# Retail Background Paper

**May 2016**

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## 1.0 Introduction

1.1 Town Centres and retail make an important contribution both to society and the economy. Town Centres provide a location for shopping, recreation and community facilities and opportunities for linked trips. Protecting town centres from out of centre retail is an important part of the Government's planning policy as set out in the National Planning Policy Framework.

1.2 The Borough Council sets local planning policy for Town Centres and Retail through the Local Plan. The Aligned Core Strategy (Part 1 Local Plan) sets out a broad strategy while the Local Planning Document (Part 2 Local Plan) provides detailed guidance for the determination of planning applications and the allocation of non-strategic development sites.

1.3 This Paper provides the context and background evidence for the approach to Town Centres and Retail in the Local Planning Document (LPD). It provides a health check of the centres, sets out the changes to the boundaries of town centres and justifies the policies included in the LPD.

## 2.0 Policy Context

2.1 National policy for town centres is set through the National Planning Policy Framework (NPPF) and National Planning Practice Guidance (NPPG). The NPPF defines town centres as primary shopping areas and areas predominately occupied by main town centre uses within or adjacent to primary shopping areas (including secondary areas). Small parades of shops and out of centre developments do not constitute town centres. The NPPF also defines what are considered to be 'main town centre uses'. This includes:

- retail;
- leisure and entertainment facilities;
- intensive sports and recreation facilities;
- offices; and
- arts, tourism and cultural venues.

2.2 In order to protect and promote town centres and ensure that they are able to grow, the NPPF (paragraph 23) sets out a series of requirements for Local Plans. It requires that town centres are recognised as the heart of communities and that centres are competitive and promote a diverse retail offer. In terms of matters to be covered by Local Plans, the NPPF requires that they (inter alia):

- define a hierarchy of centres;
- define the extent of town centres and primary shopping areas;
- retain and enhance markets;
- allocate sites to meet the need for different types of main town centre uses; and
- set out how proposals for main town centre uses which cannot be accommodated within town centres will be considered.

2.3 The central element of planning for retail and town centres is the 'town centre first policy'. This is formed of two parts. The first part is the Sequential Test which requires that proposals examine whether locations in or adjacent to town centres are suitable and available prior to planning permission being granted for out of centre locations. The second part is the Impact Assessment which requires that only out of centre proposals that do not cause a significant adverse impact on town centres are granted planning permission.

2.4 Paragraph 24 of the NPPF sets out that the sequential test should be applied to applications for main town centre uses that are not within defined town centres. Sites within town centres should be considered, followed by edge of centre sites (up to 300 metres from the boundary of the centre) before the development of out of centre sites is permitted. The NPPF also provides guidance on the use of the sequential test in both plan making and decision taking. For plan making it sets out the following key questions:

- Has the need for main town centre uses been assessed?
- Can the identified need for main town centre uses be accommodated on town centre sites?
- If the additional main town centre uses required cannot be accommodated in town centre sites, what are the next sequentially preferable sites that they can be accommodated on?

2.5 Paragraph 26 of the NPPF requires that main town centre uses with a gross floor space of more than 2,500 square metres provide an impact assessment. Local Planning Authorities are able to set a different threshold through their Local Plans. The NPPG advises that planning for the growth of main town centre uses through the Local Plan process should not give rise to any undue impact provided a need has been established and the sequential test is applied. The NPPF identifies that the Impact Test should consider:

- The impact on existing, committed and planned public and private investment; and
- The impact on town centre vitality and viability including local consumer choice and trade.

2.6 Supported by a number of Retail Studies commissioned by the authorities involved in the work, the Aligned Core Strategy (ACS) uses the NPPF and NPPG as a basis and provides the framework for the determination of planning applications and preparation of local planning policies. As required by the NPPF, Policy 6 of the ACS identifies the retail hierarchy for Greater Nottingham and sets out where new centres will be provided. The ACS recognises Nottingham City Centre as the main regional centre but for Gedling Borough identifies the following hierarchy:

- Town Centre – Arnold
- District Centre – Carlton Square
- Local Centres – Burton Joyce, Calverton, Carlton Hill, Gedling Colliery/Chase Farm, Gedling Village, Mapperley Plains, Netherfield and Ravenshead.

2.7 The boundaries of town centres and detailed policies on what uses will be permitted in different locations is to be set through the LPD. To inform the LPD a new Retail Study was jointly commissioned in partnership with Nottingham City Council, Broxtowe Borough Council and Rushcliffe Borough Council. This 2015

Retail Study provides health checks of the main centres in Gedling and recommendations regarding the need for additional floor space and the threshold for impact assessments. These are explored in more detail below.

## 3.0 Qualitative Assessment

3.1 The starting point for planning for town centres is an understanding of the current health and context of existing centres. The NPPG provides guidance on the indicators to use when assessing the health of centres. The Indicators are:

- diversity of uses;
- proportion of vacant street level property;
- commercial yields on non-domestic property;
- customers' views and behaviour;
- retailer representation and intentions to change representation;
- commercial rents;
- pedestrian flows;
- accessibility;
- perception of safety and occurrence of crime; and
- state of town centre environmental quality.

3.2 Sources of information for these indicators include the Shopping Survey undertaken by the Borough Council and the Retail Study (2015). The Shopping Survey is undertaken annually to monitor centres to inform the application of current planning policy contained in the Replacement Local Plan. It identifies the current occupiers of units allowing the diversity of uses and vacant properties to be monitored.

3.3 The 2015 Retail Study also included health checks to underpin the recommendations made in the document. The information in the 2015 Retail Study is also presented where it is the most up to date information available.

3.4 The Health Checks of each of the centres can be found in Appendix A. Details of the out of centre retail parks are also provided.

## 4.0 Quantitative Assessment

4.1 One of the purposes of the 2015 Retail Study was to identify the amount of new retail floor space required in the study area during the plan period. This would then inform decisions on allocations for retail and town centre boundaries to be included in the LPD.

4.2 In simple terms, the need for new retail floor space is derived from a comparison of the money available in the local area for retail goods and the floor space available. Account is taken of forecast growth in population and available expenditure, stores that have not yet opened and of increases in the efficiency of existing stores. Full details of the methodology used can be found in the Retail Study itself.

