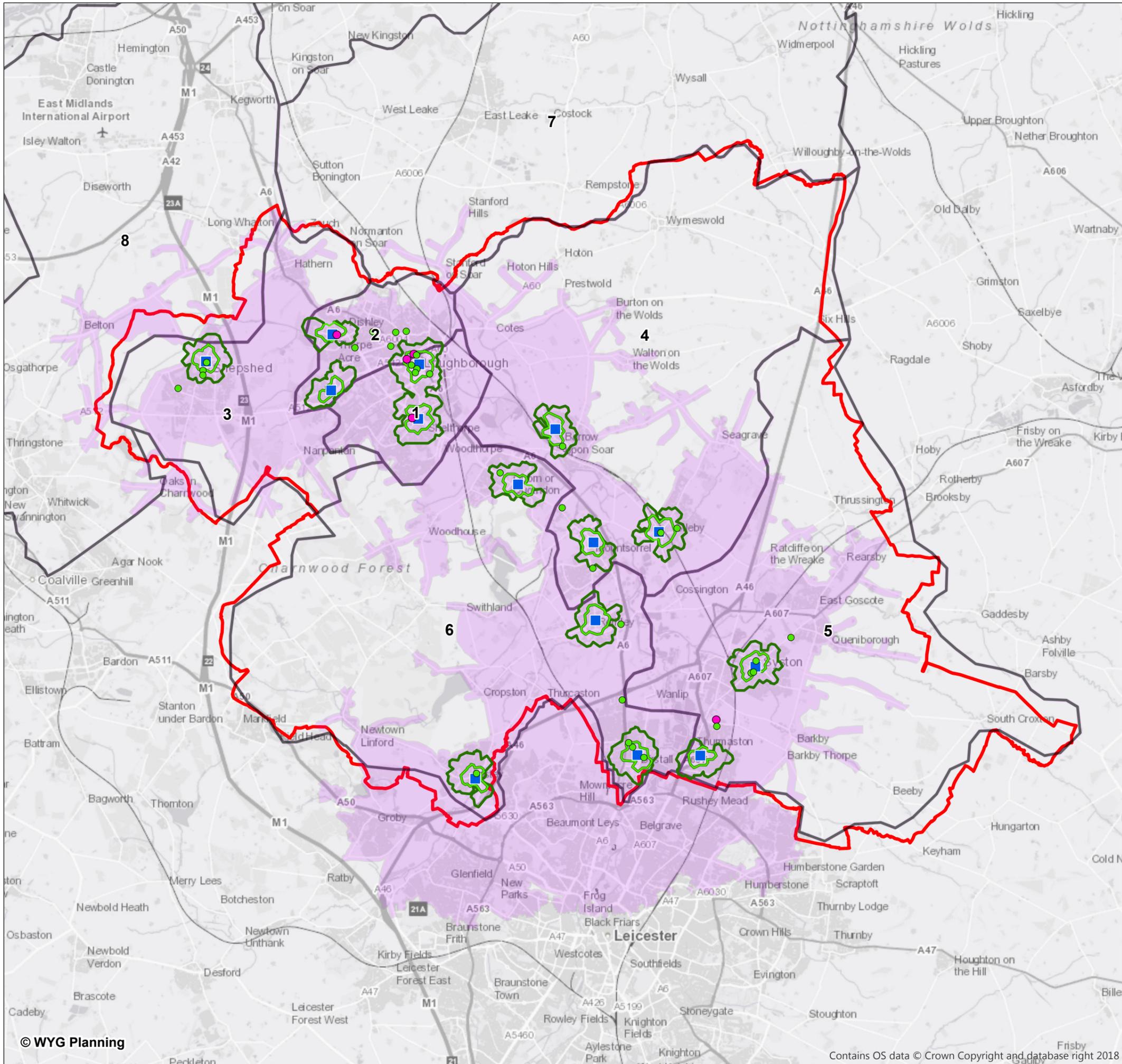




Appendix 8 – Existing Foodstore Provision and Defined Centre Catchment Plans





Driving and Walking Catchment Plan
Charnwood Borough Council



- Foodstore (Less than 1,500sqm)
- Foodstore (1,500sqm or greater)
- Defined Centre
- Zones
- Charnwood Local Authority Boundary
- Walk distance to centre**
- 400m
- 800m
- Driving distance to centre**
- 5km

Drawn by: CL Drawing No.
Checked by: JV Revision No.

