



Appendix 4 – District and Local Centres Health Check Assessments

Anstey District Centre

ADDRESS (and Zone)	The Nook / Bradgate Road, Anstey Zone 6
DESCRIPTION	Located at the southern edge of the district, close the border with the Leicester local authority, Anstey is a small settlement home to approximately 6,500 people and is one of the larger settlements within the District. Anstey district centre is primarily focused on The Nook but also extends south west along Bradgate Road.
CURRENT DESIGNATION	District Centre

PICTURES



The Nook



View towards St Mary's Church

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 4
Convenience	6	Dental Practice, St Mary's Church, United Reformed Church, Doctors Surgery	
Comparison	11 (12)		
Retail Service	14 (15)		
Leisure Service	15	NATIONAL OPERATORS	TOTAL: 5
Financial & Business Services	7	Co-op, Euronics, Nationwide, Londis, Post Office	
Vacant	3		
Total No. of Uses	50 (52)		

COMMENTS

RETAILER/ LEISURE REPRESENTATION

Anstey is primarily host to local and independent retailers but has some national retailers present, notably Co-op and Nationwide.

The convenience retail provision is dominated by Co-op, and is supplemented by the presence of independent greengrocers, confectioners and others. Anstey's convenience offer is slightly above the national average both in terms of the amount of retail units (10.3% compared to the UK average of 9.1%) and proportion of floorspace (18.3% compared to a UK average of 15.3%).

Regarding comparison retailing, despite the overall proportion of such units being substantially lower than the national average (20.7% compared to UK average of 30.4%), total comparison floorspace is broadly in line with the national average (31.6% compared to UK average of 34.5%). This is primarily due to the presence of the large Potters carpet and furniture superstore on Leicester Road. Other comparison units are present in the form of a hardware store, independent clothing stores, giftware and other bulky comparison goods retailers.

Retail service provision is significantly higher than the national average, both in terms of proportion of units and floorspace (24.1% and 10.3%, respectively, compared to UK averages of 14.7 and 6.9%). The high proportion of floorspace is largely attributable to the large funeral directors located on Leicester Road. The other retail service uses in Anstey occupy smaller sized units. The lack of other retail unit types (notably comparison) has most likely contributed to the proportion of retail service units being skewed.

Leisure service provision is broadly in line with national average in terms of the proportion of outlets and comprises a number of pubs, coffee shops, cafes and restaurants. A large restaurant/bar is further located on Staddon Road just outside the centre boundary.

Financial services are also above average in Anstey compared to national figures, with the floorspace being notably higher. This is partly due to the presence of the large builder's merchants on Ned Ludd Close.

PEDESTRIAN ACTIVITY

Pedestrian activity was centred around the shops facing onto The Nook, with a significant amount of this activity emanating from The Nook car park and Cropston Road. Pedestrian activity decreased along Bradgate and Staddon Road with distance from The Nook.

VACANCY RATES

There are three vacant units in the centre. Vacancy rates were found to be below the national average in respect of both the number of vacant units and the proportion of vacant floorspace within the centre, which is a good indicator of the centre's health. There

	is a large vacant unit located on Cropston Road, adjacent to the Co-op food store, which comprises slightly more than two thirds of the overall vacant floorspace within the centre.
ACCESSIBILITY	<p>The centre contains two main car parks, one which is council operated and one which serves customers of the Co-op food store. The Council operated car park off The Nook is free for users and contains a total of 82 parking bays, 15 of which are short stay (2 hours) only. There are also a number of on street parking spaces on The Nook. At the time of survey, the Council car park off The Nook was close to capacity and is considered to be well used.</p> <p>The centre was considered to be walkable with a number of pedestrian crossing points and residential uses both within and adjacent to the town centre. Important new traffic islands are provided at The Nook improving the ease and safety with which pedestrians can cross. Some alleyways and ginnels leading off from the centre are not signposted and have no indication of their destination. Away from The Nook, the retail and service provision on Bradgate Road is limited and dispersed.</p> <p>There are several bus stops within the centre offering frequent connections to the residential areas of Anstey as well as Loughborough and Coalville.</p> <p>Cycle stands are available at the Co-op store and also on The Nook.</p>
ENVIRONMENTAL QUALITY	<p>The Nook roundabout has recently undergone upgrades to include additional traffic signage and signals. Whilst being of a high-quality finish, the abundance of traffic signage was a visual detractor for the area. In addition, some of the buildings facing onto The Nook were in a noticeably poorer condition than others, such as the building on the corner of Bradgate / Leicester Road. However, overall, the visual amenity of the centre is good and retains a village character.</p> <p>The area around St Marys Church was noticeably more attractive (the church building and several other components are listed) than other areas of the town centre. This area was the only significant green space in the centre and appeared to be the only place with bench seating for public use. However, this area is only visible when in close proximity to the church itself.</p>
CONCLUSION	<p>Overall, Anstey is regarded as a healthy centre, which benefits from a good mix of retail and service provision, a low vacancy rate and good general accessibility. The recent upgrades to The Nook roundabout have helped to reduce the dominance of traffic at this important focal point by improving pedestrian links across this area. However, The Nook does suffer somewhat from mixed building frontage quality and some visual street clutter. The centre does have a general lack of seating and soft landscaping throughout its entirety</p>

	<p>and whilst there is some green space at St Mary's Church, this is at the periphery of the main area of retail activity around The Nook.</p> <p>We recommend tightening the boundary of the centre on Bradgate Road where the retail and service provision is limited and dispersed to exclude residential uses.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Good overall retail and service offer. • Good overall environmental quality with recent upgrades to The Nook roundabout improving pedestrian connections. • Few vacant units. • Easily accessible for pedestrians, by bus and car, with well-located parking opportunities. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm and lack of soft landscaping. • Presence of prominent dated and poorly maintained buildings. • Traffic dominated focal point at The Nook. • Limited and dispersed nature of retail and service provision on Bradgate Road. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Additional soft landscaping enhancements and improved signage to/on alleyways to facilitate pedestrian accessibility. <p>THREATS</p> <ul style="list-style-type: none"> • Proximity and competition from larger Beaumont Leys Shopping Centre in Leicester local authority area. • Council car park found to be operating at capacity and could discourage visits to the centre if finding a parking space is difficult at peak times.

Barrow Upon Soar District Centre

ADDRESS (and Zone)	High Street and North Street, Barrow Upon Soar Zone 4
DESCRIPTION	Barrow Upon Soar District Centre is situated within the village of Barrow Upon Soar, approximately 4.5km to the south east of Loughborough town centre. The centre is focused on High Street and North Street, with a cluster of retail and service units located in the south of the centre on High Street and one around 100m to the north on North Street, with the two areas separated by residential properties. The wider area is predominantly residential in character.
CURRENT DESIGNATION	District Centre

PICTURES



High Street, Barrow Upon Soar



North Street, Barrow Upon Soar

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 5
Convenience	4	Holy Trinity Church, Methodist Church, Health Centre, Library, Parish Council Public Information Office	
Comparison	4		
Retail Service	9		
Leisure Service	10	NATIONAL OPERATORS	TOTAL: 2
Financial & Business Services	4	Boots, Co-op Food	
Vacant	1		
Total No. of Uses	32		

COMMENTS	
RETAILER/ LEISURE REPRESENTATION	<p>There are four convenience retail outlets in the centre, comprising a small Co-op Food foodstore on High Street (of around 450 sq.m gross), which provides the main convenience goods provision in the centre, an independent convenience store located on North Street, a sweet shop, and a confectionery/tobacco/news store. Whilst we would typically expect a greater quantity of convenience goods provision in a centre of this size and status, the Barrow Upon Soar Neighbourhood Plan Submission Document identified that local people feel that the provision in the centre meets their day-to-day needs. The four comparison units in the centre comprise a Boots pharmacy, a florist, a card and gift shop, and a gift shop and deli. This is considered to be a reasonable level of comparison goods uses for a centre of this size.</p> <p>The nine retail service uses include four hairdressers/barbers, three beauticians, an opticians, and upholsterer. At the time of our visit, a Post Office was also located within The Paper Shop newsagents on High Street. However, the Post Office element closed on 20th August 2018 shortly after our visit to the centre. The centre contains a strong leisure service offer, particularly for a centre of this size. Leisure service uses is the largest category of use in the centre, with ten such units located in the centre including five takeaways, two dining pubs, two cafés and a conservative club. There are four financial and business service outlets in the centre comprising two estate agents, a financial advisors and serviced meeting rooms. There are no banks or building societies in the centre although a cash machine is located on High Street. Other uses in the centre include a library, health centre, dentists and physiotherapists.</p> <p>There are only two national multiple operators present in the centre – the Co-op Food and Boots. Instead, the centre provides a strong independent offer and a distinct local offer.</p>
PEDESTRIAN ACTIVITY	<p>The Co-op Food car park was observed to be relatively busy, with a number of people arriving/departing in vehicles and entering/exiting the Co-op Food store. A number of people were also seen parking near to the convenience store on North Street and quickly entering the unit. Pedestrians activity elsewhere in the centre was observed to be relatively low at the time of our survey. We note that our visit was in the late afternoon and that leisure services uses are likely to be busiest over the lunch and evening periods.</p>
VACANCY RATES	<p>The centre currently contains only one vacant unit representing a low level of vacancy. Another block of units was observed as for sale, but was still in use at the time of survey.</p>
ACCESSIBILITY	<p>The village of Barrow upon Soar is relatively compact, with almost all of the village within a 10 to 15 minute walk of the centre and is therefore accessible for most village residents on foot and on bicycle. Many parts of the centre benefit from wide pavements on at least one side of the road. Cars were observed parked on and obstructing wide areas of pavement on</p>

	<p>North Street. Vehicular traffic levels through the centre on the High Street were observed to be relatively high, making it difficult for pedestrians to cross from one side to the other. However, a pedestrian crossing facility is provided on High Street.</p> <p>The centre is also served by bus Service 2 and 27, which provide at least a half hourly service at peak times that links the centre with the residential area of Barrow Upon Soar to the south of the centre and on to Loughborough town centre and Leicester. There is no bus service connecting the centre with the residential area of the village to the north. The centre is located on an important local route through the village of Barrow Upon Soar and as such is easily accessible by car.</p> <p>Parking restrictions are in place along High Street and North Street, and on-street car parking provision in the centre is limited. The Barrow Upon Soar Neighbourhood Plan Submission document identifies 11 marked and unmarked on street parking bays in the centre. A free 33 space car park (including one disable space) is located off High Street approximately 50m south of the centre boundary. There are a number of patron-only car parks within the centre. Most notably the Co-op Food car park located to the rear of the store, which provides up to two hours free parking for customers; the Barrow Health Centre car park for patients; a library car park to the rear of the library and the car park for the Three Crowns public house. However, there is no public car park located in the centre.</p> <p>We consider that the limited on-street car parking combined with the lack of a public car park within the centre, the peripheral location of the Council-run public car park on High Street and its relatively small size represents an issue for Barrow Upon Soar district centre. Indeed, residents' concerns regarding the lack of car parking in the centre were highlighted in the Barrow Upon Soar Neighbourhood Plan submission document. The need for additional car parking is also identified in the Car Parking Impact Assessment completed by WYG in 2015 on behalf of the Council. The follow-up study, The Charnwood Car Parking Site Availability and Deliverability Assessment completed in 2017 goes on to identify the potential to increase off street car parking provision serving the centre through extension of High Street Car Park and improved car park management.</p>
<p>ENVIRONMENTAL QUALITY</p>	<p>The centre is generally attractive and well maintained, with many period and traditional properties and heritage features, particularly in the south of the centre on High Street. It is clean and tidy, with numerous planters and hanging baskets, although these are focused on High Street and the North Street cluster appears slightly bare and would benefit from additional planting.</p> <p>Nevertheless, the retail and service units in the north of the centre are generally less traditional and some are less well maintained and appear dated, which together with areas</p>