4.3 The tables below presents the findings of the retail study and the requirements for new retail floor space within the Borough for both convenience and comparison goods. In meeting any requirement for new retail floor space the Sequential and Impact Assessments should be applied in accordance with the NPPF.

| **Convenience**[1] | **2019** | **2024** | **2028** |
|---|---|---|---|
| Arnold Town Centre | 285 sqm | 543 sqm | 761 sqm |
| Carlton Square District Centre | 180 sqm | 343 sqm | 474 sqm |
| Local Centres | 141 sqm | 269 sqm | 374 sqm |
| Rest of Borough (residual floor space) | -5485 sqm | -4682 sqm | -4036 sqm |
| **Total – Gedling Borough** | **-4879 sqm** | **-3527 sqm** | **-2427sqm** |

4.4 It is considered that new convenience floor space is required at Arnold Town Centre and Carlton District Centre. This would help maintain the existing market shares ensuring the centres remain vital and viable during the plan period. New floor space could be provided by way of an extension to the existing convenience retailers within these centres (ASDA at Arnold or Tesco at Carlton Square) or through the opening of a new store.

4.5 The Council is actively exploring different options to meet the recognised need in Arnold Town Centre. One area of review is an investigation into the range of options available to secure the future of Arnold market. The Council are also identifying opportunity areas to provide the additional floorspace in Arnold which is following the town centre first policy set out in the NPPF and exploring the potential within existing town centres before opportunities elsewhere. This includes reviewing the potential for the redevelopment of existing buildings and land. Initial internal discussions have identified potential locations where redevelopment could contribute to the provision of additional floorspace. A series of meetings with landowners are ongoing in order to get an understanding as to whether landowners are willing to work with the Council to explore in more detail the potential to redevelop their sites.

4.6 Within Carlton Square local centre there has been an ongoing need to improve the retail offer and bring vacant and derelict properties back into use. The regeneration of the precinct and wider area is actively being explored with one key objective of the project to provide a better retail facility to the area that will lead to a reduction in vacant units. In addition, provision of quality and affordable housing for the local area is being considered alongside job and enterprise creation through the introduction of work units and construction related jobs.

4.7 Across the remaining Local Centres there is capacity generated for one new local food store (a Tesco Express or similar store); alternatively this capacity could be spread between the centres via extensions to existing stores. Outside of the identified centres there is no capacity for new floor space due to the scale of the planned floor space. If this new floor space is not built then capacity may exist.

[1] Figures are cumulative and provided at Food store format density.

| Comparison Goods[2] | 2019 | 2024 | 2028 |
|---|---|---|---|
| Arnold Town Centre | 732 sqm | 2091 sqm | 3392 sqm |
| Carlton Square District Centre | 57 sqm | 159 sqm | 266 sqm |
| Local Centres | 75 sqm | 210 sqm | 345 sqm |
| Rest of Borough (residual floor space) | -2582 sqm | -1195 sqm | 231 sqm |
| **Total – Gedling Borough** | **-1718 sqm** | **1265 sqm** | **4234 sqm** |

4.8 Significant new comparison floor space is required at Arnold Town Centre across a wide range of classes of goods. This would require additional new stores to be provided. New floor space of a lower level is required at Carlton Square and this may be possibly met through the improved provision of comparison goods at the Tesco. A small amount of capacity is generated at the backend of the plan period in the Local Centres and out of centre locations (subject to the application of the sequential approach).

4.9 The 2015 Retail Study also makes recommendations regarding the planned areas of new housing growth in the Borough. Top Wighay Farm (1000 dwellings) and North of Papplewick Lane (300 dwellings) are likely to rely on Hucknall District Centre[3]. Given the scale of development, there is likely to be increased demand for a local retail offer; new small scale convenience floorspace may be appropriate as part of the Top Wighay Farm development (this is the larger site and does not yet have planning permission). At Gedling Colliery a new local centre is proposed to serve the 1050 new homes. This may include new convenience and comparison floor space; details of the location of the centre will be identified through the planning application. For the key settlements for growth only the new dwellings at Calverton is likely to result in sufficient demand for new local convenience floorspace.

## 5.0 Local Planning Document Policy

5.1 The Local Planning Document will provide policies for the determination of applications for development within town centres and small parades of shops and will also identify the boundaries of the Town Centres (including primary and secondary shopping areas where necessary). It also provides policies to protect and enhance town centre vitality and viability through the use of markets and ensuring that shop shutters are well designed. It includes the following policies:

- Policy LPD48 (Retail Hierarchy and Town Centre Boundaries);
- Policy LPD49(Development within Town and Local Centres);
- Policy LPD50 (Upper Floors);
- Policy LPD51 (Impact Assessment Threshold);
- Policy LPD52 (Markets);
- Policy LPD53 (Development within Small Parades); and

[2] Figures are cumulative.
[3] Hucknall Town Centre is within Ashfield District. Different terminology is used within Ashfield District and a district centre is the same level as a town centre in the Aligned Core Strategy.

- Policy LPD 55 (Security Shutters)

Policy LPD 48 (Retail Hierarchy and Town Centre Boundaries).

5.1 Policy 6 of the ACS sets out a retail hierarchy. After recommendations in the Retail Study (2015) it has been decided to amend the hierarchy by defining Carlton Square as a local centre through Policy LPD 48. This is considered to better reflect its nature in comparison with other local centres. Policy LPD 48 also identifies the boundaries of the town and local centres. A number of amendments are proposed to those in the Replacement Local Plan to reflect the current situation and nature of the centres.

Policy LPD49 (Development within Town and Local Centres).

5.2 This policy sets the approach to development within the boundaries of the town and local centres identified on the Policy Map. In order to maintain a mix of uses within the town centres ensuring that vitality and viability is maintained the policy sets the circumstances when proposals will and will not be acceptable.

5.3 Part a) of the policy sets out that planning permission will not be granted if the proposals will lead to the total frontage in the centre for each use exceeding the following percentages:

- A2 – 15%
- A3 – 10%
- A4 – 10%
- A5 – 10%
- Other – 10%

These figures have been chosen following a review of the existing percentages. They largely allow for new frontage to be provided within each centre allowing a greater mix of uses than previous policy. This differs to the previous approach which grouped all non-A1 uses together for the purposes of setting a percentage (35%). The proposed approach is more flexible and will allow up to 55% of town centres to be non-A1. The policy does not identify a figure for A1 uses. This means that A1 could, theoretically, be 100% of the frontage although in practice other complimentary uses are likely to be provided.

