



Lydney Town

Annual Town Centre Monitoring Report

July 2025 - June 2026

Presented by:

Forest of Dean District Council

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Introduction

Hello and welcome to this year's town centre monitoring report for Lydney.

Our town centres in the Forest of Dean are complex places that serve a wide range of people and purposes. They are at the heart of our communities, providing opportunities for shopping, employment, leisure, culture, and social interaction. Ensuring our town centres remain vibrant, accessible and attractive is essential for supporting the wellbeing of residents, businesses and visitors.

Our town centres continue to adapt to changing consumer behaviour, economic conditions and evolving expectations of how places should function.

Understanding these changes is important if we are to support their long-term vitality and ensure they continue to meet the needs of those who use them.

To achieve this, it is important that we can measure performance, monitor trends, learn from best practice and make informed decisions about the future. Evidence and data enable us to identify strengths, understand challenges and target investment where it can have the greatest impact.

The information presented in this report provides an evidence base to support decision-making and investment, helping to ensure that Lydney remains a thriving and sustainable town centre for residents, businesses and visitors alike.

Thank you in advance for taking the time to read this report, I hope you find it useful and I look forward to hearing about how it's helped develop your ideas for our market towns.



Nigel Brinn

CEO of Forest of Dean District Council



1.1 Successful Town Centres: Developing Effective Strategies

This report provides an annual assessment of the performance and vitality of Lydney town centre. It brings together a range of indicators to monitor how the town centre is changing over time and to identify emerging trends.

The report draws upon a variety of data sources, including visitor and footfall information, business and property data and demographic information. Together, these indicators provide an evidence base to support decision-making, investment planning and the development of initiatives that enhance the town centre experience.

The approach reflects current best practice in town centre monitoring and aligns with the wider national focus on understanding the performance and evolution of high streets and town centres through the use of data and evidence. The UK Government increasingly use a range of datasets to monitor changes in high streets, retail areas and town centre activity, recognising the importance of evidence-led regeneration and place-making.

Data is reviewed annually to enable year-on-year comparisons and to provide a consistent measure of change over time. The purpose of this report is to present a range of evidence for interpretation by stakeholders with an interest in the future of Lydney town centre. Lydney Town Council has been consulted during the preparation of this report.

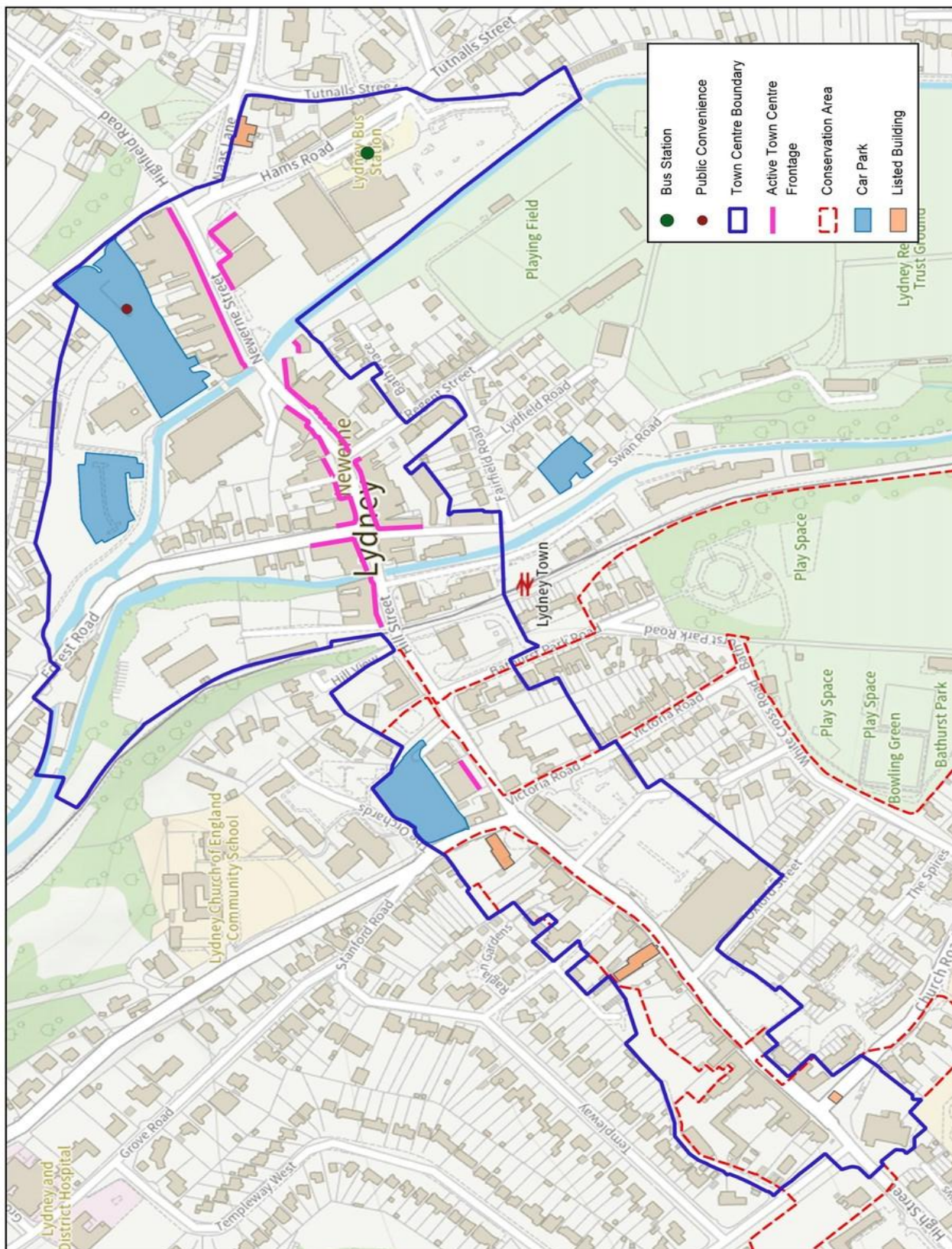
A number of indicators are assessed, including:

- Footfall
- Car Parking
- Retail and Commercial Offer
- Trader Types
- Culture and Leisure Offer
- Events
- Markets
- Charity Shops
- Vacant Shops
- Town Centre Investment
- Evening/Night-time Economy



1.2 The Town Centre Boundary

The map below shows the designated town centre boundary for Lydney which helps govern the data produced for this report.



2. People and Footfall

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



2.1 Local Demographics

This indicator refers to demographic information about the population of Lydney from the 2021 Census managed by the Office of National Statistics (ONS).

Census Data 2021	Lydney	Forest of Dean
Population	10,000	87004 (+6.2% since 2011)
Age	17.1% 0-15 59.2% 16-64 23.8% 65+	16% 0-15 58.9% 16-64 25.1% 65+
Sex	51.2% female; 48.8% male	51.1% female; 48.9% male
Identity	5.2% of residents were born outside of the UK (approx. 430 people) 94.5% White British 5.5% Ethnic Minorities 2.7% of people identify as lesbian, gay, bisexual or other (LGB+) (approx. 270 people) 6.4% did not answer	5.1% of residents were born outside of the UK (approx. 4435 people) 94.6% White British 5.4% Ethnic Minorities 2.28% of people identify as lesbian, gay, bisexual or other (LGB+) (approx. 2000 people)
Education & Work	60.5% of Lydney's population is 'Economically Active', with the majority of people working in: skilled trade, professional, elementary, care and leisure occupations. 39.5% of residents stated that they are 'Economically Inactive'. 80.8% of people have a higher education qualification. 19.2% of people have no higher education qualifications.	57.2% of the Forest of Dean's population is 'Economically Active', with the majority of people working in: skilled trade, managerial, professional, care and leisure occupations. 42.8% of residents stated that they are 'Economically Inactive'. 81.6% of people have a higher education qualification. 18.4% of people have no higher education qualifications.
Health & Wellbeing	43.6% Very good health 36.4% Good health 14.2% Fair health 4.4% Bad health 1.4% Very bad health 19.6% have a disability under the Equality Act	44.8% Very good health 35.5% Good health 14.2% Fair health 4.2% Bad health 1.3% Very bad health 19.2% have a disability under the Equality Act

2.2 Visitor and Footfall Data

This indicator provides an assessment of visitors and footfall between the months of July 2025 – June 2026.