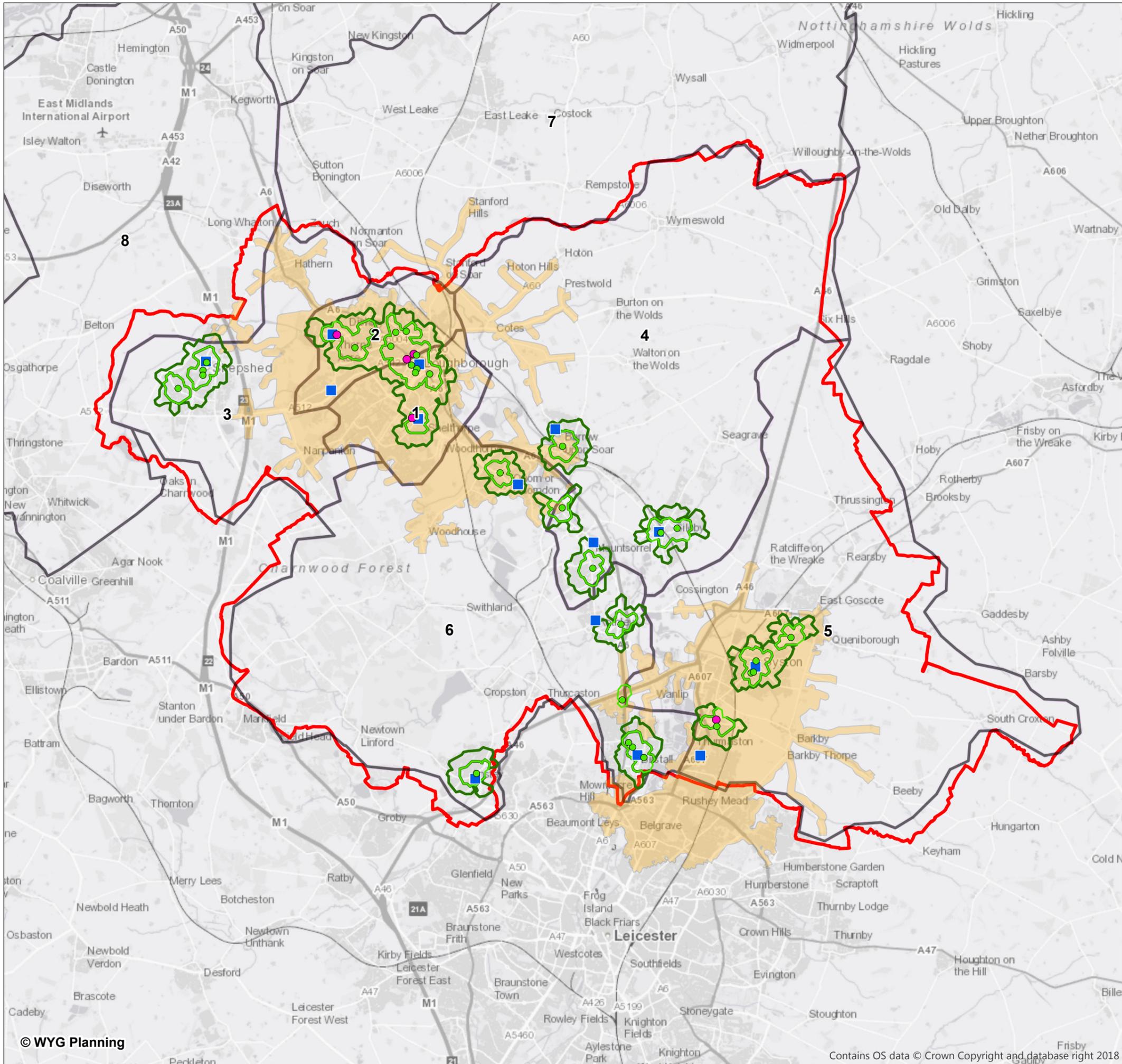
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The Pavilion, 1st Floor
Botleigh Grange
Office Campus
Hedge End
Southampton
Hampshire, SO30 2AF

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Driving and Walking Catchment Plan

Charnwood Borough Council



- Foodstore (Less than 1,500sqm)
- Foodstore (1,500sqm or greater)
- Defined Centre
- Zones
- Charnwood Local Authority Boundary
- Walk distance to foodstore**
- 400m
- 800m
- Driving distance to foodstore (Greater than 1,500sqm)**
- 5km

Drawn by: CL Drawing No.
 Checked by: JV Revision No.

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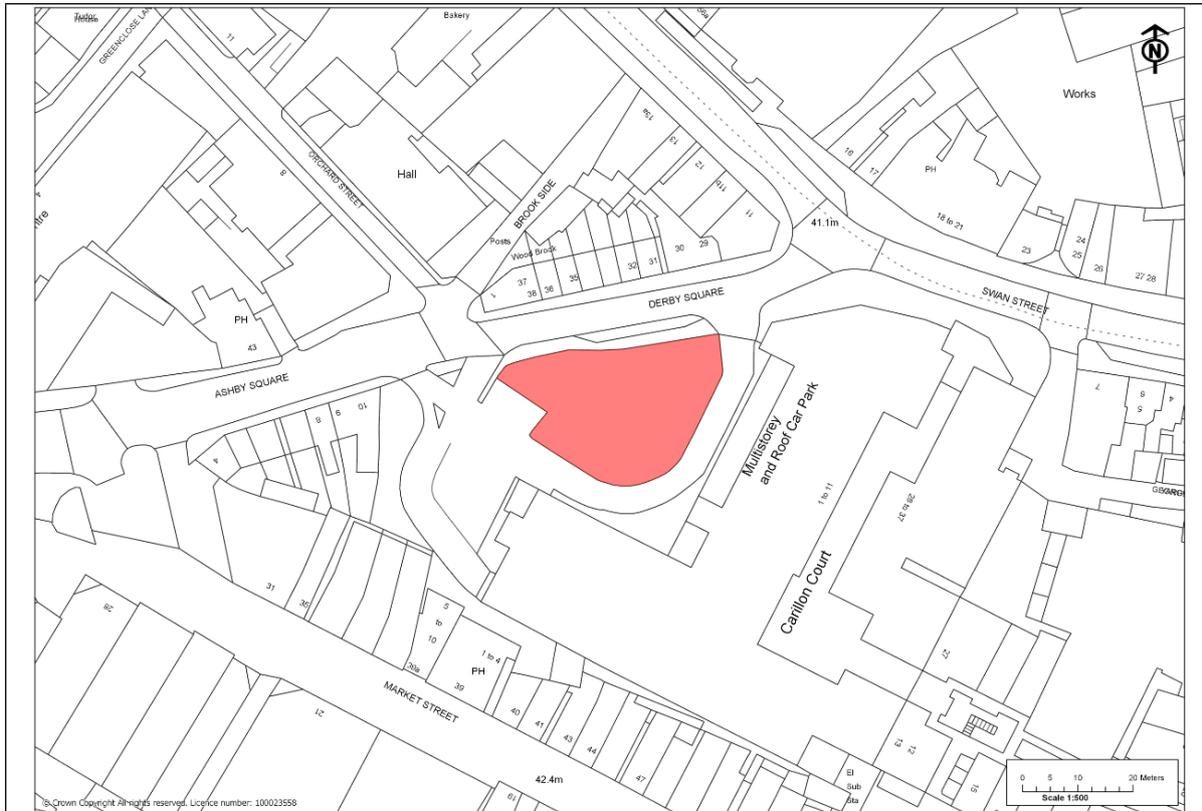
The Pavilion, 1st Floor
 Botleigh Grange
 Office Campus
 Hedge End
 Southampton
 Hampshire, SO30 2AF