5.4 As shown in the Health Checks, only in a small number of cases does the percentage of A2 to A5 uses equal or exceed the figures identified in the policy. This includes:

- Calverton – A5;
- Gedling – A3;
- Mapperley Plains – A2; and
- Ravenshead – A2.

5.5 Part b) of the Policy requires that new proposals do not result in an unacceptable grouping of non-A1 uses. This helps ensure that proposals do not create 'dead frontage'. The previous approach identified a grouping of four or more non-A1 uses. The new policy does not identify a specific figure as non-A1 uses can vary in their uses, opening hours and nature of their shop front. Assessing matters on a case by case basis is a more flexible approach and will help provide a wider range of uses within the centres.

5.6 Part c) of the Policy sets out the approach to Arnold Secondary Area. Secondary areas provide a complimentary role to the Primary Area which should be focussed on retail. Arnold, due to its size is the only area to require a secondary area. In secondary areas there is greater flexibility over the mix of uses that can be accommodated. The proposed approach will give flexibility whilst protecting the complimentary role of the secondary area. It will ensure that the majority of the secondary area is retained for main town centres uses.

5.7 Parts d), e) f) and g) of the Policy sets out general design, amenity and highway related requirements. These should ensure that new development is well designed, protects amenity and appropriate parking is provided.

Policy LPD50 (Upper Floors)

5.8 This policy guides how upper floors in town centres and small parades of shops may be used. Upper floors can provide appropriate locations for residential, offices, community services and other main town centres uses. The approach is flexible and will allow for a wide range of uses.

Policy LPD51 (Impact Assessment Threshold)

5.9 Impact assessments assess the impact of retail proposals on the viability and viability of town centres. They are required for developments of more than 2,500 sqm. Paragraph 26 of the NPPF permits local planning authorities to establish a local threshold for the impact assessment.

5.10 The 2015 Retail Study reviewed committed retail development in the Borough and other local impact assessment thresholds. A threshold requirement for retail development of 500sqm or more that is not within a town centre was recommended. This policy will require new proposals above this size to submit an impact assessment and will ensure that there is no significant adverse impact on town centres.

Policy LPD52 (Markets)

5.11 Markets have played an important part in the development of towns and cities in England and continue to play an important role in the retail sector. They offer a place for small independent traders to operate from and increase the vitality and viability of town centres. Paragraph 23 of the NPPF requires that, through Local Plans, existing markets are retained and enhanced to ensure they are attractive and competitive and new markets created.

5.12 The policy gives support to well-designed improvements to markets and the introduction of new markets.

Policy LPD53 (Development Within Small Parades).

5.13 Although they are not town centres, small parades of shops provide locations for main town centre uses in locations that are accessible to local residents. Our policy approach will permit small scale convenience retail within small parades of shops without the need for the sequential assessment. This is a practical approach which will allow local day to day needs to be met in accessible locations whilst protecting the vitality and viability of town centres.

Policy LPD55 (Security Shutters)

5.14 Shutters are an important security measure for retail units and business. Their design, however, can detract from the attractiveness of town centres especially at night. The Policy seeks a balance between design and security and also requires the protection of the historic environment where relevant.

Policies Not Included

5.15 The table below sets out the policies in the Replacement Local Plan that are not being carried forward, in one format or another, directly through to the Local Planning Document and gives brief explanation as to why.

| **Policy** | **Reason not being taken forward** | **Alternative Policies** |
|---|---|---|
| S11 – Development Outside of Shopping Centres | This policy covers the same ground as the sequential and impact assessments with additional criteria related to design, highways and amenity.<br><br>It is considered that the tests in the NPPF and other policies in the ACS and LPD are sufficient. | NPPF (paras 23 to 27)<br>NPPF (paras 29 to 41)<br>ACS Policy 6<br>ACS Policy 10<br>Policy LPD 32<br>Policy LPD 35<br>Policy LPD 61 |
| S12 – Retail Development Outside of District, Local and Town Centres | This policy considers the types of goods that may be sold from out of centre locations.<br><br>These issues can be considered through the sequential and impact assessments. | NPPF (paras 23 to 27)<br>ACS Policy 6 |
| S13 – Day to Day Shopping Needs | This policy sets out how small scale schemes will be considered including criteria related to design, highways and amenity.<br><br>It is considered that the tests in the NPPF and other policies in the ACS and LPD are sufficient. | NPPF (paras 23 to 27)<br>NPPF (paras 29 to 41)<br>ACS Policy 6<br>ACS Policy 10<br>Policy LPD 32<br>Policy LPD 35<br>Policy LPD 53<br>Policy LPD 61 |
| S14 – Food & Drink Uses | This policy sets out the circumstances where A3 to A5 uses will be granted.<br><br>These are main town centre uses and other policies apply. It is not considered necessary to have a separate policy. | NPPF (paras 23 to 27)<br>NPPF (paras 29 to 41)<br>ACS Policy 6<br>ACS Policy 10<br>Policy LPD 32<br>Policy LPD 35<br>Policy LPD 53<br>Policy LPD 61 |
| S15 – Petrol Filling Station | This policy sets out the circumstances where petrol filling stations will be granted. | NPPF (paras 29 to 41)<br>ACS Policy 10<br>Policy LPD 32 |

| | | |
|---|---|---|
| | Other policies apply and it is not considered necessary to have a separate policy. | Policy LPD 35<br>Policy LPD 61 |
| S16 – Design of Shop Fronts | This policy sets out design considerations for new shop fronts.<br><br>It is considered that general design policies are sufficient to achieve this result. | NPPF (paras 56 to 68)<br>ACS Policy 10<br>Policy LPD 35 |

## 6.0 Town Centre Boundaries

6.1 As set out above, paragraph 23 of the NPPF requires the extent of town centres and primary shopping areas to be defined in local plans. Defining the town centre boundary is important for the application of the sequential test, as it defines the locations that are considered in-centre and those that are edge or out of centre. The town centre boundary is also the basis for the application of the LPD Policies detailed above especially LPD48 (Development within Town and Local Centres).

6.2 Paragraph 23 of the NPPF identifies that town centre boundaries should be defined based on a clear understanding of primary and secondary frontages. The NPPF sets out that primary frontage are likely to include a high proportion of retail uses (A1) while secondary frontage provides opportunities for a wider range of uses.

