Crusty Loaf Bakery	A5
2 High Street	Make a Cake	A1
4+4a High Street	Rose Day Nursery	D1
Mortgage Bureau	Financial Consultancy	A2
10 High Street	David Kear Opticians	A2
12 High Street	Mikes Auto Services	Sui Generis
14 High Street	Cinema	D2

<b>18 High Street</b>	<b>Vacant</b>	<b>Vacant</b>
<b>18 High Street, Lawstone House</b>	<b>Vacant</b>	<b>Vacant</b>
St Johns Ambulance	St Johns Ambulance	Sui Generis
1 High Street	Steve Gooch Estate Agents	A2
3 High Street	Shirleys Den	A1
<b>5 High Street</b>	<b>Vacant</b>	<b>Vacant</b>
9 High Street	Kevin and Coombs Estate Agents	A2
11 High Street	Gwyn James Solicitors	A2
15 High Street	Post Office	A1
17 High Street	Scoop Cards	A1
19 High Street	Bidmead Cook	A2
21 High Street	Co-op Funeral Care	A2
23 High Street	Headlines Hairdressers/Spa Rituals (First Floor Unit)	A1
25 High Street	Tesco	A1
27 High Street	Nisa Extra	A1
Cadet centre	Cadet Centre	Sui Generis
Ambulance Station, High Street	Ambulance Station	Sui Generis
Fire Station	Fire Station	Sui Generis
Vets	Vets	D1
Health Centre	Health Centre	D1

Railway Museum	Railway Museum	D1
Co-op, Lords Hill	Co-op	A1
1-2 Pyart Court	Dental Practice	D1
<b>3 Pyart Court</b>	<b>Vacant</b>	<b>Vacant</b>
4 Pyart Court	Pet Salon	A1
5 Pyart Court	Pet Shop	A1
6 Pyart Court	Looking Glass Hair Salon	A1
7 Pyart Court	Forget Me Not Florists	A1
8 Pyart Court	Thurabread Bakery	A5
9 Pyart Court	Lloyds Pharmacy	A1
10 Pyart Court	Lloyds Pharmacy	A1
11 Pyart Court	Blue Boy Carpets	A1
12 Pyart Court	Blue Boy Carpets	A1
<b>13 Pyart Court</b>	<b>Vacant</b>	<b>Vacant</b>
14 Pyart Court	Day Lewis Pharmacy	A1
15 Pyart Court	Mega Deals Discount Store	A1
<b>16 Pyart Court</b>	<b>Vacant</b>	<b>Vacant</b>
17 Pyart Court	Royal Forest Kitchens	A1
18 Pyart Court	Nine Tattoo Studio	Sui Generis
19 Pyart Court	Lettings Agent - Dean Properties	A2



20 Pyart Court	Vacant	Vacant
21 Pyart Court	Zig Zags	A1
22 Pyart Court	Zig Zags	A1
23 Pyart Court	Aspire Hair Salon	A1
24 Pyart Court	Laundrette	Sui Generis

# 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, 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.

