



Town Centre Audit

Coleford
June 2021 to July 2022



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I. Introduction

Town and City centres are complex places that serve a wide range of people and purposes. The importance of healthy vibrant town centres has been highlighted in recent years. In certain locations, due to the effect of vacant shops and a perception among some that their towns are not providing them with all the services they need or want, there has been found to be a negative impact on people's quality of life.

Town centres, and those who operate in and manage them, have to adapt to changing circumstances as global issues impact on local conditions. Similarly, local authorities are also having to adapt to rapid changes in the fiscal climate and increasingly challenging budgetary constraints.

As with any change process, it is important to be able to measure where we are, monitor progress, learn from others and realistically compare and measure performance. This report aims to record key sets of data/evidence that can be used by those with an active interest in improving the experience and vitality of town centres, so that they in turn provide a healthy sustainable environment for the businesses and communities that depend on them.

The information in this report represents the town's performance for the period June 2021 to July 2022.

From March 2020 the United Kingdom was placed under full and partial national lockdowns by the Government, due to the COVID-19 pandemic. These ended in July 2021. The Town Centre Audit Reports during that period reflected on the impact of these restrictions on the High Street and subsequent reports attempt to capture indications of High Street recovery.

I.1 Successful Town Centres

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.

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.

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

- Footfall
 - Car Parking
 - Retail and Commercial Offer
 - Trader Types
-

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- Culture and Leisure Offer
 - Events
 - Reported Crime
 - Markets
 - Charity Shops
 - Vacant Shops
 - Town Centre Investment
 - Evening/Night Time Economy

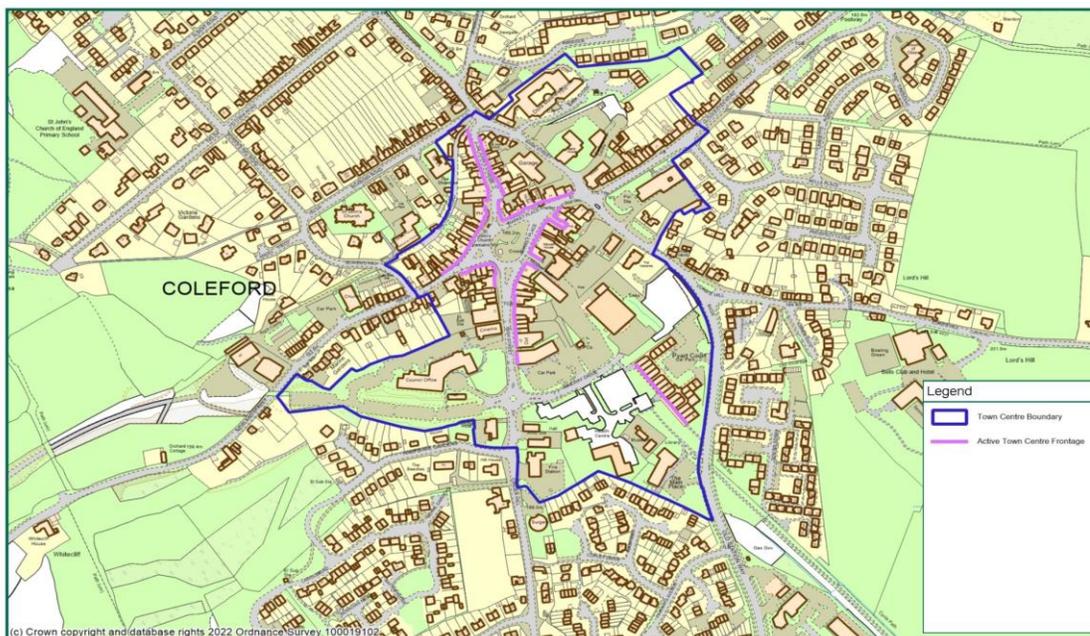
The town centre performance toolkit aims to monitor the performance of the town centre by collecting data on various themes which are reviewed annually, enabling a comparison of town centre performance.

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

It should be noted that the purpose of this document is not to address the future needs of the town centre, but an audit to provide information for annual comparisons. The aim is to provide a range of data sets for the reader to interpret.

1.2 Coleford Town Centre Boundary

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



1.3 People

The usual resident population of Gloucestershire was 645,100 on Census Day, 21st March 2021. The population has increased by more than 48,000 (8.1%) compared with Census Day 2011, when there were 596,984 people in Gloucestershire. The rate of growth in Gloucestershire was higher than nationally, with the population of England and Wales increasing by 6.3% between 2011 and 2021.

The population of the Forest of Dean has increased by 6.1% between 2011 and 2021.

2011 Population	2021 Population	Net Change 2011-2021	% Change 2011-2021
81,961	87,000	5,039	6.1%

At the time of writing this report, the latest census data was not available for the population of Coleford Town. However calculations by the Office of National Statistics (2020) predict an annual increase of 1% in population from the previous census (2011).

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

2.1 Footfall 2013 to 2020

2.1.1 The information below provides a summary of the 10 minute footfall counts for 2020-2013, 2009, 2008 and 1999. The 10 minute average has been calculated across the whole week (weekday and weekend counts).

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

2.1.3 The methodology used in 2013-2020 is as per the guidance stated in the 'Successful Town Centres – Developing Effective Strategies: Indicators Toolkit'. The methodology stated in this document was 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, noting people walking either direction.

2.1.4 The table below shows the results of the footfall counts for each recorded year upto 2020. The 2019-2013 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.