Methodology

The footfall counting software TownandPlace.AI is a platform that uses artificial intelligence and GPS data to create algorithmic visitor and footfall insights for local government and business improvement districts across the UK.

As the data is produced by an algorithm, it may not be 100% accurate, but gives a very good indication of how and when people move around our towns.

In this data set, 'visitor' refers to a unique single person who visits a destination and 'footfall' refers to the number of visits made to a destination (which could be multiple visits by a singular person).

This data has been produced using geo-locations and postcodes, so has a bigger baseline than our town centre boundary and is not produced using population statistics from the Office of National Statistics as documented in section 2.1.

However, town centre boundaries have been drawn on to the Town and Place software to track specific movement within these locations.

Whilst we cannot identify specific reasons for visits to the town, we can use this data to analyse patterns of visitor behaviour to inform town planning and enhance user experience.

2.2.1 Visitor Trends and Insights

2.2.1.1 General Information

- Lydney Town is situated in a GL15 postcode, which has a population of around 11,719 people (this data is from [Inform Gloucestershire](#) presenting 2024 data from the Office of National Statistics).
- On average, between Jul 25 – Jun 26, the monthly footfall in Lydney town centre was 173,231. This is 2.35 % less than the same period in the previous year.

2.2 Visitor and Footfall Data

This indicator provides an assessment of visitors and footfall between the months of July 2024 – June 2025.

2.2.1 Visitor Trends and Insights (Jan-Jun 26)

2.2.1.2 Local Loyalty

- On average, 40-50% of residents with a GL15 postcode visit their town centre every month, and 59 % of all visitors live within a 10-mile radius of the town.

2.2.1.3 UK Visitor Information

- On average, 41% of all visitors live over 10 miles away.
- In Jan-Jun 26 there were 6,716 more visitors (+ 84.7%) coming from 10-25 miles away than the previous year.
- The majority of visitors to Lydney from over 10 miles way were from Caldicot and Gloucester.

2.2.1.4 Missed Potential Spend by Postcode

Lydney could increase its potential spend by extending its marketing and retail offer to cater for the needs of people in the below postcodes (focusing on its unique offer, so not to compete with the other market towns. See [Market Town Regeneration Report](#)).

- BS35 (Thornbury and nearby villages in South Gloucestershire)
- NP16 (Chepstow)
- NP25 (Monmouth)

2.2 Visitor and Footfall Data

This indicator provides an assessment of visitors and footfall between the months of July 2025 – June 2026.

2.2.2 Footfall

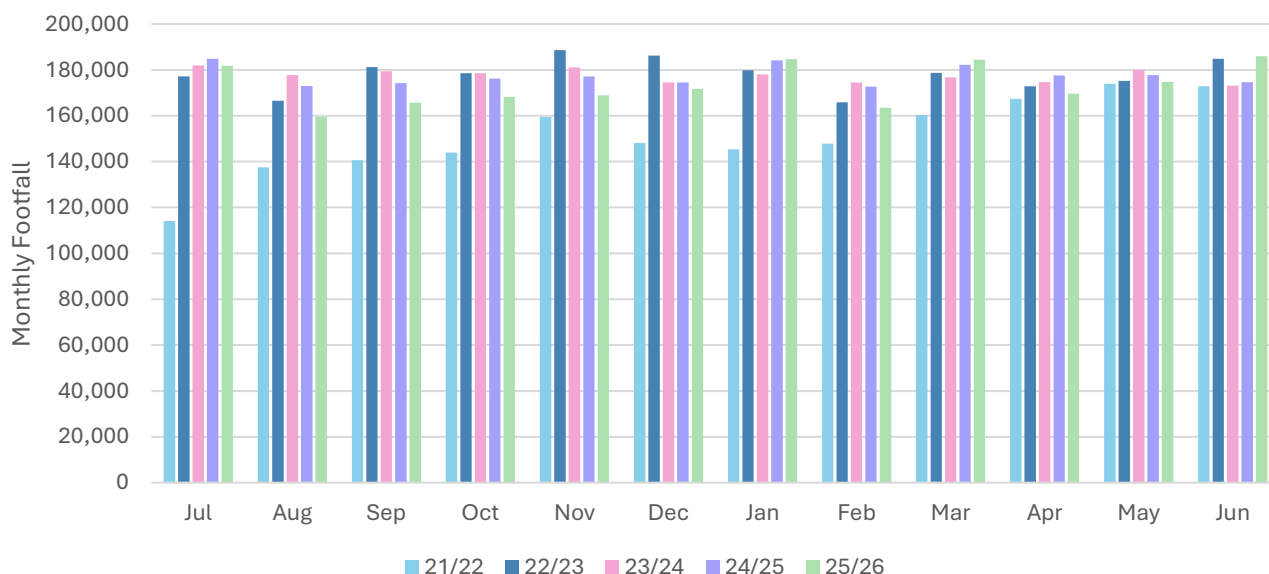
2.2.2.1 Lydney Town Footfall

The following data provides information on the total footfall within Lydney town centre boundary for each month between Jul 21 – Jun 26. This data is helpful as you can see the year-on-year difference in footfall each month.

Lydney Footfall Data	21/22	22/23	23/24	24/25	25/26
July	114,082	177,190	181,927	184,771	181,788
August	137,543	166,595	177,737	173,007	159,505
September	140,583	181,139	179,359	174,264	165,699
October	143,972	178,519	178,573	176,211	168,241
November	159,428	188,542	180,999	177,134	168,878
December	148,172	186,275	174,500	174,520	171,730
January	145,285	179,849	178,042	184,110	184,644
February	147,903	165,903	174,464	172,720	163,526
March	160,310	178,737	176,705	182,128	184,446
April	167,385	172,865	174,708	177,627	169,680
May	173,939	175,250	179,910	177,787	174,743
June	172,805	184,797	173,083	174,611	180,458
Total	1,811,407	2,135,661	2,130,007	2,128,890	2,078,773

Footfall in Lydney has decreased by 2.35 % between Jul 25 - Jun 26 when compared to the previous year.

