

Review of District Centres in Charnwood

EXISTING DISTRICT CENTRE DESK TOP REVIEW

Name of District Centre: ANSTEY

Recommended Classification*: Maintain District Centre Classification

Justification

The District Centre contains a supermarket, and other convenience stores, non-retail services such as bank and take-away. Also included in the District Centre also contains a newsagent, post office a pharmacy.

* *Having regard to the descriptions of Town Centres, District Centres and Local Centres within Annex B to PPS 4, in particular considering the range of services available and the expected catchment for these services.*

Opportunity and Capacity for Further Development

No real opportunities for significant further development.

SWOT

Strengths

- Low vacancy
- Varied services and facilities
- Centre served by frequent bus service
- Nearby public open space at Staddon Road
- Parish Church provides important contribution to quality of the public realm

Weaknesses

- No capacity for further development within defined centre
- The Nook is a traffic bottleneck, and also dominates the main focus for the District Centre
- Limited public realm area
- Limited soft landscaping in the centre

Opportunities

- None identified

Threats

- Competition from other centres particularly in Leicester/ Beaumont Leys
- Changing shopping patterns

Role and function in wider Economy/Fit with Core Strategy Vision**

****** *including any role in addressing areas of multiple deprivation or any 'gaps' in existing provision*

Anstey District Centre performs a role as a District Centre helping to address the needs of village residents and immediate area. Anstey District Centre contributes to Draft Spatial Objective 16 which is to ensure a network of vibrant District Centres

Current State***

Stable

******* *Select from: Improving, Stable, Declining*

Summary of Key Issues/Recommendations for Future Strategy

Maintain District Centre Classification. Consider ways of improving the public realm

ANSTEY DISTRICT CENTRE

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
62-64 Bradgate Road LE7 7AA	F & Harris Hardware Ltd	Hardware Store		49
10-10a Bradgate Road	Glenbrook Financial Management Ltd	Bank/Finance house	offices	55
8 Bradgate Road	Sykes Jewellers	Jeweller/Watchmaker/Engraver		24
4B Bradgate Road	Pizza Supreme	Restaurant/Cafe/Fast Food/ Takeaway		20
2 Bradgate Road	Bradgate Dry Cleaners	Dry Cleaning/Laundry		41
34 Bradgate Road	The Old Hare and Hounds	Public House		-
9 The Nook LE7 7AZ	Opticare Opticians	Chemist/Optician/Surgical Supplies		46
7 The Nook	Coombs Hampshires	Bakers		33
5 The Nook	Roots and Fruits	Grocer/Provision Dealer		31
3 The Nook	Mark Jarvis	Betting Shop		44
1 The Nook	Dixon Coles	Solicitors		46
9 Leicester Road LE7 7AT	Optical 3	Chemist/Optician/Surgical Supplies	offices	31
9A Leicester Road	Anstey & District Funeral Services	Unclassified/Miscellaneous	offices	103
2 Leicester Road	Coach & Horses Pub	Pub		-
37 The Nook LE7 7AZ	HSBC	Bank/Finance house		38
35 The Nook	Barrie Stephen Hair	Hairdresser/Beautician/Health Salon		40
33 The Nook	Village News (Leicester Mercury)	Confectioner/Tobacconist/ Newsagent		38
Cropston Road/The Nook LE7 7BJ	Anstey Methodist Church	Church		-
1-3 Cropston Road LE7 7BP	Passage to India	Restaurant/Cafe/Fast Food/ Takeaway		78
5-15 Cropston Road	Co-op Travel	Travel Agent		273 (ground floor sales)
17-25 Cropston Road	Co-op Anstey Supermarket	Grocer/Provision Dealer		1001 (all main areas)
16 Cropston Road LE7 7BJ	Experience	Hairdresser/Beautician/Health		57

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
		Salon		
8 Cropston Road			Vacant/ Under Construction	25
6 Cropston Road	Anstey Shoe Repairs	Footwear/Shoe Repairs		20
4 Cropston Road	Bradgate Brides	Women/Girls Wear		85
2 Cropston Road	Chequers Express	Restaurant/Cafe/Fast Food/ Takeaway		20
31 The Nook LE7 7AZ	Nook Corner	Restaurant/Cafe/Fast Food/ Takeaway		49
29 The Nook	Nationwide	Bank/Finance house		33
27 The Nook	Charnwood Home Improvements	DIY Shop		146
25 The Nook	Anstey Chippy	Restaurant/Cafe/Fast Food/ Takeaway		41
23 The Nook	Loros Hospise	Variety/Department/General Household		42
1 Staddon Road LE7 7AY	Workshop 4 Men	Hairdresser/Beautician/Health Salon		23
3 Staddon Road	Maple Mollys	Gift shop		27
5 Staddon Road	Deli in the Nook	Restaurant/Cafe/Fast Food/ Takeaway		28
7-9 Staddon Road	Vojon	Restaurant		77
10 Staddon Road	Anstey Homecrafts	Hobby/Craft/Toys/Sports Goods		25
6-8 Staddon Road	Keith Smith (Anstey) Ltd	Electrical		97
2 Staddon Road	Jossi B	Women/Girls Clothing		28
Staddon Road	Forget Me Knot	Hobby/Craft/Toys/Sports Goods		??
17 The Nook LE7 7JY	NatWest	Bank/Finance house		111
15 The Nook LE7 7AZ			Vacant/Under Construction	57
15A The Nook	Paula's Pantry	Restaurant/Cafe/Fast Food/ Takeaway		??
15A/15B		Shows up as offices		86
13 The Nook LE7 7AZ	Age Concern	Variety/Department/General Household		37
11 The Nook	Barton-Knott Travel	Travel Agent		52
Bradgate Road LE7 7AB	United Reform Church			-
1 Bradgate Road	The Co-operative Pharmacy	Chemist/Optician/Surgical		57

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
		Supplies		
3 Bradgate Road	Bradgate Fisheries	Restaurant/Cafe/Fast Food/Takeaway		36
5-7 Bradgate Road			Vacant	104
9 Bradgate Road LE7 7AB	The Anstey Family Dental Centre	Unclassified/Miscellaneous		171
11 Bradgate Road	Best-One Express/Post Office	Confectioner/Tobacconist/Newsagents/Bank/Finance house		171
55 Bradgate Road	Alan Keith Hair Salon	Hairdresser/Beautician/Health Salon		32
57 Bradgate Road	Hings Chinese Take-Away	Restaurant/Cafe/Fast Food/Takeaway		22
59 Bradgate Road	C B Till Family Butcher	Butcher		20
63 Bradgate Road	The Carpet & Flooring Company	Furniture/Furnishings/Carpets		40
65 Bradgate Road	Plough Inn	Pub		-

Name of District Centre: **BARROW UPON SOAR**

Recommended Classification*: District Centre

Justification

The District Centre contains a supermarket, and other convenience stores, non-retail services such as bank and take-aways; the District Centre also contains public facilities including a library and health centre. Also included in the District Centre also contains a newsagent, post office a pharmacy.