Appendix 9 – Potential Development Site Assessment Proformas



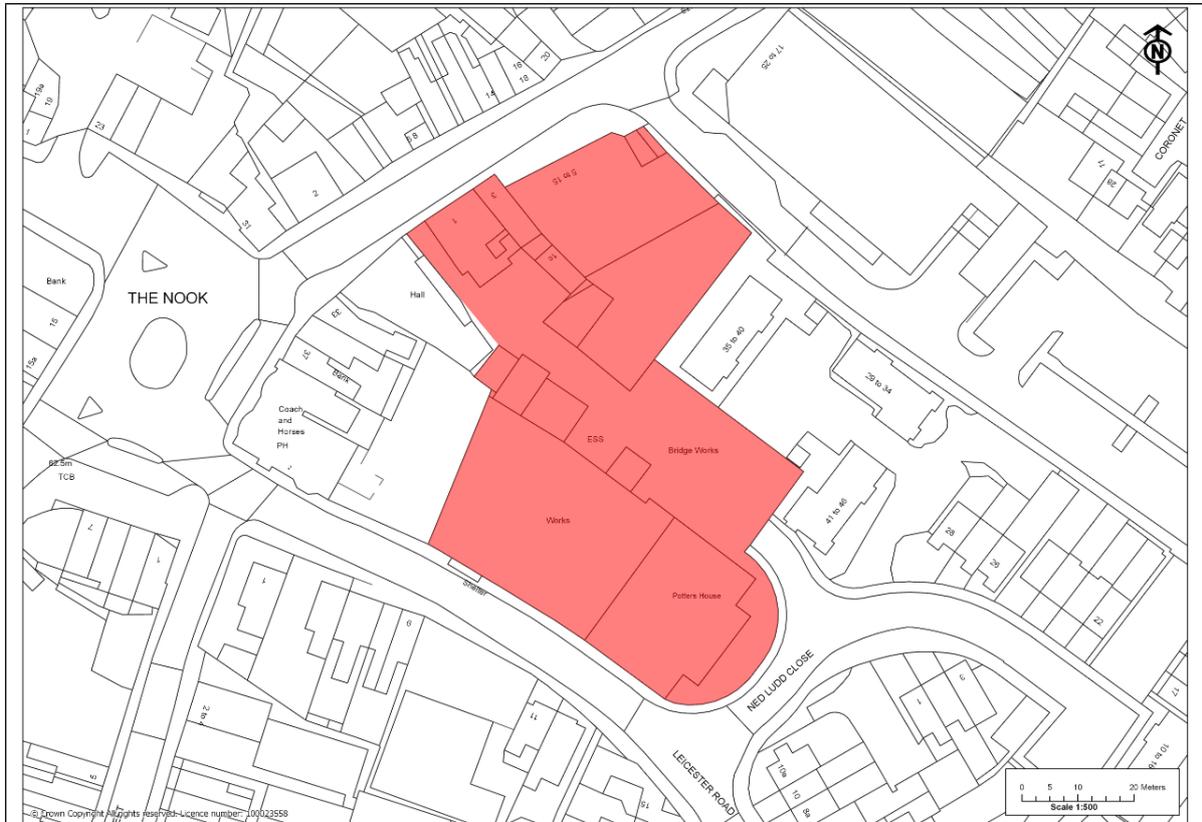
**Charnwood Town Centre Study
Site Assessment Proforma**



Location	Land adjacent to Carillion Shopping Centre, Derby Square
Site Size	0.1 ha
Ownership	Single
Site Characteristics	<p>The site is cleared and available for development. It is located to the rear of Carillion Court Shopping Centre and adjacent to the servicing area for the shopping centre and vehicular access to the shopping centre car park. The site is located within the defined town centre boundary.</p>
Policy Considerations	<p>The following policies from the adopted Core Strategy (2015) are of relevance to the consideration of the suitability of the site for redevelopment:</p> <ul style="list-style-type: none"> CS 9: Encourages town centre development of a scale appropriate to that which supports its vitality and viability <p>The site is located within the Ashby Square / Market Street character area within the adopted Town Centre Masterplan. The Masterplan states that the area is popular with students given its location within walking and cycling distance from the campus and that there are a number of buildings or properties in poor repair. The opportunities identified in the Masterplan are to improve connectivity, encourage residential uses and encourage development of affordable workspace, temporary uses and activities and events which will bring more life to this part of the town.</p>
Accessibility	<p>The site is readily accessible on foot from Derby Square.</p> <p>The site is located within Loughborough town centre and is therefore easily accessible by public transport.</p>

	<p>The closest bus stops are located within 100m of the site at Ashby Square and Swan Street</p>
Constraints	<p>The site is located in Flood Zone 1, and therefore has a low probability of flooding.</p> <p>Given the site's location within the town centre, there are potential infrastructure and accessibility constraints although it is likely that these could be mitigated as part of any planning application.</p> <p>The site fronts onto Derby Square and any scheme may require active frontage to Derby Square. The location of the site adjacent to the service area for the shopping centre and ramped access to the shopping centre car park present issues in terms of noise, privacy and access in relation to any potential residential development on the site.</p> <p>No additional constraints have been identified, but a full review of the potential for contamination should be undertaken.</p>
Development Potential	<p>Outline planning permission was granted in 2011 for an extension to the shopping centre to provide new larger retail units and approximately 60 student residences above. However, this has now lapsed.</p> <p>At the time of the 2011 application, the site was occupied by commercial buildings which have since been demolished. As such, the site remains vacant and is a prime brownfield site within the town centre. As such, the site is available in the short term and could accommodate commercial floorspace potentially as part of a taller building.</p> <p>Currently owned by the owners of Carillon Shopping Centre offering potential for the site to be developed for an extension to the existing shopping centre or as a standalone development.</p> <p>The Carillon Court Shopping Centre, including this potential development site, is currently being marketed for sale. The marketing material indicates that the site as cleared for an extension to the shopping centre and sets out indicative options for the development of the site for a shopping centre extension.</p>
Commercial Viability	<p>Potential to be commercially viable given its location within the town centre. However, the ongoing vacancy of the site and lack of any immediate development options from the landowner may indicate that there are wider issues in terms of the commercial viability.</p>
Overall Conclusion	<p>The site is considered to be available, suitable and achievable for commercial development.</p>
Other Comments	<p>None.</p>