10 Minute Average Summary Comparisons

2020	2019	2018	2017	2016	2015	2014	2013	2009	2008	1999
43	64	79	47	53	52	40	60	40	31	29

2.1.5 Due to the Covid-19 pandemic, the 2020 counts were carried out over an extended period of 4 weeks and as such the count data for this year is an average of the 4 week duration.

2.1.6 In 2020 counts were conducted for an hour and recorded at 10 minute intervals. Counts were taken outside Tesco Express. This does differ to previous years (previously adjacent to Sue Ryder Cancer Care) as we were also surveying pedestrian use on the Highway interventions.

2.2 2021 Onwards

2.2.1 In 2020, funded by ERDF Restarting the High Street funding, Forest of Dean District Council procured new footfall counting software TownCentre.AI. TownCentre.AI is a platform that provides instant town centre footfall and visitor behaviour insights to local government and business improvement districts across the UK.

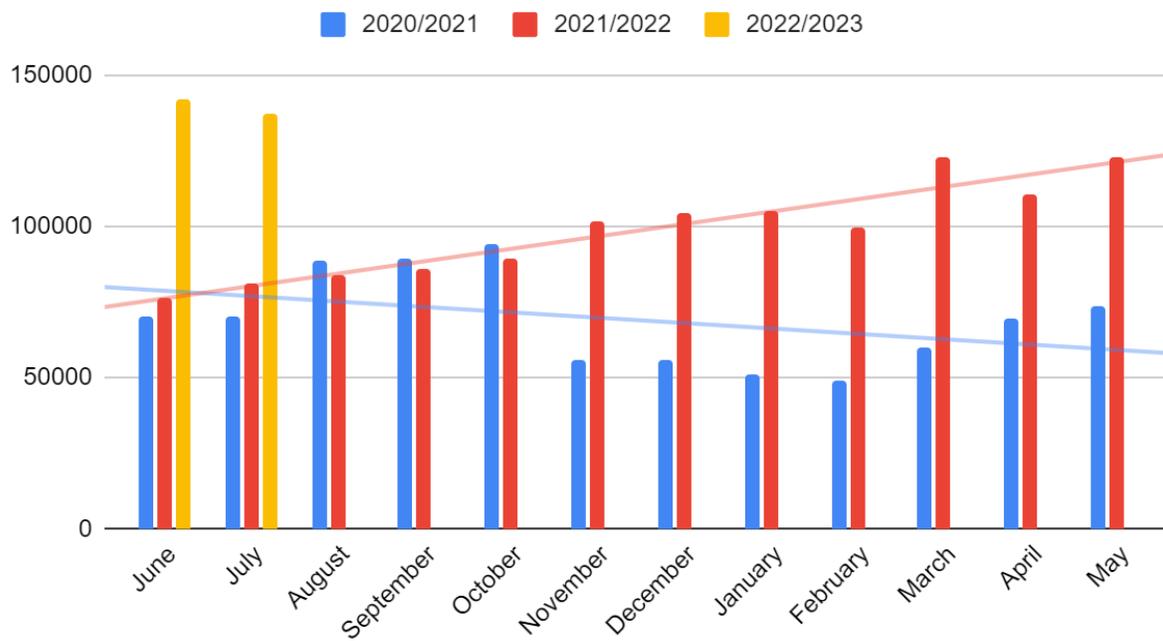
2.2.2 As such the methodology into collecting town footfall data has now changed. Whilst the previous data was collected manually, the following data has been collected by Artificial Intelligence and GPS data. Therefore, it is not possible to compare the new AI data with the manual footfall counts recorded previously. Going forward, the Town Centre Performance Reports will use the new methodology when presenting footfall data.

2.2.3 The following data provides information on the total footfall within Coleford town centre boundary during the period of June 2020 to July 2022.

	2020/2021	2021/2022	2022/2023
June	70230	76291	141802
July	70507	80941	137087
August	88380	83585	
September	89650	86190	
October	94395	89410	
November	55830	101677	
December	55831	104618	
January	51181	105139	
February	48748	99491	
March	59852	122982	
April	69330	110555	
May	73532	122889	

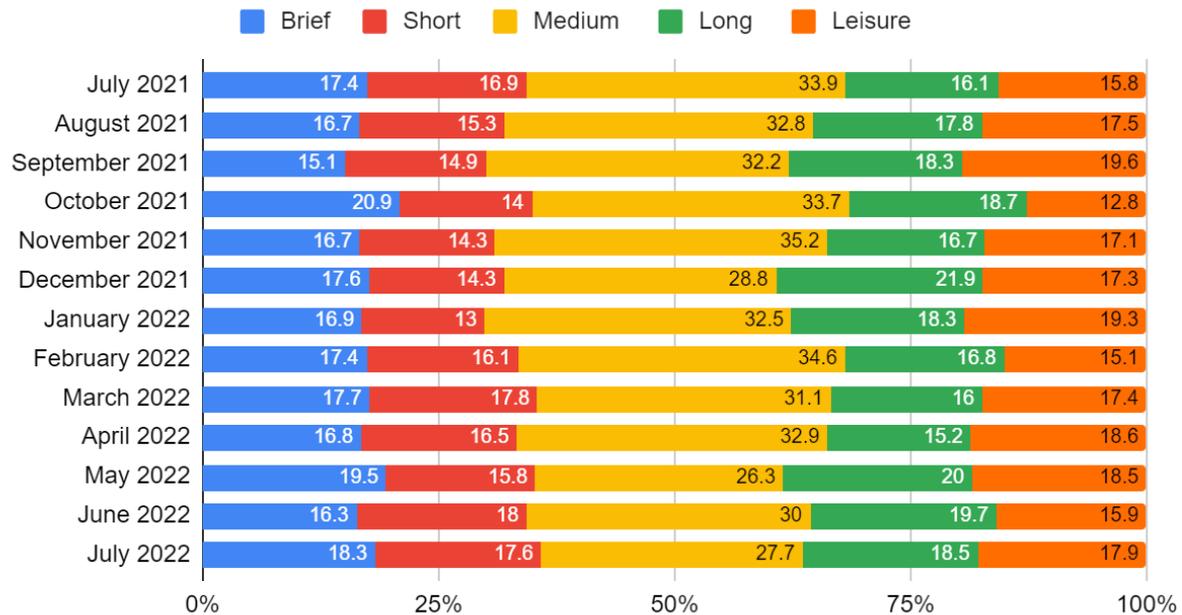
2.2.4. The below graph shows the comparison of the footfall in the market town since June 2020.

