

REVIEW OF LOCAL CENTRES IN CHARNWOOD

Name of Local Centre: BRADGATE ROAD, ANSTEY

Recommended Classification*: Declassify

Justification

The entire Local Centre has been redeveloped and is now residential

* *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

N/A

SWOT

Strengths

N/A

Weaknesses

N/A

Opportunities

N/A

Threats

N/A

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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

N/A - Does not exist

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

Summary of Key Issues/ Recommendations for Future Strategy

De-classify

BRADGATE ROAD, ANSTEY

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up and Dye	Type of Use* Hair Dresser	Vacant ✓/x
Bradgate Road, Anstey		Residential	

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

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Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity

Accessibility

Car Parking	
Note Number of Spaces	
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

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Name of Local Centre: LINK ROAD ANSTEY

Recommended Classification*: Declassify

Justification

The Link Road, Anstey Local Centre consists of hair dressers, a shop selling children goods and newsagent. The Local Centre does not contain a range of services that PPS 4 states would typically be found in a Local Centre. Link Road Anstey consists of a small parade of shops of purely neighbourhood significance.

* *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 capacity for further development

SWOT

Strengths

Maintenance and appearance appears good

Weaknesses

Poor range of services

Limited parking for cars or for cycles

Lack of pedestrian activity at the time of site visit

Opportunities

None identified

Threats

Competition from larger supermarkets/ retailers

Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/ Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

LINK ROAD, ANSTEY

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
8-10 Link Road, Anstey	News Shop 114sqm	Newsagents	x
12 Link Road, Anstey	Essential 56sqm	Hairdressers	x
14 Link Road, Anstey	Kids Come 1 st 63sqm	New and pre-owned childrens goods	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

1 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	4
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

- | |
|--|
| <ul style="list-style-type: none">▪ Post box, bin, recycling facility▪ Maintenance and appearance of buildings good |
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Name of Local Centre: MELTON ROAD, BARROW

Recommended Classification*: Declassify

Justification

The entire Local Centre has been redeveloped and is now residential

* *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

N/A

SWOT

Strengths

N/A

Weaknesses

N/A

Opportunities

N/A

Threats

N/A

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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

N/A - Does not exist

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify

Name of Local Centre: KINGSGATE AVENUE, BIRSTALL

Recommended Classification*:

Justification

Kingsgate Avenue, Birstall Local Centre consists of a general store, hair dressers, newsagent, a shop selling mobility equipment and a chemist. The Local Centre contains some of the services that PPS 4 states would typically be found in a Local Centre. Kingsgate Avenue however is considered to consist of a small parade of shops of purely neighbourhood significance.

* *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 opportunity for expansion within existing boundaries.

SWOT

Strengths

Appearance and maintenance of buildings appears good
Local close to a high frequency bus corridor

Weaknesses

Limited range of shops services

Opportunities

N/A

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

KINGSGATE AVENUE, BIRSTALL

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up and Dye	Type of Use* Hair Dresser	Vacant ✓/x
1-1a Kingsgate Avenue, Birstall	Day-Today 109sqm	General store	x
3	Head Rush/Silhouettes 59sqm	Salon	x
3a	News Shop 56sqm		x
5	Mobile Mobility		x
5a?	Chemist 46.2sqm		x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

11:30 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
		✓		

Accessibility

Car Parking	
Note Number of Spaces	11
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

<ul style="list-style-type: none">▪ No graffiti/litter/dog fouling▪ No street furniture▪ Post box▪ No trees/plants▪ Maintenance and appearance of buildings good▪ Most visitors via car
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Name of Local Centre: ROSE TREE AVENUE, BIRSTALL

Recommended Classification*: Declassify

Justification:

The entire Local Centre has been redeveloped and is now residential

* *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

N/A

SWOT

Strengths

N/A

Weaknesses

N/A

Opportunities

N/A

Threats

N/A

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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

N/A Does not exist

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify

Name of Local Centre: WANLIP LANE, BIRSTALL

Recommended Classification*: De-classify as Local Centre

Justification

Wanlip Lane Birstall is a small parade of shops of purely neighbourhood significance. There a limited number and range of shops and services on offer.

* *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 are limited opportunities for further development, apart from expansion into rear garden areas.

SWOT

Strengths

Off-road parking
Reasonable environmental quality of the area surrounding the defined Local Centre area with street trees etc.

Weaknesses

Lack of convenience offer
Lack of diversity and number of uses
Limited footfall
No cycle parking

Opportunities

None identified

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative designation.

WANLIP LANE, BIRSTALL

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
111 Wanlip Lane, Birstall	Friends in Soggy Homes	Fish and fish equipment	x
113 Wanlip Lane, Birstall	Mini Market Off Licence 64sqm	Convenience store	x
115 Wanlip Lane, Birstall	The Fryers	Takeaway	Under renovation
117 Wanlip Lane, Birstall	Antiques & Collectables 53sqm	Antique shop	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

12:20 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	9
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0

Note position of cycle stands on map

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|--|
| <ul style="list-style-type: none">▪ Maintenance and appearance of buildings good▪ No litter/dog fouling/graffiti▪ Trees lining road and grassed areas outside houses further up the street▪ No street furniture |
|--|

Name of Local Centre: WENT ROAD, BIRSTALL

Recommended Classification*: Declassify

Justification

Went Road Birstall consists of a hairdressers and a small convenience store. Two units would appear to have been converted to residential use. The centre lacks the types and range of uses described in PPS 4. It is a small parade of shops with only neighbourhood significance.

* *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 are limited opportunities for further development.

SWOT

Strengths

None identified

Weaknesses

Limited footfall
Limited services and facilities
Average to poor environmental quality
Limited parking

Opportunities

None identified

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable/Declining
(A number of units have been converted to residential)

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

WENT ROAD, BIRSTALL

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
24,26,26a Went Road, Birstall		Residential	
28 Went Road, Birstall	Andrea Measom 25sqm	Hairdressers	x
30 Went Road, Birstall	General Store – Off-licence and Newsagents 38sqm	Off-licence & Newsagents	x
32 Went Road, Birstall		Residential	

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

12 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
				✓

Accessibility

Car Parking	
Note Number of Spaces	3
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	

Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping/Trees/Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|--|
| <ul style="list-style-type: none"> ▪ No street furniture ▪ Maintenance and appearance of buildings good ▪ No traffic ▪ No trees/plants ▪ No graffiti/litter/dog fouling |
|--|

Name of Local Centre: CLOVER WALK, EAST GOSCOTE

Recommended Classification*: De-classify Local Centre. Consider alternative classification.

Justification

Whilst the centre contains a newsagent, a post office and a pharmacy, it does not contain a main convenience store such as a small super market, and lacks a large diversity of uses for a Local Centre. It performs more as a small parade of shops of purely neighbourhood significance.