	<p>of poorly maintained pavement and limited planting, lower the overall environmental quality in this part of the centre. The north of the centre benefits from a number of listed buildings/structures comprising a number of residential properties and the Holy Trinity Church.</p>
SUMMARY AND CONCLUSIONS	<p>Barrow Upon Soar district centre contains a total of 32 units, including a small Co-op Food store, Boots, and range of independent convenience and comparison retailers. The centre also contains a strong retail service and leisure offer with limited vacancy.</p> <p>We would typically expect a district centre to encompass a larger foodstore than provided by the Co-op, one which functions as a 'main' rather than 'top-up' food shopping destination. However, residents have indicated that the provision in the centre meets their day-to-day needs. We further note that a Tesco Extra store is located in Shelthorpe around a 5 km (8 minute) drive from Barrow Upon Soar and most residents can easily access the supermarket facilities in Loughborough town centre by bus. We therefore consider that whilst a larger supermarket facility in the centre could improve local residents access to a 'main' food shopping destination, Barrow Upon Soar is a healthy centre with a good mix of shops and services that meet the needs of the village residents and its surrounding rural catchment.</p> <p>Relatively high levels of traffic through the centre detract from the overall environmental quality. Nonetheless, the centre is generally attractive and well maintained. It benefits from many period properties, heritage features, planters and hanging baskets, particularly in the south of the centre on High Street. The overall environmental quality is lower around North Street. Units in this area are less well maintained and appear dated, there are areas of poorly maintained paving and planting is more limited. The north of the centre would therefore benefit from public realm improvements.</p> <p>A lack of car parking in the centre represents a key issue for Barrow Upon Soar. There is no fully public car park present in the centre and on-street car parking is limited. High Street car park provides a modest number of public car park spaces for the centre, but this car park is located around 50m south of the centre boundary and is some distance from the north of the centre.</p> <p>The defined centre boundary encompasses residential uses in peripheral locations and so we recommend that the boundary is tightened to exclude these areas.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Adequate number of units and a good mix of shops and services. • Strong retail service and leisure offer. • Attractive environment. <p>WEAKNESSES</p>

	<ul style="list-style-type: none">• Lack of car parking provision.• Through traffic on High Street and North Street. <p>OPPORTUNITIES</p> <ul style="list-style-type: none">• Environmental improvements in the north of the centre.• Potential refurbishment of 6-10 North Street, which is currently marketed for sale.• Potential to increase off street car parking provision serving the centre through extension of High Street car park and improved management. <p>THREATS</p> <ul style="list-style-type: none">• Recent closure of the Post Office and loss of the associated footfall.• Lack of significant opportunity sites within or adjacent to the centre to accommodate additional car parking.
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Birstall District Centre

ADDRESS (and Zone)	Sibson Road, Stonehill Avenue and Wanlip Lane. Zone 6
DESCRIPTION	Located on the southern border of the district and recognised by the Council as being a part of the Leicester Principal Urban Area, Birstall is one of the larger centres in the borough, containing 86 retail and service units. The centre is predominantly focused on Sibson Road, from Birstall Cross Roundabout at the southern end of the centre up to the junction with the A6 at the northern end, with some units located on Stonehill Avenue and Wanlip Lane.
CURRENT DESIGNATION	District Centre

PICTURES



Birstall Cross



Sibson Road

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 3
Convenience	11	Dental Practice, Birstall Medical Centre, St Theresa's Church	
Comparison	22		
Retail Service	18 (20)		
Leisure Service	16	NATIONAL OPERATORS	TOTAL:13
Financial & Business Services	13	The Co-op, Co-op Funeral Directors, Bargain Booze, McColl's, Barclays, Nationwide, Papa Johns, Tesco, Natwest, Santander, Post Office, William Hill, Betfred	
Vacant	6		
Total No. of Uses	86 (88)		

COMMENTS	
RETAILER/ LEISURE REPRESENTATION	<p>Birstall has a notably higher number of national retailers compared to other district centres in the borough, particularly retail banks.</p> <p>Birstall's convenience offer was found to be higher than the national average with convenience goods provision relatively spread out throughout the centre, with Co-op providing a major convenience retailer at the southern end, Tesco Express at the northern end and McColl's roughly in the centre. The convenience offer here was defined more by national multiples than that observed in other centres. The remainder of the convenience offer was characterised by local and independent food traders.</p> <p>Comparison goods retailing comprises the largest individual category of use in the centre with 22 units and includes a large garden centre, a jewellers, clothing, furniture, a chemist, budget comparative goods and gift/craft ware. Nevertheless, comparison retailing representation was lower than the national averages. Despite the below average provision, it is considered that comparison goods are reasonably well catered for, in recognition that convenience and service offerings are typically more prevalent in small scale centres of this size.</p> <p>Birstall's retail service provision accounted for 20 of the centre units, mostly comprising of hairdressers and beauty salons alongside several opticians, a tattoo studio and a post office.</p> <p>Leisure services were assessed as below the national averages. It was noted that these were generally clustered around the southern end of the town centre and included a large social club, five takeaways, two cafes, two restaurants, two betting shops and a pub.</p> <p>Financial and business services were notably higher in Birstall compared to national averages and also other centres in the district. It is likely that the higher number of financial units reflects the relative lack of such services in the more rural centres of the district.</p>
PEDESTRIAN ACTIVITY	<p>Pedestrian activity was noted throughout the centre and was generally well spread out. At the time of the visit, the Sibson Road Car Park formed a natural starting point for customers visiting the centre.</p>
VACANCY RATES	<p>Six units were observed to be vacant during the survey of the centre. Proportionally this is lower than the national average. Vacant units were dispersed throughout the centre and were generally small sized units.</p>

ACCESSIBILITY	<p>Street parking was available along most of Sibson Road with a large car park located at the southern end of Sibson Road adjacent to Birstall Cross. The car park was observed to be at half capacity at the time of the survey. Both Birstall Social Club and the Co-op food store have separate car parks but these were for customers use only. The Co-op customer car park is relatively large and was observed to be well used.</p> <p>The centre is surrounded by residential uses on all sides, meaning pedestrian connectivity is very good. There are also several pedestrian crossings at intervals along Sibson Road allowing for pedestrians to traverse it safely. The linear nature of the centre along the length of Sibson Road results in some understandable disconnection between the shops at the respective northern and southern ends.</p> <p>Bus stops are located throughout the town centre with services connecting to other parts of Birstall, Leicester and Goodwood.</p> <p>It was noted there was a high amount of dedicated cycle parking spread throughout the centre.</p>
ENVIRONMENTAL QUALITY	<p>The environmental quality was good throughout the centre, with a good quality street environment, street furniture and buildings. There was a noted reduction in soft landscaping along the northern section of Sibson Road when compared to the southern section.</p>
CONCLUSION	<p>Birstall is considered generally to be a healthy centre with a strong convenience offer and a variety of other retail and service provision that meets the needs of the local community. The environment was considered to be good quality and generally attractive.</p> <p>The linear form of the centre and substantial distance between its north and southern ends does create a physical disconnection between the north and south of the centre. Despite this separation, pedestrian activity was observed at both ends and between them, and the low vacancy rate indicates that there is good demand from business to locate in the centre.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Large number and good mix of retail and service units with Co-op and Tesco Express providing important anchor stores in the south and north of the centre. • Low vacancy rates. • Good environmental quality. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Relatively limited leisure services offer with a focus on takeaways. • Elongated nature of the centre and slight disconnect between the northern and southern ends of Sibson Road. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Further enhance environmental quality through provision of additional soft landscaping and planting in the north of the centre. <p>THREATS</p>



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| | <ul style="list-style-type: none">• Proximity to and competition from Leicester. |
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Gorse Covert District Centre

ADDRESS (and Zone)	Maxwell Drive, Loughborough Zone 2
DESCRIPTION	<p>Gorse Covert District Centre is located within the urban area of Loughborough approximately 2 km north west of Loughborough town centre. The centre sits within the residential area of Dishley. It serves the residents of Dishley and Thorpe Acre to the south of the centre.</p> <p>The centre comprises a large Morrisons foodstore and adjoining purpose-built shopping parade, together with adjacent community uses and a small area of residential use. In total, there are nine retail and service units in the centre.</p>
CURRENT DESIGNATION	District Centre

PICTURES



Morrisons, Gorse Covert



Shopping Parade, Gorse Covert

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 3
Convenience	1	Gorse covert Community Centre, Dishley Medical Practice, New Life Community Church	
Comparison	2		
Retail Service	4		
Leisure Service	2	NATIONAL OPERATORS	TOTAL: 3
Financial & Business Services	0	Morrisons, Well Pharmacy, Betfred	
Vacant	0		
Total No. of Uses	9		

COMMENTS	
RETAILER/ LEISURE REPRESENTATION	<p>There are nine commercial outlets located in Gorse Covert, dominated by a large Morrisons foodstore. A parade of small shops is located to the west of the Morrisons foodstore, beyond which is a medical practice, dentists and church. A community centre is located to the south of the parade of shops. North east of the Morrisons foodstore is an associated petrol filling station and shop.</p> <p>The national multiple operators present in the centre comprise the Morrisons foodstore and petrol filling station shop, a Well Pharmacy located within the medical practice, and a Betfred within the parade of small shops. The number of independent operators are also present within the parade of shops, namely an opticians, a hair and beauty salon, post office, takeaway and mobility shop.</p>
PEDESTRIAN ACTIVITY	<p>The centre was reasonably busy on the day of the visit outside of the Morrisons store entrance and within the car park. Pedestrian activity outside the parade of commercial units was lower.</p>
VACANCY RATES	<p>The centre currently contains no vacant units.</p>
ACCESSIBILITY	<p>The centre is located adjacent to the Black Brook, a significant area of public open space which provides attractive access by cycling and walking along the Blackbrook Way. The centre is served by a large car park and is easily accessible by car via Maxwell Drive.</p>
ENVIRONMENTAL QUALITY	<p>Given the relatively modern format of the centre, the environmental quality is good. Numerous mature trees are present throughout the car parking area and other areas of the centre contain attractive areas of planting and trees. The centre was clean at the time of our visit with little, if any, litter or graffiti and all premises well maintained. The centre further benefits from its location bordering the Black Brook.</p> <p>Nevertheless, the Morrisons store turns its back to the other uses in the centre with the rear of the store facing the parade of small shops in the centre shuttered in part and in part a staff café area that is not accessible from the parade area. Whilst none of the units in the centre are vacant, the shuttered and insular Morrisons frontage reduces the active frontage in the centre adversely affecting the environmental quality in the vicinity of the shopping parade.</p>
CONCLUSION	<p>Gorse Covert performs an important role in providing a range of community and commercial uses that meet the day to day needs of residents in the north west of Loughborough. The Morrisons store provides a key facility that meets residents' convenience and, to a lesser extent, comparison shopping needs. The centre is reasonably busy, modern and attractive and appears to be performing well. There are no vacant units in the centre. Nevertheless, the offer in the centre is dominated by the Morrisons store and the small number of other units in the centre provide only a limited range of other goods</p>

	<p>and services. Moreover, the Morrisons store turns its back to the other uses in the centre, which are hidden behind the staff and storage areas at the rear of the store. The dominance of the Morrisons store and its poor relationship with the other units in the centre fails to maximise its potential benefit in supporting linked trips with other destinations in the centre.</p> <p>The defined centre boundary encompasses a small area of residential uses and so we recommend that the boundary is tightened to include only the commercial and community uses within the centre.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Modern and attracting setting with a high environmental quality. • Large supermarket providing an important anchor store. • Strong community and service focus of uses in the centre. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Small number of units and limited range of shops and services. • Morrisons entrance facing away from the parade of shops <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Large residential catchment area encompassing the north west of the Loughborough urban area. <p>THREATS</p> <ul style="list-style-type: none"> • Dominance of Morrisons in the centre and its poor relationship with other operators in the centre. • Lack of prominence and visibility of the parade of small shops. • Lack of vacant units or opportunity sites within or adjacent to the centre that would enable any new and additional operators to open or the centre to expand.