Monthly Footfall



2.2.5 The below graph shows the comparison of the length of the visit to the market town for the period of July 2021 to July 2022.

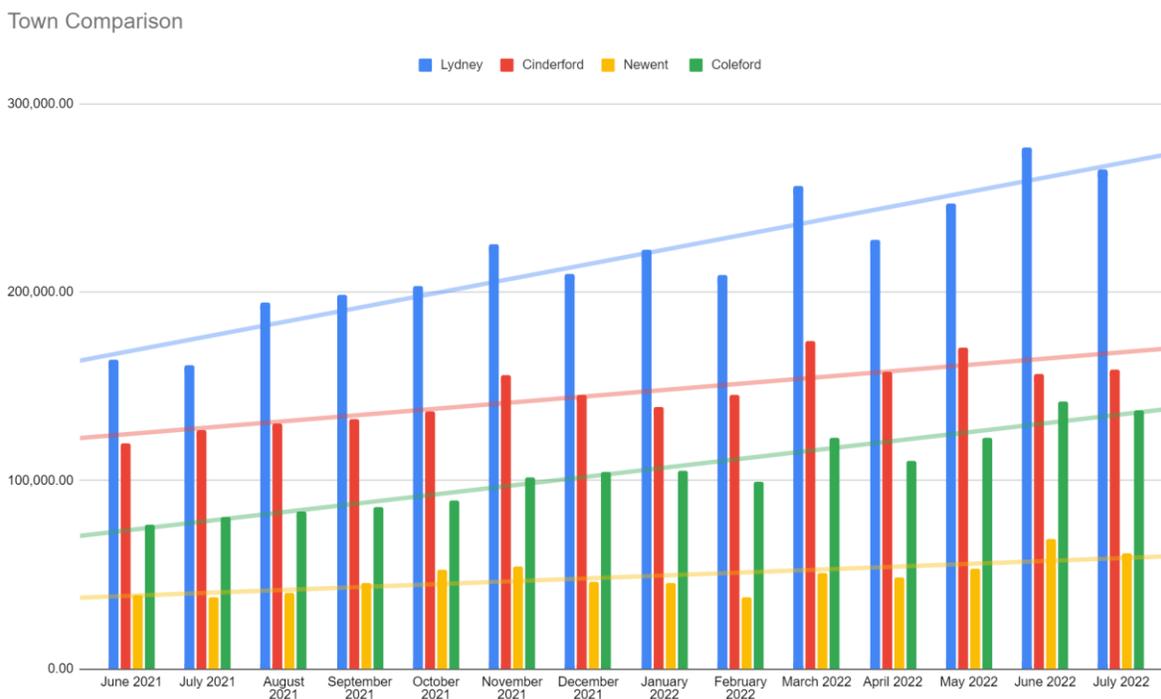
Visit Length



These are defined as:

- Brief - 6-12 minutes - Drive-through visits
- Short - 12-20 minutes - Worker lunch breaks, food-to-go
- Medium - 20-40 minutes - Targeted shopping, grocery
- Long - 40-60 minutes - Shopper browsing (clothing), big grocery shops
- Leisure - 60-90 minutes - Longer retail, meals out

2.2.6 The below graph shows the comparison of the four Forest of Dean market towns (Lydney, Cinderford, Newent, Coleford) over the period of June 2021 to July 2022.



2.3 Car Parking

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

2.3.2 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.

2.3.3 Parking plays a significant role in mobility, access and the economic development of a town centre. The town centre car parking market has increased in importance as the market for cars has grown. Cars have become a fundamental element of journey mobility and in consequence parking has followed suit.

2.3.4 Car parking has always been important in regard to mobility, since it's a fundamental element in achieving a high level of accessibility. Many businesses and towns centre see an adequate supply of parking,

especially for visitors, as crucial for their competitive growth, yet at the same time, parking is and will remain as the most powerful means of traffic restraint available.

2.3.5 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.

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

2.3.7 Car parking charges were increased by [Forest of Dean District Council](#) in October 2019 which came into effect in June 2020 (they were due to be implemented in April 2020, however this was delayed due to Covid-19).

2.3.8 The table below shows the recorded monthly figures for tickets purchased within the period of June 2021 to June 2022.

		Jun-21	Jul-21	Aug-21	Sep-21	Oct-21	Nov-21	Dec-21	Jan-22	Feb-22	Mar-22	Apr-22	May-22	Jun-22
Coleford	Railway Drive	7686	7760	8406	7625	8356	7630	8870	6421	7004	8883	7262	7569	9725
Coleford	Newland Street	264	264	320	317	304	320	321	309	262	481	371	381	455

2.3.9 Based on a monthly recording for Railway Drive car park, the average ticket sales for Coleford between 2020 and this year has increased by approximately 30%. Newland Street Car Park saw a rise in monthly ticket sales.