- * *Having regard to the descriptions of Town Centres, District Centres and Local Centres within Annex B to PPS 4, in particular considering the range of services available and the expected catchment for these services.*

Opportunity and Capacity for Further Development

Very limited opportunity for further development in defined boundaries (apart from demolishing residential property)

SWOT

Strengths

- Attractive public realm with bespoke street furniture, planters, hanging baskets etc
- Although quite a lot of traffic, impact is greatly reduced through traffic calming.
- Parish church contributes to public realm
- Varied range of shops and services.
- Building are well maintained
- Low vacancy

Weaknesses

- Public realm mostly composed of pavements
- Limited opportunity for expansion or further development

Opportunities

- None identified

Threats

- Competition from other centres particularly in Loughborough
- Changing shopping patterns

Role and function in wider Economy/Fit with Core Strategy Vision**

****** *Including any role in addressing areas of multiple deprivation or any 'gaps' in existing provision*

Barrow District Centre performs a role as a District Centre helping to address the needs of village residents and immediate area. Barrow District Centre contributes to Draft Spatial Objective 16 which is to ensure a network of vibrant District Centres

Current State***

Stable/Improving

******* *Select from: Improving, Stable, Declining*

Summary of Key Issues/Recommendations for Future Strategy

Maintain designation as District Centre

BARROW ON SOAR DISTRICT CENTRE

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
3 High Street LE12 8PY	Sparkles	Dry Cleaning/Laundry		26
3a High Street	Peppercorns	Cafe		42
5 High Street	Morgans Pine	Furniture/Furnishings/Carpets		76
9 High Street	The Paper Shop	Confectioner/Tobacconist/News agent		68
13 High Street		Vacant	Vacant	no info
15 High Street	Victoria Jane	Hobby/Craft/Toys/Sports Goods		34
17 High Street	Taylors	Florist/Horticultural		20
19 High Street	Co-op	Grocer/Provision Dealer		258
High Street	Barrow Health Centre	Health Centre		-
21 High Street	Boots Pharmacy	Chemist/Optician/Surgical Supplies		91
23 High Street	A J Hubbard	Butcher		16
31a High Street	Philip Marshall - Upholsterer	Furniture/Furnishings/Carpets		24
33a High Street	Lee's Garden	Restaurant/Cafe/Fast Food/Takeaway		70
35a High Street	Piccolo Pizza	Restaurant/Cafe/Fast Food/Takeaway		17
35-37 High Street	Room to Work	Unclassified/Miscellaneous	offices	295
2-6 Cotes Road LE12 8JT	Three Crowns	Public house		-
31 North Street LE12 8PZ	Barrow Express	Confectioner/Tobacconist/News agent		118
North Street	Barrow Library	Library		-
59 North Street	River Soar Fish Bar	Restaurant/Cafe/Fast Food/Takeaway		22
61 North Street	Eaton Electrical Ltd	Gas/Electrical/Hi-Fi/Optical		33
63 North Street	Rebecca Faulkner Beauty	Hairdresser/Beautician/Health Salon		34
20 North Street LE12 8QA	Pearl City Chinese Cantonese Take Away	Restaurant/Cafe/Fast Food/Takeaway		39
6 -10 North Street	H2O Hair & Beauty	Hairdresser/Beautician/Health Salon		148
North street	Barrow Methodist Church	Church		-
North Street	Hammer and Pincers	Public House		-

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
Church Street	Holy Trinity Church	Church		-
68 High Street LE12 8PY	Indigo Hair and Beauty	Hairdresser		38
46 High Street	Soar Valley Dental Practice	Unclassified/Miscellaneous		-
28 High Street	Masala	Restaurant/Cafe/Fast Food/Takeaway		24
28a High Street	Visual Answers Opticians	Chemist/Optician/Surgical Supplies		46
26a High Street	The Footings	Chiropody/Podiatry and foot care		no info
26 High Street	Strawberry Lettings	Estate Agents		18
22 High Street	Barrow of Treats	Confectioner/Tobacconist/News agent		-
22a High Street	Groom	Hairdresser/Beautician/Health Salon		30
20 High Street	Post Office	Bank/Finance house		34
10-12 High Street	Barrow Parish Council Offices			26
8 High Street	Jane Gilks	Hairdresser/Beautician/Health Salon		no info
6 High Street	Alliance & Leicester	Bank/Finance house		24

Name of District Centre: **BIRSTALL**

Recommended Classification*: *Maintain classification as District Centre.*

Justification

The District Centre contains a supermarket, and other convenience stores, non-retail services such as bank and take-aways. The District Centre also contains a newsagent, post office a pharmacy and a varied range of other uses.

* *Having regard to the descriptions of Town Centres, District Centres and Local Centres within Annex B to PPS 4, in particular considering the range of services available and the expected catchment for these services.*

Opportunity and Capacity for Further Development

Limited opportunity for further development. Some vacant units. May be potential for development need to Birstall Social Club.

SWOT

Strengths

- Large number of retail and other services
- Close to areas of public open space (Watermead Park and recreation grounds)
- Sibson Road looks to have significant investment in public realm in term of street furniture, paving etc
- There is little landscaping within District Centre however there are numerous trees in the fronts of gardens along Sibson Road and in the area around the Bowls Club

Weaknesses

- Sibson Road is busy with traffic, although quite slow moving it still detracts slightly from the centre
- Long linear form makes less easy to get around than a more compact centre
- Utilitarian appearance of buildings

Opportunities

- None identified

Threats

- Competition from other centres particularly in Leicester and Thurmaston
- Changing shopping patterns

Role and function in wider Economy / Fit with Core Strategy Vision**

****** *including any role in addressing areas of multiple deprivation or any 'gaps' in existing provision*

Birstall District Centre performs a role as a District Centre helping to address the needs of village residents and immediate area. Birstall District Centre contributes to Draft Spatial Objective 16 which is to ensure a network of vibrant District Centres.