SHELTHORPE DISTRICT CENTRE

ADDRESS (and Zone)	Landsdowne Drive/A6004 Epinal Way and Park Road, Loughborough
DESCRIPTION	<p>Shelthorpe district centre is situated within the urban area of Loughborough approximately 1.5 km south of Loughborough town centre. The centre sits within the residential area of Shelthorpe and serves the residents in the south of the Loughborough urban area. The centre comprises a large Tesco Extra foodstore and associated petrol filling station shop off Park Road and a further 12 small shops fronting Landsdowne Drive/A6004 Epinal Way and Park Road, primarily within a purpose-built shopping parade. A church and church hall are further located within the centre on Park Road.</p> <p>Another parade of 12 small shops and 3 further retail and service units fronting the A6004 Epinal Way/Ling Road and Park are located adjacent to the defined Shelthorpe district centre boundary and function as part of the district centre. There units were identified in the Borough of Charnwood Local Plan 2004 as within the 'Park Road, Loughborough' local centre. However, as part of its 2011 Review of Local Centres the Council identified the potential for merging this centre within the adjacent Shelthorpe district centre, and 'Park Road, Loughborough' is no longer defined as a distinct centre in the Charnwood Local Plan 2011 – 2028 Core Strategy. However, its incorporation within Shelthorpe district centre is not reflected in the defined Shelthorpe district centre boundary, which remains as defined in the proposals map accompanying the Borough of Charnwood Local Plan 2004.</p>
CURRENT DESIGNATION	District Centre

PICTURES



Lansdowne Road



Park Road

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 2 (2)
Convenience	1 (4)	Sacred Heart Church, Church Hall	
Comparison	3 (6)		
Retail Service	4 (8)		
Leisure Service	4 (9)	NATIONAL OPERATORS	TOTAL: 1 (7)
Financial & Business Services	0 (0)	Tesco, (Bargain Booze, McDonalds, Enterprise Rent-a-Car, One Stop, Post Office, Texaco)	
Miscellaneous	0 (0)		
Vacant	2 (2)		
Total No. of Uses	14 (29)		

COMMENTS

RETAILER/ LEISURE REPRESENTATION

There is just one convenience unit within the defined centre boundary, a 8,565 sq.m gross Tesco Extra store. A further three convenience operators – an independent butchers/delicatessen, an off licence and a convenience store – are located immediately outside of the centre boundary. Nevertheless, the large Tesco Extra store dominates the retail and service provision in Shelthorpe, accounting for 89% of the total 9,655 sq.m of floorspace within the defined centre boundary and 76% of the total floorspace taking into account the adjacent retail and service units.

There are three comparison goods retailers within the defined centre boundary and an additional three comparison units outside the boundary. These comprise a windows/doors retailer, furniture shop, pet shop, cycles shop, charity shop and pharmacy and provide a reasonable variety of comparison retail offer for a centre of this size. The Tesco Extra store further provides a large comparison goods offer.

There are four retail service units within the centre boundary and eight including those units immediately outside the boundary, which comprise a hairdressers, two beauty salons, a laundrette, petrol filling station, a tattoo shop and car rental. A post office is also located within the pharmacy and the Tesco Extra store encompasses a Timpson concession and additional services including photo processing. Leisure uses in the centre account for four of the units within the defined boundary and a further five of the adjacent units. The majority of these are takeaways, one is a café and two are restaurants (one of which is a McDonalds fast food restaurant). A café is also provided in the Tesco Extra store. In total, 5

	<p>out of the 29 units in Shelthorpe are takeaways (excluding the McDonalds), which equates to 17.2% of the units. We consider this to be a high proportion of units in a district centre. No financial and business services are present in the centre. We note that the Tesco Extra store and post office provide cash machines.</p> <p>The presence of national multiple operators within the defined centre boundary is limited to the Tesco foodstore and petrol filling station shop, and the Timpson concession within the Tesco store. The adjacent provision immediately outside of the boundary includes a further six national operators. Bargain Booze, One Stop and the Post Office are located with the parade off shops fronting Ling Road and Park Road, and McDonalds, Enterprise Rent-a-Car and Texaco are to the north of the A6004 Epinal Way/Ling Road.</p>
PEDESTRIAN ACTIVITY	<p>Pedestrian activity across the centre was light at the time of our visit and focused on the entrance to the Tesco Extra store. Pedestrian activity elsewhere in the centre was relatively limited. However, a number of customers at the café on Park Road were sat in the outdoor seating, which contributed significantly to the vibrancy of the centre.</p>
VACANCY RATES	<p>Two of the units are currently vacant, equating to 14.2% of the units in the centre boundary and 6.9% of the total 29 units including those outside the boundary. We note that vacancy in the centre is low in terms of floorspace given the small scale of the two vacant units compared to the Tesco Extra store.</p>
ACCESSIBILITY	<p>The centre is located on the Park Road roundabout, which forms the junction of the A6004 Epinal Way/Ling Road, part of the key strategic highway route between the south and west of Loughborough, and Park Road, an important through road serving the residential estates in south Loughborough. The centre is therefore easily accessible by car. It benefits from a large customer car park serving the Tesco Extra store, as well as on street car parking on Park Road, Lansdowne Road and Ling Road. Customer car parking is also available within the McDonalds restaurant. There were plenty of free spaces available during our visit to the centre and no signs restricting the use of the Tesco car park suggesting that there is sufficient car parking provision in the centre.</p> <p>The dedicated cycle route is provided across the Park Road Roundabout along the A6004. Cycle parking is provided on Park Road and at the Tesco store.</p> <p>Signalised pedestrian crossing facilities are located across the Park Road, A6004 Epinal Way and Ling Road arms of the Park Road Roundabout. Zebra crossing facilities are located within the Tesco site and across Park Road south of the entrance to the Tesco site. Whilst the centre is located on a busy highway route, wide pavements and pedestrian crossing facilities provide a safe environment for pedestrians to walk to the centre from surrounding residential areas.</p>

ENVIRONMENTAL QUALITY	<p>The Tesco store and wider site is modern and landscaped, providing an attractive and good quality environment along its Park Road frontage as well as in the site itself. Elsewhere in the centre, the environment is somewhat dominated by traffic and tarmac given the location of the centre on a strategic highway route and busy road junction. Nevertheless, Park Road Roundabout itself is grassed with bushes and trees as are some small verges on the A6004, which provide attractive and welcome areas of greenery. The centre also benefits from wide pavements and the majority of the shops are well maintained. At the time of our visit, the centre was reasonably clean on Park Road, but less so on Lansdowne Road/Ling Road.</p> <p>Overall, we consider that the environmental quality of the centre is reasonable taking into account its location on a major highway route and junction. Nevertheless, the public realm in the vicinity of the small shops and some of the shop fronts would benefit from updating additional soft landscaping.</p>
SUMMARY AND CONCLUSIONS	<p>Shelthorpe district centre is a healthy centre with a good mix of shops and services for its size. The large Tesco Extra foodstore provides a large convenience and comparison goods offer as well as other service functions. The Tesco Extra store is complemented by a range of small shops and vacancy in the centre is low. However, whilst the Tesco Extra store provides an important anchor for the centre, it also dominates the offer in the centre. The total number of units in the centre is relatively limited for a district centre, and the Tesco Extra store accounts for around three quarters of the total floorspace in the centre.</p> <p>The centre performs an important leisure service role, with almost a third of the units in the centre leisure service operators. However, over half of the leisure uses in the centre are takeaways. To ensure that the retail function and daytime vitality of the centre is maintained and protected we recommend that the Council considers restricting the proportion of takeaway outlets in the centre. Limiting the proportion of takeaways in a centre also serves to encourage healthy food choices.</p> <p>There is ample car parking within the centre within the large Tesco Extra store car park. Although a customer car park, there are no parking restrictions enabling customers to complete linked trips with other destinations in the centre. There is also a good level of on street car parking provision off the main road that provides easy and safe access to the small shops within the centre.</p> <p>Whilst on a busy highway route, the centre benefits from wide pavements and numerous pedestrian crossing facilities that create a more pedestrian friendly environment. Nevertheless, the centre is visually dominated by the expanse of highway, the public realm</p>

	<p>is dated in appearance and lacks soft landscaping in the vicinity of the small shops.</p> <p>The defined centre boundary omits adjacent retail and service uses that function as part of the centre and so we recommend that the boundary is extended to encompass these uses within the centre boundary.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Large Tesco Extra store that provides a large range of convenience and comparison goods, and functions as an important anchor for the centre. • Highly visible and accessible centre with ample car parking and good pedestrian and cycling facilities. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited number of shops and services in addition to the Tesco store. • Dated public realm and lack of soft landscaping. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Wide areas of pavement providing an opportunity to provide a high-quality environment and public realm. <p>THREATS</p> <ul style="list-style-type: none"> • High proportion of fast food takeaways.

Shepshed District Centre

ADDRESS (and Zone)	Field Street, Hall Croft and Brook Street/Cheapside, Shepshed Zone 3
DESCRIPTION	Shepshed District Centre is situated within the town of Shepshed, which is the second largest settlement in Charnwood after Loughborough. The centre is located approximately 5.5 km to the west of Loughborough town centre. The centre is focused on Field Street, Hall Croft and Brook Street/Cheapside. Shepshed district centre contains a total of 69 retail and service units. An Asda foodstore on Charnwood Road abuts the southern boundary of the centre. A further retail unit is located immediately north of the defined centre boundary on Brook Street. The retail and service units within the centre are interspersed with residential units, particularly in the peripheral areas of the centre. The surrounding area is predominantly residential in character.
CURRENT DESIGNATION	District Centre

PICTURES



Field Street, Shepshed



Market Place, Shepshed

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 8
Convenience	6 (8)	Field Street Surgery, Library, Christchurch Methodist Church, Charnwood Road Baptist Church, Dentists (Charnwood Dental Centre and Shepshed Dental), Shepshed Community Centre	
Comparison	10		
Retail Service	20		
Leisure Service	20	NATIONAL OPERATORS	TOTAL: 6 (7)
Financial & Business Services	5	Co-op Food, Premier, Numark Pharmacy, Ladbrokes, Age UK, Nottingham Building Society, (Asda)	
Vacant	8		
Total No. of Uses	69 (71)		

COMMENTS	
RETAILER/ LEISURE REPRESENTATION	<p>There are six convenience retail outlets in Shepshed District Centre, the largest of which is the Co-op Food supermarket at Hall Croft. The other smaller convenience outlets in the centre are a Premier convenience store, an off-licence, a newsagent/off-licence and a butchers and an e-cigarette shop. An Asda supermarket is located immediately outside the southern boundary of the centre on Charnwood Street. We consider that the Asda store functions as part of the centre given its proximity to the retail and service units in within the defined centre boundary. Around 100 m further south is a Tesco Express on Charnwood Road, which functions as an edge of centre store. A small Co-op Food store is further located on Loughborough Road around 150 m north west of the centre boundary. We consider that the centre provides a reasonable level of convenience goods provision for a district centre serving a town the size of Shepshed.</p> <p>There are 10 comparison retail units in the centre, including a florist, a charity shop, pharmacy, furniture/appliances store, floor coverings and decorating stores. The centre also contains a small number of specialist comparison retailers offering product including children's clothes/accessories shop, models, bikes and guns, some of which also operate online stores. We consider that the comparison retail offer of the centre is relatively limited for a centre of this size and has no or a limited offer within some important comparison goods categories that would be expected in a centre of this size, such as health and beauty, household goods, homewares and clothing, although we recognise that some of these types of goods will be available within the Co-op and Asda supermarkets.</p> <p>The centre contains a good retail service offer, with 20 retail service outlets in the centre, including 15 hairdressers/beauty salons/barbers, a Post Office and two opticians. The centre also contains a strong and varied leisure sector offer with a total of 20 leisure units including six takeaways, five restaurants, three cafes, three pubs (one of which is also a small hotel) and a guest house. There are five financial and business service units in the centre, including a building society, two estate agents and an accountant. Other facilities in the centre include a medical centre, vets, tuition, dentists, youth centre and library.</p> <p>A weekly market is also held in Shepshed on Hall Croft, which supplements the range of type of goods available in the centre.</p> <p>There are six national multiple operators present in the centre and seven including the Asda foodstore just outside the defined centre boundary.</p>
PEDESTRIAN ACTIVITY	<p>Pedestrian activity in the centre was observed to be generally relatively light during our visit to the centre. Pedestrian activity was focused on the eastern half of Field Street and</p>