3. Diversity and Vitality of Place

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

The approach does not differentiate here between the public and private sectors as it is interpreted that both contribute to the provision of services, products and an overall experience for town centre visitors to enjoy and keep coming back to. This theme does not monitor consumer demand, expectations or their perceptions of the offer provided by the town centre.

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

3.1 Retail and Commercial Offer

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

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

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

3.1.4 The retail and commercial offer is broken down into Use Class Orders.

3.1.5 On 1 September 2020 the Use Classes Order of 1987 was amended. Please refer to appendix 2.

3.1.6 It should be noted that the number of units recorded sometimes differ between each year. This may be as a result of the division of shop units, vacancies, or very slight variations on the area assessed.

3.1.7 Coleford Use Class Breakdown 2020 to 2022:

Use Class	2020	2021	2022
E	93	92	93
F.1	3	3	3
Sui Generis	30	31	30
Total Units	126	126	126

3.2 Trader Type

3.2.1 The vitality of a town centre depends highly on the quality and variety of retailers represented. National retail businesses are considered key attractors and are particularly important in terms of attracting visitors and shoppers to a town.

3.2.2 The character and profile of a town often also depends on the variety and mix of independent shops that can give a town a 'unique selling point' and help distinguish it from other competing centres.

3.2.3 Data collected by [TownCentre.AI](#) provides a breakdown of National Chain providers versus the independent stores within each of the town centres. The National Chains are indicated below:

Chain	Category	Subcategory
B&M	Store	Variety
Betfred	Leisure	Betting Shop
Bonmarche	Store	Clothing
Boots	Medical Organisation	Pharmacy
Cancer Research	Charity	Charity Store
COOP	Store	Grocery
Coventry Building Society	Financial Service	Bank or Credit Union
Greggs	Food Establishment	Food to Go
Lidl	Store	Grocery
Lloyds Bank	Financial Service	Bank or Credit Union
Tesco Express	Store	Grocery
Tesco Superstore	Store	Grocery

Chain	Category	Subcategory
The Original Factory Shop	Store	Variety
TSB	Financial Service	Bank or Credit Union
William Hill	Leisure	Betting Shop

3.2.4 Coleford Town Centre features 5 of these national chains out of 126 occupied units

3.3 Culture and Leisure Offer

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

3.3.2 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.

3.3.3 This indicator captures this characteristic of town centre activity.

3.3.4 The following provides an indication of the cultural and leisure offer within Coleford town centre for 2022.

Facility	2022
Museums	1
Art Galleries	0
Art Centre	0
Take Away	9
Restaurants and Cafés	14
Swimming Pools	0
Gyms	0
Cinemas	1
Theatres	0
Community Halls	1
Parks/Gardens	0
Games Arcade	0
Other Specialist Outlets	2 (Library and Tourist Information Centre)

3.4 Events

3.4.1 This indicator keeps track of the number of events held in the town centre public realm, measured using local authority's data of event licences awarded over a 12-month period and those held in town centre venues that have a significant impact on footfall.

3.4.2 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).

3.4.3 Events can make a significant contribution to the local economy and foster a stronger sense of community among residents, promoting pride of place and inclusiveness.

3.4.4 Typically, events may range from small carnivals or fairs, to major cultural festivals, conferences.

3.4.5 Licensed events in Coleford over the past year are as follows (date shown is when application was made).

F/21/00166/PTEN 19.06.2021 Market Place, Coleford
Off Sales of alcohol from market stall

F/21/00224/PTEN 17.07.2021 Market Place, Coleford
Sale of alcohol at Market Place Coleford stall

F/21/00229/PTEN 31.07.2021 Clock Tower, Market Place, Coleford
Busking Festival in Coleford town centre

F/21/00288/PTEN 28.08.2021 Clock Tower, Market Place, Coleford
Market event on clock tower

F/21/00290/PTEN 21.08.2021 Market Place, Coleford, Gloucestershire
Sale of alcohol (off Sales) at stall at street market

F/21/00303/PTEN 29.08.2021 Rear of The Dog House St John St, Coleford
Music event

F/21/00355/PTENL	18.09.2021	Market Place, Coleford
Sale of alcohol at stall Market Place		
F/21/00356/PTEN	18.09.2021	Market Place, Coleford
Sale of alcohol at Market		
F/21/00411/PTENL	16.10.2021	Market Place, Coleford
Sale of alcohol from stall at market		
F/21/00471/PTEN	20.11.2021	Market Place, Coleford
Off Sales of alcohol at market		
F/21/00547/PTENL	18.12.2021	Market Place, Coleford
Off sales of alcohol from market		
F/22/00071/PTEN	19.03.2022	Market Place, Coleford
Sale of alcohol at Market place		
F/22/00085/PTEN	28.05.2022	St John Street, Coleford
Sale of alcohol and entertainment at street fair		
F/22/00128/PTEN	16.04.2022	Market Place, Coleford
Off Sales of alcohol at Market		

3.5 Reported Crime

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

3.5.2 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.