* *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 are significant areas of for potential redevelopment, if the area of public open space is included. The centre also includes generous car parking which could accommodate further development. Also includes a car sales area which, although in use, has potential to be redeveloped.

SWOT

Strengths

Generous car parking
Pedestrianised parade of shops
Adjacent area of public open space

Weaknesses

Lacks convenience offer and a range of uses
Main shopping area is dominated by car parking and hard landscaping
Utilitarian appearance
Some litter and graffiti

Opportunities

Significant areas for potential expansion/ redevelopment

Threats

Competition from larger supermarkets/retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative designation.

EAST GOSCOTE LOCAL CENTRE

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
10 Merchants Common	East Goscote Pharmacy 53sqm	Chemist/	
9 Merchants Common	Charlie's Pizza	Takeaway	
8 Merchants Common	The White Slice 57sqm	Baker	
7 Merchants Common	East Goscote Fish Bar	Takeaway	
6 Merchants Common	East Goscote Post Office 105sqm	Post Office	
5 Merchants Common	East Goscote Carpets and Blinds 66.2sqm	Shop/ Showroom	
4 Merchants Common	Mr D S Quality Meat 65sqm	Butcher	
3 Merchants Common	Martins 66sqm	Confectioner/Tobacconist/ Newsagents	
2 Merchants Common	Lydia Jon's 66sqm	Hairdresser	
1 Merchants Common	Home Cooking	Restaurant/Cafe/Fast Food/Takeaway	

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

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Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	50+ Not market out
Note position of car parking spaces on map	2 separate areas north and east of Local Centre
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	3 Sheffield stands
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|---|
| <ul style="list-style-type: none">▪ Public realm dominated by hard surfaces of average to poor quality and maintenance▪ Limited street furniture some bins▪ Maintenance of buildings is average to poor▪ Utilitarian appearance of buildings▪ Local centre not dominated by traffic but dominated by large parking area▪ Some litter and graffiti▪ Not much dog fouling▪ Very little landscaping within shopping area, but Local Centre includes area of public open space |
|---|

Name of Local Centre: BELTON ROAD, LOUGHBOROUGH

Recommended Classification*: De-classify Local Centre. Consider alternative classification.

Justification

Belton Road, Loughborough consists of one supermarket, Aldi. It therefore does not consist of a range of shops and does not meet the definition of a Local Centre within Annex B of PPS 4.

* *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 opportunity for further development.

SWOT

Strengths

Well maintained, ample parking area
Landscaping softens impact of car parking

Weaknesses

Lack of diversity of shops

Opportunities

None identified

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative designation.

BELTON ROAD, LOUGHBOROUGH

Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop /	Type of Use*	Vacant ✓/ x
51 Belton Road	Aldi	Supermarket	

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	97 Spaces (8 of which disabled access)
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	5 cycle spaces
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|--|
| <ul style="list-style-type: none">▪ Public realm mostly consists of large car park, albeit with some planting▪ Very little street furniture▪ Building very well maintained▪ Appearance of buildings is good, if utilitarian▪ No litter, graffiti or dog fouling▪ Significant landscaping, planting around the car park which softens appearance▪ No nearby areas of open space |
|--|

Name of Local Centre: **BROWNING ROAD**

Recommended Classification*

Justification

Whilst the Centre on Browning Road has a number of units within it, only the convenience store fits within list of uses typical of Local Centres as described by PPS 4. It is more of a parade of shops of neighbourhood significance.

* *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 expansion. May be potential to redevelop some of the parking area.

SWOT

Strengths

Includes cycle parking
Located near to a high frequency bus service
Good level of off road parking including disabled parking
CCTV
Open space in between shops with some tree planting

Weaknesses

Some evidence of graffiti
Poor range of shops and services on offer

Opportunities

None identified

Threats

Competition from other shops
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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Declining (State of environment)

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

BROWNING ROAD, LOUGHBOROUGH

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop / Unit e.g. Curl Up and Dye	Type of Use* Hair Dresser	Vacant ✓/x
? Browning Road, Loughborough	Costcutter area not known	Convenience store	x
49/41?	Hair by Wendy 30sqm	Hairdressers	x
56/64?	Indian Chef	Takeaway	x
?	Coral	Bookmakers	x
?	Oriental Chef	Takeaway	x
62/70?	Knightthorpe Fish Bar	Takeaway	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

12:30 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
		✓		

Accessibility

Car Parking	
Note Number of Spaces	10 + 4 disabled
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	

Cycle Parking	
Note Number of cycle stands	4
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

<ul style="list-style-type: none"> ▪ Bins, post box, notice board. Bench on other side of road ▪ Trees and hanging baskets ▪ Some litter ▪ No dog fouling ▪ Graffiti on Costcutter

Name of Local Centre: DERWENT DRIVE, LOUGHBOROUGH

Recommended Classification*: Declassify

Justification

Convenience offer is limited and there is a limited diversity of uses. Derwent Drive is a small parade of shops rather than meeting Annex B definition of 'Local 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

Limited opportunity to building on parking area, with potential for small unit.

SWOT

Strengths

Lies in a catchment with little overlaps with other local centres catchments
Good quality of environment in terms of surrounding green spaces with little impact from traffic
Low vacancy level

Weaknesses

Limited scope for expansion
Slight evidence of some graffiti
Lack of significant convenience offer
Poor diversity of uses

Opportunities

Some potential for expansion
Proximity to university campus and large residential area provide good catchment of customers
Generally affluent neighbourhood

Threats

Competition from larger supermarkets/ retailers
Change 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*

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Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify

DERWENT DRIVE, LOUGHBOROUGH

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
10 Derwent Drive, Loughborough	"Desmond Jon" 59sqm	Hairdresser	x
12 Derwent Drive, Loughborough	Curry Tower	Takeaway	x
14 Derwent Drive, Loughborough	Jasmine	Takeaway	x
16 Derwent Drive, Loughborough	Derwent News 44sqm	Newsagent	x
18 Derwent Drive, Loughborough	Outwoods Pharmacy 44sqm	Pharmacy	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

11.50 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
		✓		

Accessibility

Car Parking	
Note Number of Spaces	16-20
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	

Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

- | |
|--|
| <ul style="list-style-type: none"> ▪ No street furniture ▪ Maintenance and appearance of buildings reasonable ▪ Plenty of trees ▪ Graffiti on frontage of No's 14 & 16 ▪ No litter/dog fouling ▪ Very little traffic |
|--|

Name of Local Centre: **PARK ROAD LOUGHBOROUGH**

Recommended Classification*: Maintain classification consider merging with Shelthorpe District Centre

Justification

Park Road Local Centre contains a small supermarket/ convenience store, a pharmacy/post office. It also contains a hot food take-away and laundrette. Apart from a newsagent, it contains all of the potential functions for a Local Centre described in PPS 4. A butchers broadens the convenience retail offer and other retail is provided cycle shop and charity shop.