Monthly Footfall 2021 - 2026



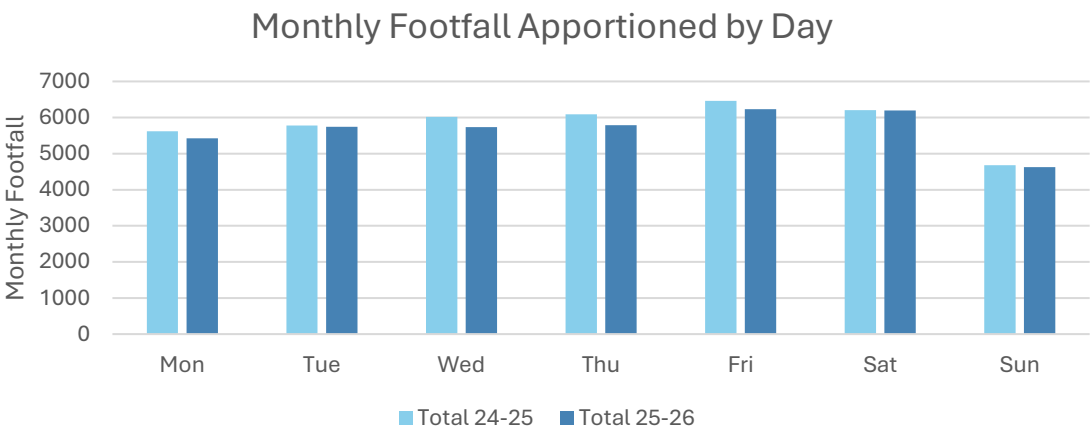
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2.2.2 Footfall

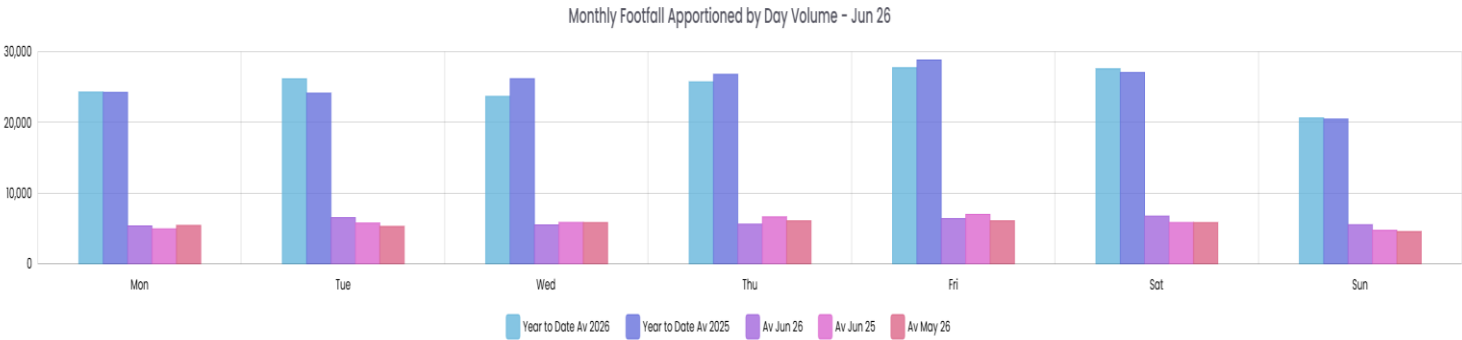
2.2.2.2 Lydney Town Daily Data

The chart below shows daily footfall for Jul 25 – Jun 26 and a comparison for the same period in the previous year.



Friday and Saturday are the busiest days in Lydney town during the week. Sunday is the quietest day.

This can also be seen in the chart below showing monthly footfall apportioned by day volume for Jan-Jun 2026.



2.2 Visitor and Footfall Data

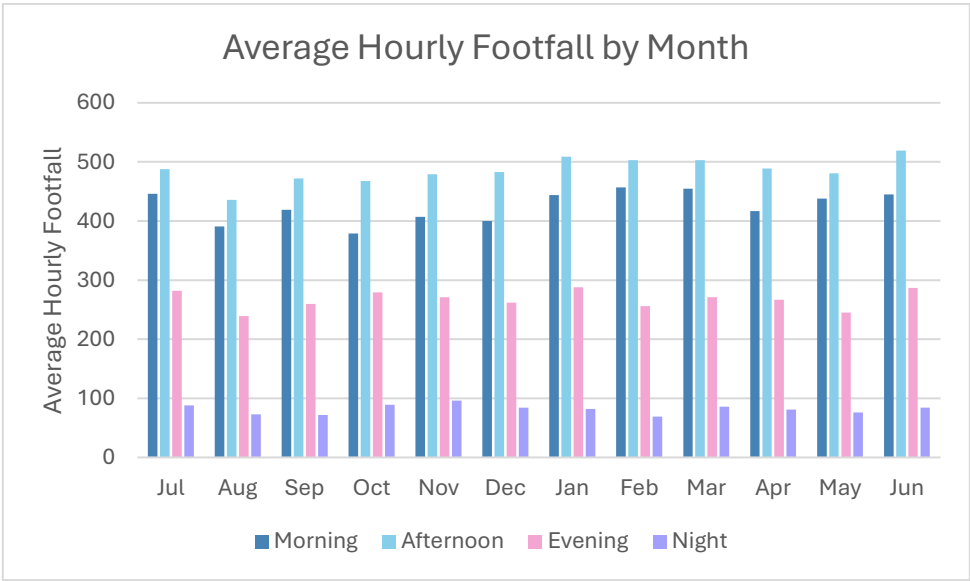
This indicator provides an assessment of visitors and footfall between the months of July 2025 – June 2026.

2.2.2 Footfall

2.2.2.3 Lydney Town Hourly Data

The chart below shows average hourly footfall data for Lydney town centre between Jul 25 – Jun 26.

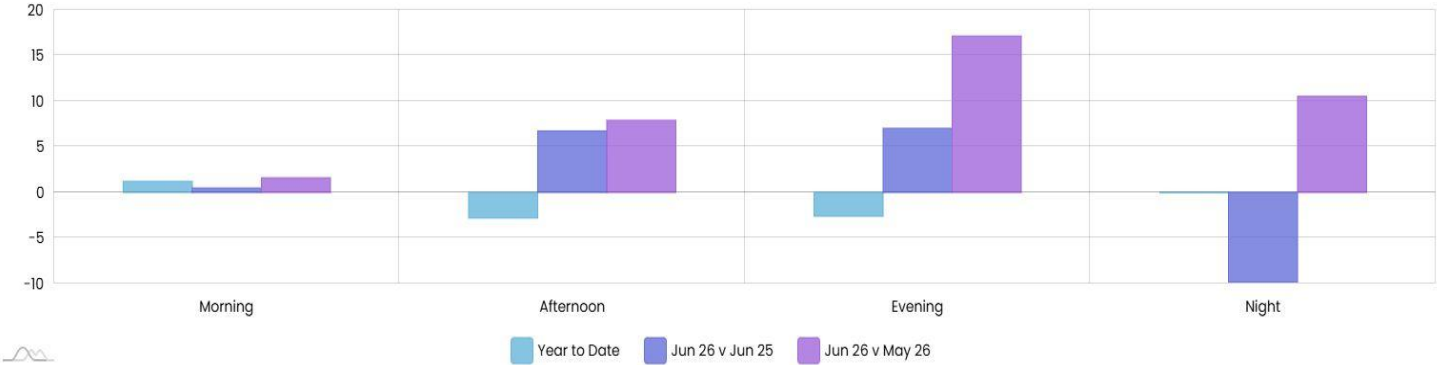
The timings are recorded as: morning: 7am to midday, afternoon: midday to 5pm, evening: 5pm to 8pm and night: 8pm to midnight.



Lydney sees the largest number of visitors in the afternoon (midday to 5pm), with the morning (7am to midday) also being a popular time to visit the town centre.

There has been a year-to-date increase in morning footfall, but a decrease in afternoon and evening footfall. Jun 26 average hourly night footfall is -9.81 % compared to Jun 25.