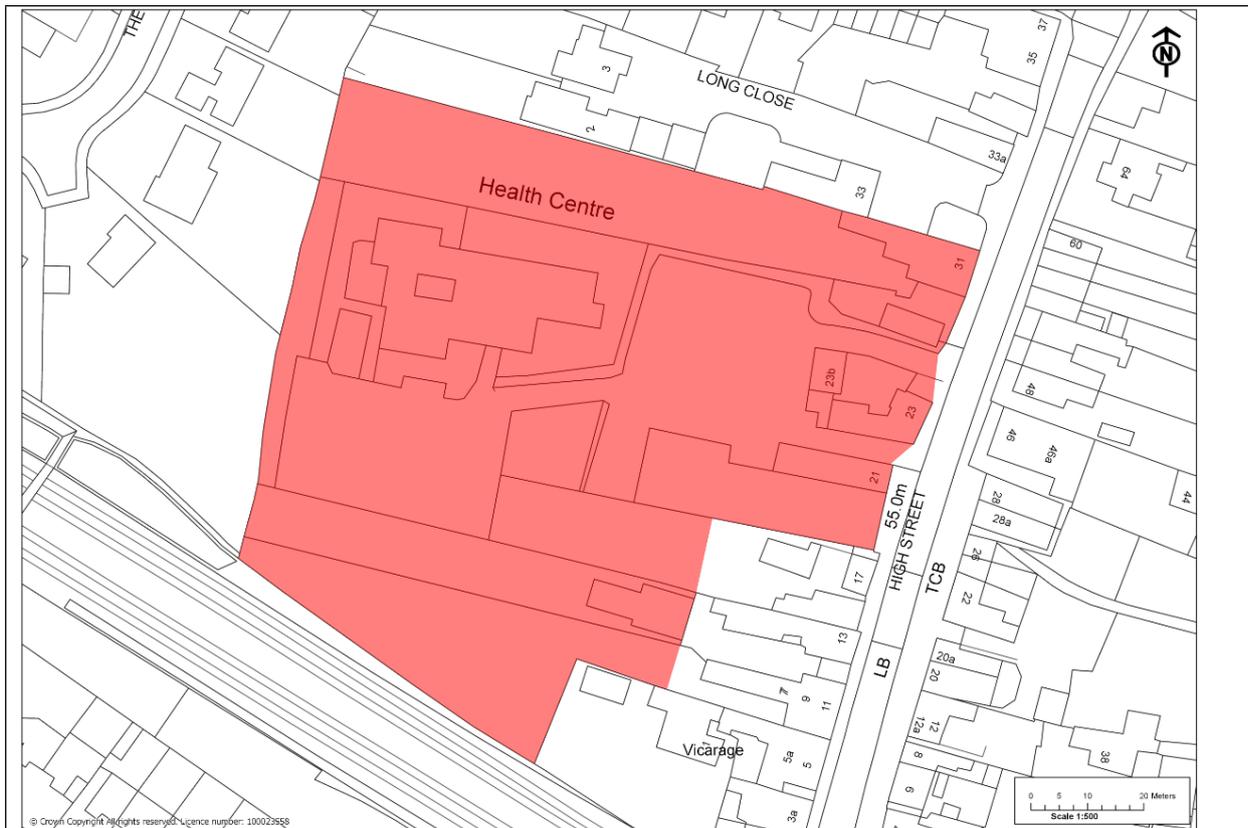
**Charnwood Town Centre Study
Site Assessment Proforma**



Location	Leicester Road, Anstey
Site Size	0.4 ha
Ownership	Multiple
Site Characteristics	<p>The site is currently occupied by Potters Superstore – a large kitchen, bedroom and carpet showroom and warehouse.</p> <p>The site has a three-storey building which acts as the main showroom and a large warehouse to the rear primarily acting for storage and distribution purposes.</p> <p>The site also has areas of hardstanding which are used for parking and storage, it is unclear if all of these external areas are utilised by Potters, or by other adjacent firms.</p>
Policy Considerations	<p>The following policies from the adopted Core Strategy (2015) are of relevance to the consideration of the suitability of the site for redevelopment:</p> <ul style="list-style-type: none"> • CS 6: Seeks to support economic development in the plan area, including allowing for existing firms to expand • CS 9: Encourages town centre development of a scale appropriate to that that which supports its vitality and viability.
Accessibility	<p>The site is readily accessible from Leicester Road, with an additional pedestrian only access from Crompton Road. Public transport stops are located on Leicester Road, Crompton Road and Stadon Road.</p>

Constraints	Existing business on site and existing businesses adjacent Possible rights of access issues for adjacent businesses / firms Residential properties in proximity
Development Potential	The site is occupied by a large furnishing and homeware operator and other operators appear to use the areas of hardstanding around the furniture stores premises for access, parking and storage. As the site is in active commercial use, it is considered the site could become available in the medium to long term.
Commercial Viability	The site is host to a large employer and retailer, which sells kitchen and bath furniture and carpets. Considering the long-term presence of this firm, along with the sites good accessibility and location in the town centre, it is considered that the site is commercially viable, subject to careful consideration of the access rights and amenity of the surrounding firms and uses.
Overall Conclusion	The site is not immediately available and is unlikely to become available in the short to medium term. Initial discussions should take place with the landowners to establish the potential for commercial redevelopment.
Other Comments	None