It is only across the road from Shelthorpe District Centre and so it makes sense to amalgamate Park Road Local Centre within the Shelthorpe 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

No potential within the defined boundaries of the Local Centre

SWOT

Strengths

Good level of pedestrian activity at the time of survey

Weaknesses

Location dominated by traffic
Very little public realm other than car parking a pavement edges
Convenience retail is relatively

Opportunities

Located close to Shelthorpe District Centre which is a major shopping destination, and potential for linked trips.

Threats

Competition from larger supermarkets/ retailers
Change 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*

Park Road Local Centre is considered to meet the PPS4 definition for a Local Centre as it provides a broad range of shops, services and facilities. A lack of convenience retail offer, weaknesses in the public realm and competition from other competing centres in Loughborough mean that it does not appear vibrant and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

Maintain Local Centre designation. Consider ways of increasing convenience retail offer, improving public realm and other means to increase vibrancy.

PARK ROAD, LOUGHBOROUGH

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/ x
Park Road, Loughborough	Tattoo Studio	Tattoo Parlour	x
	Wash 'n' Day	Laundrette	x
13-19 Ling road	One Stop 142sqm	Convenience Store	x
10 Ling Road	Bargain Booze 47sqm	Off-licence	x
	Top Wok	Takeaway	Unclear – not open
	Supreme Fish Bar	Takeaway	x
206 Park Road	Saraj Pharmacy / Post Office 50sqm	Pharmacy / Post Office	x
	Charity Shop (Redgate Farm Animal Sanctuary) 48sqm	Charity	x
210 Park Road	Eric Oakland & Son 57sqm	Butchers	x
212 Park Road	Cooking Made Simple 43sqm	Shop	x
214 Park Road	Cycle-trax 48sqm	Cycles	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

11:20 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
	✓			

Accessibility

Car Parking	
Note Number of Spaces	29
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	4
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

<ul style="list-style-type: none">▪ One bin▪ No benches▪ Planting on roundabout▪ No graffiti/dog fouling▪ Some litter▪ Maintenance and appearance of buildings ok
--

Name of Local Centre: SHARPLY ROAD, LOUGHBOROUGH

Recommended Classification*: Maintain as local centre

Justification

Sharpley Road Local Centre contains a convenience store, a newsagent, post office, a pharmacy and two take-aways. All of these shops are those that are listed in the description of Local Centres in PPS 4. In addition the items listed above, Sharpley Road also has an ATM.

* *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 space around the existing Local Centre for potential expansion.

SWOT

Strengths

Reasonable level of services
Located near to a the corridor of a high frequency bus service

Weaknesses

Evidence of litter, vandalism and poor maintenance
Vacancy of key shop

Opportunities

Opportunities to expand the Local Centre
Local next to Loughborough University and potential customer base.

Threats

Competition from other shops
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

The Local Centre provides a range of shops, services and facilities, and therefore supports Draft Spatial Objective 16 which is to ensure a network of vibrant local centres

Current State***

Declining (Poor environmental quality)

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

Summary of Key Issues/Recommendations for Future Strategy

Maintain Local Centre classification. Consider Environmental Improvements

SHARPLEY ROAD, LOUGHBOROUGH

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
17 Sharpley Road, Loughborough	R&R Stores & Off-licence 49sqm		✓
19	Post Office / News Shop 71sqm		x
24 Hermitage Road	Curex Pharmacy 49sqm		x
28	Today's Local 140sqm		x
11	Mr Cod	Takeaway	x
15	The Golden Choice	Takeaway	x
15a-12		Residential	

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

12:10 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
		✓		

Accessibility

Car Parking	
Note Number of Spaces	10-12
Note position of car parking spaces on map	

Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	4
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|---|
| <ul style="list-style-type: none"> ▪ Maintenance and appearance of buildings ok with exception of Todays' Local and News Shop which both had smashed windows and run-down frontages ▪ Some litter ▪ No dog fouling or graffiti ▪ No trees/planting ▪ Nearby area of open space |
|---|

Name of Local Centre: ADJ 47 ROTHLEY ROAD, MOUNTSORREL

Recommended Classification*: De-classify as Local Centre

Justification

The Local Centre consists of only one shop (Bargain Booze). The Centre does not contain the diversity of uses to justify designation as a Local Centre and does not meet the definition in 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

Very limited opportunity or capacity for expansion within defined boundaries.

SWOT

Strengths

Adjacent to the route of frequent bus service.

Weaknesses

Very limited range of services and facilities.

Opportunities

Serves a catchment close to priority neighbourhood in Mountsorrel

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/ Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification

ADJ 47 ROTHLEY ROAD, MOUNTSORREL

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
49 Rothley Road, Mountsorrel	Bargain Booze 126sqm	Off-licence	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

2.30 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
		✓		

Accessibility

Car Parking	
Note Number of Spaces	4 (plus 3 staff spaces)
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

- | |
|---|
| <ul style="list-style-type: none">▪ Maintenance and appearance of buildings good▪ No litter/dog fouling/graffiti▪ No street furniture▪ Football and cricket pitches within 10 minutes walk |
|---|

Name of Local Centre: 105 ROTHLEY ROAD, MOUNTSORREL

Recommended Classification*: De-classify

Justification

The Local Centre consists of 1 Co-operative store which has a reasonable convenience offer. 105 Rothley Road Mountsorrel does not meet the definition of Local Centre as it does not include a range of small shops.

* *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 opportunities for further development and would involve redeveloping car parking spaces.

SWOT

Strengths

Good convenience offer
Store includes ATM
Reasonable levels of parking
Next to the route of frequent bus service

Weaknesses

Limited range of shops and other services

Opportunities

Located next to an area in Mountsorrel identified as a priority neighbourhood

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify centre. Consider alternative designation

ADJ 105 ROTHLEY ROAD, MOUNTSORREL

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
111 Rothley Road, Mountsorrel	Co-op 300sq metres	Supermarket	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

2.20 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
	✓			

Accessibility

Car Parking	
Note Number of Spaces	12 (2 disabled)
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|--|
| <ul style="list-style-type: none">▪ Maintenance and appearance of buildings good▪ No litter/dog fouling/graffiti▪ Bus shelter with seats▪ Football and cricket pitches within 10 minutes walk |
|--|

Name of Local Centre: LEICESTER ROAD, MOUNTSORREL

Recommended Classification*: *Maintain as Local Centre and consider merging with Market Place, Mountsorrel.*

Justification

Leicester Road Mountsorrel includes a range of small shops of a local nature including a Post Office, newsagent, butchers, dentists, take-aways, public house, restaurants, community hall, library and hair dressers. Part of the site also includes Soar Valley Leisure 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

Potential for redevelopment on such sites as Mountsorrel Memorial Hall and/or Top Gear Garage site.