Average Hourly Footfall % Change - Jun 26



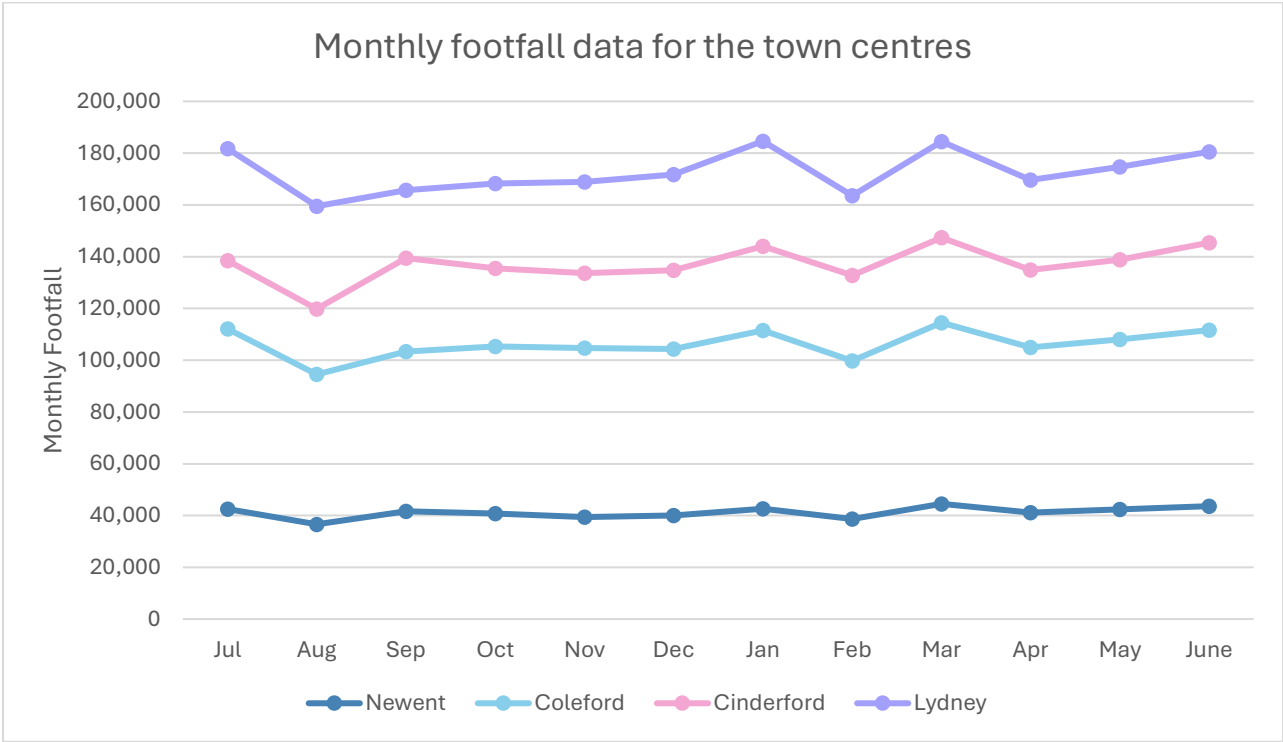
2.2 Visitor and Footfall Data

This indicator provides an assessment of visitors and footfall between the months of July 2025 – June 2026.

2.2.2 Footfall

2.2.2.4 Comparative Market Town Footfall Data

The chart below shows comparative monthly footfall data for the four market towns in the Forest of Dean between Jul 2025 – Jun 2026.



The data shows that Lydney has the highest footfall over the year, followed by Cinderford, Coleford and Newent.

Each of the four town centres saw a rise in footfall figures in Mar 26 compared to the previous month, with a positive upward trend in May-Jun 26.

2.2 Visitor and Footfall Data

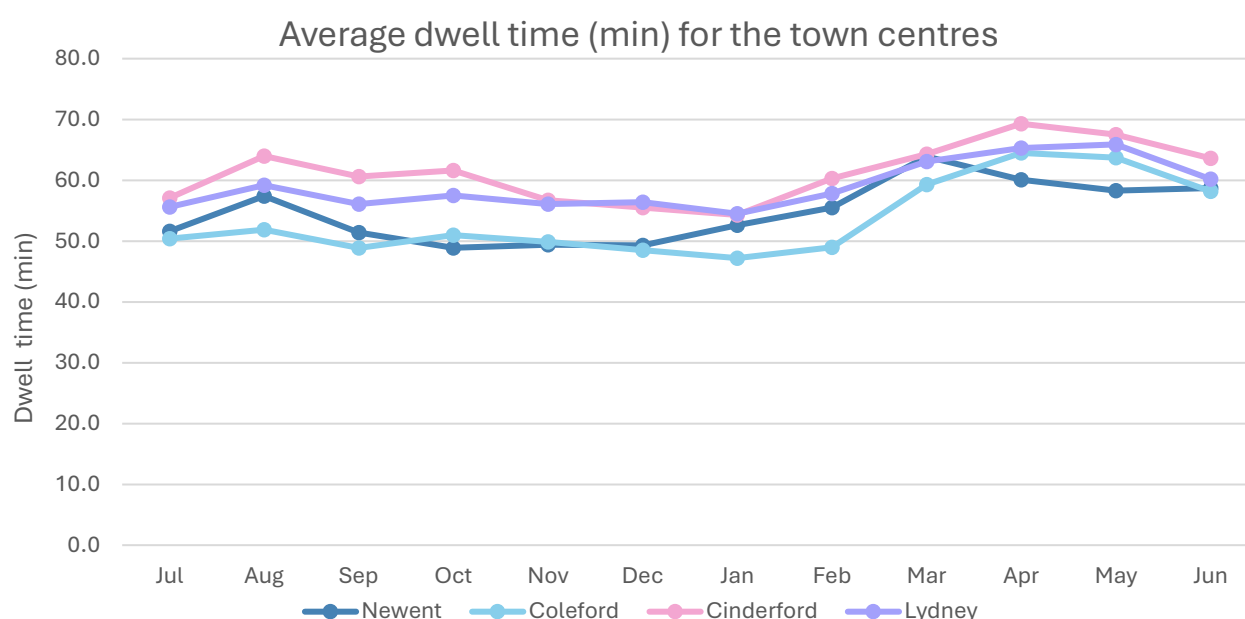
This indicator provides an assessment of visitors and footfall between the months of July 2025 – June 2026.

2.2.2 Footfall

2.2.2.5 Comparative Market Town Dwell Time Data

Place Informatics updated their dwell time methodology in Mar 26 and have back calculated previous dwell time figures. The updated methodology increases the minimum dwell threshold from 3 minutes to 6 minutes, helping remove more pass-through activity where visitors are simply moving through an area rather than spending time there. They also have capped individual visits at 3 hours, preventing unusually long stays, such as staff, workers or stationary devices, from disproportionately influencing the average.

The chart below shows comparative average dwell time (minutes) for the four market towns in the Forest of Dean between July 2025 – June 2026.



The data shows that for most months within this time period the longest dwell time in minutes by visitors to the town centre was seen in Cinderford, followed by Lydney, Newent then Coleford.

There are some months within the time period when the pattern varies from this trend.

The average dwell time (rounded to the nearest minute) for visitors between July 25 – June 26 in the town centres is:

Cinderford 61 minutes, Lydney 59 minutes, Newent 55 minutes and Coleford 54 minutes.

2.3 Car Parking

This indicator refers to the off-street public car park usage in and around the town centre. Parking plays a significant role in mobility, access and economic development of a town centre. Data for this indicator is extracted from car parking ticket sales data held by the Forest of Dean District Council.

2.3.1 Car Parking Charges

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

The current car parking charges are:

1 hour – Free, 2 hours - £1, 3 hours - £2, 4 hours - £3.

Car parking charges apply Monday to Saturday, 8am – 6pm. For more information about car parking charges in the Forest of Dean, visit: [Car Parks and Charges](#).

2.3.2 Monthly Car Parking Ticket Sales Data

The tables below show the recorded monthly figures for tickets purchased at Newerne Street and Bream Road car parks in Lydney from July 2025 to June 2026.

The car parking data now includes free ticket sales as the collection of this data was introduced in April 2024.