6.3 For each town and local centre a map is provided below showing the existing boundary of the centre and the use class of uses within it. Proposed changes to the boundary are shown with supporting commentary provided in the body of the report. In terms of identifying primary shopping areas, it is considered that this is justified only for Arnold Town Centre. The other centres are considered to be too small with no distinct secondary areas; in these cases the whole of the centre is considered to be primary shopping frontage.

<u>Arnold Town Centre</u>

6.4 Arnold Town Centre is a linear centre running along Front Street and High Street. The Primary Shopping Area includes Front Street from Wilkinson's in the south to ASDA in the north; this is the main area of A1 retail in the centre. High Street includes a wider range of uses including health centres and garages. Consideration was given to extending the primary shopping area further north along Front Street; it was concluded that, while this area includes a number of A1 retail units, the nature of the business here is more reflective of a secondary shopping area. Consideration was also given to including an area on Worrell Avenue in the town centre to reflect existing units. However it was concluded that the existing boundary was appropriate due to the nature of the units and remainder of the street. Overall no changes were proposed to the boundaries of Arnold Town Centre other than a minor amendment to align the boundary with the extent of a car park.

Burton Joyce

6.5 The centre at Burton Joyce is relatively compact and focussed on an existing supermarket and nearby units. It is proposed to amend the boundary to include the library located on Meadow Lane; this reflects the nature of town centres as a destination for wider uses not just shopping. Consideration was given to including the church at the junction of Meadow Lane and Main Street and the Cross Keys Public House located on Main Street. It was concluded that this would produce a more complicated boundary which did not follow the existing street pattern.

Calverton

6.6 The centre of Calverton is focused on an existing precinct with complimentary uses located around the edge. It is proposed to include vacant and derelict land to the south in the centre; this would offer the opportunity for the site to be developed for town centre uses. It is also proposed to amend the boundary to bring the existing restaurant located to the west of Mansfield Lane into the town centre. Consideration was given to amend the boundary to include the Post Office and units along The Nook into the town centre but it was considered that this would make the boundary more complicated.

Carlton Hill

6.7 Carlton Hill is a linear centre located along a main road into Nottingham. The Centre is tightly constrained by existing housing in all directions. As such amendments to the boundary are not considered possible other than a minor amendment to align with the extent of a car park.

Carlton Square

6.8 This centre is divided into two main parts; Tesco and the Precinct. It is proposed to amend the boundary in a number of locations. An area to the west along Carlton Hill will be excluded reflecting its isolation from the main shopping areas of the centre. The part of the existing centre located north of Burton Road adjacent to the Precinct will also be excluded. This area is run down with limited potential for redevelopment as retail or other town centre uses. This reflects the recommendation in the 2015 Retail Study. An existing church located to the east of the current boundary on Station Road will be included to recognise the community value of town centres. The Police Station on Cavendish Road will also be included to reflect the community value of the use and to offer the opportunity to redevelop the site for town centre uses (including an element of housing) should it become available. The area of open space to the north of Tesco will be included to follow a more logical boundary.

Gedling Village

6.9 This centre is located at the junction of Westdale Lane and Main Road. As with Carlton Hill, it is tightly constrained by housing with little scope for amendments to the boundary. Consideration was given to including the GP surgery located on Westdale Lane but it was considered that using Victoria Street as a clear boundary was appropriate.

Mapperley Plains

6.10 Mapperley Plains is a linear centre located on a main route into Nottingham. As with other centres it is tightly constrained by residential areas and also by the borough boundary. Consideration was given to including the library located at the junction of Westdale Lane and Plains Road. However, including this in the centre would not follow a clear boundary.

<u>Netherfield</u>

6.11 The main part of the town centre of Netherfield is located along Victoria Road. Changes are proposed which will bring existing adjacent community uses into the town centre. This includes the inclusion of the cluster of community uses, including the St Georges Centre, Health Centre and Church, located to the south of the centre. Other changes to the west and east of the junction of Victoria Road and Meadow Road follow clearer boundaries but also bring existing community uses within the centre. In addition the vacant site of the former primary school will also be included. Planning permission has been granted for the development of this site as a health centre. If this does not go ahead other uses can be considered which may include town centre uses and an element of housing.

<u>Ravenshead</u>

6.12 Ravenshead is a small centre focussed on a precinct. It is very constrained by existing residential development with no scope for any additional areas or amendments to the existing boundary.

**Arnold (Primary and Secondary)**

| Diversity of Units (Primary) 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 71.2% | 74 | A1 | 75% | 623.3m | Convenience | 11% | 12 |
| A2 | 16.3 | 17 | A2 | 14% | 120m | Comparison | 40% | 42 |
| A3 | 2.9% | 3 | A3 | 2% | 17.5m | Service | 31% | 32 |
| A4 | 1.9% | 2 | A4 | 4% | 32m | Food & Drink | 11% | 12 |
| A5 | 3.8% | 4 | A5 | 2% | 16m | Commerce | 0% | 0 |
| Other | 3.8% | 4 | Other | 3% | 21m | Other | 6% | 6 |
| **Total** | **100%** | **104** | **Total** | **100%** | **829.8m** | **Total** | **100%** | **104** |

| Diversity of Units (Secondary) 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 40.9% | 45 | A1 | 54% | 272m | Convenience | 1% | 1 |
| A2 | 8.2% | 9 | A2 | 13% | 66m | Comparison | 23% | 25 |
| A3 | 4.5% | 5 | A3 | 3% | 26m | Service | 33% | 36 |
| A4 | 4.5% | 5 | A4 | 6% | 30m | Food & Drink | 17% | 19 |
| A5 | 6.4% | 7 | A5 | 10% | 50m | Commerce | 7% | 8 |
| Other | 35.4% | 39 | Other | 12% | 62m | Other | 19% | 21 |
| **Total** | **100%** | **110** | **Total** | **100%** | **506m** | **Total** | **100%** | **110** |

| Vacancy Rate (Primary) | |
|---|---|
| **Year** | **Rate** |
| 2015 | 8% |
| 2014 | 9% |
| 2013 | 8% |
| 2012 | 6% |
| 2011 | 9% |
| 2010 | 3% |

| Vacancy Rate (Secondary) | |
|---|---|
| **Year** | **Rate** |
| 2015 | 5% |
| 2014 | 5% |
| 2013 | 12% |
| 2012 | 9% |
| 2011 | 6% |
| 2010 | 4% |

| Key Retailers | Other Facilities |
|---|---|
| Asda | Post Office |
| Argos | Health Centre |
| Wilkinsons | Pharmacies |

| | |
|---|---|
| New Look | Library |
| Boots | Leisure Centre & Bonington Theatre |
| Iceland | Market |

**Accessibility (taken from 2015 Retail Study)**
Centre benefits from good accessibility by both car and bus. One way traffic along Front Street reduces the impact of vehicles and pavements generally wide.