SWOT

Strengths

Central location within village
Location on route of frequent bus service
Attractive well maintained area, conservation area
Reasonable levels of car parking

Weaknesses

Limited footfall (at time of survey)
No cycle parking
Lack of convenience offer

Opportunities

Has opportunity to serve priority neighbourhoods in Mountsorrel

Threats

Competition from larger supermarkets/ retailers especially Budgens
Change 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*

Leicester Road, Mountsorrel Local Centre provides a broad range of shops, services and facilities, (although lacking in convenience offer) and therefore does support. Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

Maintain Local Centre designation. Consider merging with Market Place, Mountsorrel. Consider ways of increasing convenience retail offer.

LEICESTER ROAD, MOUNTSORREL

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
The Green, Mountsorrel	Leicestershire County Council Mountsorrel Library & Learning Centre	Library	x
10/10a The Green, Mountsorrel	Dental Surgery	Dentist	x
? The Green, Mountsorrel	John Maltby Insurance Services	Insurance Brokers	✓
109? Leicester Road, Mountsorrel	Stag & Pheasant	Public House	x
? Leicester Road, Mountsorrel	Memorial Hall	Hall	x
87 Leicester Road, Mountsorrel	Sterling Homecare Ltd	Homecare services	x
85 Leicester Road, Mountsorrel	Residential		x
83 Leicester Road, Mountsorrel	M. E. Roberts 19sqm	Butcher	x
83a? Leicester Road, Mountsorrel	Mr Stitch	Dry Cleaners/repairs	x
83-81a Leicester Road, Mountsorrel	Savvy	Hair Dresser	x
79 Leicester Road, Mountsorrel	News Shop 40sqm	Newsagent	x
77 Leicester Road, Mountsorrel	Post Office 33sqm	Post Office	x
75 Leicester Road, Mountsorrel	Vacant		✓
? Leicester Road, Mountsorrel	Mountsorrel Working Mens Club Ltd	Public House/Club	x
? Leicester Road, Mountsorrel	Top Gear	Garage	x
63b Leicester Road, Mountsorrel	Noorjehan	Takeaway	x
? Leicester Road, Mountsorrel	Slate	Restaurant	x
49Leicester Road, Mountsorrel	Pilbeam Opticians 65sqm	Opticians	x
76 Leicester Road, Mountsorrel	Oriental Chef	Restaurant/takeaway	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

1.40 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	15 plus considerable parking at Working Mens Club and library
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- Benches and bins
- Hanging baskets
- Trees
- No litter/dog fouling/graffiti
- Maintenance and appearance of buildings generally good
- The Green is particularly well maintained and provides large open space area

Name of Local Centre:

MARKET PLACE, MOUNTSORREL

Recommended Classification* Declassify/consider merging with Leicester Road Mountsorrel

Justification

Market Place, Mountsorrel has no convenience retailing and contains very limited diversity of 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

Appears to be areas mostly covered by private gardens. Capacity for further development would appear constrained by the need to reconfigure several properties and sensitive location within a conservation area.

SWOT

Strengths

Central location within village
Well maintained environment including public realm improvements and hanging baskets
Distinctive character of conservation area setting, included historic buildings and Butter Cross
Ample number off-road parking well-related to shops.
Adjacent to busy bus route
Ample seating

Weaknesses

Poor diversity of uses
Lack of convenience offer
No cycle parking
Apparent lack of pedestrian activity (at time of site visit).

Opportunities

Has opportunity to serve priority neighbourhood in Mountsorrel

Threats

Competition from larger supermarkets/ retailers especially Budgens
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify or merge with Leicester Road Mountsorrel

MARKET PLACE, MOUNTSORREL

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
50 Market Place, Mountsorrel	New Dimensions 25sqm	Hairdressers & Salon	x
46 Market Place, Mountsorrel	S P & A J Black Building & Development Ltd		Unclear
34a? Market Place, Mountsorrel	Leicestershire County Council Castle View Day Centre	Day Centre	X
32 Market Place, Mountsorrel	Penny's. The Butter Market Café	Café	X
? 34a Market Place	Mr Paul's 18sqm	Hairdressers	X
? Watling Street	The Hair & Beauty Gallery 41sqm	Hairdressers & Salon	X

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

1:40 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	12
Note position of car parking spaces on map	

Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

<ul style="list-style-type: none"> ▪ Benches and bins by memorial ▪ Hanging baskets ▪ No litter/dog fouling/graffiti ▪ Maintenance and appearance of buildings very good
--

Name of Local Centre: QUORN

Recommended Classification*: Maintain classification as Local Centre

Justification

Quorn includes a small supermarket, (including newsagent), a sub post office, a pharmacy. It also includes numerous take-aways, public houses, restaurants, cafes, offices and specialists shops. It is considered to meet the definition of a Local Centre set out in PPS 4.

* *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 limited opportunity for further development within the existing boundaries of the Local Centre.

SWOT

Strengths

Good quality of public realm with well-maintained buildings, low levels of litter/vandalism, hanging baskets etc
Adjoins park and natural open space adjoining River Soar, includes landscaped area off Church Lane
On the corridor of frequent bus service
Includes cycle parking
Has good convenience offer
Varied offer beyond retail uses
Low vacancy

Weaknesses

Limited opportunities for expansion

Opportunities

Threats

Competition from larger supermarkets/ retailers
Change 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*

Quorn Local Centre is considered to meet the PPS4 definition for a Local Centre as it provides a broad range of shops, services and facilities. Combined with the broad range of shops and services and high environmental quality, the centre appears vibrant and therefore supports Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable/Improving

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

Summary of Key Issues/Recommendations for Future Strategy

Maintain designation as Local Centre.

QUORN

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
High Street, Quorn	Quorndon Fox	Public House	x
High Street, Quorn	White Hart	Public House	x
High Street, Quorn	Three Ways	Residential?	x
24 High Street, Quorn	The Dolls House	Salon	x
22 High Street, Quorn	Visual Answers Opticians	Opticians	x
20 High Street, Quorn	James Alvey Hairdressing	Hairdressers	x
16a High Street, Quorn	Aidan J Reed	Estate Agents	x
10-12 High Street, Quorn	The Quorn Exchange	Restaurant	x
6-8 High Street, Quorn	Tandoori Empire	Restaurant	x
4 High Street, Quorn	Ferrari's Trattoria Ristorante Italiano	Restaurant	x
High Street, Quorn	Royal Oak	Public House	x
3 High Street, Quorn	Corner House Interiors 41sqm	Household furnishings	x
3a High Street, Quorn	All Things Cute 43sqm	Childrens and baby clothing	x
5 High Street, Quorn	Quorndon Formal Hire	Suit hire	x
7 High Street, Quorn	Quorndon Parish Council	Offices	x
9 High Street, Quorn	Aidan J Reed	Estate Agents Office	x
Leicester Road, Quorn	The White Horse	Public House	x
4 Leicester Road, Quorn	Amirul Tandoori Restaurant & Take Away	Restaurant/takeaway	x
6 Leicester Road, Quorn	Billy Marvin's Good Honest Food	Takeaway	✓
8 Leicester Road, Quorn	The Rainbow Restaurant Quorn	Restaurant	x
1-? Weavers Close, Quorn	M. Wright & Sons Ltd	Engineered textile structures offices & factory	x
20 Station Road, Quorn	Nisa Local 269sqm	Supermarket	x
18 Station Road, Quorn	Armstrong Dental	Dentists	x