Newerne Street	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26
Machine tickets	1301	1089	1153	1330	981	735	1178	1006	1029	1196	824	997
Phone & card tickets	945	866	1036	1163	1086	985	1119	1211	1190	1098	1166	1132
Free tickets (< 1hr)	6936	6802	6926	6108	6861	6280	6332	6738	7020	6283	6556	6960
Total	9182	8757	9115	8601	8928	8000	8629	8955	9239	8577	8546	9089

Bream Road	Jul 25	Aug 25	Sep 25	Oct 25	Nov 25	Dec 25	Jan 26	Feb 26	Mar 26	Apr 26	May 26	Jun 26
Machine tickets	365	274	217	276	183	140	219	208	212	249	208	215
Phone & card tickets	264	254	269	275	283	232	298	323	417	371	338	410
Free tickets (< 1hr)	2150	1368	2686	2335	2290	1743	2215	2176	2536	2146	2217	2518
Total	2779	1896	3172	2886	2756	2115	2732	2707	3165	2766	2763	3143

2.3 Car Parking

This indicator refers to the off-street public car park usage in and around the town centre. Parking plays a significant role in mobility, access and economic development of a town centre. Data for this indicator is extracted from car parking ticket sales data held by the Forest of Dean District Council.

2.3.2 Annual Car Parking Ticket Sales Data

The table below shows annual ticket sales data for Newerne Street and Bream Road car parks. This includes tickets purchased from the machines and using a phone during the period indicated.

For this time period free ticket sales are also shown – the collection of this data was introduced in April 2024.

Annual ticket sales	Jul 20 – Jun 21	Jul 21 – Jun 22	Jul 22 – Jun 23	Jul 23 – Jun 24	Jul 24 – Jun 25	Jul 25 – Jun 26
Newerne Street	31,436	57,982	52,979	47,541	25,722 85,871 (incl. free tickets)	25,816 105,618 (incl. free tickets)
Bream Road	4,368	8,942	10,711	10,626	6411 27,810 (incl. free tickets)	6500 32,880 (incl. free ticket)

The Jul 24 – Jun 25 year ticket sales had decreased in both the Newerne Street and Bream Road car park by 45.9 % and 39.7 % respectively when compared to the previous year.

However, from Jul 24-Jun 25 to Jul 25–26 there has been:

- a 0.37% increase (at Newerne Street) and 1.40% increase (at Bream Road) in ticket sales.
- a 23.00% increase (at Newerne Street) and 18.23% increase (at Bream Road) in overall parking tickets obtained (including free tickets).

3. Diversity & Vitality of Place

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

The approach does not differentiate between the public, private and community/charity sectors as all contribute to the provision of services, products and overall experience of the town centre. This theme does not monitor consumer demand, expectations or their perceptions of the offer provided by the town centre.



3.1 Retail and Commercial Offer

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.

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. 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.

A detailed audit of all retail and commercial properties in Lydney can be found in the appendix. 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.

3.1.1 Lydney Use Class 2020 - 2025

The Town and Country Planning (Use Classes) Order 1987 puts uses of land and buildings into various categories known as 'Use Classes'. The chart outlines the Use Classes of the buildings in Lydney Town Centre from 2021 – 2026.

Class code C1 has not been reported in previous town centre monitoring reports.

Use Class	2021	2022	2023	2024	2025	2026
E (Commercial business and service)	118	116	118	114	120	123
F1 (Learning and Non-Residential Institutions)	4	3	3	3	3	3
F2 (Community Hall/Recreational Space)	1	1	1	1	1	1
Sui Generis	28	26	27	25	22	22
C1 (Hotel/B&B)	-	-	-	-	0	0

3.1 Retail and Commercial Offer

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 National Chains

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 to a town. 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.

The National Chains in Lydney for this year are indicated below:

Chain	Category	Subcategory
Bargain Booze	Shop	Off Licence
B&M	Shop	Variety
Betfred	Leisure	Betting Shop
Coop Travel	Shop	Grocery
Coventry Building Society	Building Society	Banking & financial services
Greggs	Shop	Food products
Lidl	Shop	Grocery
Lloyds Bank	Bank	Banking & financial services
Tesco Superstore	Shop	Grocery

3.1 Retail and Commercial Offer

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.

3.1.3 Markets

This indicator monitors the existence of regular markets in the town centre. Markets 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 act as a catalyst for other more specialist markets to come to the area. Specialist markets can include farmers' markets, artisan markets, continental markets, Christmas markets and night markets.

The [National Market Traders Federation](#) has no record of any markets being held in Lydney.

The Town Trust has resolved to introduce a local market. This initiative aims to attract diverse vendors and contribute to the economic growth of the community.

3.1.3.1 Market Towns Regeneration Framework

The Market Towns Regeneration Framework is a Forest of Dean District Council led strategy. The Market Town Officer role is jointly funded by the Forest of Dean District Council and each of the four town councils (Cinderford, Coleford, Lydney and Newent) to deliver the [Market Towns Regeneration Framework](#).

The Forest of Dean District Council has also subscribed to [The National Association of British Market Authorities \(NABMA\)](#).

3.1 Retail and Commercial Offer

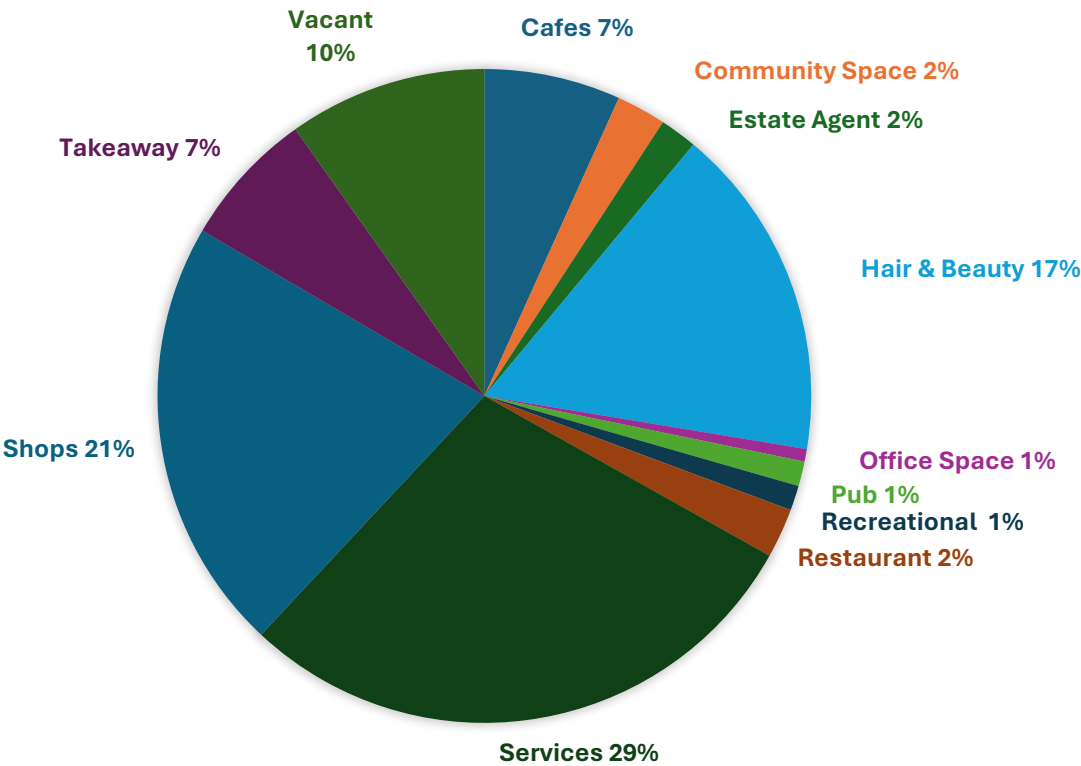
This indicator keeps track of the range and variety of retail goods and services offered in the town centre, measured as the change in the number of businesses in each category over a 12-month period.