	<p>tailed off and to Hall Gate. Britannia Street, Hall Croft and Market Place/Cheapside were observed to be very quiet at the time of our visit. We consider that the low level of pedestrian activity is likely to reflect the relatively limited comparison retail function of the centre.</p>
VACANCY RATES	<p>The centre contains eight vacant units, equating to a vacancy rate of 11.6% and is slightly below the UK average of 12.3%. The vacant units are generally distributed throughout the centre with the only notable concentrations of vacant units on the alley linking Field Street and Hall Gate where both of the two units located here are currently vacant. There is evidence of the conversion of former retail and service units to residential use in peripheral areas of the centre, most notably on Britannia Street and Cheapside.</p>
ACCESSIBILITY	<p>Shepshed District Centre is located at confluence of four key arterial north-south routes through Shepshed, which link the centre with the residential areas of Shepshed by car and on to the main highway routes west to Loughborough and the M1. However, once arriving at the centre it is more difficult to navigate through by car. The north and south of the centre, focused on Field Street/Charnwood Road and Market Place/Hall Croft, respectively, are physically in close proximity, but the vehicular route between the two is indirect and convoluted. Vehicular access to the Co-op store and Hall Croft is only possible from the north, with residents arriving by car from the south therefore required to loop round the centre to access these locations.</p> <p>Footpaths link Hall Gate with Britannia Street and Field Street, which allow pedestrians to travel more directly through the centre. Pedestrians can also travel north-south through the centre walk between Church Street, Queen Street and Hall Gate via the Co-op site. However, these pedestrians routes are of a poor quality, with a narrow alley linking Field Street and Hall Croft that is bordered by the blank sides of the adjacent properties, and vacant units. There are level changes between the Co-op site and Hall Croft and no footways following the vehicular route through the Co-op site. Pavements are narrow on Field Street in particular. There are limited pedestrian crossing facilities within the centre, most notably at the Bull Ring Roundabout and the eastern end of Field Street, where vehicles dominate.</p> <p>The centre is well served by a number of bus services, including Services 16, 126, 127, 129, and Skylink Nottingham, which provide frequent connections to the surrounding residential areas of Shepshed and link the centre to Loughborough, Coalville, Ashby-de-la Zouch, Leicester and Nottingham.</p> <p>The main public car park serving the centre is located just outside the centre boundary off Britannia Street and adjacent to Glenmore Park. The car park provides 68 free and unrestricted car parking spaces including 5 disabled spaces. Off-street short stay car</p>

	<p>parking is also available for 25 cars within the pay and display Health Centre Car Park off Field Street. Privately operated car-parks are also located at the Co-op (approximately 71 spaces), Health Centre, the library (approximately 30 spaces) and at the Asda store. However, these are spaces serve their associated uses and are not public car parks.</p> <p>On street car-parking is restricted in parts of the centre, with no parking on Britannia Road and Field Street. Restricted on-street parking is available on Hall Croft, Charnwood Road, Market Place and Queen Street, with unrestricted car parking available on Cheapside. The Charnwood Car Parking Impact Assessment study completed in 2015 on behalf of the Council identifies that there is a total of 129 on-street car parking spaces in Shepshed. The report further identified the limited capacity of the public car parks in Shepshed and recommended the provision for 40-50 additional spaces by 2020. An ensuing report on car parking site availability and deliverability identified a potential option for an additional 40-50 car parking spaces to be provided in Shepshed District Centre on a site at 32 Charnwood Road.</p>
ENVIRONMENTAL QUALITY	<p>The environmental quality of the centre is reasonable. There are many attractive and period buildings across the centre, as well as well maintained and/or recently refurbished properties. However, the quality of the properties and shop fascias in the centre is mixed. Many have undergone 1960s/70s renovations that are not in keeping with the original character of the buildings and now appear dated. A number of units would benefit from an element of maintenance or refurbishment. Several of the vacant units are in a poor state and act to lower the overall quality of the centre.</p> <p>Residential properties are interspersed throughout the centre, and again, the maintenance and quality of these properties is mixed. Recent and current residential redevelopments schemes in the centre have contributed to the environmental quality of the centre, replacing vacant and outdated buildings with modern new units.</p> <p>The Britannia Street/Glenmore Park car park is attractive and bordered by trees within Glenmore Park. However, the centre as a whole suffers from a general lack of greenery, with limited trees and soft landscaping. There are some small public spaces – one adjacent to the Bull Ring roundabout and one next to the library, and a large open area at Market Place. However, these are primarily hard landscaped and appear quite bare, with the layout of the roads and parked cars dominating the appearance of these areas.</p>
SUMMARY AND CONCLUSIONS	<p>We consider that the health and performance of Shepshed district centre is adequate, but that there is significant room for improvement. The centre benefits from a good retail service and strong and varied leisure service offer, as well as a reasonable convenience retail offer. A Co-op Food supermarket provides the main convenience retail offer in the centre. An Asda store is located immediately outside of the centre boundary, which we</p>

	<p>consider functions as part of the centre. Whilst there are few independent convenience operators in the centre, this offer is boosted by the weekly market held in Shepshed.</p> <p>The comparison retail offer of the centre is relatively limited with no or a limited offer within some important comparison goods categories that we would expected to see in a centre of this size, such as health and beauty, household goods, homewares and clothing, although we recognise that some of these types of goods will be available at the weekly market.</p> <p>Vacancy in the centre is slightly below the UK average. However, conversion of former retail and service units to residential use is evident in peripheral and secondary parts of the centre, which has left the retail and service provision in the centre spread out and diluted.</p> <p>There are many attractive and well-maintained buildings and features in the centre. However, others are poorly maintained and dated in appearance. Narrow pavements, a general lack of trees and planting, and limited pedestrian crossing facilities on key routes contribute to a streetscape that is dominated by cars.</p> <p>Overall, we consider that whilst the centre fulfils an important role in providing local shops and services for residents of Shepshed, the north and southern parts of the centre are disjointed, and the centre suffers from a poor-quality pedestrian environment and streetscape.</p> <p>The defined centre boundary encompasses and number of pockets of residential uses and so we recommend that the boundary is tightened to focus on retail, service and community/health use.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • A large district centre offer with a reasonable convenience retail offer, a good retail service offer and a particularly strong leisure offer. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Disjointed centre lacking in legibility with no clear focal point. • Retail and service uses spread over a wide area and interspersed with residential and vacant properties. • Limited comparison goods retail offer given the size and scale of the centre. • Poorly maintained and dated appearance of many buildings. • Narrow pavements on Field Street and poor quality public realm and spaces. • Dominance of highways within the centre with large amounts of the street given over to vehicles. • Lack of soft landscaping and planting. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Increase quantity and quality of public realm by tightening road layouts to provide additional space for pedestrians and new landscaping at Market Place/Cheapside and at junction of Charnwood Road and Field Street.

	<ul style="list-style-type: none">• Improve pedestrian routes by providing new pedestrian crossings facilities at Bull Ring and across Field Street to Hall Croft.• Co-op Food's investment in refurbishing its Shepshed store.• Encourage change to residential use in peripheral areas to help concentrate retail and service uses within a core area of the centre.• Large and growing local catchment of residents in Shepshed.• Delivery of the Shepshed Town Centre Master Plan. <p>THREATS</p> <ul style="list-style-type: none">• Competition from Loughborough town centre.• Dilution and dispersion of retail and service uses within the district centre core through conversion to residential use.
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Sileby District Centre

ADDRESS (and Zone)	High Street / King Street, Sileby Zone 4
DESCRIPTION	Sileby is located roughly mid-way between Loughborough and Leicester and is based around High Street and King Street, containing 37 units.
CURRENT DESIGNATION	District Centre

PICTURES



View north along High Street



View south towards High Street

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 3
Convenience	2	St Mary's Church, Parish offices, Sileby Community Centre	
Comparison	5		
Retail Service	10		
Leisure Service	13	NATIONAL OPERATORS	TOTAL: 1
Financial & Business Services	6	Tesco Express	
Vacant	1		
Total No. of Uses	37		

COMMENTS

RETAILER/ LEISURE REPRESENTATION

With the exception of the Tesco Express on High Street, all retail units were found to be operated by independent traders.

The number of convenience retail units is proportionally lower than the national average, with there being only two convenience outlets within the centre, a Tesco Express and an off-licence/convenience store, although the amount of floorspace is proportionally higher than the average figure. This is due to the Tesco Express store on High Street being the largest retail unit within the centre.

The comparison offer is substantially lower than the national averages. The offer is limited and comprises a hardware shop, a carpet shop, a charity shop and a florist. It likely that the majority of residents choose to travel to other larger centres nearby for their comparison retail goods needs.

Conversely, the proportion of both retail service and leisure service uses was comparatively high in Sileby. Retail service uses include hairdressers, beauty salons, clothing alterations, an optician, an estate agent and a car garage. Leisure service uses comprise five takeaways, four cafes, a restaurant, a large pub and a working men's club. At the time of the survey, the retail and leisure service units appeared to be popular and well used, and the low vacancy rates in Sileby suggest that the units receive enough trade to sustain their businesses and represent an important part of the centre's offering.

The financial and business services offer comprised of locally based professional services, such as solicitors, accountants etc. No major retail banks were present in Sileby at the time of the survey.

Further facilities are located on the edge of the defined centre, a short distance to the south along Cossington Road. These facilities include Sileby Library, Chine House Veterinary Hospital and a public house. Although outside the centre boundary, these facilities can be comfortably accessed on foot from the centre.

PEDESTRIAN ACTIVITY

Despite Sileby being a smaller town than others in the district, the centre experiences a good amount of pedestrian activity, particularly on High Street. A hub of activity was noted around the river, the adjacent park and the café at the southern edge of the centre, as well as around the Tesco Express store, which represents the focus of the high street.

VACANCY RATES

A single vacant unit was observed on the corner of High Street and Brook Street. The centre's vacancy rate is therefore below the national average.

ACCESSIBILITY

Sileby is one of the few villages in the district to have a train station, which is located just

	<p>outside the north western boundary of the centre on King Street. Train services operate to Leicester, Loughborough, Nottingham and Lincoln. Several bus stops are within the centre, with services 2 and 27 providing regular connections with the wider residential areas of Sileby and towards Loughborough and Leicester.</p> <p>A single free car park is located within the centre, accessed off King Street which serves both the centre and the adjacent train station. This car park was close to full capacity at the time of a visit and no other dedicated car parks were noted in the vicinity. Some on-street parking opportunities are available on High Street and King Street. Connectivity between the car park and the main shopping streets of High Street and King Street is good, with direct pedestrian routes from the car park.</p> <p>The centre is located at the western edge of the village and the residential area of the village within a reasonable walking distance of the centre is relatively limited.</p>
ENVIRONMENTAL QUALITY	<p>Overall, the environmental quality in Sileby was found to be good. The quality of the buildings was good with a range of sizes and variances in architectural styles along the street scene, with hanging baskets throughout the centre making it visually attractive. The centre retains a strong village character, which contributes positively to the environmental quality of the area.</p> <p>The car park is situated behind retail units on High Street and King Street. The pedestrian connections to the shopping streets from the car park could be upgraded to help direct and welcome visitors.</p>
CONCLUSION	<p>Sileby has a strong independent trader offering and benefits from the presence of a Tesco Express store, which provides an important anchor convenience store in the centre. The centre also provides a strong service sector offer for its size. However, the retail provision in the centre is relatively limited, with only a fifth of the total of 37 units occupied by retailers. There are also notably omissions from the offer that we would normally expect to see in a centre of this size, namely a chemist and a post office.</p> <p>The village of Sileby is relatively spread out and the centre is located at the western edge of the settlement. The walking catchment of the centre is therefore limited, with the majority of the village beyond a reasonable walking distance of the centre. Whilst the centre can easily be reached from these areas by bus or by car, a number of additional retail and service units are scattered across the village outside of the defined centre boundary, most notable on The Banks and Swan Street to the east of the centre, and north of the centre on Barrow Road. Residents may therefore need to travel to other destinations in Sileby to meet all of their day to day retail and service needs.</p>

	<p>Despite this, pedestrian footfall was good, the car park was observed as being well used and vacancy rates in the centre were low – all indicating that Sileby is a healthy centre. The car park is well located to serve the centre with direct pedestrian access to the surrounding shopping streets. However, environmental improvements could be made to improve the quality of these pedestrian connections. The centre’s environment is considered to be attractive, well maintained and have a strong character.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Attractive street scene and built environment. • Adjacent to Sileby railway station and proximity of car park to the main shopping area. • Low vacancy rates. • Strong retail service and leisure offer, and a good convenience store anchor provided by Tesco Express. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Narrow roads limiting on street car parking provision on High Street and King Street and a lack of capacity in car park. • Prevalence of small scale retail units and their limited appeal. • Peripheral location within the wider village of Sileby. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Opportunities to improve the attractiveness of the pedestrian links from the public car park to the main shopping streets. • Reconfiguration of the car park to increase car parking provision in the centre. <p>THREATS</p> <ul style="list-style-type: none"> • Capacity of the car park in the centre, which serves both the centre and users of the train station, which could present issues for anyone wishing to visit the centre in busy periods. • Relatively limited walking catchment of the village and competition from local retail and service facilities in edge and out of centre locations in Sileby.