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
16 Station Road, Quorn	Boots Pharmacy 61sqm	Pharmacy	x
14 Station Road, Quorn	Post Office 62sqm	Post Office	x
12 Station Road, Quorn	Pretzels	Café	x
10 Station Road, Quorn	Stones	Salon	x
6 Station Road, Quorn	Od'thorpes Café	Café	x
4 Station Road, Quorn	Quorn Cottage	Takeaway	x
2? Station Road, Quorn	Daisy Jane 24sqm	Florist	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

2 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
		✓		

Accessibility

Car Parking	
Note Number of Spaces	Substantial private parking at Quorndon Fox and White Hart public houses, large pay and display in Station Road, 16 & 2 disabled on-street parking spaces.
Note position of car parking spaces on map	✓
Bus route	
Note on map position of bus stops	✓
Cycle Parking	
Note Number of cycle stands	2
Note position of cycle stands on map	✓

State of the Environment

- Public Realm
- Street Furniture(Bins/Benches/Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|---|
| <ul style="list-style-type: none">▪ Large number of planting and hanging baskets▪ No graffiti, dog fouling or litter▪ Benches▪ Appearance and maintenance of buildings very good |
|---|

Name of Local Centre: ROTHLEY

Recommended Classification*: Local Centre

Justification

Rothley Local Centre contains a convenience store, newsagent, small post office and a pharmacy. It also includes hot food take-away and a bank. Rothley matches the definition of Local Centre in PPS 4 as it contains most of the services and facilities listed as being typical of a Local 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 are no vacant sites within the Local Centre and are few opportunities to develop further on main frontages within existing boundaries. There may be some opportunities to redevelop existing buildings.

SWOT

Strengths

- Plenty of street furniture/ins/telephone box
- Maintenance and appearance of buildings very good
- Lots of trees/plants
- No graffiti/litter/dog fouling
- Good diversity of uses within centre
- Off-road car parking
- Located next to route of frequent bus service
- Attractive conservation area setting
- War memorial provides attractive focus
- Low vacancy

Weaknesses

High volume of traffic
Limited opportunities to redevelop centre

Opportunities

Threats

Competition from larger supermarkets/ retailers
Change 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*

Rothley, Local Centre is considered to meet the PPS4 definition for a Local Centre as it provides a broad range of shops, services and facilities. Combined with the broad range of shops and services and high environmental quality, the centre appears vibrant and therefore supports Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable/Improving

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

Summary of Key Issues/Recommendations for Future Strategy

Maintain designation as Local Centre.

ROTHLEY

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x	Floor Area
1 Anthony Street, Rothley LE7 7PA	Rothley Dental Practise	Dentists	x	44
1-3 Fowke Street LE7 7PJ	Store Display Developments		x	113
? Cross Green LE7 7PF	The Royal Oak	Public House	x	No data
15 Cross Green LE7 7PF	The Flower Shop	Florist	x	20
15a Cross Green	Just Cuts	Hairdressers	x	22
16 Cross Green	Top Nails	Salon	x	23
18 Cross Green	The Fire Station Ltd	Fire surrounds showroom	x	34
1 Woodgate LE7 7LL	News Shop	Newsagents	x	No data
19 Cross Green LE7 7PF	Rothley Fisheries / Time & Plaice	Restaurant/takeaway	x	28
3 Cross Green	Corts	DIY hardware/garden/pets goods	x	70
2 Woodgate LE7 7LJ	Upper Crust Sandwich Shop		x	22
4 Woodgate	Hartley's	Estate Agents and surveyors	x	38.3
6 Woodgate	Pizza Inn	Takeaway	x	21
8 Woodgate	Jule's	Hairdressers	x	32
10 Woodgate	Zebra	Clothing	x	
14 Woodgate	Minnie James.com	Art shop	x	25
16 Woodgate	Beauty Room	Salon	x	11
18 Woodgate	Dawn Newcombe Hair	Hairdressers	x	51
20 Woodgate	Anmol	Restaurant/takeaway	x	32
22 Woodgate	Eastern Chef	Takeaway	x	45

Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x	Floor Area
26 Woodgate	Bradley's Stores	Convenience Store	x	181
3 Woodgate	Empty	N/A	✓	43
5 Woodgate	Templars	Gifts and art shop	x	72
7 Woodgate LE7 7LL	Rothley Pharmacy	Pharmacy	x	77
9 Woodgate	Post Office	Post Office	x	34
15 Woodgate	Santander	Mortgage centre	x	34
17 Woodgate	Next Day Dry Cleaning		✓	38
19-21 Woodgate	Latamer Design	Gift shop	x	88
1 Mountsorrel Lane	Scaled Down	Pre-owned Dolls Houses and Rocking Horses	x	29
3 Mountsorrel Lane	Steve Lowe & Company Ltd	Chartered accountants	x	56
? Mountsorrel Lane	Rothley Centre	Club	x	

Retail Floor Area 836m²

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

2 pm

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
		✓		

Accessibility

Car Parking	
Note Number of Spaces	20+2 disabled in Cross Green, 20 in Woodgate
Note position of car parking spaces on map	

Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	2
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

<ul style="list-style-type: none"> ▪ Plenty of street furniture/ins/telephone box ▪ Maintenance and appearance of buildings very good ▪ High volume of traffic ▪ Lots of trees/plants ▪ No graffiti/litter/dog fouling

Name of Local Centre: **ANSON ROAD, SHEPSHED**

Recommended Classification*: Declassify

Justification

Anson Road, Shepshead Local Centre consists of 1 public house, 1 hairdresser and one convenience store/ newsagents. The Local Centre does not contain a range of services that PPS 4 states would typically be found in a Local Centre. Anson Road consists of a small parade of shops of purely neighbourhood significance.

* *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 a substantial car parking area in front of the public house. Where there is scope for expansion.