Current State***

Stable

******* *Select from: Improving, Stable, Declining*

Summary of Key Issues/Recommendations for Future Strategy

Maintain designation as District Centre

BIRSTALL DISTRICT CENTRE

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
4 Whiles Lane LE4 4EE	Birstall Medical Centre and Pharmacy	Medical Centre	offices surgery	229 259
53 Front Street LE4 4DQ	St Theresa Roman Catholic Church	Church		-
Front street	Earl of Stamford	Public House		-
60 Front Street LE4 4DP	Lees of Birstall	Take-away		26
62 Front Street	Gunns and Montague	Fitness Studio		52
64 Front Street	Booze and News	Newsagent		49
66 Front Street	Classic Carpet Company	Shop/Show room	Vacant	53
68-70 Front Street	William Hill	Bookmakers		81
72 Front Street	Birstall Cabs	Taxi Hire		43
74 Front Street	Birstall Pizza		Vacant	19
76 Front Street	The Denture Centre	Dentist		20
291A Birstall Road LE4 4DJ	Shapes	Hair Dresser		95
285 Birstall Road	Birstall DIY	DIY Store		47
281 Birstall Road	Blue Moon Beauty Salon	Beauty Salon		35
19 Wanlip Lane LE4 4JU	Cooperative	Supermarket	all main areas	1064
Wanlip Lane LE4 4JS	Birstall Social club	Social Club		-
4 Wanlip Lane	Former Hughie Store	Vacant		-
3 Sibson Road LE4 4DX	Cutz Price Discount Store			34
3A Sibson Road	Cutz Gents Hair Salon	Hair Salon		13
5 Sibson Road	Swinton	Insurance		23
7 Sibson Road	S Michael Meat Purveyor	Butcher		69
9 Sibson Road	Jackson and Co Solicitors	Solicitors		56
11 Sibson Road	Vacant	Vacant	Vacant	45
13 Sibson Road	Health and Whole Foods	Shop		26
15-17 Sibson Road	Aroma Spice	Restaurant/Take-away		70
19-35 Sibson Road	Birstall Garden Centre	Shop Display Area		-
37-57 Sibson Road	Residential	Residential		-
61 Sibson Road	The Posy Bowl	Gift Shop		50
1-3 Crossways	Co-op Funeral Services	Funeral Services		-
71 Sibson road	Glenwood Interiors	Interior Design		46
73 Sibson Road	Allens Family Bakery	Bakery		58
73B Sibson Road	Birstall Shoe Repair	Shoe repair shop		17

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
77 Sibson Road	Classic Carpet Company	Shop/show Room		41
79 Sibson Road	Supracare Professional Dry Cleaners	Dry Cleaners		61
81 Sibson Road	Co-op Travel	Travel Agents		50
83 Sibson Road LE4 4NB	The Fresh Approach	Grocers		40
85 Sibson Road	Mark Patrick	Butchers		40
85A Sibson Road	Clives Mens Hairdresser	Hair Dresser	offices	14
87 Sibson Road	Good Companions	Pet shop		34
87a Sibson Road	TJ La Virra	Take-Away		31
89 Sibson Road	RSPCA	Charity shop		49
91 Sibson Road	Coombs Hampshire	Bakery		42
93 Sibson Road	Vacant	Vacant	Vacant	31
95 Sibson Road	Bargain Booze	Off-Licence		49
1 Hannah Parade, Stonehill Avenue, LE4 4JE	Mas Cottage	Take-Away		16
3 Hannah Parade, Stonehill Avenue	Birstall Post Office	Post Office		46
4 Hannah Parade, Stonehill Avenue	Utopia	shop		43
5 Hannah Parade, Stonehill Avenue	Silly Prices	Shop		43
6 Hannah Parade, Stonehill Avenue	Peter Hopwood	Lettings Agent		17
7 Hannah Parade, Stonehill Avenue	Peter Astill	Surveyors Office		32
8-9 Hannah Parade, Stonehill Avenue	Network Surveyors and Valuers	Office		72
97 Sibson Road LE4 4NB	Notions of Birstall	Card/Gift shop		79
97a Sibson Road	LOROS	Charity Shop		40
99 Sibson Road	McColls	Convenience		178
101-103 Sibson road	COOP Pharmacy	Pharmacy		101
105 Sibson Road	Age Concern	Charity Shop		48
107 Sibson Road	Choicewise	Shop		51
109 Sibson Road	Spensers	Estate Agents		51
111 Sibson Road	Shoe per Market	Shoe Shop		56
113 Sibson Road	Kitchen Gallery	Shop/Showroom		49

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
115 Sibson Road	Krusty's Village Bakery	Bakery		35
119 Sibson Road	Barclays Bank	Bank		68
1a The Meadway LE4 4NG	Ruby Tuesdays	Café		70
1 The Meadway	New World Florist	Florist		52
3 The Meadway			offices	38
119a????	Vacant	Vacant	Vacant	-
Unit 1 121 Sibson Road LE4 4ND	Davies Greenwood	Hair Beauty		60
Unit 2 121A Sibson Road	Paper Kisses	Card shop		47
123 Sibson Road	Boots	Chemist		85
125 Sibson Road	Saphire Kitchen and Bedrooms	Shop/Showroom		74
127 Sibson Road	Nationwide	Building Society		61
129 Sibson Road	Birstall Jewellers	Jewellers		19
133 Sibson road	Carpets of Choice	Carpets Shop		61
135 Sibson Road	Thomas Cook	Travel Agent		41
137 Sibson Road	Henry Smith Hamylton	Optician		36
?	Betfred	Book makers		-
139 Sibson Road	Tesco Express	Supermarket		312
141 Sibson Road	Birstall Dental Practice	Dentist		no info
143 Sibson Road	Your Move	Estate Agents		42
145 Sibson Road	Anne-El-Maria	Hair salon	salon	51
145a Sibson Road	Nandos	Hair Salon		26
147 Sibson Road	Prestine	Fashion Accessories		21
655 Loughborough Road LE4 4NL	Opticare	Optician		46
657 Loughborough Road	Fairway Lettings	Lettings Agency		23
659 Loughborough Road	Natwest	Bank		126
661 Loughborough Road	Alliance and Leicester	Building Society		89

Name of District Centre: **GORSE COVERT**

Recommended Classification*: Maintain as District Centre

Justification

Gorse Covert contains a supermarket and a range of non-retail functions including take-away, opticians, hair dresser, post office, book maker, church, doctor's surgery and shop. It lacks a bank or building society, but has a post-office and cash machine which provides some financial functions.

- * *Having regard to the descriptions of Town Centres, District Centres and Local Centres within Annex B to PPS 4, in particular considering the range of services available and the expected catchment for these services.*

Opportunity and Capacity for Further Development

There is no vacant land within the defined boundaries of the District Centre.

SWOT

Strengths

- Car free, court yard provides attractive public realm with seating available
- Located next to a significant area of public open space along the Black Brook, which provides attractive access by cycling and walking.
- Mature trees soften to the impact of large car parking area.
- Low vacancy

Weaknesses

- The District Centre lacks the number and range of shops and other services compared to other District Centres in Charnwood.
- There is some litter, graffiti and dog fouling on some of the alley ways within the District Centre.