**Environmental Quality (taken from 2015 Retail Study)**
Pedestrianised area of good quality and attractive surface treatments. North part of Front Street has wide pavements and traffic limited to one-way improving attractiveness.

**SWOT Analysis (taken from 2015 Retail Study)**

| | | | |
|---|---|---|---|
| **Strengths** | • Good mix of units and services<br>• Large ASDA which acts as an anchor.<br>• Good parking and accessibility<br>• Regular markets | **Weakness / Gaps** | • Traffic on High Street means centre has two distinct parts. |
| **Opportunities** | • Range of markets<br>• Range of facilities in centre. | **Threats** | • Out of town foodstores including existing Sainsbury's and new Aldi and Lidl.<br>• Vacancies in south of Front Street could separate the centre into two. |

**Overall Assessment (taken from 2015 Retail Study)**
The centre is large, with a good mix of retail and service uses and has so far adjusted to the economic downturn. The reliance on a single main food store in the centre could be a problem as the discount retailers expand their offer nearby. The market remains an important offer within the centre and should be promoted.


George.
George.
George.
ASDA


The Quality

Legend
A1
A2
A3
A4
A5
Other
Vacant
Gedling Borough Council
Serving People Improving Lives
Title
Arnold Shopping Survey
Arnold Primary Shopping Area
Arnold Secondary Shopping Area
Date: 26/02/2016
Scale 1:2,000

## Burton Joyce

| Diversity of Units 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 46.7% | 7 | A1 | 42% | 51m | Convenience | 13.3% | 2 |
| A2 | 6.7% | 1 | A2 | 8% | 10m | Comparison | 26.6% | 4 |
| A3 | 0% | 0 | A3 | 0% | 0m | Service | 13.3% | 2 |
| A4 | 6.7% | 1 | A4 | 3% | 4m | Food & Drink | 13.3% | 2 |
| A5 | 6.7% | 1 | A5 | 2% | 3m | Commerce | 6.6% | 1 |
| Other | 33.3% | 5 | Other | 44% | 53m | Other | 26.6% | 4 |
| **Total** | **100%** | **15** | **Total** | **100%** | **121m** | **Total** | **100%** | **15** |

| Vacancy Rate | |
|---|---|
| **Year** | **Rate** |
| 2015 | 0% |
| 2014 | 0% |
| 2013 | 0% |
| 2012 | 6.7% |
| 2011 | 0% |
| 2010 | 0% |

| Key Retailers | Other Facilities |
|---|---|
| Co-op | Post Office |
| | Pharmacy |

### Accessibility
Reasonably well located for the majority of Burton Joyce residents. Bus stops located within the centre and private parking at Co-op.

### Environmental Quality
Good environmental quality, partly due to provision of trees, although parked cars along road detract from quality.

### SWOT Analysis

| | | | |
|---|---|---|---|
| **Strengths** | • Centrally located in the village.<br>• Good range of uses given size.<br>• Range of other community uses | **Weakness / Gaps** | • Lack of vacant units means limited scope for new retailers. |
| **Opportunities** | • Potential re-development site on Main Street. | **Threats** | • New food stores at Colwick (M&S, Sainsbury's and |

| | | | |
|---|---|---|---|
| | | | units at Teal Close) have potential to draw away trade. |

**Overall Assessment**
The centre has a good mix of uses and, as shown by the low vacancy, is strong; it serves Burton Joyce well.  There is limited scope for expanding the centre.


Title

Burton Joyce

Proposed Burton Joyce Local Shopping Centre

Current Burton Joyce Local Shopping Centre

Date: 01/03/2016 Scale 1:1,250

Gedling Borough Council

Serving People Improving Lives

**Calverton**

| Diversity of Units 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 36.8% | 7 | A1 | 44% | 55m | Convenience | 21.1% | 4 |
| A2 | 5.3% | 1 | A2 | 4% | 5m | Comparison | 10.6% | 2 |
| A3 | 0% | 0 | A3 | 0% | 0m | Service | 31.6% | 6 |
| A4 | 0% | 0 | A4 | 0% | 0m | Food & Drink | 15.8% | 3 |
| A5 | 15.8% | 3 | A5 | 12% | 15m | Commerce | 0% | 0 |
| Other | 42.1% | 8 | Other | 40% | 51m | Other | 21.1% | 4 |
| **Total** | **100%** | **19** | **Total** | **100%** | **126m** | **Total** | **100%** | **19** |

| Vacancy Rate | |
|---|---|
| **Year** | **Rate** |
| 2015 | 10.5% |
| 2014 | 10.5% |
| 2013 | 5.3% |
| 2012 | 10.5% |
| 2011 | 5.3% |
| 2010 | 5.3% |

| Key Retailers | Other Facilities |
|---|---|
| Sainsbury's @ Jacksons | Library |
| | Pharmacy |
| | Health Centre |
| | Post Office (just outside boundary) |

**Accessibility**
Accessible for a number of residents although relatively distant from areas along Park Road (where day-to-day needs are likely to be met by the Co-op on Collyer Road). A number of bus stops are located in the centre although parking provision is restricted and often full.

**Environmental Quality**
The centre is formed by a covered precinct which is somewhat dated although of reasonable quality. The market square/civic space to the north of the main precinct could be improved in terms of quality and use.

**SWOT Analysis**

| | | | |
|---|---|---|---|
| **Strengths** | • Centrally located in the village.<br>• Good range of uses given size. | **Weakness / Gaps** | • Precinct is somewhat dated.<br>• Parking can be problematic.<br>• Limited scope for |

| | | | |
|---|---|---|---|
| | | | extension.<br>• Conservation Area acts to restrict development. |
| **Opportunities** | • New housing growth could lead to vacant units being occupied.<br>• Potential for civic space to north of centre.<br>• Scope to connect with local history. | **Threats** | • Lack of space for growth results in out of centre retail. |

**Overall Assessment**

The precinct has a good range of shops but includes a number of vacant units. Environmental quality and parking could be improved. Limited scope for extension in or around the centre. New growth at Calverton may include additional parade of shops which could detract from the centre but may improve the parking situation.