SWOT

Strengths

Ample parking including disabled parking spaces

Weaknesses

Poor range of services
High vacancy level
Poor environmental quality

Opportunities

Potential for expansion

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Declining (Due to high vacancy rates and low environmental quality)

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

ANSON ROAD, SHEPSHED

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up and Dye	Type of Use* Hair Dresser	Vacant ✓/ x
Anson Road, Shepshed	Ox Lea	Public House	x
1&2 The Parade	Oxley News, Wine and Grocer 127square metres	Convenience store	x
3 The Parade	Parker's 62 sqm	Hairdressers	x
4 The Parade			✓
5 The Parade			✓

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

9.40 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	43 & 3 disabled at pub, 7 at shopping precinct
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	

Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

<ul style="list-style-type: none"> ▪ Precinct car park overgrown ▪ Shops well maintained but very dated in appearance. Flats above shops not well maintained ▪ Some litter in precinct ▪ Considerable dog fouling in area ▪ Some graffiti ▪ No traffic other than buses ▪ No trees/planting
--

Name of Local Centre:

**CORNER SPRINGFIELD ROAD/
CHARNWOOD ROAD SHEPSHED**

Recommended Classification*: Declassify

Justification

The Springfield Road/Charnwood Road contains a convenience store, post office and a chemist all of which are described by PPS 4 as uses typical of a Local Centre. Despite this the centre is really only a parade of shops of purely neighbourhood significance therefore not meeting the PPS 4 definition of a Local 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

No opportunities for expansion within existing boundaries

SWOT

Strengths

None identified

Weaknesses

Poor overall number of services

Limited footfall

Limited services and facilities

Average environmental quality green space or design of public realm

Limited parking

Opportunities

None identified

Threats

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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable/Declining

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

CORNER OF CHARNWOOD ROAD/SPRINGFIELD ROAD SHEPSHED

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
147 Charnwood Road, Shepshed	Post Office 31 sqm		x
149 Charnwood Road, Shepshed	Chemist 34 sqm		x
151 Charnwood Road, Shepshed (Corner of Charnwood Road/ Springfield Road)	Happy Shopper Charnwood Stores 61 sqm	Convenience store	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

9.20 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	0, double yellow lines
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0

Note position of cycle stands on map

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping/Trees/Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

- | |
|--|
| <ul style="list-style-type: none">▪ Shop fronts tidy, with the exception of Happy Shopper, but buildings require maintenance▪ No litter/dog fouling/graffiti▪ No trees/planting▪ Letter box |
|--|

Name of Local Centre: CORNER SPRINGFIELD ROAD/
CHARNWOOD ROAD SHEPSHED

Recommended Classification*: Declassify

Justification

The Springfield Road / Charnwood Road contains a convenience store, post office and a chemist all of which are described by PPS 4 as uses typical of a Local Centre. Despite this the centre is really only a parade of shops of purely neighbourhood significance therefore not meeting the PPS 4 definition of a Local 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

No opportunities for expansion within existing boundaries

SWOT

Strengths

None identified

Weaknesses

Poor overall number of services
Limited footfall
Limited services and facilities
Average environmental quality green space or design of public realm
Limited parking

Opportunities

None identified

Threats

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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable/Declining

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

CORNER OF CHARNWOOD ROAD / SPRINGFIELD ROAD SHEPSHED

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up and Dye	Type of Use* Hair Dresser	Vacant ✓/x
147 Charnwood Road, Shepshed	Post Office 31 sqm		x
149 Charnwood Road, Shepshed	Chemist 34 sqm		x
151 Charnwood Road, Shepshed (Corner of Charnwood Road/Springfield Road)	Happy Shopper Charnwood Stores 61 sqm	Convenience store	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

9.20 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	0, double yellow lines
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0

Note position of cycle stands on map

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

- | |
|--|
| <ul style="list-style-type: none">▪ Shop fronts tidy, with the exception of Happy Shopper, but buildings require maintenance▪ No litter/dog fouling/graffiti▪ No trees/planting▪ Letter box |
|--|

Name of Local Centre: CHARNWOOD ROAD, SHEPSHED

Recommended Classification*: Declassify

Justification

The Charnwood Road, Shepshe Local Centre consists of hair dressers, double glazing shop, of home ware shop, builders' office taxi company and newsagent. The Local Centre does not contain a range of services that PPS 4 states would typically be found in a Local Centre. Charnwood Road consists of a small parade of shops of purely neighbourhood significance.

* *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 an area of vacant land where there is significant potential for development.

SWOT

Strengths

None identified

Weaknesses

Poor range of services

Poor environmental quality

Lack of car parking

Fenced off vacant land detracts from the appearance of the area

Opportunities

Potential for expansion

Threats

Competition from larger supermarkets/ retailers

Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Declining (State of environment)

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

CHARNWOOD ROAD, SHEPSHED

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
53 Charnwood Road, Shepshed		Residential	
55		Residential	
?		Wasteland	✓
?	Maria's Salon 26 sqm	Salon	x
61	John Warren Double Glazing	Glaziers	x
63	Love-Heart-Home 32sqm	Homeware	x
Above 63	John Warren Building Contractor & Property Maintenance	Building Contractor	x
?	AAA Private Hire	Taxi	x
?	Akash Tandoori	Restaurant	x
?	W M Elliot 16sqm	Newsagent	x
73		Residential	
71		Residential	

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

9:10 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall ✓	No footfall/ pedestrian activity

Accessibility

Car Parking	
Note Number of Spaces	0, double yellow lines
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

- | |
|---|
| <ul style="list-style-type: none">▪ Pavement outside shops in need of repair▪ Shop fronts tidy, with the exception of Happy Shopper, but buildings require maintenance▪ No litter/dog fouling/graffiti▪ Large fenced off area of wasteland▪ Bin▪ No trees/planting |
|---|

Name of Local Centre: **THORPE ROAD/MCCARTHY ROAD,
SHEPSHED**

Recommended Classification*: Declassify

Justification

Thorpe road, McCarthy Road consists of a hairdressers, sandwich shop and a small convenience store. The centre lacks the types and range of uses described in PPS 4. It is a small parade of shops with only neighbourhood significance

* *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

None/Very limited

SWOT

Strengths

Low vacancy levels

Weaknesses

Limited footfall

Limited services and facilities

Average environmental quality in terms of litter

Limited parking

Opportunities

None identified

Threats

Competition from larger supermarkets/ retailers

Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

THORPE ROAD/MCCARTHY ROAD, SHEPSHED

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
6-8 Thorpe Road, Shepshed	Rex Superstores?	Convenience store	x
2-4 McCarthy Road, Shepshed	Caprico	Salon	x
6 McCarthy Road, Shepshed	Munchies	Sandwich shop	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

--

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|---|
| <ul style="list-style-type: none">▪ Recycling facilities▪ Bin▪ Trees and grassed areas outside of shops and large area of open space opposite▪ Maintenance and appearance of buildings ok▪ Small amount of litter |
|---|

Name of Local Centre: HEATHCOTE DRIVE, SILEBY

Recommended Classification*:

Justification

De-classify. Heathcote Drive, Sileby Local Centre consists of a small convenience store. The centre lacks the types and range of uses described in PPS 4.

* *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 opportunities. Potential if car park was redeveloped.