3.1.4 Retail Sector Analysis

The below information shows how the retail and commercial offer is distributed in Lydney town as of July 2026 when the retail audit was conducted.

	Cafes	Community Space	Estate agent	Hair & Beauty	Hotel	Office Space	Pub	Recreational	Restaurant	Services	Shops	Takeaway	Vacant
No. of commercial settings	11	4	3	27	0	1	2	2	4	47	35	11	16

RETAIL/COMMERCIAL DISTRIBUTION



3.2 Cash and Charging Facilities

This indicator reflects the availability of key infrastructure that supports access to cash and low-emission travel, through the presence of cash points and EV charging facilities in the town centre.

3.2.1 Cash points

Cash points are vital in a town centre for supporting local businesses, especially those that rely on cash transactions. They also provide financial inclusion for people who may not use digital banking.

Cash points provide convenient, 24/7 access to money, helping maintain footfall and economic activity in a town centre.

Cash can be obtained from the following locations in Lydney:

- Lloyds – cash point, personal and business banking
- Post Office – cash at the till
- Tesco superstore – cash point

3.2.2 Electric Vehicle Charging Points

Electric charging points in town centres bring economic benefits by increasing footfall and dwell time, as drivers may shop or dine while their vehicles charge. They may attract new visitors and future-proof the town's infrastructure.

The location of electric vehicle charging points in Lydney are:

- Newerne Street – 10 available (up to 7kW)
- Lidl – 1 available (up to 50kW)
- Bream Road – 7 available (up to 7kW)
- Templeway West – 4 available (up to 7kW)
- Tesco Superstore – 3 available (7kW, 22kW & 50kW)
- The George Inn & Millingbrook Lodge – 1 available (up to 22kW)

3.3 Culture and Leisure Offer

This indicator captures the characteristics of Lydney town centre related to culture and leisure activities for enjoyment and social interaction.

Facility	Number of facilities	Signposting Information
Art Galleries	0	
Art Centres	0	
Children's Play Area	0	2 located within walking distance of the town centre, Bathurst Park and the Mesne on Primrose Hill.
Cinema	0	
Community Halls	3	Lydney Town Hall, Naas Lane Community Hall and the Victoria Centre.
Community Garden	0	Community allotments within walking distance of the town centre.
Games / Arcades	0	
Gym	0	2 located within walking distance of the town centre.
Library	1	
Museum	0	
Park and Gardens	0	2 located within walking distance of the town centre, Bathurst Park and The Mesne on Primrose Hill
Restaurant/Café	15	
Swimming Pool	0	2 located within walking distance of the town centre.
Take-away	11	
Theatre	1	Lydney Town Hall is used as a theatre.
Additional special venues and public spaces	8	The following are on the border of the town boundary: Lydney Rugby Club, Lydney Football Club, Lydney Cricket Club, Lydney Bowls Club, MUGA, Freedom Leisure Centre, Lydney Boating Lake and the Skatepark.
Local tourism attractions (out of town centre)	5	Lydney Harbour Lydney Bathurst Park Estate Bathurst Open Air Pool Dean Forest Railway Taurus Crafts

3.4 Events

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.

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.

July 2025

Lydney Community Event

Charity Live Music Event

April 2026

Easter Event

November 2025

Fireworks Display

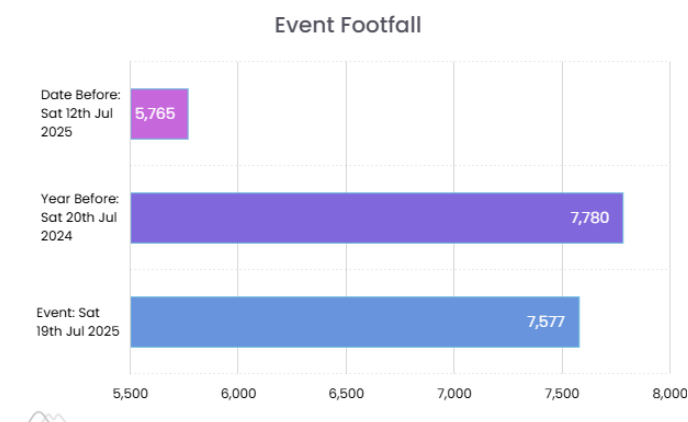
Remembrance Sunday Parade

Christmas Parade & Lights Switch
On

Lydney Community Event

Saturday 19th July 2025, 2:00 – 8:00pm

Total town centre footfall was 7,577, a +31% growth versus the same day the week before. There was a 3% decrease in visitors compared to the same event day in 2025.



The origin of visitors was 32.7% from 0-3 miles, 24.9% from 3-10 miles, 40.6% from 10-25 miles, 0.5% from 25-50 miles and 1.4% from 50+ miles.

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.

On the other hand, more ‘dynamic’ elements such as evidence of partnership working or active management of the evening economy offer insights into the town centre’s willingness to pull together and adopt a purposeful way forward to make it a more sustainably prosperous place regardless of the level of resources at its disposal.



4.1 Town Centre Investments

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 Lydney.

Town Centre Investments

Lydney town council have developed a Neighbourhood Development Plan, which sets out a vision for the town's development up to 2043. As part of this work, the Town Council commissioned a Town Centre Masterplan Framework to help guide future regeneration and investment within the town centre. The Neighbourhood Development Plan has been examined by Forest of Dean District Council and is due to go to referendum in Autumn 2026.

The [Lydney Neighbourhood Development Plan](#) website provides more details about the plan.

£10,000 funding has been secured through the Forest of Dean District Council Town Centre Improvement Fund for CCTV and planters.

Additional funding has been secured through the Forest of Dean District Council for the installation of safety pendants on lamp columns in Lydney, with funding from the district and county council contributing towards improvements at Lydney Bus Station. Delivery of these projects is ongoing.

4.2 Vacant Retail Units

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.

Although vacant retail units have traditionally been linked to economic decline both locally and nationally, it can also be interpreted as a temporary opportunity for the town centre to strategically re-balance its visitor offer. There is an opportunity for culture and leisure-related outlets and community services to gain more of a foothold in the town centre.

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.

4.2.1 Vacant Retail Units

The chart below summarises the amount of vacant retail units in Lydney as of July 2026 when the retail audit was conducted. A unit was considered vacant if there was no visual evidence of business occupation. There are 4 less vacant properties as were recorded in 2025. To note, the national average high street vacancy rate [reported by UK Government](#) in June 2025 was 14.3%.

Year	Vacant Unit Qty	Units Surveyed	% of Vacant Units
2026	16	165	9.7
2025	20	166	12.0
2024	20	168	11.9
2023	23	168	13.7

4.2.2 List of Vacant Units in Lydney

See below the list of vacant retail units within Lydney town centre boundary as of July 2026.

9, 26, 32, 63, 63B, 67, 67A abd Unit 9 Regents Walk Newerne Street

27 Hams Road Baptist Church High Street Unit 1-3 Regents Yard

1A, 2 & 3b Forest Parade Hill Street

4.3 Charity Shops

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

Charity shops fill an important gap in the retail offer of any town centre. They provide a valuable reuse and recycling function, reducing the volume of waste going to landfill and bringing in valuable income for worthy causes. The council’s Sustainable Economy Strategy sets out to promote the circular economy in the district and encourage residents to re-use and recycle their textiles and household items. Charity shops are an essential part of promoting the circular economy.