Proposed Calverton Local Shopping Centre

Current Calverton Local Shopping Centre

Title Calverton

Date: 01/03/2016 Scale 1:1,250

Gedling Borough Council

Serving People Improving Lives

**Carlton Hill**

| Diversity of Units 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 53.8% | 43 | A1 | 52% | 285m | Convenience | 8.8% | 7 |
| A2 | 10% | 8 | A2 | 13% | 69m | Comparison | 26.3% | 21 |
| A3 | 5% | 4 | A3 | 5% | 26m | Service | 28.8% | 23 |
| A4 | 1.3% | 1 | A4 | 4% | 24m | Food & Drink | 20% | 16 |
| A5 | 12.5% | 10 | A5 | 9% | 49m | Commerce | 2.5% | 2 |
| Other | 17.5% | 14 | Other | 17% | 91m | Other | 13.8% | 11 |
| **Total** | **100%** | **80** | **Total** | **100%** | **544m** | **Total** | **100%** | **80** |

| Vacancy Rate | |
|---|---|
| **Year** | **Rate** |
| 2015 | 5% |
| 2014 | 8% |
| 2013 | 5% |
| 2012 | 5% |
| 2011 | 9% |
| 2010 | 6.25% |

| Key Retailers | Other Facilities |
|---|---|
| Morrison's | Pharmacy |
| Tesco | Library |
| Iceland | |
| Superdrug | |
| Carphone Warehouse | |

**Accessibility**
On a main route into Nottingham City Centre with numerous bus stops. 2hr free parking provided.

**Environmental Quality**
The centre is a traditional linear high street of reasonable environmental quality although the main road can make centre feel busy. Pavements are generally wide with limited potential for civic space. The centre includes a Sensory Garden.

**SWOT Analysis**

| | | | |
|---|---|---|---|
| **Strengths** | • Excellent range of uses and facilities.<br>• Good accessibility. | **Weakness / Gaps** | • Lack of real anchor store (weekly convenience)<br>• Linear nature means limited scope for extensions |
| **Opportunities** | • More to be made | **Threats** | • Continued |

| | | | |
|---|---|---|---|
| | of Sensory Garden | | expansion of Fast Food Takeaway's detracts from vitality/viability |

**Overall Assessment**
A reasonably strong centre with a good range of uses and a low vacancy rate. Serves the local area well.


Gedling Borough Council

Serving People Improving Lives

Title Carlton Hill

Carlton Hill Shopping Centre

Date: 26/02/2016 Scale 1:1,750

**Carlton Square**

| Diversity of Units 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 51.5% | 17 | A1 | 67% | 371m | Convenience | 15.2% | 5 |
| A2 | 6.1% | 2 | A2 | 4% | 24m | Comparison | 18.2% | 6 |
| A3 | 3.0% | 1 | A3 | 2% | 10m | Service | 15.2% | 5 |
| A4 | 6.1% | 2 | A4 | 8% | 43m | Food & Drink | 15.2% | 5 |
| A5 | 9.1% | 3 | A5 | 4% | 22m | Commerce | 3.0% | 1 |
| Other | 24.2% | 8 | Other | 15% | 85m | Other | 33.3% | 11 |
| **Total** | **100%** | **33** | **Total** | **100%** | **555m** | **Total** | **100%** | **33** |

| Vacancy Rate | |
|---|---|
| **Year** | **Rate** |
| 2015 | 27% |
| 2014 | 24% |
| 2013 | 24% |
| 2012 | 24% |
| 2011 | 24% |
| 2010 | 18% |

| Key Retailers | Other Facilities |
|---|---|
| Tesco | Boots Pharmacy |
| Wilkinson’s | |
| Farmfoods | |

**Accessibility**
Number of bus stops in vicinity and ample parking (2hrs free).

**Environmental Quality**
The centre is made up of two parts; the pedestrian precinct to the east of Burton Road/Station Road junction and the Tesco store to the west. The Tesco element is of moderate quality although reuse/redevelopment of the vacant public house and multi-storey car park would improve the area. The precinct and surroundings are of a dated design and of poor quality in places. The rear of units face Station Road and the quality of units is poor with a number of vacancies.

**SWOT Analysis**

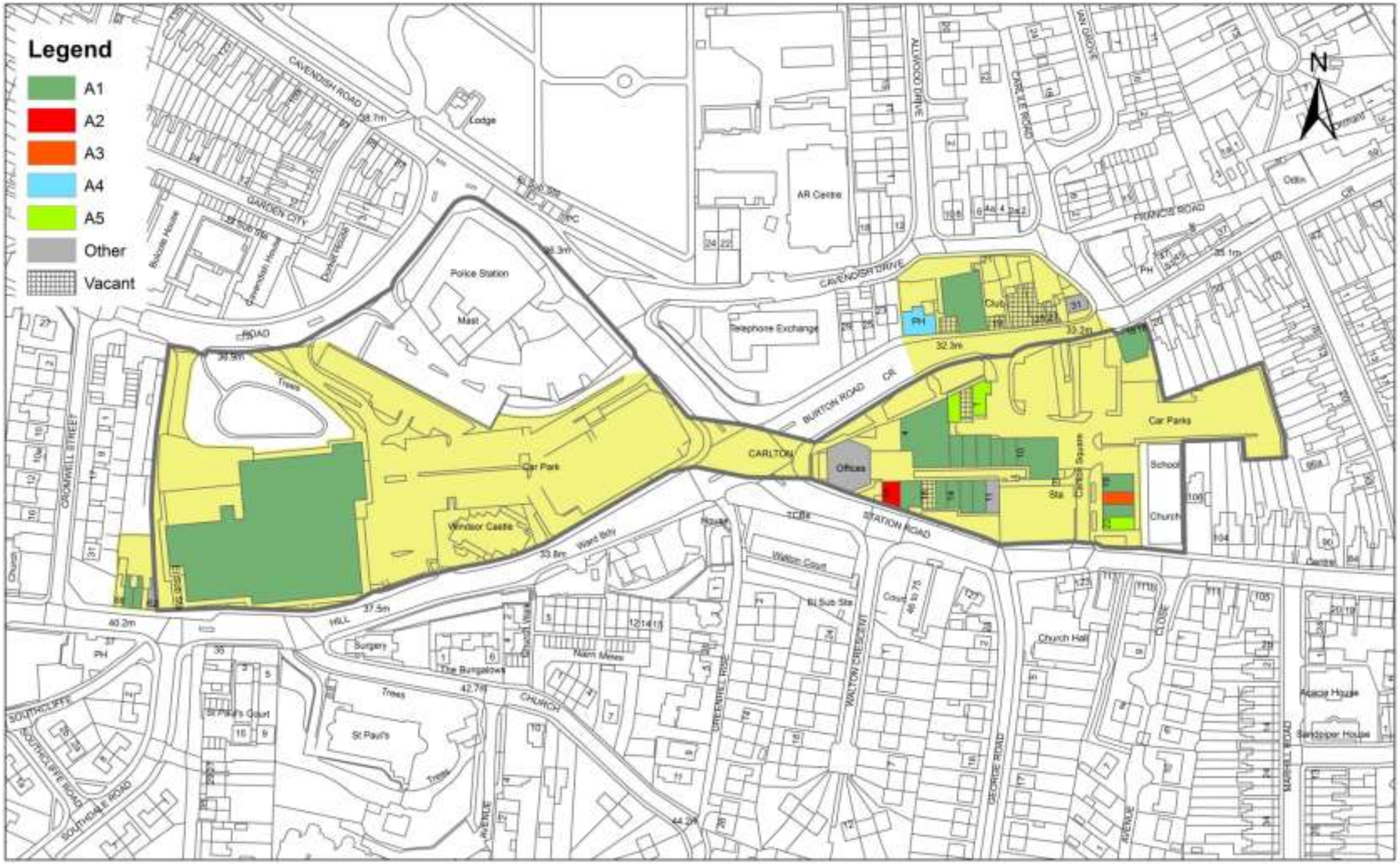
| | | | |
|---|---|---|---|
| **Strengths** | • Good anchor stores to attract shoppers. | **Weakness / Gaps** | • Precinct is dated and of poor quality.<br>• Limited connectivity between Tesco and precinct. |
| **Opportunities** | • Potential to | **Threats** | • Nearby new retail |