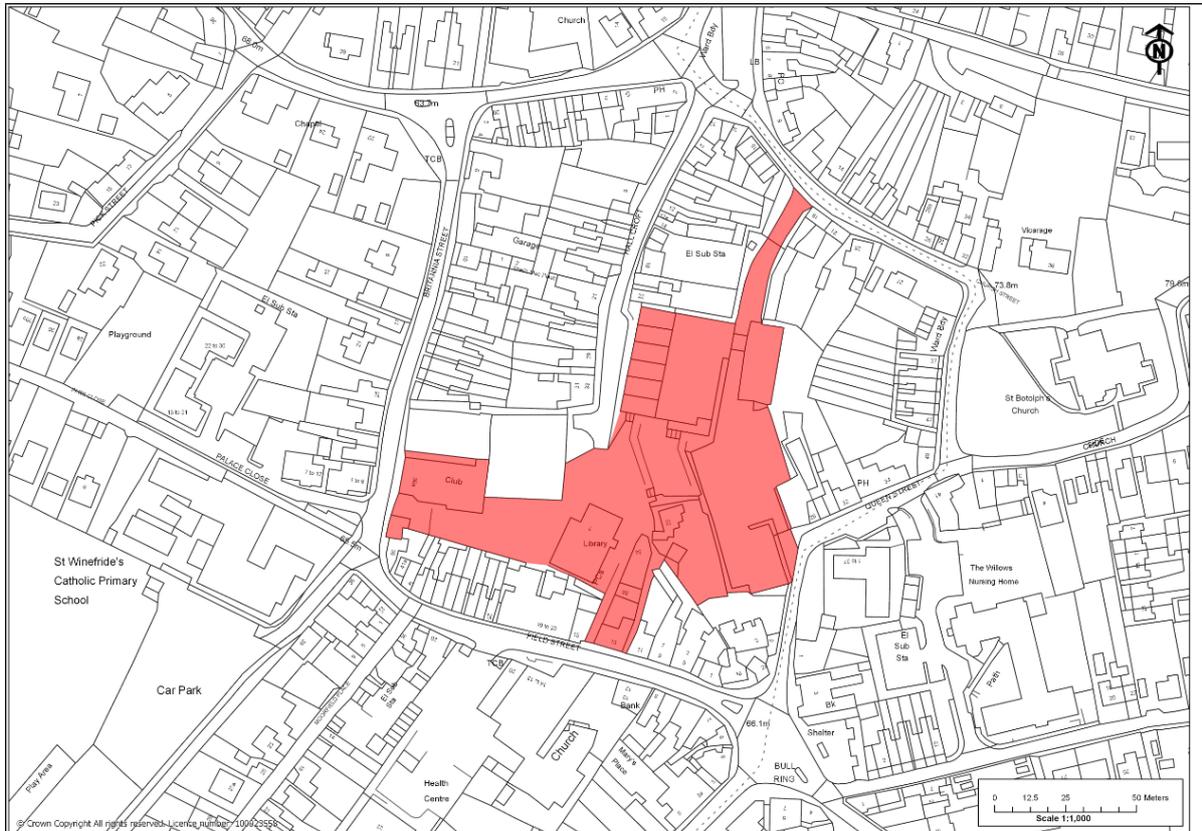
**Charnwood Town Centre Study
Site Assessment Proforma**



Location	Land off High Street, Barrow Upon Soar
Site Size	1.0 ha
Ownership	Multiple
Site Characteristics	<p>Current uses on the site include retail, car parking, residential and grass. The east of the site is currently occupied by a Co-op Foodstore and its associated car parking area, along with a number of smaller shops fronting High Street.</p> <p>The west is occupied by Barrow Health Centre and associated car parking, together with vacant/undeveloped land to the rear and within the curtilage of the properties fronting High Street. Residential uses are also present on the site.</p>
Policy Considerations	<p>The following policies from the adopted Core Strategy (2015) are of relevance to the consideration of the suitability of the site for redevelopment:</p> <ul style="list-style-type: none"> CS 9: Encourages town centre development of a scale appropriate to that that which supports it vitality and viability
Accessibility	<p>The site is located within the boundary of Barrow Upon Soar District Centre and is readily accessible by car and sustainable transport modes.</p> <p>Vehicular and pedestrian access to the site is provided from High Street.</p>

<p>Constraints</p>	<p>Much of the site is currently in active use, which would need to be re-accommodated on the site or in an alternative location in the centre as part of any redevelopment.</p> <p>Access to the rear of the site from High Street is currently provided via a narrow and single lane vehicular access between two properties on High Street. However, a wider and two-way vehicular access to the rear of the site could be provided as part of any redevelopment.</p> <p>The existing properties fronting High Street are of mixed quality and periods, with some contributing to the distinctive village character of the centre. Whilst we consider there is scope for redevelopment of some parts of the frontage to High Street, some more traditional properties would likely need to be retained.</p> <p>The topography of the site slopes down to the west, falling sharply from the Co-op car park to the health centre, which could influence the wider development opportunities across the site as a whole.</p> <p>Some vegetation and mature trees along the site borders may influence the overall layout of any development opportunity.</p> <p>The proximity and adjacency to residential areas to the north and west of the site could act as a constraint.</p>
<p>Development Potential</p>	<p>The site offers potential for redevelopment for retail and other town centre uses, as well as an opportunity to provide an improved access to car parking provision on the site.</p> <p>It is likely that any redevelopment would require the provision of a replacement and larger foodstore on the site to accommodate the existing Co-op Food store along with small shop units and a new health centre facility.</p> <p>The change in site levels offers potential for undercroft car parking, which would maximise the ground level floorspace that could be provided on the site.</p>
<p>Commercial Viability</p>	<p>The majority of the site is already developed, in multiple ownership and in active use for a range of uses including retail, medical, car parking and residential.</p> <p>Given the relatively limited size of the site and need to re-accommodate the existing uses, it is unlikely that the comprehensive redevelopment of the site would be commercially viable. We expect that redevelopment would therefore require some level of public funding and management to assemble the site and progress its delivery.</p>
<p>Overall Conclusion</p>	<p>The site is not currently available and the potential for the comprehensive redevelopment of the site is uncertain given the site constraints.</p>
<p>Other Comments</p>	<p>None</p>