Syston District Centre

ADDRESS (and Zone)	Melton Road / High Street, Syston Zone 5
DESCRIPTION	Syston is one of the larger towns in the district, home to approximately 12,800 people (at 2011 census). This is reflected in the size of its centre, which is second only to Loughborough within the district for the total number of retail units it includes. The defined centre is focused on Melton Road and High Street, and contains the Town Square Shopping centre, a pedestrian only area located close to the Melton Road / High Street Roundabout. An area known as The Green also forms part of the centre, located along High Street to the west of the main activity. The centre contains the highest number of national multiples outside of Loughborough, including; Tesco, Aldi, Boots, Wilko, Santander and others.
CURRENT DESIGNATION	District Centre

PICTURES



View along Melton Road



View onto The Green

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 5
Convenience	10 (11)	Syston Methodist Church and Community Centre, St. Peter and St. Paul's Church, Jubilee Medical Practice, Syston Library	
Comparison	28 (29)	NATIONAL OPERATORS	TOTAL: 19
Retail Service	23 (26)	Aldi, Barclays (closing soon), Betfred, Boots, Costa, Greggs, Post Office, Poundstretcher, Santander, Specsavers, Subway, Tesco, Thomas Cook, Well Pharmacy, Wilko, William Hill.	
Leisure Service	21 (24)		
Financial & Business Services	14 (16)		
Vacant	7		
Total No. of Uses	103 (113)		

COMMENTS

RETAILER/ LEISURE REPRESENTATION

Syston is the largest centre in the district after Loughborough in terms of the number of retail units. The centre has a significant national retailer presence when compared to the other district centres. The centre was recorded as containing a total of 113 retail and service units of which 19 are national multiple operators.

Syston's convenience offer is strong with Tesco and Aldi located off Melton Road at the southern end of the centre. Smaller convenience units are generally dispersed along Melton Road and include a Greggs store as well as a variety of local traders including a butcher, greengrocer, newsagents, bakery and health food shop.

The comparison goods shopping offer is slightly below the national average in terms of the proportion of outlets, but above the national average in terms of the proportion of floorspace. This is large part due to the presence of Wilko's and Poundstretcher, which both occupy relatively large units on Melton Road which contribute significantly to the level of comparison floorspace. Other national multiple retailers present in the centre include Boots and Well Pharmacy. Syston also hosts several national level charity shops. Independent comparison retailers present were more oriented towards higher end or bulky goods such as jewellers, fireplaces, home ware and furniture.

The extent of retail service provision is proportionally significantly higher than the national average. The retail service offer includes a post office, opticians, travel agents, dry cleaners and multiple hairdressers. It is considered that the range of retail service provision is appropriate for a district centre such as Syston.

The leisure service provision is broadly in line with national averages. Syston features several pubs and social clubs as well as a number of cafes, restaurants and hot food takeaways.

The financial services offer is broadly in line with the national averages. It is noted that the Barclays branch on the corner of Melton Road and High Street will close in September 2018 leaving Santander as the only retail bank present within Syston. Local based solicitors, surveyors and accountants were observed to be present within the centre.

PEDESTRIAN ACTIVITY

Most pedestrian activity was focused along Melton Road to the south of the roundabout junction, which was observed to be relatively busy. The Town Square Shopping Centre, although pedestrianised, was found to receive a relatively modest amount of passing footfall, although it was observed to be a place where visitors congregate and make use of outdoor seating for dining. The inward facing units within the shopping centre, in being

	<p>sheltered from passing vehicular traffic, provide a more inviting environment for shoppers, although the location would benefit from further improvements to the public realm. The Town Square car park, which has parking charges in place (£1.20 for 2 hours) was found to be very quiet and under-utilised. This resultantly impacts on footfall at the north western side of the centre.</p> <p>Pedestrian activity along High Street and The Green was found to be quieter than at other parts of the centre. The Green is somewhat detached from the main shopping activity within the centre and incorporates a number of leisure and more specialist retail services.</p>
VACANCY RATES	<p>Vacancy rates were low when compared to national averages, with only 7% of the units and 2% of the total floorspace within the centre recorded as vacant. All of the vacant units are small. However, the seven vacant units identified were all recorded in the same general area in the north of the centre, with four of them located in the Town Square Shopping Centre.</p>
ACCESSIBILITY	<p>The centre is considered to benefit from good accessibility. Car parking is available in several locations across the centre. The privately-operated car park at the Town Square Shopping Centre, for which charges apply, was observed to be very quiet and not well used. By comparison, the Melton Road car park was found to be popular and well used, as were the Aldi and Tesco customer car parks, which are all free to use.</p> <p>Several bus routes traverse the centre which have frequent services towards Melton Mowbray, East Goscote, Loughborough, Leicester and Thurmaston. Live bus information was available at bus stops on Melton Road, which is a positive for encouraging bus use. Syston railway station is located around 500m south west of the centre boundary and is therefore within walking distance of the centre.</p> <p>The pedestrian environment was generally found to be fit for purpose, with suitable crossing points in place along the length of the centre.</p>
ENVIRONMENTAL QUALITY	<p>The buildings and shop frontages along Melton Road were generally found to be of a decent quality and to be suitably well maintained. Hanging baskets were noted along the street scene which do improve the overall visual amenity of a centre. Within the centre, Melton Road experiences a regular flow of vehicular traffic which does not encourage extended dwell time for shoppers.</p> <p>High Street has a more pleasant environment and has a more traditional feel, which is contributed to by the presence of several listed buildings.</p> <p>Town Square benefits from being sheltered away from the main road, with vegetation and</p>

	<p>plants present. Notwithstanding these environmental qualities, its environment could benefit from further improvements, such as improved lighting, and increased activity. During the visit to the centre, there the Town Square Shopping Centre was observed as being utilised for outdoor dining, which would could be encouraged further.</p> <p>The presence of Barkby Book and the close proximity of Central Park contribute to the attractiveness of the area, although more could potentially be done to maximise public enjoyment of the walkways alongside the brook.</p> <p>The existing telephone exchange building within the centre occupies a central location, set back behind the retail frontages on Melton Road, with its access adjacent to the Wilko's retail unit. The future use of this site could potentially be explored.</p>
CONCLUSION	<p>Syston was found to be one of the busier centres within the district and provides a strong and varied shopping and service offering, with the highest number of retail units of any centre in the district outside of Loughborough. The overall range of services provides a balanced service offering, which alongside a low vacancy rate indicates that the centre is in good health. The convenience shopping offer, provided by Tesco, Aldi and other independent retailers is a strength of the centre which can be utilised to attract linked trips to other shops and services.</p> <p>The north west of the centre was found to exhibit less pedestrian activity, with the car park at the Town Square Shopping Centre unpopular and largely unused. Opportunities could potentially be explored to encourage footfall to this part of the centre and along High Street.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Large number of retail and service units providing a varied offer that includes Tesco and Aldi, and a good range of national comparison retailers. • Low vacancy rates. • Good accessibility and parking provision. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Heavy vehicle traffic on Melton Road. • Concentration of vacant units in the north of the centre and within Town Square Shopping Centre. • Lack of a large retail anchor and free car parking provision serving the north of the centre. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Soft landscaping enhancements at roundabout to help reduce dominance of traffic and visual attractiveness of this focal point. <p>THREATS</p> <ul style="list-style-type: none"> • Proximity to and competition from Thurmaston Retail Park.

Melton Road, Thurmaston

ADDRESS (and Zone)	Melton Road, Thurmaston Zone 5
DESCRIPTION	Melton Road Local Centre is located in the village of Thurmaston. It is linear in character, running approximately 400m along Melton Road from Lea Close up to Forest Avenue. The centre runs parallel to the A607 (Newark Road), a major route linking Leicester to several outlying towns and villages. The centre serves part of Thurmaston, although the A607 presents a barrier between the centre and much of the wider Thurmaston area to the east. The centre was observed as containing 17 units.
CURRENT DESIGNATION	Local Centre

PICTURES



View on Melton Road looking north



View along Melton Road looking south

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 3
Convenience	1 (2)	Parish Council offices, St Michael's and All Angels Church, Community Centre	
Comparison	5 (7)		
Retail Service	5 (6)		
Leisure Service	4 (8)	NATIONAL OPERATORS	TOTAL: 0
Financial & Business Services	2	None	
Vacant	0		
Total No. of Uses	17 (25)		

COMMENTS

RETAILER/ LEISURE REPRESENTATION

A total of 17 units are located within the defined centre boundary and a further 8 retail and service uses are located adjacent to, but outside of, the local centre boundary. Of the 25 total units observed, no national multiples were present in Melton Road with all units operated by independent or local traders.

The convenience offer is limited and consists of a newsagent and a local convenience store. Whilst these serve local residents' basic convenience shopping needs, it is likely that the majority of Thurmaston's retail convenience requirements are met elsewhere, with the Asda superstore at Thurmaston Shopping Centre in particular located approximately just 1km away to the north, and a Sainsbury's foodstore located around 1km to the south of the centre.

Proportionally, the comparison retail offer in terms of number of units is broadly comparable to the national average figure, with the extent of comparison floorspace above the national average, representing 43% of the centre's floorspace. Whilst this could point towards a healthy centre, the comparison units themselves generally sell non-day-to-day products or expensive / specialist goods. The offer of the comparison units in/adjacent to the centre includes cars or car parts, office furniture, kitchens and bathrooms and aquariums. Any users coming to the centre would likely be there for the sole purpose of visiting these premises based on the nature of the products they sell. Only one of the comparison units in the centre – a pharmacy – caters for local residents' day-to-day comparison shopping needs.

Retail services also account for a significant proportion of the centre's units, with the number of units proportionally being higher than the national average. Whilst there were some other retail service businesses, the centre notably included two car repair businesses, one of which was coupled with a car sale business. Other retail service uses include three hair/beauty outlets and a tattoo shop.

In respect to leisure services, there are three takeaways, a restaurant, a café and two members clubs located in the centre. A small grouping of such businesses is found at the northern end of the centre, including Thurmaston Working Men's Progressive Club and the adjacent commercial units. It was noted that four leisure service businesses are presently located outside of the defined centre boundary. Including these businesses within the assessment of the centre indicates that there is a general over representation of leisure services in comparison to other town centre uses.