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

3.5.4 It is important to note that the data included within this section act as an indicator.

3.5.5 The data provides information on reported crime within Coleford Town Centre from June 2021 - June 2022

	Jun 21	July 21	Aug 21	Sep 21	Oct 21	Nov 21	Dec 21	Jan 22	Feb 22	Mar 22	Apr 22	May 22	Jun 22
Violence and Sexual Offences	6	7	1	1	3	3	5	3	1	4	3	3	2
Anti-Social Behaviour	9	8	4	3	2		3	4	1	3	2	3	2
Criminal Damage and Arson	-	-	1	1	-	-	1	1	-	-	1	1	-
Vehicle Crime	-	-	1	1	-	-	-	-	1	-	1	-	-
Burglary	-	-	1	-	-	-	-	-	-	-	-	-	-
Other Theft	-	5	-	-	1	-	-	-	-	1	1	-	-
Drugs	2	-	-	-	-	1	1	-	-	-	-	-	-
Robbery	-	1	-	-	-	-	-	-	-	-	-	-	-
Shoplifting	1	-	1	-	-	-	1	-	1	-	-	-	2
Other Crime	2	1	2	-	-	-	-	-	-	1	2	-	8
Public Disorder	-	2	-	1	1	-	1	1	1	5	2	1	1
Theft from a Person	-	-	-	-	-	-	-	-	-	-	-	-	-
Possession of a Weapon	-	-	-	-	-	1	-	-	-	-	-	-	-
TOTAL	20	23	12	7	7	5	12	9	5	14	12	8	15

3.5.6 This data is taken from the Police UK [website](#). Further information on the crimes committed and the status of the investigations into them can be accessed using the website. Users can select the geographical area they are interested in, click on **Explore the Crime Map** and then search by Type of Crime, Month Reported and more.

3.6 Markets

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

3.6.2 Markets, like events, can be a major motivating factor for people to come to a town centre. The presence of a regular 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.

3.6.3 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.

3.6.4 The National Market Trade Federation has no record of any Markets being held in Coleford. It should however be noted that there is currently a small (1 or 2 stalls) Country Market by the Clock Tower on a Friday morning between 9:30 and 12 Noon and on Saturday morning, 10 till Noon. However, due to the COVID-19 pandemic these markets were cancelled from March 2020 to December 2020 with a temporary return in the Summer months.

3.6.5 Coleford Town Council introduced a monthly market on 17 April 2021, Running monthly on the 3rd Saturday, from 10am until 3pm in Mushet Walk and the Town Centre. These markets are hosted by Green Top Events.

3.6.6 Additionally, St John's Street Traders Association presents The Fiddle Fair, to be held on the first Bank Holiday Sunday in May, Bank Holiday Sunday in August and a special Christmas market for the town's annual light switch on. With 25 stalls selling everything from local handmade goods, art, craft, local produce and more. Children's entertainment, Live music and delicious food!

4. Economic Characteristics

The overall aim in this theme is to provide users with an assessment of static and dynamic elements linked to the economic performance of a town centre. Some of the more 'static' elements, which in turn may influence perceptions, will include changes in the number of charity shops or vacant retail units.

4.1 Charity Shops

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

4.1.2 Over the last twenty 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 reuse and recycling function, reducing the volume of waste going to landfill and bringing in valuable income for worthy causes. Charity shops are cutting across social and demographic boundaries in attracting customers, providing affordable and specialist items.

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 2022 and previous years.

2022	2021	2020	2019	2018	2017	2016	2015	2014	2013	2008
3	3	4	4	5	5	5	5	6	5	5

2022	2021
Dean Forest Hospice, 2 Mushet Walk	Dean Forest Hospice, 2 Mushet Walk
Sue Ryder Care, 38 Market Place	Sue Ryder Care, 38 Market Place
Cancer Research, 10 Market Place	Cancer Research, 10 Market Place

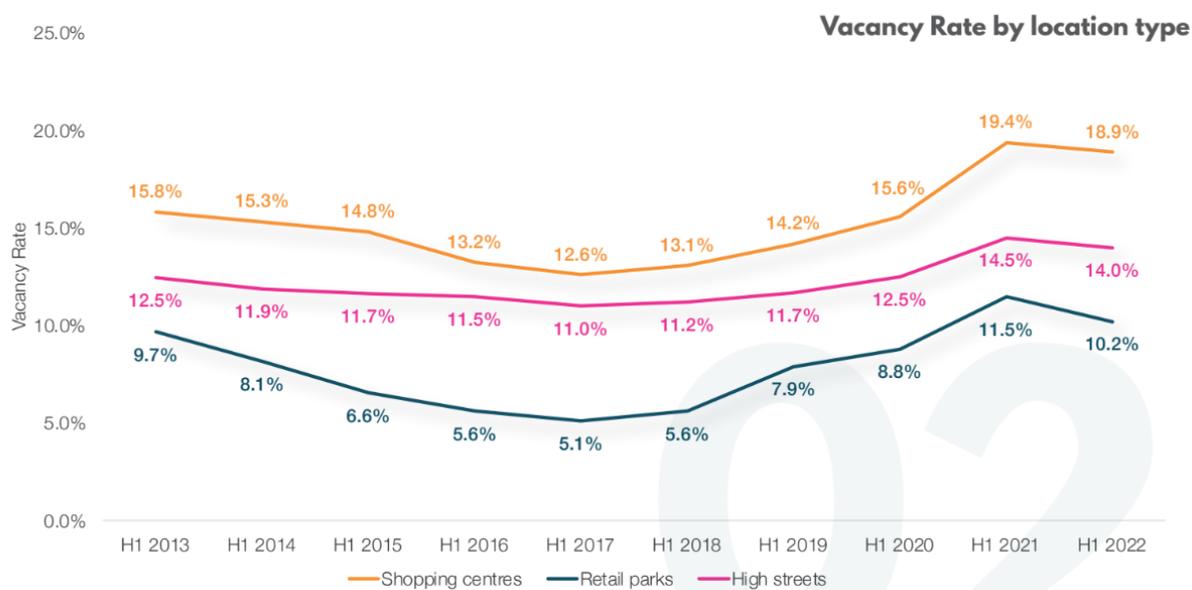
4.1.7 Nationally, some traders report concerns about the proportion of new goods on sale in charity shops. As charities are able to claim up to 80% discount on their business rates, this could be interpreted as unfair competition.