Opportunities

- Compared to many other District Centres, Gorse Covert has a large residential catchment

Threats

- Competition from other centres particularly in Loughborough
- Changing shopping patterns

Role and function in wider Economy/Fit with Core Strategy Vision**

****** *including any role in addressing areas of multiple deprivation or any 'gaps' in existing provision*

Gorse Covert performs a role as a District Centre helping to address the needs of those residents of north Loughborough. Gorse covert contributes to Draft Spatial Objective 16 which is to ensure a network of vibrant District Centres.

Current State***

Stable

******* *Select from: Improving, Stable, Declining*

Summary of Key Issues/Recommendations for Future Strategy

Maintain designation as District Centre.

GORSE COVERT DISTRICT CENTRE

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
Unit 1 Gorse Covert Centre, Maxwell Drive, LE11 4RZ	Mobility and Lifestyle	Equipment for Physical Impairments		117
Unit 2 Gorse Covert Centre, Maxwell Drive	Christos	Take-Away		74
Unit 3 Gorse Covert Centre, Maxwell Drive	Post Office	Post-Office		74
Unit 4 Gorse Covert Centre, Maxwell Drive	Solutions	Hair Dresser		74
Unit 5 Gorse Covert Centre, Maxwell Drive	Eye check and Scrivens	Opticians		70
Unit 6-7 Gorse Covert Centre, Maxwell Drive	Bet Fred	Book Maker		157
Gorse Covert Centre, Maxwell Drive	Morrisons	Supermarket	all main areas	3524
32 Maxwell Drive	Maxwell Drive Surgery			-
2 De Montfort Close	Gorse Covert Free Church			-
31- 41 DeMontfort Close		Residential		-
75 - 89 DeMontfort Close		Residential		-

Name of District Centre: **SHELTHORPE**

Recommended Classification*: Maintain classification or consider amalgamating with Local Centre at Park Road which lies on the opposite side of the road.

Justification

Shelthorpe contains Tesco Extra which has a very large convenience and comparison goods offer, as well as providing other services such as a café. The rest of the District Centre includes a restaurant, other shops and some other non-retail services. Although Shelthorpe contains many of the functions and services of a District Centre these are mainly located in one store, Tesco Extra. Outside of Tesco the number and diversity of uses on offer is limited when compared to other District Centres in Charnwood. Amalgamating the Park Road Local Centre within the Shelthorpe District Centre may be more meaningful in centre planning terms.

** Having regard to the descriptions of Town Centres, District Centres and Local Centres within Annex B to PPS 4, in particular considering the range of services available and the expected catchment for these services.*

Opportunity and Capacity for Further Development

The only land with any potential lies in the car park in Tesco, subject to other planning considerations.

SWOT

Strengths

- Large retail offer (particularly at Tescos)
- Ample car parking
- Low vacancy levels

Weaknesses

- Limited public realm
- Traffic dominated
- Limited range of services outside of the main hypermarket
- Difficult to navigate because of busy road

Opportunities

- Serves large residential population and provides services in a priority neighbourhood

Threats

- Changes in shopping patterns

Role and function in wider Economy/Fit with Core Strategy Vision**

** including any role in addressing areas of multiple deprivation or any 'gaps' in existing provision

Shelthorpe performs a role as a District Centre helping to address the needs of those residents of south Loughborough and beyond. Shelthorpe District contributes to Draft Spatial Objective 16 which is to ensure a network of vibrant District Centres.

Current State***

Stable

*** Select from: Improving, Stable, Declining

Summary of Key Issues/Recommendations for Future Strategy

Maintain designation as District Centre. Consider ways of improving the quality of the public realm and reducing the impact of traffic.

SHELTORPE DISTRICT CENTRE

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
77-79 Lansdowne Drive, Loughborough, LE11 2BX	Petsworld	Pet Shop		87
81 Lansdowne Drive, Loughborough	Autoworld	Car parts and Accessories		57
83-87 Lansdowne Drive	Cinnamon	Indian Restaurant		226
89 Lansdowne Drive	Mark Jarvis	Betting Shop		52
91 Lansdowne Drive	Max's Furniture Shop	Furniture Shop		49
?	David Monk	Plumbing Engineers		?
195B Park Road, Loughborough, LE11 2HE				19
195 Park Road, Loughborough	Unisex	Hair Dressers		37
197 Park Road, Loughborough	Parties Made Simple	Catering Services		20
199 Park Road, Loughborough	Lees Girls	Hair Dresser		70
201 Park Road, Loughborough	Jade House	Cantonese Restaurant		17
201A Park Road, Loughborough	Curry Kingdom	Indian Take-Away		16
203 Park Road, Loughborough	Sacred Heart Roman Catholic Church	Church		-
Park Road	Tesco Extra	Super/Hypermarket		6410

Name of District Centre: **SHEPSHED**

Recommended Classification: Maintain classification as District Centre

Justification

Shepshed contains a building society, restaurants a variety of shops, a supermarket. Added to this it includes a post-office, pharmacy, newsagent and take-aways. The range of uses means that it complies with the definition of District Centre as defined in Annex B of PPS4.

- * *Having regard to the descriptions of Town Centres, District Centres and Local Centres within Annex B to PPS 4, in particular considering the range of services available and the expected catchment for these services.*

Opportunity and Capacity for Further Development

Whilst there are very few vacant sites within the town centre, many of the buildings appear under utilised. There is limited capacity or opportunity for further development within the existing centre, without some issues of land assembly.

SWOT

Strengths

- There are a large number of units
- Located on the route of a frequent bus service.

Weaknesses

- The District Centre seems spread over a wide area , and appears disjointed and poorly legible
- There are street trees in Market Place, but generally not a great amount of soft landscaping
- There is some evidence of litter and graffiti
- Appearance of many building seems poor. A number of shop fronts are poorly maintained
- Many of the streets within the District Centre have narrow pavements such as Field Street, Britannia Street and are dominated by traffic.
- Illegal parking appears to be a problem on such streets as Field Street for delivery vehicles and for those visiting shops.

- The retail offer would appear limited compared to District Centres in settlements of comparable size such as Syston.

Opportunities

- Shepshed has a large population and so there is large potential customer base to use the District Centre.

Threats

- There are threats from other centres, particularly Coalville and Loughborough
- Developer interest in developing retail and other development outside of the District Centre in Shepshed may affect in vibrancy and viability of the centre.