	<p>The financial and business service uses were restricted to two units which are a local accountancy firm and an insurance broker. A free cash machine is provided within the newsagents. Barclays Bank previously had a branch within the centre, but this has now closed, with the unit now changed to a café use.</p>
PEDESTRIAN ACTIVITY	<p>Minimal pedestrian activity was observed throughout the centre. Some activity was observed around the play area off Hadrian Road, although this was unrelated to interaction to the shops and services.</p>
VACANCY RATES	<p>No vacant retail units were observed in the centre. However, there was evidence of the change of former retail units to residential use.</p> <p>A medium sized plot containing several storage garages with what appeared to have offices above was observed along Melton Road close to the junction with Lea Close. At the time of the visit, these were not observed to be in use. It is pertinent to note that these units were not included within the town centre boundary and are not included with the unit counts</p>
ACCESSIBILITY	<p>Around 20 car parking bays are provided on Garden Street and Hadrian Road, adjacent to the play area. Some on street parking was observed along Melton Road, however, considering the low levels of pedestrian activity observed in the centre, this appeared to be used more by residents of the nearby dwellings rather than users of the centre. Bus stops were located on Melton Road with services towards Leicester, Melton Mowbray and East Goscote. The surrounding area was primarily residential, allowing some potential for walking trips to occur.</p> <p>In terms of accessibility by walking, the centre is constrained due to the highly linear character of the centre, its location within the urban area and nearby physical constraints. Newark Road to the east is considered to act as a significant physical barrier to the centre, with pedestrians only able to cross via a subway on Brook Street or bridges located at the southern end of Melton Road and along Red Hill Lane – A small pedestrian pathway to the north of the centre. Walking access from the west is also constrained due to the limited crossings over the River Soar and through Watermead Country Park.</p> <p>Vehicular traffic can only access the centre at the northern and southernmost ends of Melton Road. A car park is located off Mill Lane around 100m to the west of the centre, which serves visitors to Watermead Country Park.</p>
ENVIRONMENTAL QUALITY	<p>The environmental quality was found to be poor throughout the centre and noticeably poorer compared to other centres which were surveyed. Some notable and attractive period buildings were observed such as the Church of St Michael and All Angels and the Thurmaston Old School building. The environmental quality of the centre has also benefited from a number of recent residential redevelopments on Melton Road and on Hadrian Road.</p>

	<p>Although not commercial properties, these developments have provided modern and attractive buildings that contribute to the visual quality of the centre.</p> <p>However, the centre encompasses a number of low quality and/or underused sites and properties, as well as light industrial uses bordering the centre, which significantly detract from the overall environmental quality of the centre. Several buildings were in a fairly dilapidated state and there was minimal planting, landscaping or seating opportunities present – except for the grounds of the Church of St Michael and All Angels, which is bordered by rows of mature trees, and in front of the adjacent residential properties.</p> <p>The centre neighbours public green spaces both to the west, where Watermead Country Park and the River Soar run close by, and to the east, where a high quality park, playground and sports field are location. Connectivity to these neighbouring green spaces is limited, and opportunities exist to improve the centre’s relationship with its surroundings, which will help support the viability of retail and service provision in the centre.</p>
CONCLUSION	<p>Melton Road, Thurmaston Local Centre provides a limited range of small shops and services, including a convenience store, pharmacy, hairdressers and takeaways that meeting the basic day-to-day shopping needs of local residents. Nevertheless, the offer serving residents basic day-to-day shopping needs is limited given that the centre encompasses 25 retail and service units. There is no supermarket in the centre and convenience retail provision accounts for only around 7% of the total floorspace within the defined centre boundary, and only 4% if the retail and service units outside of but adjacent to the defined centre boundary are taken into account. Many of the comparison retailers offer specialist, high-value or business products. The centre also serves an important leisure and community function, with a working mens club, conservative club, handful of takeaways, a café and a restaurant located in the centre, along with a church, community centre and pre-school.</p> <p>There are no vacant retail or service units in the centre. Nevertheless, there is evidence of recent and ongoing change from commercial to residential use and a number of units in the centre are underutilised and/or in low value use, indicating a lack of demand for retail and service units in the centre.</p> <p>It is apparent that the centre has suffered from competition from the out-of-centre Thurmaston Shopping Park and the Sainsbury’s foodstore located approximately 1km to the north and south of the Melton Road Local Centre, respectively, as well as from the parade of local shops on Humberstone Lane. Moreover, the centre is located at the western edge of Thurmaston with Watermead Country Park to the east, limiting its residential catchment</p>

	<p>area. The residential catchment is further constrained by the presence of the A607 dual carriage way to the east of the centre, which acts as a barrier to both pedestrian and vehicular links with the residential areas beyond, and removes any passing trade from Melton Road.</p> <p>The overall environmental quality of the centre is considered to be relatively poor. The centre encompasses a number of attractive and period buildings, and has benefitted from a number of recent residential redevelopments, However, several prominent properties are dated in appearance and in need of investment. The low value uses and underused properties and sites in the centre further lower the overall environmental quality.</p> <p>Overall, the centre was quiet, with the limited retail and service provision dispersed across the centre. We consider that it is marginally fulfilling its role as a local shopping and service facility for residents within Thurmaston, with key facilities not provided in the centre. Nevertheless, we consider that Melton Road Local Centre remains an important facility for local residents that fulfils a wider leisure role within Thurmaston as well as meeting the needs of the daytime population within nearby industrial/commercial areas to the north and south. We consider that its designation as a local centre should therefore be maintained and its vitality and viability supported.</p>
<p>KEY ISSUES/SWOT</p>	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Several attractive civic and community buildings are located within the centre. • Community function and wider leisure role within Thurmaston. • Proximity to large and attractive green and recreation spaces. • Independent offer distinct from national multiple retail offer available at Thurmaston Shopping Park. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited convenience retail offer and lack of a large foodstore or supermarket to provide an anchor for the centre. • Limited quantity of retail and retail service uses, and notable omissions such as a post office, opticians or bank. • Dispersed nature of the centre. • Poor quality property offer and presence of underused and low quality sites leading to an overall poor environmental quality. • Limited walk-in residential catchment and the presence of the pedestrian and vehicular severance caused by the A607, and consequently very limited footfall and passing vehicular traffic. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Proximity to green spaces of wider importance, namely the River Soar and Watermead Country Park, as well as the locally important refurbished park and play area on Hadrian Road providing opportunity to develop the role of Melton Road Local Centre as a leisure hub by improving the quality of links to these destinations. • Pockets of underutilised land in the centre and market interest in residential redevelopment provides opportunity to upgrade the commercial property offer in

	<p>the centre as part of mixed-use schemes.</p> <ul style="list-style-type: none">• Proximity of industrial/commercial estates located to the north and south of the centre, which contribute to the daytime population of Thurmaston.• Introduce short stay car-parking in the vicinity of the shops to support visits.• Improve pedestrian and vehicular links to the east across the A607.• Consolidation of retail and service uses in a core area through redevelopment of underutilised sites for residential with ground floor retail, and supporting changes to residential use in peripheral areas. <p>THREATS</p> <ul style="list-style-type: none">• Proximity to and competition from the out-of-centre Thurmaston Shopping Centre to the north and the Sainsbury's foodstore to the south of the centre, as well as the neighbourhood parade of shops on Humberstone Lane around 500m to the south of the centre.• Increasing dispersion of retail and service provision through change to residential and other uses.
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Leicester Road, Mountsorrel Local Centre

ADDRESS (and Zone)	Leicester Road, Mountsorrel Zone 6
DESCRIPTION	Leicester Road, Mountsorrel local centre is located in the village of Mountsorrel off the A6 corridor between Loughborough and Leicester, approximately 6.5km to the south east of Loughborough town centre. Mountsorrel is home to approximately 8,300 people. The centre extends northwards along Leicester Road from The Green roundabout in the south of the centre to the junction with Little Lane. Immediately to the north of Leicester Road, Mountsorrel local centre is Market Place, Mountsorrel local centre.
CURRENT DESIGNATION	Local Centre

PICTURES



Leicester Road, Mountsorrel



Mountsorrel Memorial Centre

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 4
Convenience	2	Mountsorrel Library, Mountsorrel Memorial Centre, Soar Valley Leisure Centre, Dentist, Mountsorrel Baptist Chapel.	
Comparison	1		
Retail Service	5		
Leisure Service	7	NATIONAL OPERATORS	TOTAL: 1
Financial & Business Services	2	Post Office	
Vacant	4		
Total No. of Uses	21		

COMMENTS	
RETAILER/ LEISURE REPRESENTATION	<p>Leicester Road, Mountsorrel local centre contains a total of 21 retail and service units.</p> <p>Convenience retail provision was markedly lower than the national average, with just two small scale units recorded; a newsagents and a butchers. We consider this to be a limited level of convenience goods provision for a local centre, which typically fulfil an important role in meeting the day-to-day convenience goods shopping needs of residents. However, the limited provision is not unusual for a village the size of Quorn, which has a population of around 8,300. We note that a small Waitrose foodstore is further located on Granite Way around 1km north west of the centre boundary.</p> <p>Comparison uses were also significantly lower than national averages, with just one such unit recorded, a car sales, parts and accessories retailer.</p> <p>Retail services were recorded as significantly higher than the national averages. There are five retail services outlets in the centre comprising a hair and beauty salon, a post office, an optician, a clothing alterations/dry cleaners and a car repair shop, with the car repair shop making a large impact on the floorspace proportions due to the necessity for a large plot to carry out their operations.</p> <p>Two financial and business units were recorded; an estate agent and a professional design firm. This provision is proportionally lower than national averages. It is considered that with regard provided to the size of Mountsorrel, and its geographical location in relative close proximity to the larger centres of Sileby and Syston that national financial service providers have chosen to locate in these alternative centres, and therefore that such services are provided elsewhere locally.</p> <p>Leisure services were also found to be significantly higher than national averages. This is largely due to the presence of the Soar Valley Leisure Centre and the Memorial Centre (a venue with auditoriums and meeting spaces). The Mountsorrel Working Men's Club also makes a significant contribution to the overall leisure floorspace count. In addition, the centre encompasses a café, pub and two restaurants/takeaways.</p> <p>Almost all of the units within the centre are operated by local or independent traders, with the Post Office the only national multiple present in the centre.</p>
PEDESTRIAN ACTIVITY	<p>Pedestrian activity was mostly observed around the community buildings such as the library, the Memorial Centre and heading towards the Leisure Centre, as well as Castle Hill Park. The modern Memorial Centre provides a focus for activity within the centre and is a</p>

	positive addition. The Memorial Centre hosts regular events of various forms which also serves to attract people into Mountsorrel during the evenings. This facility, alongside the leisure centre, provides opportunities for evening activity within the centre.
VACANCY RATES	Four vacant units were observed, equating to 19% of the units in the centre, which is significantly higher than the national average vacancy rate of 9.1%. Two vacant units were observed at the Memorial Centre, which is a relatively new development that was completed in November 2017. Finding tenants for these modern units would be a positive for the centre.
ACCESSIBILITY	<p>A free car park is available at the Memorial Centre which was found to be well used. Two car parks are also located off Little Lane, but these are intended to serve users of the Parish Offices and/or the playing fields.</p> <p>Mountsorrel is a small village, with the majority of its area being within a 15-minute walk from the centre, making it highly accessible for pedestrian users. Whilst the length of Leicester Road was not observed to be particularly busy at the time of the survey, it is noted that it is the main road coming off from the A6 serving most of Mountsorrel and other nearby villages, so vehicular use is likely to fluctuate at throughout the day.</p> <p>Bus stops are located throughout the centre offering four services an hour to Leicester and Shepshed, with less frequent services towards Loughborough, Thurmaston and Rothley. With the exception of outside the Memorial Centre, no other dedicated cycle parking was observed, nor any cycle lanes, despite Leicester Road being a designated route on the National Cycle Network.</p>
ENVIRONMENTAL QUALITY	The environmental quality of the centre is considered to be very good. The recently completed Memorial Centre in the south of the centre is a high-quality building with some landscaping on site. This development impacts positively on the character of the area. Castle Hill Park offers a pleasant greenspace for people to enjoy in close proximity.
CONCLUSION	<p>Leicester Road, Mountsorrel is an attractive centre, with the buildings and street scene within the centre generally attractive, and the centre retains a positive village character.</p> <p>The uses observed indicate the centre serves an extremely limited role as a shopping destination. Nevertheless, the centre fulfils an important retail service, leisure and community function within the village of Mountsorrel, as evidenced by the presence of the Soar Valley Leisure Centre and the Memorial Centre.</p> <p>Vacancy in the centre is relatively high. We note that two of the four vacant units in the centre were constructed in November 2017, and it is not unusual for it to take a period of time for occupiers to take up new units in a small centre. At this stage, therefore, we</p>

	<p>consider that the high vacancy rate is not a particular cause for concern, but recommend that the Council closely monitor the vacancy situation in the centre.</p> <p>The adjacency of Castle Hill Park adds to the overall visual quality and promotes a variety of recreation options. The centre includes multiple public spaces such as the village green, the Memorial Centre's car park and Castle Hill Park, which could potentially be utilised for events or 'pop up' features to act as another draw to the centre.</p> <p>The defined centre boundary encompasses and number of pockets of residential uses and so we recommend that the boundary is tightened to focus on retail, service and community uses.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • High quality environment with attractive buildings, street scene and landscaping. • The Soar Valley Leisure Centre and Memorial Centre are major positive attractions for the centre. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited convenience shopping role and lack of comparison goods offer that meets the day-to-day shopping needs of local residents. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Improve the retail offer in the centre through take up of vacant units in the centre. <p>THREATS</p> <ul style="list-style-type: none"> • High level of vacancy. • Proximity of Market Place, Mountsorrel local centre, which serves broadly the same local catchment of Mountsorrel village. • Competition from out-of-centre Waitrose foodstore, which limits the potential to attract a convenience store to the centre.