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 The graph below shows the national changes in vacancy rates for High Street, Shopping Centre and Retail Parks since 2013 as reported by the [Local Data Company](#).



4.2.4 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.

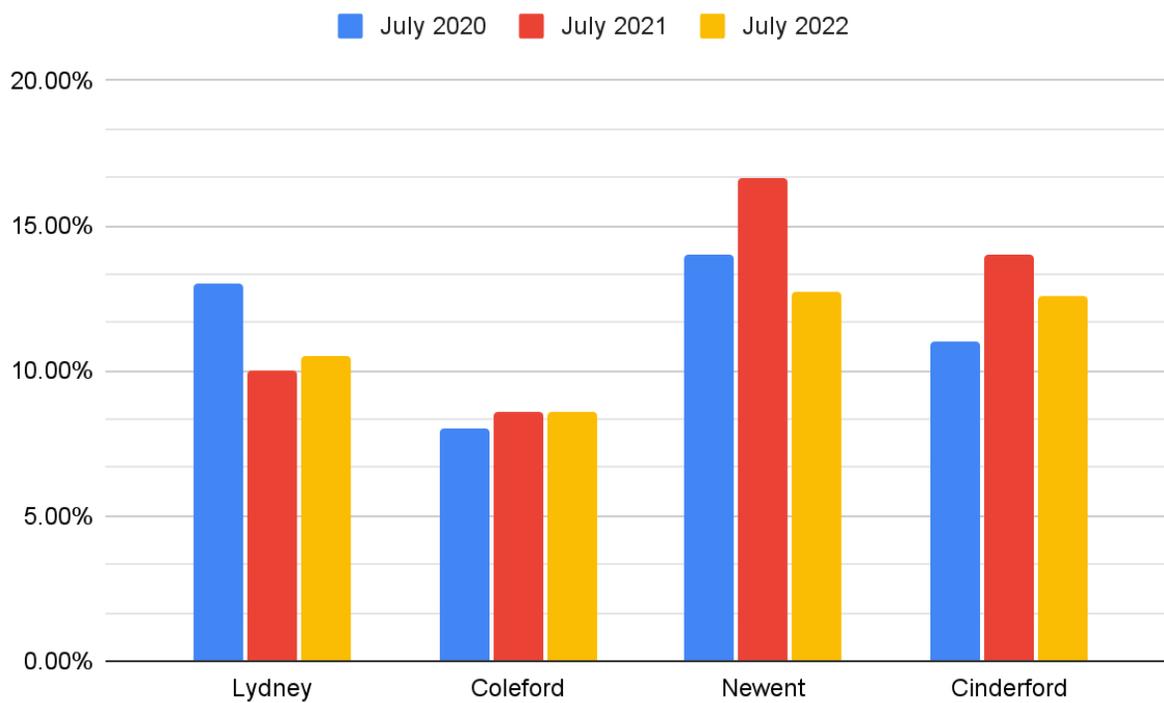
4.2.5 Coleford Vacant Units 2022:

Vacant Unit Quantity	Units Surveyed	% of Vacant Units
12	138	8.6%

List of Empty Units

- 13 Gloucester Road
- 11B Gloucester Road
- 4 High Street
- 5 High Street
- 4A High Street
- 3 Market Place
- 15 Market Place
- 19 Market Place
- 24/25 Market Place
- 4 Musher Walk
- 4 Newland Street
- 10/14 Newland Street

4.2.6 The below graph shows the comparison of vacancy rate in each of the Market Towns over a 3 year period (July 2020 to July 2022):



4.3 Town Centre Investment

4.3.1 This indicator monitors evidence of public realm improvements and the level of investment from both the private and public sectors within the town centre of Coleford.

4.3.2 The growth of online shopping, rising business rates, and other economic challenges has resulted in many areas with struggling town centres that either have become stagnated or in decline.

4.3.3 In order to revitalise town centres, local authorities must think afresh about the role of the high street and what it provides for local communities. Incorporating new homes, alongside renewed retail, commercial and leisure space can play a key role in building a walking catchment population that can sustain the towns uses more effectively. Proactively leading investment in town centres, through the acquisition and re-purposing of assets such as initiating event programmes and investing in the public realm are crucial ways of creating confidence in places and the right conditions to rejuvenate a town centre.

4.3.4 On 30 July 2020, Coleford saw the opening of a new supermarket, Lidl, creating 30 new jobs for the local community. This was a multi million pound investment in the town.

4.4 Evening and Night Time Economy

4.4.1 This indicator monitors evidence of active management of the evening and night time economies in the town centre.

4.4.2 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.

4.4.3 In some areas, this part of the economy forms a crucial part of the service offer.

4.4.4 In many cases, the town centre attracts a completely different demographic of customers in the evening to those who visit the high street during the day time.

4.4.5 It is also worth distinguishing between the evening consumers (5-8 pm often referred to as the 'shoulder period') and the late night consumer, as each can have quite different demographics.

4.4.6 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.

4.4.7 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.

4.4.8 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.

4.4.9 Coleford town centre is not accredited as a purple flag location.

5. Conclusion

5.1 People and Footfall

The footfall data shows a clear indication of how the highstreet is recovering from the national restrictions imposed during the Covid-19 pandemic. [2.2.3](#) shows a clear indication of the rate at which the footfall returned to the highstreet following these restrictions which ended in July 2021 with some months' figures doubling.