Role and function in wider Economy/Fit with Core Strategy Vision**

****** *including any role in addressing areas of multiple deprivation or any 'gaps' in existing provision*

Whilst Shepshed matches the description of a District Centre in PPS 4 it has significant weaknesses in terms of the quality of the public realm and the quality and variety of the retail offer.

Current State***

Stable/Declining

******* *Select from: Improving, Stable, Declining*

Summary of Key Issues/Recommendations for Future Strategy

Maintain classification as District Centre, but significant improvement is needed in the legibility and quality of the public realm as well the retail offer of Shepshed.

SHEPSHED DISTRICT CENTRE

Address	Name of Shop	Type of Use*	Vacant ✓/x	Retail Floor Space m2
31-33 Hall Croft LE12 9AN	Livio Italian Restaurant	Restaurant		80
29 Hall Croft	Mancinni Hair Salon	Hair Dressers		31
27-25 Hall Croft		Residential		-
23 Hall Croft		Residential		-
19-21 Hall Croft	Croft Guest House	Guest House		-
11, 13, 15, 17 Hall Croft		Residential		-
9 Hall Croft	A J Costume	Clothing Repairs & Alterations		20
9a Hall Croft	Croft Cafe	Cafe		38
12 Market Place LE12 9RT	Vanitas Hair Studio	Hair Dressers		32
10 Hall Croft	Laws Cantonese Restaurant	Restaurant/Take-away		17
12 Hall Croft	Amazing Nails	Beauty Salon		26
14-20 Hall Croft		Residential		-
22 Hall Croft	Kirks	Model Cars, trains, bicycles		44
24/26 (No shop front integrated as part of main Superstore)	CO-OP	N/A		-
28 Hall Croft	Miracle in Progress	Ultrasound Scans Clinic		-
30 Hall Croft	Hall Croft Opticians	Opticians		no info
32 Hall Croft	Forget Me Knot	Gift Shop		no info
34 Hall Croft	CO-OP Travel	Travel Agent		no info
36 Hall Croft	CO-OP	Supermarket		1308
54 Hall Croft	Corner Crafts	Gift Shops		no info
54 Hall Croft	Hampshires	Cafe		no info
58 Hall Croft	Hall Croft shoe Repair	Shoe Repair		42
2 Field Street LE12 9AL	La Cueva for Men	Hair Dresser		30
4 Field Street		Shop	Vacant	-
6 Field Street	Absolute	Hair Dresser		26
8 Field Street	Love it Fashion Agency	High Fashion		23
10-12 Field Street	Tax Assist Accountants	Accountancy		73
?	Christchurch Methodist Church			-
14-18 Field Street	New and Nearly	Shop	down as 14-20 and as offices??	
Unit 3	Redgate Farm	Charity Shop		
20	Shepshed Books	Bookshop		
20A Field Street	Vantage Pharmacy	Pharmacy		155

Address	Name of Shop	Type of Use*	Vacant ✓/x	Retail Floor Space m2
26 Field Street	Tack Shack	Equestrian Goods		29
1 Field Street	Hartley Estate Agents	Estate Agents		47
3/5 Field Street	Leicester Mercury	Newsagent		16
7/9 Field Street	Pablo's Gallery	Photographic/Art		31
11 Field Street	Satisfy	Chinese Take-Away		14
13 Field Street	Age Concern	Charity Shop		65
15 Field Street	Ladbrokees	Betting Shop		58
19 Field Street	Promokit Signs			44
21 Field Street	Primo Computer Repair	Computer Repairs		no info
23 Field Street	Townmi Interiors			60
1a Bull Ring LE12 9PZ		Residential		-
2a Bull Ring	Ryatt Optometry	Opticians	offices	27
3 Bull Ring	Charnwood Dental Centre	Dentists	offices	101
5/7 Bull Ring	Shepshed Building Society	Building Society		85
9 Bull Ring	Sinclair's Estate Agents	Estate Agents		29
8 Bull Ring	Passion	Young Peoples' Support		35
3 Charnwood Road LE12 9QF	Bloomin Marvelous	Florist		14
3a/3b Charnwood Road	Kim's Cafe			82
5 Charnwood Road	Fydella For Hair	Hair Dressers		61
7 Charnwood Road	Bargain Booze	Off-Licence		56
9 Charnwood Road	Rainbow	Chinese Take-away		47
9A Charnwood Road	Volunteer Centre	Volunteer Centre		19
11a Charnwood Road		Residential		-
13 Charnwood Road	Yam Sing	Cantonese Take-Away		76
15 Charnwood Road			Vacant	29
17/19 Charnwood Road	Charnwood Fish and Chips	Fish and Chip Shop		116
22 Charnwood Road LE12 9QF	Hair Boutique	Hair dressers		25
24 Charnwood Road	Shepshed Coins and Jewellery	Shop		14
26 Charnwood Road	Debbarbers	Hair Dressers		16
1 Queen Street LE12 9RZ	Marlow Associates	Accountancy	offices	123
6 Queen Street	Dog House	Pet shop		22
11 Market Place LE12 9RZ			Vacant	15
10 Market Place	Harlequin Express	Dry Cleaners		26
9 Market Place	Bluntz	Hair Dresser		20
7/8 Market Place	Post Office	Post Office		67
6 Market Place	Complexions	Beauty Shop		28

Address	Name of Shop	Type of Use*	Vacant ✓/x	Retail Floor Space m2
5 Market Place	G & T Websters	Butchers		23
4 Market Place	Premier	General Store		97
13 Market Place	The Red Lion	Public House		-
1 Cheapside, Brook Street LE12 9RE	Megabooze	Off-Licence		30
3 Cheapside, Brook Street		Residential		-
5 Cheapside, Brook Street	The Crowns	Public House		no info
7 Cheapside, Brook Street	Simpsons Guns and Ammo	Shop		39
7E Cheapside, Brook Street	Barons Kebabs			36
40 Cheapside, Brook Street	Popadom	Restaurant	Vacant	no info
42 Cheapside, Brook Street	Greek House	Restaurant		no info
16 Market Place LE12 9RT	Blue Ball	Public House		no info
15 Market Place	Newbolds Flooring	Shop		144
14/14a Market Place		Residential		-
25 Britannia Street LE12 9AE		Vacant		27
27 Britannia Street	Pizza Mia	Take Away		25
29 Britannia Street		Residential????	Vacant	-
31 Britannia Street	Panasonic	Shop		23
28 Britannia Street	Britannia Inn	Public House		no info
30 Britannia Street	Shepshed Sports Club	Club		no info
34 Britannia Street	Eastern Delight	Take Away		50
41 Britannia Street	Sarah Brookman Photography	Photography		29

Name of District Centre: **SILEBY**

Recommended Classification*:

Justification

Sileby has a Tesco Express supermarket and also contains a bank.. It includes a number of shops and non-retail services. The presence of a supermarket along with a number and range of shops and services would justify a classification as a District Centre. (Services such as a pharmacy and post office are located outside of the District Centre on Swan Street)

** Having regard to the descriptions of Town Centres, District Centres and Local Centres within Annex B to PPS 4, in particular considering the range of services available and the expected catchment for these services.*

Opportunity and Capacity for Further Development

There is no or very little scope for further development within the existing boundaries of the District Centre.