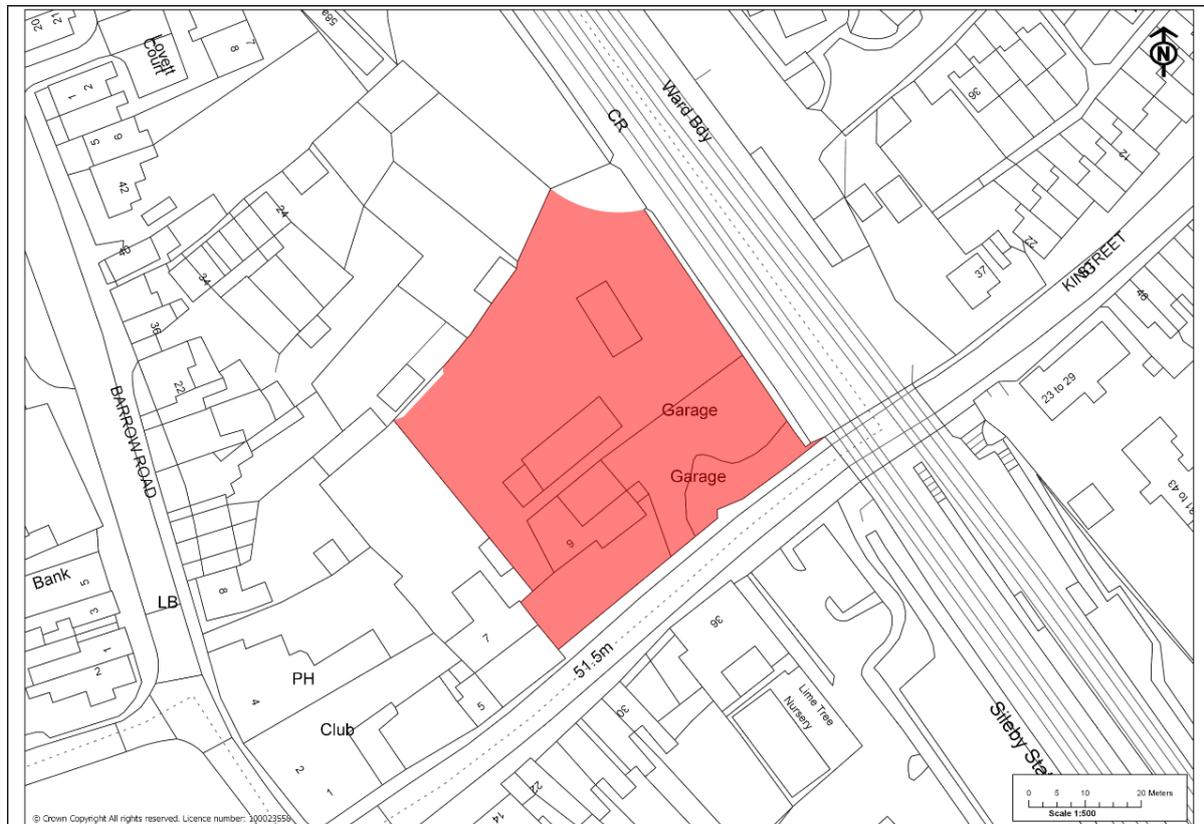
Charnwood Town Centre Study Site Assessment Proforma



Location	Land to the north of Field Street, Shepshed
Site Size	0.9 ha
Ownership	Multiple
Site Characteristics	The site is approximately 0.9 hectares in size and contains a large Co-op foodstore, Shepshed Library and several small retail units along with areas of hardstanding used for car parking and landscaping.
Policy Considerations	<p>The following policies from the adopted Core Strategy (2015) are of relevance to the consideration of the suitability of the site for redevelopment:</p> <ul style="list-style-type: none"> CS 9: Encourages town centre development of a scale appropriate to that that which supports it vitality and viability. <p>The eastern half of the site was part of a site identified in the 2013 Shepshed Town Centre Master Plan and Delivery Framework for redevelopment for a mix of uses comprising retail/leisure at ground floor level and residential/commercial uses above.</p>
Accessibility	Vehicular access to the western half of the site is available from Hall Croft and Britannia Street, with an additional pedestrian only access from Field Street. Vehicular access to the eastern half of the site is via Church Street and Queen Street, with pedestrian access from Hall Gate. The site is located within Shepshed district centre and is readily accessible by a range of transport modes.

<p>Constraints</p>	<p>The site is in active use and encompasses a range of established operators. It is likely that the existing Co-op Food store, which forms an important element of Shepshed’s convenience goods provision, and the library would need to be accommodated on site as part of any redevelopment. There is a substantial level change across the site. The east of the site, which encompasses the Co-op Food store and associated car parking, around one storey in height above the western half of the site.</p> <p>Access across the site is relatively constrained. Vehicular entry to the east of the site is narrow and one-way only, with ingress from Church Street and egress from Queen Street. Access between the east and west of the site is pedestrian only and stepped/ramped.</p> <p>An adjacent former pub site to the north is currently under redevelopment for residential use with some ground floor retail. Residential properties are also located to the east and west of the site.</p>
<p>Development Potential</p>	<p>This site is located wholly within Shepshed district centre and offers potential for redevelopment for retail and leisure uses, as well as above ground floor level residential and commercial uses. It is likely that any redevelopment would require the retention of the existing foodstore and a replacement library. A key priority for the site should be to improve access across the site from Hall Gate to Britannia Street and Field Street.</p> <p>The eastern half of the site was part of a site identified in the 2013 Shepshed Town Centre Master Plan and Delivery Framework for redevelopment for a mix of uses comprising retail/leisure at ground floor level and residential/commercial uses above. Part of the site is now under redevelopment for residential use with ground floor retail, which whilst not part of a comprehensive approach does not preclude the achievement of the aspirations for this area set out in the masterplan.</p>
<p>Commercial Viability</p>	<p>The majority of the site is developed, in multiple ownership and in active use for a range of uses including retail, leisure, community and car parking. Nevertheless, we consider that the site, which is at the heart of Shepshed district centre, is poorly laid out and underused. We consider redevelopment important to supporting the vitality and viability of Shepshed. This importance was similarly identified in the masterplan.</p> <p>Given that the site is active use, the considerable level change and the likely need to re-accommodate existing uses on the site, it is highly unlikely that the comprehensive redevelopment of the site would be commercially viable. We expect that redevelopment would therefore require public sector investment to assemble the site and progress its delivery in partnership with the Co-op Food.</p>
<p>Overall Conclusions</p>	<p>The site is in active use and is therefore unable to become available in the short to medium term, particularly given the use of part of the site by the Co-op. However, there is the potential for the site to be suitable and achievable for main town centre use developments over the course of the plan period.</p>
<p>Other Comments</p>	<p>None.</p>