Charity shops also cut across social and demographic boundaries attracting customers and providing affordable and specialist items. These stores add significant value to local residents who can’t or may not want to buy new items. This indicator alone can act as a barometer for the impact of strategic decisions on the daytime economy of a town centre.

The charts below summarise charity shops in Lydney town centre for 2026 and previous years:

Year	2021	2022	2023	2024	2025	2026
No. of charity shops	4	4	3	3	3	3

From 2023-2026 the three charity shops in Lydney town centre have remained as:

Charity Shop	Address
Age UK	1 Newerne Street
Great Oaks Hospice	17 Newerne Street
Dial-a-Ride	Hams Road

4.4 Evening and Night-time Economy

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

This indicator monitors evidence of active management of the evening and night-time economies in the town centre. The evening and night-time economies may vary in size and character from one location to another. 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 daytime.

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

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.

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.

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. Lydney town centre is currently not accredited as a purple flag location.

4.4 Evening and Night-time Economy

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

Outlined below are a list of town centre venues which generate revenue for the evening and night-time economy in Lydney:

Venue	Address	Class code
Greyhound Inn Pub	Tuthill	Sui Generis
Jimmy's Kitchen Chinese Takeaway	Unit 1, 71 Newerne Street	Sui Generis
Sanremo Italian Restaurant	49 Newerne Street	E
Ruddy's Fish and Chips	53 Newerne Street	Sui Generis
Kaplan's Café & Bistro	61 Newerne Street	E
Tesco Superstore & Petrol station	High Street	E
Rominos Pizza Takeaway	21 Ham Road	Sui Generis
Great Wall Chinese Takeaway	25 Ham Road	Sui Generis
Chilliz Indian Takeaway	15A High Street	Sui Generis
Lydney Pizza & Kebab House	35 High Street	Sui Generis
Bargain Booze	47 Newerne Street	E
NG Thai Food	18 Hill Street	E
Bengal Balti Bangladeshi Takeaway	3 Cavendish Building, Hill Street	Sui Generis
D+M Pizza House	3 Forest Parade, Hill Street	Sui Generis
Saffron Balti Restaurant	5a Forest Parade, Hill Street	E
Lydney Charcoal Grill	6 Forest Parade, Hill Street	Sui Generis
Lydney Chippy	7 Forest Parade, Hill Street	Sui Generis
Swan Hotel & Ugly Duckling	Newerne Street & Swan Road	Sui Generis
Kunming Chinese Takeaway	8 Forest Parade, Hill Street	Sui Generis
Archie's Bar	48 Newerne Strret	E
A & D Taxi Cars	20a Hill Street	E

Appendices

A. Lydney Retail and Commercial Unit Audit

A. Lydney Retail Unit Audit

As of Jul 26, the businesses below occupied the retail and commercial outlets in Lydney Town Centre.

The lines highlighted in green show a change in occupancy or new vacant commercial unit for this year.

No./Name	Street	Service	Use Class	Sector
Unit 1 71	Newerne Street	Jimmy's Kitchen Chinese Takeaway	Sui Generis	Takeaway
Unit 2 71	Newerne Street	HiPS Social Cafe	E	Cafe
1	Newerne Street	Age UK Charity Shop	E	Shop
3	Newerne Street	Vape Escape	E	Shop
5	Newerne Street	E+A Barbershop	E	Hair & Beauty
9	Newerne Street	Vacant	Vacant	Vacant
14	Newerne Street	Taylor's Jewellers	E	Shop
16	Newerne Street	Twifinity Ink Tattoo	E	Service
17	Newerne Street	Great Oaks Hospice Charity Shop	E	Shop
18	Newerne Street	Forest Tackle	E	Shop
19A	Newerne Street	Hair Republic	E	Hair & Beauty
19B	Newerne Street	Alders Fariway	E	Service
20	Newerne Street	Griffiths Marshall Accountants	E	Service
21	Newerne Street	Bryan James Insurance	E	Service
22-24	Newerne Street	Betfred	E	Service
23	Newerne Street	Gio's Barbers	E	Hair & Beauty
25 & 25A	Newerne Street	FireStyles	E	Shop
26	Newerne Street	Vacant	Vacant	Vacant
27	Newerne Street	Afterlife Tattoo	E	Service

No./Name	Street	Service	Use Class	Sector
28	Newerne Street	Forest Friendly Eco-Conscious Shop	E	Shop
28A	Newerne Street	The Den	E	Shop
29	Newerne Street	Polish Nail and Beauty	E	Hair & Beauty
31	Newerne Street	The Card Box	E	Shop
32	Newerne Street	Vacant	Vacant	Vacant
33	Newerne Street, County Store	Lydney Pharmacy	E	Service
34	Newerne Street	Hot Stuff	E	Shop
36	Newerne Street	Nail bar	E	Hair & beauty
38a & 38B	Newerne Street	The Bridge Café	E	Café
38C	Newerne Street	Tucker Sandwiches	E	Café
38D	Newerne Street	Dean Estate Agents	E	Estate Agents
38E	Newerne Street	Some Hair Over the Rainbow	E	Hair & Beauty
41- 43	Newerne Street	Forest Pharmacy	E	Service
43a	Newerne Street	Elles Beauty Salon	E	Hair & Beauty
45	Newerne Street	EKB Studio	E	Hair & Beauty
47	Newerne Street	Bargain Booze	E	Shop
48	Newerne Street	Archie's Bar	E	Restaurant
49	Newerne Street	Sanremo Italian Restaurant	E	Restaurant
51	Newerne Street	A-Z Stores & Post Office	E	Service
53	Newerne Street	Ruddy's Fish and Chips	Sui Generis	Takeaway
55	Newerne Street	Lloyds Bank	E	Service
57	Newerne Street	The Coventry Building Society	E	Service
61	Newerne Street	Kaplan's Café & Bistro	E	Cafe

No./Name	Street	Service	Use Class	Sector
63	Newerne Street	Vacant	Vacant	Vacant
63A	Newerne Street	Vape Shop	E	Shop
63B	Newerne Street	Vacant	Vacant	Vacant
63C	Newerne Street	Top to Toes	E	Hair & Beauty
63D	Newerne Street	The Flower Pot	E	Shop
67	Newerne Street	Vacant	Vacant	Vacant
67A	Newerne Street	Vacant	Vacant	Vacant
69	Newerne Street	The Cash Exchange	E	Shop
The Archway	Newerne Street	Lobi Patisserie Cafe	E	Café
The Archway	Newerne Street	The Dressing Room	E	Shop
The Archway	Newerne Street	360 Tan	E	Hair & Beauty
The Archway	Newerne Street	Mad Hatters	E	Shop
The Archway	Newerne Street	Nanny B's	E	Shop
1a Hylton Court	Newerne Street	Armstrong and North Opticians	E	Service
1b Hylton Court,	Newerne Street	Imperial Dental Clinic	E	Service
1c Hylton Court	Newerne Street	Co-operative Travel	E	Service
2-6 Hylton Court	Newerne Street	Greggs	E	Cafe
6 Bridge House	Newerne street	Cut & Fade Barber	E	Hair & Beauty
Regents Walk 1	Newerne street	Aroha, Estate Agents	E	Estate Agents
Regents Walk Unit 1	Newerne street	No 45 Nails & Beauty	E	Hair & Beauty
Regents Walk Unit 2	Newerne street	Choice Cards	E	Shop
Regents Walk Unit 3	Newerne Street	Bespoke Mentoring	E	Service
Regents Walk Units 4&5	Newerne Street	Coffee Local	E	Cafe