Market Place, Mountsorrel Local Centre

ADDRESS (and Zone)	Market Place and Watling Street, Mountsorrel Zone 6
DESCRIPTION	Market Place, Mountsorrel local centre is located in the village of Mountsorrel off the A6 corridor between Loughborough and Leicester, approximately 6.5km to the south east of Loughborough town centre. The centre extends along the length of Market Place and includes units at the eastern end of Watling Street. Immediately to the south of the centre is the Leicester Road, Mountsorrel local centre.
CURRENT DESIGNATION	Local Centre

PICTURES



Market Place, Mountsorrel



Market Place, Mountsorrel

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 1
Convenience	0 (1)	St Peter's Church	
Comparison	0 (4)		
Retail Service	4		
Leisure Service	1 (5)	NATIONAL OPERATORS	TOTAL: 0 (1)
Financial & Business Services	1	(Domino's Pizza)	
Vacant	0 (1)		
Total No. of Uses	6 (16)		

COMMENTS	
RETAILER/ LEISURE REPRESENTATION	<p>Leicester Road, Mountsorrel local centre contains a total of 6 retail and service units. A further 10 units are located outside of but in close proximity to the defined centre boundary.</p> <p>There are no convenience or comparison retail operators located within the defined centre boundary. However, an off licence and a fishing tackle shop are located on the north eastern side of Market Place just outside the defined boundary. Three further comparison retailers are located along a 200m stretch of Loughborough Road to the north of the centre comprising a furniture shop and garden machinery shop and a gift shop. We note that a small Waitrose foodstore is further located off Loughborough Road on Granite Way around 500 north west of the centre boundary.</p> <p>Retail services account for four of the six units in the centre, all of which are hairdressers/barbers. One leisure unit (a café) and one financial/business service unit (a mortgage advice bureau) were also recorded. A further three leisure uses – two takeaways and a restaurant – are located north of the centre on Loughborough Road in close proximity to the centre.</p> <p>All of the units within the centre are operated by local or independent traders. A Domino's Pizza is located to the north of the centre.</p>
PEDESTRIAN ACTIVITY	Limited pedestrian activity was observed within the centre.
VACANCY RATES	No units within the defined centre boundary are currently vacant. However, there is a small vacant unit just outside the defined centre boundary adjacent to the off licence.
ACCESSIBILITY	<p>There are 13 formal parking bays located off Market Place. On street car parking is largely restricted elsewhere on Market Place, although there is a short stay car parking bay for two to three cars. Unrestricted on street car parking is available on Watling Street and north of the centre on Loughborough Road. Excepting the short stay car parking spaces, these are also likely to be used as residents parking, limiting their use for other visitors to the centre.</p> <p>Whilst Mountsorrel is a relatively small village, Market Place local centre stretches north from the main residential area of Mountsorrel and the walk-in residential catchment is limited. Moreover, Leicester Road local centre is located immediately to the south of the Market Place local centre, which is more accessible to most Mountsorrel residents to visit on foot. Nevertheless, the centre is located on the main highway route between Mountsorrel, Loughborough and the A6, and is easily accessible by car for Mountsorrel residents.</p>

	<p>Bus stops are located on Market Place offering four services an hour to Leicester and Shepshed, with less frequent services towards Loughborough, Thurmaston and Rothley. No dedicated cycle parking was observed.</p>
ENVIRONMENTAL QUALITY	<p>The environmental quality of the centre is considered to be very good. Around Market Place there is a cluster of listed buildings and the presence of the market cross monument provides a focal point for the centre and an attractive public space, adding positively to the centre's visual amenity.</p>
CONCLUSION	<p>Market Place, Mountsorrel is a small, attractive centre, which retains a traditional village character. However, there are no convenience or comparison retail units within the defined centre boundary. Some retail provision is located outside of the defined centre boundary, which we consider functions as part of the centre, but this too is relatively limited and largely provides a specialist rather than day-to-day comparison retail offer. We consider this to be an extremely limited retail offer for a local centre, which typically fulfil an important role in meeting the day-to-day convenience goods shopping needs of residents.</p> <p>Instead the provision in the centre and immediate surrounding area is focused on retail service and leisure uses, suggesting a wider, although still small, role of the centre as a leisure destination for both residents of Mountsorrel with access to a car, given the limited walk-in catchment of the centre, and visitors to the River Soar and moorings located 100m to the north of the centre.</p> <p>Overall, we consider that Market Place local centre largely functions as an extension of Leicester Road, Mountsorrel local centre, with the majority of Mountsorrel residents visiting destinations in both centres, albeit not necessarily as part of the same trip given the distance between the two. There is limited overlap between the provision in the two centres and significant overlap between their catchment areas. We therefore consider that these two centres effectively function largely as a single centre with two focal points, one around the Memorial Centre and one around the market cross on Market Place.</p> <p>The defined centre boundary excludes a number of retail and service uses outside of but in close proximity to the boundary as well as residential uses at the southern periphery. We therefore recommend that the boundary is altered to include nearby retail and service facilities and exclude residential properties.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • High quality environment with attractive buildings, street scene and landscaping. • Small wider leisure service role. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited convenience goods offer that meets the day-to-day shopping needs of local residents. • Limited overall retail and service offer. <p>OPPORTUNITIES</p>

	<ul style="list-style-type: none">• Develop role as a leisure service destination in proximity to the River Soar and moorings. <p>THREATS</p> <ul style="list-style-type: none">• Subordinate role to the larger Leicester Road local centre.• Competition from out-of-centre Waitrose foodstore.• Peripheral location within Mountsorrel.
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Sharpley Road

ADDRESS (and Zone)	Sharpley Road, Hermitage Road Zone 2
DESCRIPTION	Sharpley Road local centre is situated within the urban area of Loughborough approximately 3km west of Loughborough town centre. The local centre boundary is roughly square in shape and stretches between Sharpley Road and Hermitage Road. The centre encompasses a small shopping parade of four units with residential uses above along with a small residential block that accommodates a further two retail and service units at ground floor level. It is served by a car park off Sharpley Road with further car parking spaces are available off Hermitage Road. The surrounding area is primarily residential.
CURRENT DESIGNATION	Local Centre

PICTURES



Local convenience store, Sharpley Road



Shopping Parade, Sharpley Road

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 0
Convenience	1		
Comparison	1		
Retail Service	1		
Leisure Service	2		
Financial & Business Services	0	Lifestyle Express	TOTAL: 1
Vacant	1		
Total No. of Uses	6		

COMMENTS	
RETAILER/ LEISURE REPRESENTATION	Sharpley Road local centre comprises one convenience store, a post office, a chemist, a café and a takeaway.
PEDESTRIAN ACTIVITY	There were very low levels of footfall evident during our site visit with very few people entering the shops in the centre. However this is not unexpected due to the small total of shops present and the fact that the takeaway and cafe was closed at the time of our visit.
VACANCY RATES	The centre contains one vacant unit which equates to 17% of the total number of units in the centre. We note that this vacant unit (along with the adjacent occupied unit) is not well designed for retail, with small windows obscured by bars and a side entrance.
ACCESSIBILITY	During the site visit we undertook on a Thursday afternoon, the centre only had handful of cars parked in the main car park, this was not unexpected taking into account the centre's considerably smaller size. In addition to this car park there is also a smaller car park located right on the centre boundary. However given the centre's limited size and the fact it is enclosed by nearby residential units, it serves a very local catchment that live within a 5 to 10 minute walk of the centre. There is a bus stop located on the boundary of the local centre and here the number 5 bus route runs every half hour in the direction of Loughborough. There is also a couple of bus stops outside the local centre, on Hermitage Road and Hurstwood Road. The wide pedestrianised area in front of the main row of units facilitates easy pedestrian access and the metal bike racks that were evident encourage cyclists from nearby residential houses.
ENVIRONMENTAL QUALITY	Sharpley Road had a lower level of environmental quality compared to other local centres in the borough. There was evidence of disrepair regarding an entrance located in between two units, this decreased the levels of environmental quality. In front of this entrance there was also a section of pavement that would benefit from improvement and repairment. The shop fronts were in better condition with little evidence of shop signs in need of repair. The area would benefit from shop front decorations such as flower pots and hanging baskets to develop the centre's aesthetics and in turn improve the environmental quality of the area. Making it a more attractive place to shop.
PERCEPTION OF SAFETY	During our visit the centre felt reasonably safe however there were evidence of signs that pointed to anti-social behaviour and crime being a concern in the area. This included the presence of metal bars on windows and shutters located on shop fronts.
CONCLUSION	Sharpley Road Local Centre provides residents within a small local catchment with access to a basic range of shopping and service facilities, comprising a convenience store, a post office, a chemist, a café and a takeaway. The centre is easy to access on foot from the surrounding residential areas via the highway network and footpaths that cut through the rows of housing to the north and south of the centre. The centre benefits from a wide area of pavement and largely pedestrianised environment in front of the parade of shops. A good-sized car park is provided in the centre. The shop fronts are generally well maintained

	<p>and in a good state of repair.</p> <p>However, the overall environmental quality is relatively poor. The shopping parade is orientated perpendicular to Sharpley Road creating dead frontage to the highway. The car park and paving appear tired and dated with a patchwork of materials used to complete repair work, disorderly car parking, and the limited soft landscaping of a poor quality. The entrances to the residential uses above the shopping parade suffer from graffiti and are of a poor quality and state of repair. The façade of the commercial units within the residential block is poorly designed for retail and service use.</p> <p>The centre would therefore benefit from refurbishment of the units within the residential block to create units better suited to retail and service use along with environmental improvements to improve and modernise the appearance of the centre. Most notably, this includes improving the quality and layout of the paving and car parking areas, cleaning of the residential entrances within the shopping parade, and increasing and upgrading the soft landscaping.</p>
<p>KEY ISSUES/SWOT</p>	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Provides a small local catchment with access to a basic range of small shops, services and facilities. • Accessible local centre with good sized car park. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited overall number of units and the two units within the residential block of a poor quality ill-suited to retail and service uses. • Overall poor-quality environment, with dated and tired paving and car parking areas along with evidence of graffiti. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Upgrading units in residential block to provide larger glazed frontage and entrances facing Sharpley Road. • Upgrading and modernising the environment of the centre. <p>THREATS</p> <ul style="list-style-type: none"> • Potential for long term vacancy within the residential block given the poor suitability of these units for retail and service uses.