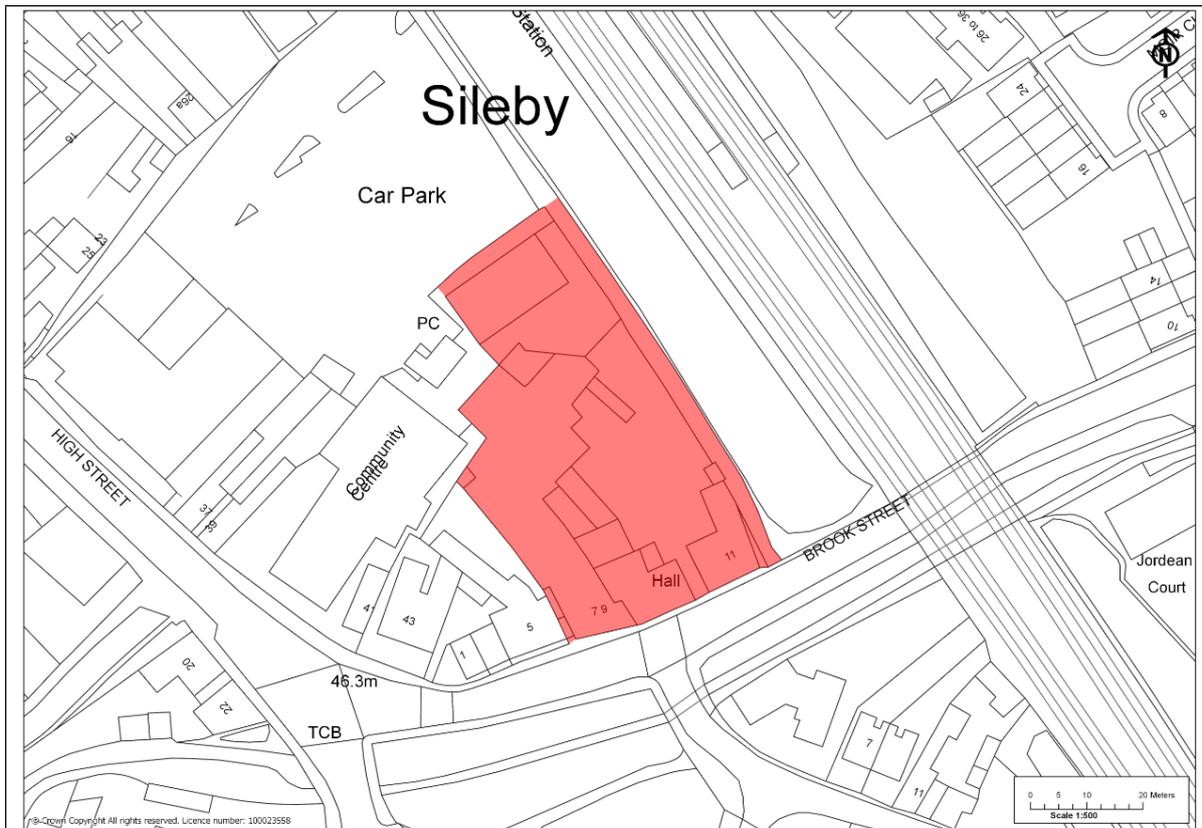
**Charnwood Town Centre Study
Site Assessment Proforma**



Location	North of King Street, Sileby
Site Size	0.3 ha
Ownership	Unknown
Site Characteristics	The site is located to the north of King Street within the designated town centre boundary. The site is bordered to the east by the Loughborough-Leicester railway and to the south by King Street. The areas to the west and north are open vacant plots of land with residential uses located just beyond.
Policy Considerations	The following policies from the adopted Core Strategy (2015) are of relevance to the consideration of the suitability of the site for redevelopment: <ul style="list-style-type: none"> CS 9: Encourages town centre development of a scale appropriate to that which supports its vitality and viability CS14: Seeks to conserve and enhance historic assets through means such as protecting heritage assets and their setting from inappropriate development
Accessibility	Access is via King Street, which is considered to be good. The site is within walking distance of Sibley train station, several bus stops.
Constraints	The southern part of the site fronting King Street is in active use for a car service and repair shop and is not currently available for development. The site slopes upwards to the north from King Street. One built structure and the remains of another structure are present on site.

	<p>A Listed Building is adjacent to the south west of the site and any future development would need to carefully consider potential implications on the setting of the Listed Building.</p> <p>Potential ground contamination constraints as a result of existing and surrounding uses, and further investigative work is required to establish development constraints.</p>
Development Potential	The site would be suitable for a range of small scale retail and service uses given its location within Sileby district centre and frontage onto King Street.
Commercial Viability	Redevelopment likely to be commercially viable if the site becomes available. Discussions with the existing landowners should be undertaken to establish future opportunities given the site's prominence within the district centre.
Overall Conclusions	The site is not immediately available but a comprehensive development could be suitable and achievable.
Other Comments	None.

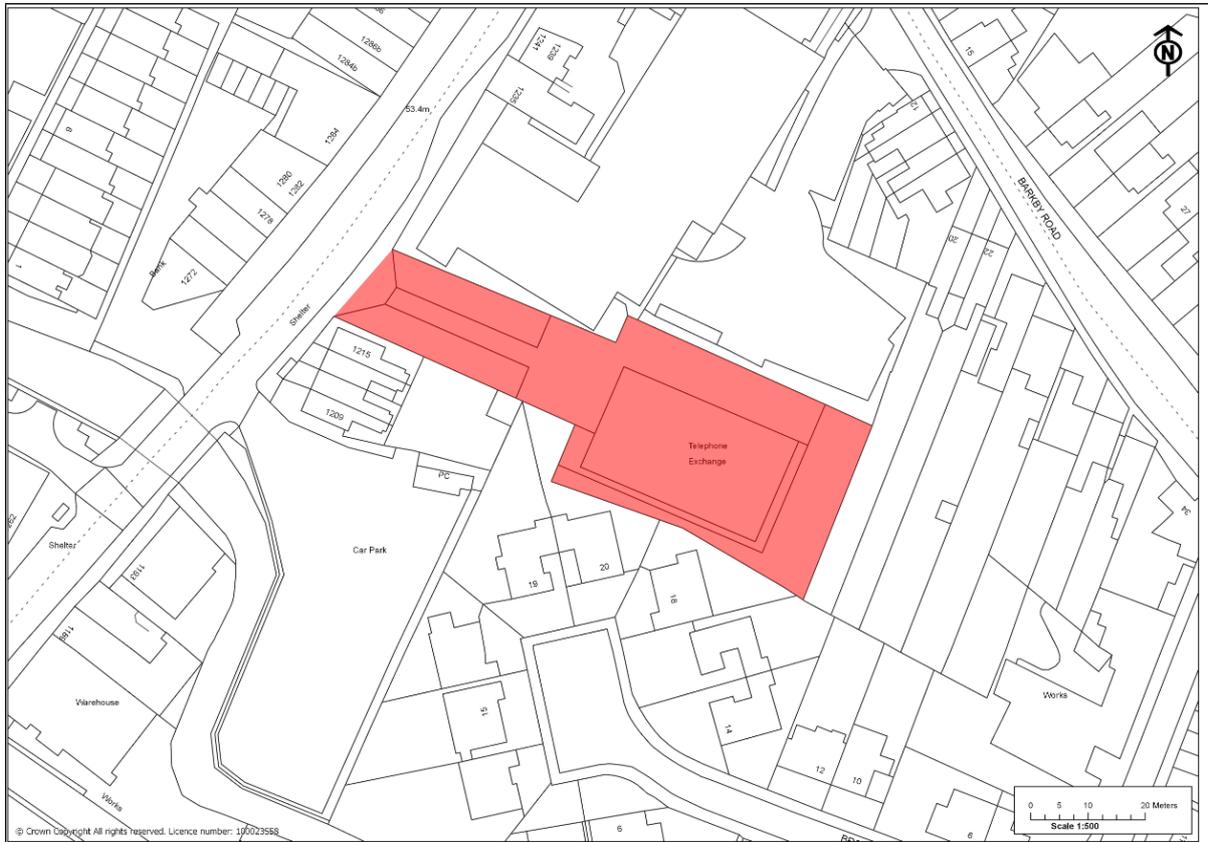
**Charnwood Town Centre Study
Site Assessment Proforma**