SWOT

Strengths

- Located adjacent to Sileby railway station
- Low vacancy rates
- Well maintained shop fronts

Weaknesses

- Little public realm outside pavements
- Little trees, bedding plants or other 'soft landscaping'
- No adjoining public open space
- Traffic detracts from District Centre
- Limited street furniture

Opportunities

- None identified

Threats

- Competition from other centres particularly larger centres
- Changing shopping patterns

Role and function in wider Economy/Fit with Core Strategy Vision**

****** *including any role in addressing areas of multiple deprivation or any 'gaps' in existing provision*

Sileby performs a role as a District Centre helping to address the needs of those residents of the village. Sileby District Centre contributes to Draft Spatial Objective 16 which is to ensure a network of vibrant District Centres

Current State***

Improving. (In 2008 The Charnwood Retail and Town Centre Study identified Sileby as having a higher vacancy and in need of improvement.)

******* *Select from: Improving, Stable, Declining*

Summary of Key Issues/Recommendations for Future Strategy

Maintain designation as District Centre. Consider ways of improving the quality of the public realm and reducing the impact of traffic

SILEBY DISTRICT CENTRE

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
1 Barrow Road, LE12 7LW		Residential		-
5 Barrow Road, LE12 7LS	Natwest	Bank/Finance house		40
3 Barrow Road, LE12 7LW	The Phoenix Partners	Business Support		40
4 Barrow Road, LE12 7LP	Horse & Trumpet	Pub		-
1a Little Church Lane, LE12 7NE	Smartly Stitch	Unclassified/Miscellaneous		24
2 High Street, LE12 7RZ	Platinum Plumbing	Building/Decorating/ Ironmongery	Vacant	41
4 High Street	Sileby Family Dental Practice	Unclassified/Miscellaneous		33
4a High Street	The Phoenix Partners	Unclassified/Miscellaneous		19
6 High Street	Vanilla Bunni	Florist/Horticultural		14
8 High Street	Village Chic	Furniture/Furnishings/Carpets		36
10 High Street	Town & Country Interior	Furniture/Furnishings/Carpets		??
10a High Street		Stores/Premises		39
10b High Street		Stores/Premises		27
12a High Street	Gift Box	Hobby/Craft/Toys/Sports Goods		26
		Hairdresser/Beautician/Health		19
12b High Street	Boys II Men	Salon		
14 High Street		Vacant/ Under Construction		?
16 High Street	The Malt House	Pub		-
		Confectioner/Tobacconist/Newsa		45
22-24High Street	Sileby News	gent		
		Sale of Environmentally Friendly		-
6 Cossington Road, LE12 7RS	The Green Place	Products		
3 Cossington Road, LE12 7RW	Kelvin Construction	Office		-
				119
Brook Street	Sileby Scout & Guide Headquarters			(hall)
7-11 Brook Street, LE12 7RF	Creoseal Ltd - Wood Care Products			?
3 Brook Street	Odette Nelson Photography	Office Photography		?
		Restaurant/Cafe/Fast		39
43A High Street, LE12 7RX	Sileby Fish Bar	Food/Takeaway		
43 High Street	Town and Country Interiors	Interior Design shop		45
41 High Street	Sileby Parish Council	Offices		-
41High Street	Sileby Community Centre	Community Centre		-
39 High Street	Orient House	Restaurant/Café/Fast		34

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
		Food/Takeaway		
37 High Street	Yasmins	Restaurant/Café/Fast Food/Takeaway		36
High Street	Tesco Express	Grocer/Provision Dealer	ground floor sales	446
Car behind Tesco	Sileby Youth Club	Youth Club		-
19 High Street	Café 19	Cafe		60
15 High Street	Sinclar Estate Agents	Estate Agent		50
7 High Street	Soar Valley Brides	Women/Girls Wear		33
5 High Street	Oasis	Hairdresser/Beautician/Health Salon		34
3 High Street	No shop name	Confectioner/Tobacconist/Newsagent		33
1 High Street	Rock & Rolls	Restaurant/Café/Fast Food/Takeaway		15
2 King Street, LE12 7NA	Happy Shopper	Confectioner/Tobacconist/Newsagent		51
4 King Street	Eastern Delight	Restaurant/Café/Fast Food/Takeaway		32
6 King Street	Sileby Cottage	Restaurant/Café/Fast Food/Takeaway		34
8 King Street	Bobbo's	Greengrocer/Fishmonger		41
10-12 King Street	Heaps - Hardware Store	Building/Decorating/ Ironmongery		97
14 King Street	Carpet Storrs	Furniture/Furnishings/Carpets		45
22 King Street	A G D Richards - Optometrists	Chemist/Optician/Surgical Supplies		36
24 King Street	Coombs Hampshires	Bakers		35
26 King Street		Vacant/Under Construction		33
28 King Street	Indigo	Hairdresser/Beautician/Health Salon		40
30 King Street	Inspirations	Florist/Horticultural		33
36 King Street	The Railway Inn	Pub		-
9-17 King Street, LE12 7LZ	Swain's MOT Centre		offices	87
5 King Street	Great Wall Chinese Takeaway	Restaurant/Café/Fast Food/Takeaway		13
1 King Street	Sileby & District Liberal & WM Club			-

Name of District Centre: SYSTON

Recommended Classification*:

Justification

Syston District Centre contains two supermarkets (with a further one adjoining its southern boundary). It contains a number of banks building societies, restaurants, cafes, In addition it contains newsagents, 2 pharmacies, post office and hot food take-aways. It has a large number of varies retail and non-retail services, and therefore matches the PPS 4 definition of a District Centre.

** Having regard to the descriptions of Town Centres, District Centres and Local Centres within Annex B to PPS 4, in particular considering the range of services available and the expected catchment for these services.*

Opportunity and Capacity for Further Development

There is limited scope for further development with defined boundaries.