| | | | |
|---|---|---|---|
| | refresh precinct. | | draws shoppers away. |

**Overall Assessment (taken from 2015 Retail Study)**

The centre is suffering from its limited offer and layout, as well as an out-dated precinct. It provides important facilities for the local population, but is too small to attract major retailers, particularly given the proximity of the Victoria Retail Park, and Netherfield and Gedling Village Local Centres, both of which are sizeable and would be expected to meet the day-to-day needs of their residents. The conversion of the vacant office block to flats will improve the overall appearance of the precinct and footfall, but will not address the design issues which make visual and actual linkage between the two parts of the centre difficult. Overall it is considered that the centre is functioning as a local centre rather than a district centre. Burton Road should be removed from the centre designation.


farmfoods




Gedling Borough Council

Serving People Improving Lives

Title

Carlton Square

Proposed Carlton Square Shopping Centre

Current Carlton Square Shopping Centre

Date: 01/03/2016 Scale 1:1,500

## Gedling Village

| Diversity of Units 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 45% | 18 | A1 | 40% | 133m | Convenience | 10% | 4 |
| A2 | 5% | 2 | A2 | 4% | 12m | Comparison | 12.5% | 5 |
| A3 | 10% | 4 | A3 | 15% | 49m | Service | 25% | 10 |
| A4 | 0% | 0 | A4 | 0% | 0m | Food & Drink | 25% | 10 |
| A5 | 12.5% | 5 | A5 | 9% | 29m | Commerce | 10% | 4 |
| Other | 27.5% | 11 | Other | 33% | 108m | Other | 17.5% | 7 |
| **Total** | **100%** | **40** | **Total** | **100%** | **331m** | **Total** | **100%** | **40** |

| Vacancy Rate | |
|---|---|
| **Year** | **Rate** |
| 2015 | 5% |
| 2014 | 7.5% |
| 2013 | 7.5% |
| 2012 | 5% |
| 2011 | 5% |
| 2010 | 2.5% |

| Key Retailers | Other Facilities |
|---|---|
| Co-Op | Pharmacy |

### Accessibility
Located at a junction with good bus connectivity. Off street parking is provided in a small car park and in bays in front of shops.

### Environmental Quality
Reasonable environmental quality. Pavements narrow in places with limited civic space potential. Junction is busy which detracts from the centre and makes connectivity within it somewhat difficult.

### SWOT Analysis

| | | | |
|---|---|---|---|
| **Strengths** | • Very accessible centre.<br>• Good range of uses. | **Weakness / Gaps** | • Limited off street parking provision.<br>• Limited scope for extensions. |
| **Opportunities** | • Improvements to traffic management. | **Threats** | • New local centre as part of Gedling Colliery development draws shoppers away. |

**Overall Assessment**
Moderate centre with a good range of uses.  Limited scope for extensions or environmental improvements.


Gedling Borough Council

Serving People Improving Lives

Title Gedling

Gedling Local Shopping Centre

Date: 26/02/2016 Scale 1:1,250

## Mapperley Plains

| Diversity of Units 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 63.1% | 58 | A1 | 63% | 414m | Convenience | 10.9% | 10 |
| A2 | 14.1% | 13 | A2 | 15% | 99m | Comparison | 32.6% | 30 |
| A3 | 7.6% | 7 | A3 | 6% | 42m | Service | 29.3% | 27 |
| A4 | 2.8% | 2 | A4 | 6% | 37m | Food & Drink | 19.6% | 18 |
| A5 | 8.7% | 8 | A5 | 6% | 41m | Commerce | 3.4% | 3 |
| Other | 4.3% | 4 | Other | 4% | 27m | Other | 4.3% | 4 |
| **Total** | **100%** | **92** | **Total** | **100%** | **660m** | **Total** | **100%** | **92** |

| Vacancy Rate | |
|---|---|
| **Year** | **Rate** |
| 2015 | 3% |
| 2014 | 8% |
| 2013 | 4% |
| 2012 | 3% |
| 2011 | 3% |
| 2010 | 11% |

| Key Retailers | Other Facilities |
|---|---|
| Sainsbury's | Pharmacy |
| Co-operative | Library (just outside boundary) |
| | Post Office |

**Accessibility**
Located on a main route into Nottingham City Centre with numerous bus stops. Parking is provided in off street locations on both sides of the centre and in on-road bays.

**Environmental Quality**
A traditional linear high street of good quality. Pavements are generally wide and an area on the northern side of the centre acts a civic space. Busy road detracts from quality.