SWOT

Strengths

Significant parking
Lies opposite area of open space

Weaknesses

Poor range of services
Poor environmental quality in terms litter, and the appearance and maintenance of buildings
Limited footfall at the time of site visit

Opportunities

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable/Declining

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

HEATHCOTE DRIVE SILEBY

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
Heathcote Drive, Sileby	Busy Bee's Supermarket 173sqm	Convenience Store	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

10:40

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	3 on street, 10 in car park
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- Area ok but shop not maintained well, looks very run down
- Some litter on premises but none in streets
- No dog fouling or graffiti
- Large area of natural open space opposite
- No street furniture

Name of Local Centre: SWAN STREET, SILEBY

Recommended Classification*: De-classify as Local Centre

Justification

Swan Street, Sileby is a small parade of shops of purely neighbourhood significance. There a limited number of shops and services on offer, although there is some convenience provision.

* *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 limited opportunity for further development within existing boundaries.

SWOT

Strengths

Central location
Proximity to nearby park
Reasonable convenience offer

Weaknesses

Limited off-street car parking

Opportunities

None identified

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

SWAN STREET, SILEBY

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
109 Swan Street, Sileby	Elwell, Watchhorn & Saxton LLP	Recovery/Insolvency Practitioners	x
111 Swan Street, Sileby	McColl's 135 sqm	Convenience Store/Off Licence	x
1 Swan Street, Sileby	Taylor's Estate Agents Wartby Insurance Services Halifax Local Agency		x
64 The Banks	Sileby Convenience Store 77sqm	Convenience Store	x
1 Ratcliffe Road	Glenn Lewin Butchers 30sqm	Butcher	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

10:25 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	2
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	2
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

<ul style="list-style-type: none">▪ Maintenance and appearance of buildings varied from excellent to acceptable▪ No litter/dog fouling/graffiti▪ Bins▪ Large amount of open space in Highgate Road▪ No street furniture

Name of Local Centre: MELTON ROAD, SYSTON

Recommended Classification*: Declassify

Justification

Whilst Melton Road Syston has a relatively large number of units, it does not contain many of the uses typically found in Local Centres as described PPS 4. It doesn't have a small supermarket, a sub post office or a pharmacy. Its only convenience retail store is an off-licence.

* *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. Some opportunity to redevelop around the engineering buildings to the north.

SWOT

Strengths

Located close to railway station and to a corridor with frequent bus services
Large number of units / generally low vacancy levels

Weaknesses

Poor range of services on offer
Poor environmental quality in terms of road traffic and hard, unrelieved public realm

Opportunities

Located near to priority neighbourhood so has potential to address social exclusion
Some opportunities for redevelopment

Threats

Competition from other shops in Syston District Centre including Aldi, Tesco, Somerfield
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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

MELTON ROAD, SYSTON

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
1110 Melton Road, Syston	Bargain Booze 62sqm	Off-license	x
	A V Electronics?	Electrical supplies	✓
	Code Hair and Beauty 29sqm	Salon	x
1114A	Roberto's Pizza	Takeaway	x
	Midlands Co-operative Funeral Services	Undertakers	x
	Glamour Nails	Salon	x
	Hair Affair	Hairdressers	x
	Cyclops Cycles 42sqm	Cycle shop	x
	Males Mens Salon 23.2sqm	Salon	x
	The Red Rose	Indian restaurant and takeaway	x
1126	Syston Dental Care	Dentist	x
1128	Empty	N/A	✓
1130	R D Engineering	Mould tool makers / injection moulders	x
1135	Sally Ann Hair & Beauty	Salon	x
1133	Happy Garden	Chinese Takeaway	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

9.15 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	12-15 directly outside premises
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees/Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

<ul style="list-style-type: none"> ▪ 1130 Melton Road – Yard locked, possibly empty – detracting feature ▪ Heavy traffic flow but no crossing in vicinity of shops ▪ Parking restricted to 1 hour between 8am and 6pm ▪ No graffiti, litter or dog fouling ▪ No trees/plants ▪ Overall state of the environment - average

Name of Local Centre: HUMBERSTONE LANE, THURMASTON

Recommended Classification*:

Justification

De-classify Local Centre.

Humberstone Lane, Thurmaston Local Centre includes a number of units but does not contain some of the typical* services found in Local Centres and appears to function more as a parade of shops with neighbourhood significance.

* *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 within the currently defined boundary. The existing Local Centre could be expanded to include an adjacent pharmacy and opticians

SWOT

Strengths

Adjacent to corridor with high frequency bus service
Low vacancy level

Weaknesses

Poor environmental quality impacted upon by busy main road and lack of quality public realm
Lack of convenience shopping offer

Opportunities

Threats

Competition from larger supermarkets/ retailers (especially Asda and Thurmaston District Centre)
Change 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*

Humberstone Lane, , Local Centre is not considered to meet the PPS4 definition for a Local Centre as it does not provide a broad range of shops, services and facilities typically found in Local Centres. A lack of convenience retail offer, weaknesses in the public realm, the dominance of road traffic and competition from other competing centres in Thurmaston mean that it does not appear vibrant and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification **For discussion**

HUMBERSTONE LANE, THURMASTON

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
573 Humberstone Lane, Thurmaston	Pattaini Pharmacy	Pharmacy	x
575?	Optique Opticals Ltd 31sqm	Opticians	x
575?	Steven's Fish Bar	Takeaway	x
577	Thurmaston Dental Practice	Dentists	x
679	Mace 33sqm	Newsagents	x
1a Lonsdale Road	Cyclelife 125sqm	Cycle shop	x
1	William Hill	Bookmakers	x
3	Hair Company 30sqm	Hairdressers	x
5	Wing Sun	Takeaway	x
7	Males Men's Salon	Salon	x
9	The Laundry & Dry Cleaning Company	Laundrette/dry cleaners	x
11	Domino's	Takeaway	x
13/15	Bargain Booze Plus	Off-licence	x
17	Phone Masters	Mobile phone repairs	x
19	Walker's Hot & Cold Takeaway Food	Takeaway	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

10:20 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
		✓		

Accessibility

Car Parking	
Note Number of Spaces	Approx 30
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant

<ul style="list-style-type: none"> ▪ No street furniture ▪ Maintenance and appearance of buildings generally reasonable but varied ▪ High volume of traffic ▪ No trees/plants ▪ No graffiti
--

- No litter/dog fouling
- Roadworks limiting parking and view of centre.

Name of Local Centre: LONSDALE ROAD, THURMASTON

Recommended Classification*:

Justification:

Lonsdale Road, Thurmaston Local Centre consists of a public house, post office/building society nursery, convenience store and a take-away. Part of the Local Centre has been redeveloped for residential use. The Local Centre does not contain a range of services that PPS 4 states would typically be found in a Local Centre. Lonsdale Road consists of a small parade of shops of purely neighbourhood significance.