SWOT

Strengths

- Syston Town Square is a small purpose built area with seating includes small covered area for small exhibitions
- District Centre is located next to Syston Park which includes well maintained, attractively designed entrance onto Melton Road
- Some flower boxes which are reasonably maintained which add to the quality of the public realm
- Not much graffiti or dog fouling
- Very good retail and retail offer
- Located on route of frequent bus service
- Within walking distance of Syston railway station

Weaknesses

- Melton Road is busy with vehicle traffic which detracts from the centre
- Some prominent vacant and untidy buildings which detract from the centre

Opportunities

- None identified

Threats

- Competition from other centres particularly larger centres retail opportunities north of Thurmaston
- Changing shopping patterns

Role and function in wider Economy/Fit with Core Strategy Vision**

****** *including any role in addressing areas of multiple deprivation or any 'gaps' in existing provision*

Syston performs a role as a District Centre helping to address the needs of those residents of Syston and beyond. Syston District contributes to Draft Spatial Objective 16 which is to ensure a network of vibrant District Centres.

Current State***

Stable

******* *Select from: Improving, Stable, Declining*

Summary of Key Issues/Recommendations for Future Strategy

Maintain designation as District Centre Consider expanding to include Aldi supermarket to the southern edge of the District Centre.

SYSTON DISTRICT CENTRE

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail floor space m2
1133 Melton Road	New Happy Garden Chinese Takeaway	Restaurant/Café/Fast Food/Takeaway		41
1133 Melton Road	Sally Ann Hair & Beauty	Hairdresser/Beautician/Health Salon		
1155 Melton Road	Spice of India	Restaurant/Café/Fast Food/Takeaway		180
1159 Melton Road	Evans Fireplace Centre	Gas/Electrical/Hi-Fi/Optical		50
1161 Melton Road	L Harris - DIY	Building/Decorating/Ironmongery		29
1169 Melton Road	Aldi	Grocer/Provision Dealer		1323
1197 Melton Road	Tesco	Grocer/Provision Dealer		
1173 Melton Road	The Legion	Pub		577
1181 Melton Road	Natural World	Pets/Pets Food		649
1183 Melton Road	Taraj Palace	Restaurant/Cafe/Fast Food/Takeaway		116
1185-1187 Melton Road	Costcutters Carpets & Beds	Furniture/Furnishings/Carpets		
1189 Melton Road	Charnwood Handmade Kitchens & Bedrooms	Furniture/Furnishings/Carpets		
1191 Melton Road	Baby Gosling	Childcare Shop		
1193 Melton Road	Gamble & Hollis (Four Seasons Market Place)	Butchers		98
1209 Melton Road	Coombs Hampshire	Bakers		32
1211 Melton Road	Syston Jewellers	Jeweller/Watchmaker/Engraver		29
1213 Melton Road	Saiston Florist Ltd	Florist/Horticultural		32
1215 Melton Road	Herves Chaussures	Footwear/Shoe Repairs		31
1227 Melton Road	Wilkinson (LE7 2JT)	Variety/Department/General Household		
1231 Melton Road	Oxfam	Variety/Department/General Household		79
1235 Melton Road	Syston DIY & Hardware	Building/Decorating/Ironmongery		42
1239 Melton Road	Spencers	Estate Agents		27
1245	Vacant		Vacant	56
1249- 1253	Vacant	Syston Spice	Vacant	
1247 Melton Road	Betfred	Betting Shop		81

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail floor space m2
1255 Melton Road	Swinton	Bank/Finance house		29
1257 Melton Road	Rosario Trattoria	Restaurant		100
1 Barkby Road	A & A Mortgages	Office		29
1261 Melton Road	Mangal BBQ Restaurant & Meze Bar	Restaurant/Cafe/Fast Food/Takeaway		35
1263 Melton Road	Just Talk Comms Ltd	Unclassified/Miscellaneous???		25
1265 Melton Road	Reef Hai	Hairdresser/Beautician/Health Salon		43
1267 Melton Road	D P Soft Furnishings	Furniture/Furnishings/Carpets		293
1277 Melton Road	Razor Barber Shop	Hairdresser/Beautician/Health Salon		26
1322 Melton Road 2EQ	Syston Sandwich Bar	Restaurant/Cafe/Fast Food/Takeaway		24
Syston Health Centre	Boots Pharmacy	Chemist/Optician/Surgical Supplies		
1320 Melton Road	Natwest Bank	Bank/Finance house		68
1318 Melton Road	The Co-operative Pharmacy	Chemist/Optician/Surgical Supplies		90
2 High Street	The Fox & Hounds	Restaurant/Cafe/Fast Food/Takeaway		n/a
4 High Street	Santander	Bank/Finance house		26
6 High Street	Taylor Bourne	Estate Agents		58
8 High Street	High Street Hair	Hairdresser/Beautician/Health Salon		36
8A High Street	Raffia	Florist/Horticultural		42
10 High Street	Harrison Murray	Estate Agents		41
10A High Street				51
12 High Street	Paper Moon	Hobby/Craft/Toys/Sports Goods		46
14 High Street	Post Office	Bank/Finance house		82
16 High Street	Glenfield Television	Gas/Electrical/Hi-Fi/Optical		80
18 High Street	Syston Methodist Church			
28-30 High Street	Vacant (The Village Bakery)	Vacant/ Under Construction		116
59 High Street	Syston & District Conservative Club			
		14A Just Gents (already in)		

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail floor space m2
		13 Town Square (already in)		
15 High Street	Jennings	Women/Girls Wear		
5 High Street	Syston Dry Cleaners	Dry Cleaning/Laundry		29
3 High Street	Mind Charity Shop	Unclassified/Miscellaneous???		122
1 High Street	Wreake Valley Flooring	Building/Decorating/Ironmongery		112
1316 Melton Road	Barclays Bank	Bank/Finance house		50
1314 Melton Road	Byrite	Gas/Electrical/Hi-Fi/Optical		53
1312 Melton Road	The Gingerbread House	Unclassified/Miscellaneous???		25
1308-1310 Melton Road	Syston Fish Bar	Restaurant/Cafe/Fast Food/Takeaway		187
1306 Melton Road	The Bookmark	Books/Art/Stationery/Cards/Printing		40
5 Town Square	Boudoir	Hairdresser/Beautician/Health Salon		23
4a Town Square	Thomas Shoe Repairs	Shoe Repair		11
6/7 Town Square	Ray's Tray	Cafe		79
8 Town Square	The Great Syston Card Shop	Card Shop		35
9	City Veterinary Clinic		Vacant	30
10a	The Bakery Shop	Bakery		41
11	Square News	Newsagent	Vacant	34
12	Top Drawer	Clothing shop		23
13	Darcy's	Taylor's Estate Agent		39
14	Recruitment (first floor)	Ruddick Recruitment		x
14A Town Square	Just Gents	Hair Dresser		30
14B	Syston Eye care	Optician		41
15-15b?	The Mortgage Specialist	Financial Advice	Vacant	78
15 Town Square	Hearing Mobility Centre	Products for Physical Impairment		x
15a	Mario Clothing Alterations	Clothing Alteration Shop		23
15b				x
16 Town Square	Sunlit Chemist	Chemist/Optician/Surgical Supplies		142
17 Town Square/Melton Road	Co-op Supermarket	Grocer/Provision Dealer		1546
1290 Melton Road	Peberday Newsagents	Confectioner/Tobacconist/Newsagent		75
1228 Melton Road	Co-op Travel	Travel Agent		X