Both the data shown in [2.2.3](#) and within the graph in [2.2.4](#) shows a steeper increase in footfall return in 2021/22 compared to the more cautious return in the previous period. The graph in [2.2.5](#) shows that the most common visit length for the highstreet was between 20-40minutes indicating the main use of the highstreet was targeted shopping. It is noted that the tracked area for footfall included both supermarkets (Co-Op and Lidl). This is a trend that is consistent throughout the 4 Forest of Dean market towns.

The comparison shown in [2.2.6](#) shows the footfall in all of the 4 Forest of Dean market towns. Whilst Coleford shows a lower level of footfall than Cinderford and Lydney trend lines suggest that in the subsequent period, this may vary.

Based on a monthly recording for car parking, the average ticket sales for Coleford between June 2021 and June 2022 have increased by 30% on last year.

5.2 Diversity and Vitality of Place

The town centre's retail and commercial offer has changed since 1999 and this is consistent with national trends and the variety of ways consumers choose to shop, providing a level of resilience for the town of Coleford.

We have compared 2021 & 2022 data and the results are very similar with very few variations.

As indicated in [3.2.4](#) Coleford highstreet retained a strong presence of independent and non national chain retailers with only 3.9% of the highstreet being occupied by national chains.

Coleford saw a number of its annual events returning to the High Street, with 13 events licensed this year.

Coleford Town Centre has a strong culture and leisure offer. This collaborated with the [Active Lives Report](#) published in 2017 which indicated the Forest of Dean District has a strong participational relationship between the arts and cultural projects.

The number of reported crimes has decreased over the past year with an average of 11 crimes per month compared to 17 per month in the year previous. Mirroring last year's data, violence and sexual offences and anti-social behaviour are the most common types of crime.

5.3 Economic Characteristics

The vacancy rate for 2021/22 has remained the same as the previous year with 12 of the 138 vacant commercial units (at the time of the audit), compared to 13 in the 2019/20 period. This equates to a 8.6% vacancy rate which is also favourable when compared to the National High Streets Vacancy figure of 14% (source: Local Data Company).

Appendix I

6. Use Class List 2022

No/Name	Address	Service	Use Class
16	Bank Street	Café 16	E
Bank House	Bank Street	Forestry Commission	E
Beales Garage	Bank Street	Beales Garage	Sui Generis
Motorcycle Performance Store	Bank Street	Motorcycle Performance Store	E
Telephone Exchange	Boxbush Road	BT	Sui Generis
6	Cinderhill	Fire Station	Sui Generis
Cadet Centre	Cinderhill	Cadet Centre	Sui Generis
13	Gloucester Road	Vacant	
17	Gloucester Road	Reckless Design	E
23	Gloucester Road	Beauty Stop	E
29	Gloucester Road	Balti Hut Restaurant	E
31	Gloucester Road	Al's Plaice Fish and Chips	Sui Generis
33	Gloucester Road	MAA Tandoori Bangladeshi Takeaway	Sui Generis

No/Name	Address	Service	Use Class
I IA	Gloucester Road	The Beauty Boutique	E
I IB	Gloucester Road	Vacant	
Police Station	Gloucester Road	Police Station	Sui Generis
1	High Street	Steve Gooch Estate Agents	E
3	High Street	Shirley's Den	E
4	High Street	Vacant	
5	High Street	Vacant	
8	High Street	GMT Mortgage Bureau & Financial Consultancy	E
9	High Street	KJT Estate Agents	E
10	High Street	David Kear Opticians	E
11	High Street	Gwyn James Solicitors	E
12	High Street	Mikes Auto Services	Sui Generis
14	High Street	Cinema	Sui Generis
15	High Street	Sorting/Post Office	E
17	High Street	Skoops Cards	E
19	High Street	Bidmead Cook	E
21	High Street	Amy's nails	E
23	High Street	Headlines Hairdressers	E
25	High Street	Tesco	E
27	High Street	Proper Job	E
4A	High Street	Vacant	
Ambulance Station	High Street	Ambulance Station	Sui Generis
Forest of Dean District Council	High Street	High Street	E
Foxglove Gardens - Unit 1	High Street	Row and Wye Flooring	E
Foxglove Gardens - Unit 2	High Street	Little learners placespace	E
Foxglove Gardens - Unit 3	High Street	Beauti'ful Fern	E
St Johns Ambulance	High Street	St Johns Ambulance	Sui Generis
2	Lords Hill	William Hill Betting Shop	E

No/Name	Address	Service	Use Class
4	Lords Hill	Tourist Information Centre	E
Co-OP	Lords Hill	Co-op	E
The Schooner	Lords Hill	Amici Italian Restaurant	E
3	Market Place	Bolters	
4	Market Place	Forest Deli	E
9	Market Place	REVEAL Hair Salon	E
9	Market Place	Mills Newsagents	E
10	Market Place	Cancer Research UK	E
12	Market Place	The Choice is Yours	E
13	Market Place	Odds and Ends	E
15	Market Place	Vacant	
16	Market Place	Forest books and crafts	E
16	Market Place	Coleford Charcoal and Grill Takeaway	Sui Generis
19	Market Place	Vacant	
20	Market Place	Be you tiful	E
23	Market Place	Ritmo Tapas Bar Restaurant	E
27	Market Place	The Barbers	E
28	Market Place	Milano Takeaway	Sui Generis
29	Market Place	Step aside	E
30	Market Place	The Feathers Pub	Sui Generis
32	Market Place	Hong Kong House	Sui Generis
33	Market Place	White and Miller Butchers	E
38	Market Place	Sue Ryder Care Charity Shop	E
40	Market Place	Kaplans Café	E
1/2	Market Place	The Crusty Loaf Bakery	E
5/6	Market Place	The lounge	E
10A	Market Place	Moonstone	E
17A	Market Place	Light Fantastic	E
24/25	Market Place	Vacant	