* *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

Some limited opportunity for expansion around the public house and its parking area.

SWOT

Strengths

Close to bus service with high frequency service

Weaknesses

Poor range of services

Limited parking for cars or for cycles

Lack of pedestrian activity at the time of site visit

Low environmental quality in terms of litter, graffiti

Appearance of some of the buildings appears poor

Opportunities

Limited opportunities for expansion

Threats

Competition from larger supermarkets/retailers

Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

LONSDALE ROAD, THURMASTON

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
Lonsdale Road, Thurmaston	The Lonsdale	Public House	x
26	Post Office 61sqm	Post Office	x
26 b (part of Post Office)	Alliance and Leicester	Local Agent	x
24-22	Charnwood Nursery & Pre-school	Nursery & Pre-school	x
18	Bindis Supermarket 167sqm	Convenience Store	x
16	Tasty Takeaway	Takeaway	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

--

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/ pedestrian activity
			✓	

Accessibility

Car Parking	
Note Number of Spaces	Approximately 10
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	

Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|---|
| <ul style="list-style-type: none"> ▪ No street furniture ▪ Maintenance and appearance of buildings generally reasonable ▪ Very low volume of traffic ▪ Small amount of graffiti ▪ Limited litter ▪ Limited dog fouling ▪ Appearance of land/car park surrounding public house poor |
|---|

Name of Local Centre: MELTON ROAD, THURMASTON

Recommended Classification*: Local Centre

Justification

Melton Road, Thurmaston includes a range of small shops including a general store, pharmacy, café, take-away, butchers, hair dresser and a bank.

* *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

Some opportunity for further development. Some potential on garage site.
Some disused area fronting the street opposite the parish church.

SWOT

Strengths

Reasonable levels of footfall at time of survey
On route of frequent bus service
Parking provision

Weaknesses

Limited convenience retail offer
Lack of store or focal point such as small supermarket to 'anchor' the Local Centre
Lack of street furniture.
Car dominated public realm

Opportunities

Opportunity to serve priority neighbourhood at Thurmaston.

Areas for potential redevelopment

Threats

Competition from larger supermarkets/ retailers (especially Asda and District Centre)
Change 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*

Melton Road, Local Centre is considered to meet the PPS4 definition for a Local Centre as it provides a broad range of shops, services and facilities. A lack of convenience retail offer, weaknesses in the public realm and competition from other competing centres in Thurmaston mean that it does not appear vibrant and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Declining

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

Summary of Key Issues/Recommendations for Future Strategy

Maintain Local Centre designation. Consider ways of increasing convenience retail offer, improving public realm and other means to increase vibrancy.

MELTON ROAD, THURMASTON

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
778/ (residential) Melton Road, Thurmaston	Thurmaston Stores 68sqm	General store	x
768	Thurmaston Conservative Club	Club/Public House	x
760	East Midlands CPU Ltd	?	✓
746-748	Thurmaston Body Works	Garage	x
740	Leicester Office Equipment	Office Supplies	x
735	The Custard Café	Takeaway	x
731	Paul Stafford Quality Butcher 17sqm	Butcher	x
729	Derek Knowles & Associates Ltd	Insurance Brokers	x
723	Papillon	Café	x
721	Thurmaston Pharmacy 55sqm	Pharmacy	x
719	Tatoo		x
717	Roger's	Barbers	x
703	TLC Apparel	Ebay Store	✓
701	R W Vesey Ltd	?	x
734	Barclay's	Bank	x
732	Value Accountancy Ltd	Accountants	x
730	The Codfather	Takeaway	x
728	Just Residential	Letting Agents	x
? Garage	Parker's	Workshop	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

9.40 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
	✓			

Accessibility

Car Parking	
Note Number of Spaces	Approx 30 roadside
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	
Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|--|
| <ul style="list-style-type: none">▪ No street furniture▪ Maintenance and appearance of buildings generally reasonable but varied▪ Regular but not high volume of traffic |
|--|

- No trees/plants
- No graffiti
- No litter/dog fouling
- Surgery appeared to be closed

Name of Local Centre: SILVERDALE DRIVE, THURMASTON

Recommended Classification*: Declassify

Justification

Whilst the centre provides a convenience store and chemist which are uses that PPS 4 describes as typical of a Local Centre, Silverdale Drive Local Centre is a small parade of shops of neighbourhood significance.

* *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. Potential for small extensions behind the existing units.

SWOT

Strengths

Reasonable level of off-street car parking

Weaknesses

Limited range of services

Opportunities

Very slight overlap with priority neighbourhood so potential to improve social inclusion.

Threats

Competition from larger supermarkets/ retailers
Change 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*

The Local Centre does not provide a broad range of shops, services and facilities, and therefore does not fit Draft Spatial Objective 16 which is to ensure a network of vibrant local centres.

Current State***

Stable

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

Summary of Key Issues/Recommendations for Future Strategy

De-classify Local Centre. Consider alternative classification.

SILVERDALE DRIVE, THURMASTON

Local and District Centre Performance Analysis

**Notes: On the type of use be specific e.g. rather than just stating 'shop' state 'cycle shop'*

**Note on map all uses within Local Centre (even areas of vacant or industrial land)*

Diversity of Uses			
Address	Name of Shop/Unit e.g. Curl Up & Dye	Type of Use* Hair Dresser	Vacant ✓/x
1-3 Silverdale Drive, Thurmaston	Londis?	Convenience Store	x
5	Silverdale Fisheries	Takeaway	x
7	Style Ahead	Hairdressers	x
9	Sayfees Chemist?	Chemist	x

Pedestrian Flows*

**Note also any key pedestrians routes (if these are any obvious) e.g along main road*

**Need to note the time of day*

10:45 am

Busy/Vibrant	Good Pedestrian Footfall	Reasonable Activity	Limited Footfall	No footfall/pedestrian activity
		✓		

Accessibility

Car Parking	
Note Number of Spaces	Approximately 10
Note position of car parking spaces on map	
Bus route	
Note on map position of bus stops	

Cycle Parking	
Note Number of cycle stands	0
Note position of cycle stands on map	

State of the Environment

- Public Realm
- Street Furniture(Bins/ Benches/ Sign posts)
- Maintenance of Buildings
- Appearance of Buildings
- Impact of Traffic
- Presence of litter/ dog fouling
- Presence of graffiti
- Landscaping /Trees / Other Planting
- Significant detracting features (e.g high blank security wall)
- Nearby areas of open space

Please make notes using any of the item listed above which are relevant:

- | |
|--|
| <ul style="list-style-type: none"> ▪ One bench on corner ▪ Maintenance of buildings reasonable ▪ No trees/plants ▪ No graffiti ▪ Considerable litter on grassed area next to Londis store ▪ Designated parking in front of shops but cars parking illegally to fit more in |
|--|