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail floor space m2
1288A Melton Road	Co-op Travel			74
1288 Melton Road	Greggs	Bakers		74
1286 Melton Road	Metro Wines	Unclassified/Miscellaneous???		75
1284a Melton Road	Henry, Smith & Hamylton	/Optician		76
1284 Melton Road	William Hill	Betting Shop		
1286 Melton Road	Subway	Restaurant/Cafe/Fast Food/Takeaway		75
1286b Melton Road		Shop and premises		75
1282 Melton Road	Loros Hospice	Variety/Department/General Household		
1280 Melton Road	Mind (Charity Shop)	Variety/Department/General Household		61
1278 Melton Road	Age Concern (William Hill)	Variety/Department/General Household		60
1276 Melton Road	Todays Catch	Restaurant/Cafe/Fast Food/Takeaway		50
1272 Melton Road	HSBC	Bank/Finance house		135
1264		Shop and premises		144
1262 Melton Road	Santander	Bank/Finance house		
1260 Melton Road	Flames	Restaurant/Cafe/Fast Food/Takeaway		31
1258 Melton Road	Vacant	China/Glassware/Leather/Fancy Goods	Vacant	83
1254 Melton Road	Syston House	Restaurant/Cafe/Fast Food/Takeaway		19
1250 Melton Road	Argent Jewellery	Jeweller/Watchmaker/Engraver		18
1248 Melton Road	L.F.I. Kitchens & Bathrooms	Building/Decorating/Ironmongery		11
1246 Melton Road	Grove	Hair Dressers		25
1244 Melton Road	Vacant		Vacant	54
1240 Melton Road	Price Watch	Confectioner/Tobacconist/Newsagent		53
1238 Melton Road	Peggy's of Syston	China/Glassware/Leather/Fancy Goods		59
1220 Melton Road	The Secret Garden Design	Florist/Horticultural		46
1218 Melton Road	Sawadee Thai Therapy	Hairdresser/Beautician/Health		30

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail floor space m2
		Salon		
1216 Melton Road	Café Continental	Restaurant/Cafe/Fast Food/Takeaway		?
1212 Melton Road	Custom Conservatories and Windows	Building/Decorating/Ironmongery		?
1168 Melton road	Conley Ward	Accountants	Offices	33
1172 Melton Road	Rich & Carr Solicitors		Offices	25
1174 Melton Road	Robert Mason Dental Surgery	Dental Surgery	Offices	25
1176 Melton Road	Nitin Chandrana	Optician	Offices	44
1178 Melton Road	Home Care Agency		Offices	27

Name of District Centre: THURMASTON

Recommended Classification*: Consider alternative classification for Thurmaston District Centre or consider expanding District Centre boundary to include supermarket site to the north.

Justification

Thurmaston District Centre does not contain a supermarket (Asda supermarket lies outside the defined centre to the north), but M&S food 1050m² provides a significant convenience retail offer. Thurmaston does not contain a range of non-retail services such as a bank, building society or library. It does contain chemists, café take-away and 11 national chain stores.

** Having regard to the descriptions of Town Centres, District Centres and Local Centres within Annex B to PPS 4, in particular considering the range of services available and the expected catchment for these services.*

Opportunity and Capacity for Further Development

There is very little room for expansion of the district centre within defined boundaries. (There is still potential for mezzanine floor expansion. Parking and highway considerations have been significant concerns in recent planning applications.

SWOT

Strengths

- Good level of pedestrian activity
- Very accessible to the strategic road network (A46, A607)
- Located close to high frequency bus service
- Strong retail offer from national chains
- No vacancy
- Ample parking
- Maintenance of buildings, pavements and car parking is very good
- Tree planting helps to soften appearance of development
- Includes covered walkways
- No litter, dog fouling or graffiti
- Good level of cycle parking

Weaknesses

- District Centre is dominated by large parking area and little public realm usable by people.
- Non retail offer is lacking
- Although there is no fast moving traffic near to District Centre shops, the volume of traffic dominates the centre
- Little street furniture
- Congestion around Barkby Thorpe Lane can be severe

Opportunities

- Potential development of an urban extension may offer opportunity for transport improvements along Barkby Thorpe Lane.
- The centre lies close to an area identified as a priority neighbourhood and therefore offers potential to reduce social exclusion through provision of services and employment

Threats

- Congestion around Barkby Thorpe Lane may deter some from using the centre.

Role and function in wider Economy / Fit with Core Strategy Vision**

****** *Including any role in addressing areas of multiple deprivation or any 'gaps' in existing provision*

Thurmaston District Centre has a broad retail offer including convenience and comparison goods, and arguably provides a role in the wider economy of south Charnwood and north Leicester because of its accessibility and the nature of comparison shopping it provides. It lacks some non retail functions. For these reasons it is considered to support to Draft Spatial Objective 16 which is to ensure a network of vibrant District Centres.

Current State***

Improving

******* *Select from: Improving, Stable, Declining*

Summary of Key Issues/Recommendations for Future Strategy

Consider alternative classifications given its retail and services offer. Consider expanding District Centre to include supermarket to the north.

THURMASTON DISTRICT CENTRE

Address	Name of Shop/Unit	Type of Use	Vacant ✓/x	Retail Floor Space m2
Unit 12A LE4 8GP	Starbucks	Café		86
Unit 12B				157
Unit 11	Claire's Accessories	Shop		141
Unit 10	Carphone Warehouse	Shop		145
Unit 9	Bathstore	Shop		237
Unit 8	M&S Food	Shop		1020 436*
Units 6&7	TK Maxx	Shop		1564 1129*
Unit 5	Next	Shop		934 854*
Unit 4	Blacks	Shop		699 293*
Unit 3	Dorothy Perkins	Shop		1167 344*
Unit 2	Boots	Shop		935
Unit 1	Sports Direct	Shop		913 746*
?	Dunelm	Shop		3719
Unit 13	Pizza Hut	Take-away/Restaurant	restaurant	306
Unit 14	McDonalds	Take-away/Restaurant	all main areas	280
Barkby Thorpe Lane, LE4 8GN	Asda	Super/Hypermarket		8,038

* supported retail floor area