**SWOT Analysis**

| | | | |
|---|---|---|---|
| **Strengths** | • Good range of uses especially food & drink/night time uses.<br>• Good accessibility. | **Weakness / Gaps** | • Linear nature with little scope to extend. |
| **Opportunities** | • Build on centre as destination for | **Threats** | • Nearby out of centre uses and new local |

| | | | |
|---|---|---|---|
| | leisure/food & drink uses. | | centre at Gedling Colliery may draw away shoppers. |

**Overall Assessment**
A strong centre with a good range of uses; the centre is especially known as a destination for food and drink with a number of café's, restaurants and public houses. Limited scope for extension.


Gedling Borough Council

Serving People Improving Lives

Title Mapperley

Mapperley Pains Shopping Centre

Date: 26/02/2016 Scale 1:1,500

**Netherfield**

| Diversity of Units 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 48.2% | 40 | A1 | 42% | 220m | Convenience | 7.3% | 6 |
| A2 | 6% | 5 | A2 | 13% | 66m | Comparison | 26.5% | 22 |
| A3 | 1.2% | 1 | A3 | 4% | 19m | Service | 21.7% | 18 |
| A4 | 1.2% | 1 | A4 | 2% | 12m | Food & Drink | 15.7% | 13 |
| A5 | 12% | 10 | A5 | 5% | 26m | Commerce | 2.4% | 2 |
| Other | 31.3% | 26 | Other | 34% | 180m | Other | 26.5% | 22 |
| **Total** | **100%** | **83** | **Total** | **100%** | **523m** | **Total** | **100%** | **83** |

| Vacancy Rate | |
|---|---|
| **Year** | **Rate** |
| 2015 | 6% |
| 2014 | 10% |
| 2013 | 7% |
| 2012 | 12% |
| 2011 | 13% |
| 2010 | 18% |

| Key Retailers | Other Facilities |
|---|---|
| Co-operative | 2x Banks, 1x Building Society |
| | Pharmacy |
| | Post Office |

**Accessibility**
Linear high street which includes a stretch of a one-way system. Good access to the public transport network as includes bus tops and a train station. Parking is provided in road side bays and off street parking in a number of locations.

**Environmental Quality**
Narrow pavements in places but some potential civic space outside of Co-op. Busy, narrow roads with roadside parking detract from quality although street furniture is good.

**SWOT Analysis (taken from 2015 Retail Study)**

| | | | |
|---|---|---|---|
| **Strengths** | • Good range of uses.<br>• Good accessibility.<br>• Monthly Fresh Food Market. | **Weakness / Gaps** | • Close to Retail Park which draws away shoppers. |
| **Opportunities** | • Redevelopment site on Meadow | **Threats** | • Further retail at Teal Close will draw |

| | | | |
|---|---|---|---|
| | Road. | | away shoppers. |

**Overall Assessment**
A good mix of uses and serves the local population well although stores tend to be at the lower end of the market.  Vacancy rates have improved recently but improvement in the quality of the built facilities may be possible.


Proposed Netherfield Shopping Centre

Current Netherfield Shopping Centre

Title Netherfield

Date: 01/03/2016 Scale 1:1,250

Gedling Borough Council

Serving People Improving Lives

**Ravenshead**

| Diversity of Units 2015 | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| **Uses** | | | **Frontage** | | | **Classification** | | |
| | **%** | **No.** | | **%** | **Metres** | | **%** | **No.** |
| A1 | 46.7% | 7 | A1 | 60% | 53m | Convenience | 26.7% | 4 |
| A2 | 26.7% | 4 | A2 | 24% | 21m | Comparison | 6.7% | 1 |
| A3 | 0% | 0 | A3 | 0% | 0m | Service | 46.7% | 7 |
| A4 | 0% | 0 | A4 | 0% | 0m | Food & Drink | 13.4% | 2 |
| A5 | 13.3% | 2 | A5 | 7% | 6m | Commerce | 0% | 0 |
| Other | 13.3% | 2 | Other | 10% | 9m | Other | 6.7% | 1 |
| **Total** | **100%** | **15** | **Total** | **100%** | **89m** | **Total** | **100%** | **15** |

| Vacancy Rate | |
|---|---|
| **Year** | **Rate** |
| 2015 | 0% |
| 2014 | 0% |
| 2013 | 0% |
| 2012 | 0% |
| 2011 | 0% |
| 2010 | 0% |

| Key Retailers | Other Facilities |
|---|---|
| Spar | Library |
| | Pharmacy |
| | Post Office |

**Accessibility**
Located within the village away from main bus routes on A60 although does include a bus stop. Limited parking which is often busy. Located centrally within Ravenshead, although the size of the village may make it difficult to access for all residents.

**Environmental Quality**
The centre is in the form a good quality precinct around a square which acts a civic space. The rear of Spar faces the main access point and car park while access to the library is adjacent to Spar's service yard. Car park is limited and of lower quality and off street parking can cause amenity and access issues for adjacent residents.

**SWOT Analysis**

| | | | |
|---|---|---|---|
| **Strengths** | • Good range of uses given size. | **Weakness / Gaps** | • No vacant units means hard for new retailers to open.<br>• Parking often busy.<br>• Limited scope for extensions. |

| Opportunities | • Civic space presents opportunities for events. | Threats | • New Sainsbury's store on A60 draws shoppers away. |
|---|---|---|---|

**Overall Assessment**

A strong centre of good quality. Improvements in the parking situation would improve accessibility; competition from the new out of centre store located on A60 may ease pressure on parking.


Gedling Borough Council

Serving People Improving Lives

Title Ravenshead

Ravenshead Local Shopping Centre

Date: 26/02/2016 Scale 1:1,000

**Out of Centre Retail.**

There are currently two main locations for out of centre retail in the Borough:

- Madford Retail Park,
- Victoria Retail Park.

**Madford Retail Park**

| | |
|---|---|
| Hombase | B&M Bargins |
| Curry's | Carpet Right |
| Impressions | Carphone Warehouse |
| Pets at Home | |

**Victoria Retail Park**

| | |
|---|---|
| McDonald's | Halfords |
| Carpet Right | Pet's at Home |
| Oak Furniture Land | Boots |
| Next | Argos |
| B&Q | Morrisons |
| Greggs | Frankie & Benny's |
| Subway | Costa |
| Carphone Warehouse | TK Maxx |
| B&M Bargains | |