No./Name	Street	Service	Use Class	Sector
Regents Walk Unit 6	Newerne Street	HALO Hairdressers	E	Hair & Beauty
Regents Walk Unit 7 & 8	Newerne Street	Office Space / Flexible Working	E	Office Space
Regents Walk Unit 8	Newerne Street	Jarred's Barbers	E	Hair & Beauty
Regents Walk Unit 9	Newerne Street	Vacant	Vacant	Vacant
Regents Walk Unit 10	Newerne Street	Johnson Building & Contractor	E	Service
The Swan Hotel	Newerne Street	The Swan Hotel Pub	Sui Generis	Pub
Unit 2 Waterside Court	Newerne Street	Knockley Pet Shop	E	Shop
Unit 2 Waterside Court	Newerne Street	Scruffy to Fluffy	E	Hair & Beauty
Unit 2, Rear of 45	Newerne Street	Capelli	E	Shop
Autumn Leaves Funeral Home	Albert St	Gordon Blake Funeral Services	E	Service
Lydney Health Centre	Albert Street	Lydney Health Centre	E	Service
6A	Forest Road	Light Fantastic DIY	E	Shop
6a	Forest Road	ETB Car Garage	Sui Generis	Service
13	Hams Road	Hannya Tattoo	E	Service
15	Hams Road	Espie Hair	E	Hair & Beauty
17	Hams Road	Be Lovely Beauty	E	Hair & Beauty
19	Hams Road	Forest Apparel	E	Shop
21	Hams Road	Rominos Pizza Takeaway	Sui Generis	Takeaway
23	Hams Road	Occupied	E	Storage
25	Hams Road	Great Wall Chinese Takeaway	Sui Generis	Takeaway
27	Hams Road	Vacant	Vacant	Vacant
B&M Stores	Hams Road	B&M Store	E	Shop

No./Name	Street	Service	Use Class	Sector
Bus Station	Hams Road	Dial A Ride Charity Shop	E	Shop
Lidl	Hams Road	Lidl	E	Shop
Town Hall	High Street	Town Hall	F1	Community Space
Tesco Store	High Street	Tesco Foodstore & Timpson	E	Shop
Tesco Petrol Station	High Street	Tesco Petrol Station	Sui Generis	Service
2	High Street	WPS Financial Group	E	Service
5&7	High Street	Bohemia Hair and Beauty	E	Hair & Beauty
11	High Street	Sundean Veterinary Clinic	E	Service
13	High Street	Tasty Bites Café	E	Cafe
15	High Street	Alcock Watson Associates Chartered Accountants	E	Service
15A	High Street	Chilliz Indian Takeaway	Sui Generis	Takeaway
15B	High Street	Imagitec	E	Service
15C	High Street	Waggly Tails Grooming	E	Service
15E	High Street	Publishing Shop	E	Service
15F	High Street	Equipment Hire Service	E	Service
17	High Street	Forest Appliances	E	Shop
35	High Street	Lydney Pizza & Kebab House	Sui Generis	Takeaway
41	High Street	Looby's Curtain Craft	E	Shop
43	High Street	FDH Architects	E	Service
43A	High Street	Reflections Hair Salon	E	Hair & Beauty
47	High Street	Ferrino and Partners Estate Agents	E	Estate Agents
49	High Street	Tan Junkies	E	Hair & Beauty

No./Name	Street	Service	Use Class	Sector
51,53,55	High Street	Lydney Launderette	Sui Generis	Service
Baptist Church	High Street	Vacant	Vacant	Vacant
1	Hill Street	Inspirations Picture Shop	E	Shop
1A	Hill Street	Vacant	Vacant	Vacant
Rear of 1	Hill Street	Coco & Bliss Coffee Garden	E	Café
2	Hill Street	Vacant	Vacant	Vacant
3	Hill Street	3 Hill Street	Sui Generis	Café & Restaurant
8	Hill Street	Thrings / Francis Law LLP Solicitors	E	Service
9	Hill Street	David Kear Opticians	E	Service
11	Hill Street	The Training Rooms	E	Service
18	Hill Street	NG Thai Food	E	Restaurant
20	Hill Street	Lydney Nails	E	Hair & Beauty
20a	Hill Street	Taxi Cars	E	Service
22	Hill Street	Zelish Hair & Beauty	E	Hair & Beauty
1 Cavendish Building	Hill Street	Revival Hair and Beauty	E	Hair & Beauty
2 Cavendish Building	Hill Street	A.K.McCullagh and Sons Jewellers	E	Shop
3 Cavendish Building	Hill Street	Bengal Balti Bangladeshi Takeaway	Sui Generis	Takeaway
4 Cavendish Building	Hill Street	Cavendish Dry Cleaners and Laundry Service	Sui Generis	Service
5 Cavendish Buildin	Hill Street	All About Eve	E	Shop
6 Cavendish Building	Hill Street	Pitman, Blackstock White Solicitors	E	Service

No./Name	Street	Service	Use Class	Sector
1 Goscox Court	Hill Street	Hairways	E	Hair & Beauty
3 - 5, Gosscocx Court,	Hill Street	Cream Xtends	E	Hair & Beauty
6 - 7 Goscox Court	Hill Street	S&L furniture	E	Shop
1 Forest Parade	Hill Street	Poppies Florist	E	Shop
2 Forest Parade	Hill Street	The Worx hair Salon	E	Hair & Beauty
3 Forest Parade	Hill Street	D+M Pizza House	Sui Generis	Takeaway
3b Forest Parade	Hill Street	Vacant	Vacant	Vacant
4 Forest Parade	Hill Street	Gibb Menswear	E	Shop
5 Forest Parade	Hill Street	Magic Scissors	E	Hair & Beauty
5a Forest Parade	Hill Street	Saffron Balti Restaurant	E	Restaurant
6 Forest Parade	Hill Street	Lydney Charcoal Grill	Sui Generis	Takeaway
7 Forest Parade	Hill Street	Lydney Chippy	Sui Generis	Takeaway
8 Forest Parade	Hill Street	Kunming Chinese Takeaway	Sui Generis	Takeaway
Dental Surgery	Hill Street	Central Dentist Surgery	E	Service
Fire Station	Hill Street	Fire Station	Sui Generis	Service
Kings Buildings	Hill Street	Wildin & Co	E	Service
Lydney Library	Hill Street	Library	F1	Community Space
Old Police Station	Hill Street	Signs 4 U	E	Service
2a	Regent Street	Lydney Shoe Repairs	E	Service
3	Regent Street	Philip Blatchly & Son Ltd Funeral Directors	E	Service
Unit 1	Regents Yard	Vacant	Vacant	Vacant
Unit 2	Regents Yard	Vacant	Vacant	Vacant

No./Name	Street	Service	Use Class	Sector
Unit 3	Regents Yard	Vacant	Vacant	Vacant
Unit 4	Regents Yard	Circus Escape	E	Recreational
Unit 5	Regents Yard	Splatter Room	E	Recreational
Unit 6	Regents Yard	Regent's Yard Boutique	E	Shop
Unit 7	Regents Yard	Bon's Cauldron	E	Shop
Unit 9	Regents Yard	Happy Hounds	Sui Generis	Service
Stanford Road Garage	Stanford Road	Car Garage	Sui Generis	Service
Church	Swan Road	Church	F1	Community Space
Mills and Walker Garage	Swan Road	Mills and Walker Garage, Swan Road	Sui Generis	Service
The Coach House	Swan Road	Ugly Duckling (part of Swan Hotel)	E	Café
Town Station Business Park	Swan Road	TJ Site Services	E	Service
Town Station Business Park	Swan Road	SWM Installation & Building Supplies & Escapology	E	Service
Greyhound Inn	Tuthill	Greyhound Inn Pub	Sui Generis	Pub
Victoria Centre	Victoria Road	Community Lunches/Café	F2	Community Space