Quorn Local Centre

ADDRESS (and Zone)	High Street, Leicester Road and Station Road, Quorn Zone 6
DESCRIPTION	<p>Quorn Local Centre is situated within the village of Quorn. The centre is located approximately 4.0 km to the south east of Loughborough town centre. The centre is focused on High Street and Station Road, and also extends onto Leicester Road and Meeting Street. The retail and service units within the centre are interspersed with residential units, particularly in the peripheral areas of the centre.</p> <p>A Co-op Food store is located approximately 150 m north west of the western boundary of the centre. The wider area is predominantly residential in character.</p>
CURRENT DESIGNATION	Local Centre

PICTURES



High Street, Quorn



Station Road, Quorn

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 4
Convenience	1	Medical Centre, Church, Dentists, Village Hall	
Comparison	5 (6)		
Retail Service	7		
Leisure Service	14 (15)	NATIONAL OPERATORS	TOTAL: 2
Financial & Business Services	1	Nisa Local, Boots	
Vacant	0 (1)		
Total No. of Uses	28 (31)		

COMMENTS	
RETAILER/ LEISURE REPRESENTATION	<p>Quorn Local Centre contains a total of 28 retail and service units. A further three retail and service units are located immediately outside the defined centre boundary on Station Road.</p> <p>There is just one convenience retail outlets in the centre, a Nisa Local foodstore on Station Road, which provides the only convenience goods provision in the centre. We consider this to be a limited level of convenience goods provision for a local centre, which typically fulfil an important role in meeting the day-to-day convenience goods shopping needs of residents. However, the limited provision is not unusual for a village the size of Quorn, which has a population of around 5,500. We note that a small Co-op foodstore is further located on Loughborough Road around 150 m north west of the centre boundary.</p> <p>In contrast, there are five comparison units in the centre, namely three home decor/gift shops, a Boots pharmacy and a florist, as well as a gift/jewellery shop just outside the boundary. This is considered to be a good level of comparison goods uses for a centre of this size, although it is notable that this offer does not include any household goods, which is typically part of a local centre comparison goods offer.</p> <p>There are seven retail service uses in the centre, a Post Office, three hair/beauty salons, a barber, an optician and a suit hire shop. The centre contains 14 leisure service units, equating to half of the uses in the centre, and therefore provides a particularly strong leisure service offer. The leisure service uses comprises five restaurants, four historic pubs/dining pubs, two cafes, two takeaways and a wine bar. The centre contains an additional restaurant on Leicester Road at first floor level (above ground floor level uses are not included in our diversity of uses figures above). One of the units outside the centre boundary on Station Road is also occupied by a restaurant/takeaway and another dining pub is located around 60m south of the centre on Meeting Street.</p> <p>There is just one unit within the financial and business service category, an estate agent. A cash machine is provided at the Post Office and within the Nisa Local store. Other facilities in the centre include a village hall, library, health centre and dentists.</p> <p>There are two national multiple operators present in the centre – the Nisa Local and Boots.</p>
PEDESTRIAN ACTIVITY	<p>Pedestrian activity in the centre was observed to be generally limited during our visit to the centre and focused on the small parade of shops and car parking area on Station Road.</p> <p>Other parts of the centre were extremely quiet. We consider that the low level of pedestrian activity is likely to reflect the limited convenience goods and day-to-day comparison goods offer of the centre. The leisure service focus of the offer in the centre is</p>

	instead likely to attract a high proportion of visitors to the centre in the evening and at weekends.
VACANCY RATES	The centre currently contains no vacant units. We note that one of the units immediately outside the boundary is currently vacant following the recent relocation of its former occupier to a larger unit next door. One of the pubs was advertised as to let at the time of our survey, although it was still open.
ACCESSIBILITY	<p>The village of Quorn is relatively small and almost all of the residential areas of the village are within a 10 minute walk of the centre, and the centre is therefore accessible for most residents on foot and on bicycle.</p> <p>The centre is well served by a number of bus services running between Loughborough and Leicester, including Services 2, 127, 154 and X26, that provide a frequent bus service along High Street and Station Road that links the centre with the majority of the residential area of Quorn village, Loughborough, neighbouring villages and Leicester.</p> <p>Quorn Local Centre is located on the main highway running through the village and the centre is easily accessible by car. Station Road is relatively narrow and a one-way system is in place that routes traffic in a loop from on Station Road from the junction with High Street/Leicester Road back out onto Leicester Road around 300m to the west. A public car park serving the centre is located in Station Road, which provides 86 free and unrestricted car parking spaces including 4 disabled spaces. On street car-parking is restricted throughout the centre and on several surrounding streets, although around 20 marked on-street short stay parking bays are available within the centre. Unrestricted car parking is located at the northern end of Station Road in proximity to the residential uses in the location.</p> <p>At the time of our survey, the Station Road car park was almost full as was the available on-street parking within the centre suggesting a lack of car parking in the centre, particularly given that the centre was relatively quiet at the time of our visit. Indeed, the Quorn Neighbourhood Plan 2018-2036 Pre-Submission Version published in June 2018 identifies from its survey of residents that car parking in the centre and its immediate surrounds is challenging and there is an overall lack of car parking in the centre.</p> <p>The Council's Car Parking Site Availability Assessment 2017 identifies land adjacent to School Lane as possible site for new car parking.</p>
ENVIRONMENTAL QUALITY	Quorn Local Centre forms the historic core of Quorn village and is within the designated Quorn Conservation Area. It benefits from many historic and period buildings, a handful of which are listed, and is attractive, clean and well maintained. The centre is focused on the Quorn Cross crossroads at the junction of High Street and Station Road, which is bordered

	<p>by a number of historic buildings and provides a small area of public space with seating and flowers, opposite which is a memorial garden. A further landscaped public space is located off High Street and other planting is located through out the centre, which also borders Stafford Orchard park.</p> <p>Many of the properties feature traditional shopfronts, with modern high quality refurbishments. Four of the units are located within a 1960s shopping parade located on Station Road, which although out of character within the other parts of the centre are in good condition. Overall, the environmental quality of the centre is very good.</p>
CONCLUSION	<p>Quorn Local Centre is an attractive and healthy centre with a strong independent and leisure offer and no vacant units. The retail offer in the centre is more limited, although not unusually so for a village of Quorn's size. Only one small convenience store located in the centre and the comparison retail offer is focused on non-essential goods, rather than a basic comparison goods offer that meets the day-to day needs of residents.</p> <p>The centre benefits from an accessible village location and is within a short walk of almost all residential areas of the village. There is a good sized public car park serving the centre on Station Road and a limited number short-stay on street parking spaces. However, there is an overall lack of car parking in the centre and land adjacent to School Lane is identified as a possible site for new car parking.</p> <p>The defined centre boundary encompasses and number of pockets of residential uses and so we recommend that the boundary is tightened to focus on retail, service and community use.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Strong upmarket independent retail service and leisure offer. • Historic and attractive buildings and environment. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited convenience shopping role and lack of a basic comparison goods offer that meets the day-to-day shopping needs of local residents. • Lack of car parking provision. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Potential delivery of additional car parking provision. <p>THREATS</p> <ul style="list-style-type: none"> • Limited retail function of the centre.

Rothley Local Centre

ADDRESS (and Zone)	Cross Green / Woodgate / Mountsorrel Lane Zone 6
DESCRIPTION	Rothley is a village in the southern part of the district with approximately 3,900 residents. The centre is located along Woodgate, Mountsorrel Lane, Fowke Street, and North Street, with Cross Green at its heart. Rothley is located approximately half way between Loughborough and Leicester, being a short distance away from a major route (the A6) between both cities and is well located to acts as a commuter town for both cities.
CURRENT DESIGNATION	Local Centre

PICTURES



Cross Green



Cross Green looking towards Mountsorrel Lane

DIVERSITY OF USES	No.	COMMUNITY FACILITIES	TOTAL: 4
Convenience	3	Parish Offices / Hall, Doctors surgery, Rothley Baptist Church, Community Hall	
Comparison	7		
Retail Service	6		
Leisure Service	8	NATIONAL OPERATORS	TOTAL: 2
Financial & Business Services	3	Post Office, Nisa Local, Select Convenience, Nottingham Building Society	
Vacant	1		
Total No. of Uses	28		

COMMENTS	
RETAILER/ LEISURE REPRESENTATION	<p>The defined centre contains 28 units, most of which were local independent retailers with some regional and national retailers present. In terms of its composition, Rothley's overall range of retailers and services is broadly in line with national averages. Taking each retail category into consideration, the amount of convenience goods floorspace across the centre accounts for 16% of the centre's total floorspace. This is slightly above the national average. The Nisa Local on Woodgate is the largest convenience food outlet within Rothley, with smaller units in the form of a Select Convenience and independent delicatessen also comprising the convenience offer.</p> <p>The comparison offer is slightly lower than the national average, as it typical for such smaller scale centres, and includes a pharmacy, home furniture shop, a charity shop and a card and giftware shop.</p> <p>Regarding retail services, proportionally the offering was recorded as being higher than the national averages, with businesses present mostly being hairdressing / beauty salon units. Whilst Rothley does have a Post Office, this is combined with a convenience unit to which it is ancillary and is therefore not included within the Retail Service unit count.</p> <p>Leisure services are dominated by takeaways (6) and also includes a pub and a coffee shop. The deli observed at the juncture with Cross Green and Mountsorrel Road did include a café element, but it was determined that the butcher / delicatessen element was the primary use and was therefore counted as a convenience unit. The results do show that leisure services are higher than the national average.</p> <p>Financial services included a national building society chain, a regionally based estate agents and a financial support firm. The amount of financial service units present in Rothley is broadly in line with the national average.</p>
PEDESTRIAN ACTIVITY	<p>Pedestrian activity was generally centred on Cross Green with footfall decreasing with distance away from this central focus. At the time of survey, there was limited pedestrian activity along Mountsorrel Lane, with most visitors accessing the shops and services on Woodgate. Several users were observed using the village green recreationally during the visit.</p>
VACANCY RATES	<p>A single vacant unit was recorded during the survey, indicating that Rothley has a below national average vacancy rate, and a strong indication of the health of the centre.</p>
ACCESSIBILITY	<p>Rothley is considered to be suitably accessible, with frequent bus services towards Leicester, Loughborough and Coalville. The bus stop located at Cross Green features live information displays for bus services which should serve to promote increased public</p>

	<p>transportation use and use of the centre as a whole</p> <p>For pedestrian connectivity, the centre is surrounded by residential streets and safe crossing points were located in accessible locations in the centre.</p> <p>Parking opportunities are available in the form of a small sized car park in front of the Royal Oak Public House and on street parking at Cross Green and along Woodgate, these were observed to be well used. Further parking is available at the Parish Council offices off Mountsorrel Lane. Sufficient conveniently located parking provision could potentially be an issue at peak times for the centre, however, at the time of our survey parking was not an evident issue.</p>
ENVIRONMENTAL QUALITY	<p>The town centre was attractive, with good quality frontages, landscaping and street furniture. Cross Green was located in the middle of the centre and included a public open space with a cenotaph, hard and soft landscaping and seating areas which were being utilised during the visit. Rothley retains a strong village character which contributes to its visual amenity and the enjoyment of visitors.</p>
CONCLUSION	<p>We consider Rothley to be a healthy town centre, with an appropriate mix of uses for a town of its size and standing. The centre has a low vacancy rate and the range of retail goods and services available is proportionally in line with national averages. The focus of the town centre is Cross Green, which sees the most pedestrian activity and provides an attractive focal point.</p>
KEY ISSUES/SWOT	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Cross Green acts as a main focus for activity. • Attractive street scene and landscape environment / quality. • Good public transport links and facilities. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • The northern part of the defined centre along Mountsorrel Lane is predominantly made up of residential properties. • Limited conveniently located town centre parking options for busier periods. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Cross Green and centrally located community buildings provide opportunities to host one-off and temporary events within the village, which can help support the vitality of the centre. <p>THREATS</p> <ul style="list-style-type: none"> • Close proximity and accessibility of alternative larger centre, such as Syston as well as Loughborough and Leicester.