Location	Brook Street, Sileby
Site Size	0.3 ha
Ownership	Unknown
Site Characteristics	<p>The site is located to the north of Brook Street and is occupied by a industrial firm (Creoseal), a single dwelling and a building used for community use on the Brook Street frontage.</p> <p>The area to the north is a building used as a child day care centre. There is a yard in between these which is used for storage and distribution purposes by Creoseal.</p>
Policy Considerations	<p>The following policies from the adopted Core Strategy (2015) are of relevance to the consideration of the suitability of the site for redevelopment:</p> <ul style="list-style-type: none"> • CS 9: Encourages town centre development of a scale appropriate to that that which supports it vitality and viability • CS 14: seeks to conserve and enhance historic assets.
Accessibility	<p>The site is within walking distance of Sileby train station, several bus stops and the main town centre car park is adjacent to the north.</p> <p>Direct access is currently achieved from Brook Street but it could potentially be accessed from the car park</p>

<p>Constraints</p>	<p>The site is in active use by Creoseal and child day care centre and therefore the availability of the site for development within the short to medium term is unlikely.</p> <p>The Creoseal aspect could have contamination issues to due to being in industrial use and full geo-environmental searches would be required prior to establishing whether the site is viable for commercial development.</p> <p>The southern fringe of the site is within Flood Zones 2 and 3 which could increase development costs and render the scheme unviable. Further investigations into the requirement for mitigation would be required.</p> <p>The site is located in a designated Conservation Area, and as such, and development would be required to meet the adopted guidance, seeking to provide high quality buildings which do not negatively impact upon the conservation area.</p>
<p>Development Potential</p>	<p>Given its current active use, development could potentially come forward in the long term, but the short to medium term opportunities are limited.</p>
<p>Commercial Viability</p>	<p>The site is located within the designated centre and fronts onto the main road. The structure to the rear of the site, containing the child day care firm, fronts onto the car park and could be an attractive site for some retail operators. The sites inclusion within a flood risk zone and conservation area may present challenges but these could be overcome with adequate design consideration</p>
<p>Overall Conclusions</p>	<p>The site is not currently available but could become available in the medium to long term.</p> <p>Given its location, the site has the potential to be commercially viable and achievable.</p>
<p>Other Comments</p>	<p>The site does relate well to the centre and areas of activity. Should development come forward then permeability could be increased in a north-south direction</p>

**Charnwood Town Centre Study
Site Assessment Proforma**



Location	Telephone Exchange, Melton Road, Syston
Site Size	0.2 ha
Ownership	British Telecom
Site Characteristics	The site is approximately 0.2 hectares in size and comprises of a two-storey office building (telephone exchange) from the 1960's and areas of hardstanding currently used for car parking
Policy Considerations	The following policies from the adopted Core Strategy (2015) are of relevance to the consideration of the suitability of the site for redevelopment: <ul style="list-style-type: none"> CS 9: Encourages town centre development of a scale appropriate to that that which supports it vitality and viability
Accessibility	The site is within 500m distance of several bus stops which have services towards Melton Mowbray, East Goscote, Loughborough, Leicester and Thurmaston. The site is within 800m walk of Syston train station with hourly services towards Leicester, Lincoln and stops in between. Melton Road car park is located to the south of the site, and the Walkers Road car park is also within walking distance to the north
Constraints	The site is in existing use with an active occupier within the building. Vegetation on site including semi-mature trees. The site is surrounded by residential properties to the south which could

	<p>dictate the nature of the development on the site.</p> <p>Furthermore, the site is situated adjacent to a Conservation Area, and relevant guidance will need to be adhered to in designing a commercial scheme.</p> <p>The narrow constrained access from Meton Road and limited frontage onto Melton Road could influence whether operators are interested in occupying the site.</p>
Development Potential	<p>The site was observed to be in use during the survey, it is therefore considered the site could become available in the medium or longer term.</p> <p>The site offers potential to accommodate retail uses, and residential/commercial uses with ground floor retail.</p>
Commercial Viability	<p>The site is located within the designated centre, however the main building is situated off the main retail frontage which may be a detractor.</p> <p>The site is currently occupied by an active user, but wider trends have shown these types of premises are becoming more redundant as time goes on and redeveloped as a result of this. In brief, the site has the potential to be commercially viable, but this would warrant further investigation.</p>
Overall Conclusions	<p>The site is currently unavailable and is unlikely to become available in the short to medium term. Given the site constraints, the commercial viability of the site is also uncertain. Should there be opportunities to widen the development site potential to surrounding uses, this would provide better frontages and accessibility.</p>
Other Comments	<p>None</p>