No/Name	Address	Service	Use Class
29A	Market Place	The Barber Shop	E
31A	Market Place	Dean Conveyancing	E
34/35	Market Place	Fairways Furnishings	E
7/7A	Market Place	Spa Rituals	E
Angel Hotel	Market Place	Angel Hotel/Pub	Sui Generis
Old White Hart Inn	Market Place	Pub	Sui Generis
Union House	Market Place	Celestial Adornment Gift Shop	E
The Baguette Shop	Market Street	The Baguette Shop	E
Unicorn House	Market Street	Marcus P. Bristow Chiropodist/Podiatrist	E
2	Mushet Walk	Dean Forest Hospice	E
4	Mushet Walk	vacant	
2	Newland Street	China 21	Sui Generis
4	Newland Street	Vacant	
5	Newland Street	Biker Dean Motorcycles	Sui Generis
8	Newland Street	Severn Sun Studio	E
27	Newland Street	Church	F.I
10/14	Newland Street	vacant	
Lidl	Old Station Way	Lidl	E
4	Pyart Court	Little Black Dog Pet Salon	E
5	Pyart Court	Smith's Pet & Garden Shop	E
6	Pyart Court	Looking Glass Hair Salon	E
7	Pyart Court	Forget Me Not Florists	E
8	Pyart Court	Thurabread Bakery	Sui Generis
9	Pyart Court	Lloyds Pharmacy	E
10	Pyart Court	Lloyds Pharmacy	E
11	Pyart Court	Blue Boy Carpets	E
12	Pyart Court	Blue Boy Carpets	E
13	Pyart Court	Day Lewis Pharmacy	E
14	Pyart Court	Day Lewis Pharmacy	E

No/Name	Address	Service	Use Class
15	Pyart Court	Bickys Coffee Shop	Sui Generis
16	Pyart Court	Bathroom Shop	E
17	Pyart Court	Royal Forest Kitchens	E
18	Pyart Court	Niue Tatu Shop	Sui Generis
19	Pyart Court	Lettings Agent – Dean Properties	E
20	Pyart Court	Thurabread Bakery (Storage)	E
21	Pyart Court	Ignite Plumbing Services	E
22	Pyart Court	The Vape Shop	E
23	Pyart Court	Studio M	E
24	Pyart Court	Bubbles Laundrette	Sui Generis
2/3	Pyart Court	Dental Practice	E
Coleford Health Centre	Railway Drive	Health Centre	E
Drybridge Veterinary Clinic	Railway Drive	Drybridge Veterinary Clinic	E
Railway Museum	Railway Drive	Railway Museum	F.I
Spout Garage	Spout Lane	Paul Jones and Son Motors	Sui Generis
6	St Johns Court	Oriental Garden	Sui Generis
9	St Johns Court	Frank Ista Tattoo	Sui Generis
4	St Johns Street	Lucky Restaurant and Takeaway	Sui Generis
5	St Johns Street	David Sheppard Family Butchers	E
6	St Johns Street	B.M.C. Weston Florist	E
7	St Johns Street	Offices	E
9	St Johns Street	Pomegranate (Clothes)	E
10	St Johns Street	Hairforce I	E
11	St Johns Street	Wyedean Housing Association	E
12	St Johns Street	Cinnamons Restaurant and Takeaway	Sui Generis
14	St Johns Street	Dean estate agents	E
17	St Johns Street	Scoffs	E
18	St Johns Street	Twisted Barbers	E
19	St Johns Street	The Tram Fish and Chip Shop	Sui Generis
21	St Johns Street	Coleford Computers	E

No/Name	Address	Service	Use Class
22	St Johns Street	Soul Magik	E
23	St Johns Street	JD Hair and Lisa Jane Beauty	E
25	St Johns Street	Raymond's Stores Coleford Clothes	E
13/15	St Johns Street	The Doghouse (Micro Pub)	Sui Generis
17a	St Johns Street	Byefield Emporium	E
19/20	St Johns Street	Changes Hair Salon	E
21A	St Johns Street	Caked Up	E
6A	St Johns Street	Wyedean Footcare	F.I
I	Tram Road	Raymond's Carpets	E

Appendix 2

7. Use Class Order

The changes amend the Use Classes Order 1987 and took effect on 1 September 2020. This is a guide to the changes in the various Use Classes and the unit types that they represent:

Use	Old Use Class	New Use Class
Shops	A1	E
Financial and Professional Services	A2	E
Food and Drink	A3	E
Business (office, research and development, light industrial process)	B1	E
Non-residential Institutions (medical or health services, creches, day nurseries and centres)	D1	E
Assembly and Leisure (indoor sport, recreation or fitness, gyms)	D2	E
Non-Residential Institutions (education, art gallery, museum, public library, public exhibition hall, places of worship, law courts)	D1	F1
Shops no larger than 280m ² (selling mostly essential goods and at least 1km from other similar shops)	A1	F2
Community Hall, outdoor sport/recreation, indoor or outdoor swimming pool, skating rink	A1	F2
Public House, wine bar, drinking establishments	A4	Sui Generis

Use	Old Use Class	New Use Class
Hot Food Takeaway	A5	Sui Generis
Cinema, Concert Hall, Bingo Hall, Dance Hall, Live Music Venue	D2	Sui Generis
