

# **Appendix D I**

## **Health Check of Local Shopping Centres**

## 1.0 Outram Street Local Shopping Centre, Sutton-in-Ashfield

- 1.1 Outram Street is a linear centre located just north of the Sutton Town Centre boundary, and can be easily accessed when travelling from the town centre, e.g. in less than five minutes if walking.



- 1.2 This out-of-centre shopping street is defined as a 'Local Shopping Centre' in the adopted Local Plan and the emerging Local Plan. In these planning documents the centre is described as area of small shops that is of neighbourhood significance and serving only a local catchment.
- 1.3 A total of 93 units were identified located within the defined centre by Nexus during the Retail Survey. This has been cross referenced against the 2014 Retail Floorspace Survey, which also identified a total of 93 units.
- 1.4 When Nexus visited the centre in January 2016 they identified twelve of the units were vacant, accounting for 13% of the total units. This signifies a reduction from
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2014, when 19 were identified as part of the Council's Retail Floorspace Survey. A review of the floorspace survey from 2013 suggests the level of vacancy on this parade fluctuates, as in 2013 it was noted as 17 units or 18.3%.

- 1.5 A number of the ground floor properties on Outram Street are dwellings, and unfortunately, do not provide an active frontage. As a result they fail to contribute to the vitality and vibrancy of this local shopping centre. The dominant retail uses on this street are Take Aways, with a total of approximately 15 of the 93 units occupied by Take Away retailers. Additionally, there are also a high proportion of Charity Shops, which is indicative of an underperforming and struggling shopping centre.
  - 1.6 The local shopping centre is easily accessible by car with free on-street parking available at junctions along the street.
  - 1.7 With regards to environmental quality; as a result of the inadequately maintained shop fronts, un-cohesive design, and restrictions on the ability to see activity through many of the shopfronts – the street scene is somewhat poor and lacklustre. Further, the notable lack of co-ordinated public realm in the form of street furniture and uneven paving contributes to an overriding impression that the centre is run down. The built environment contributes to a low perception of safety, as visitors are unlikely to spend much time relaxing in the area.
  - 1.8 Further in terms of observed footfall, during Nexus site visits, the number of shoppers and visitors was reasonably low. Of note, a limited number of people were seen to be spending any significant amount of time out on the street; as most people were observed walking to their respective destinations.
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## 2.0 Annesley Road, Local Shopping Centre, Hucknall

2.1 Annesley Road is a separate local shopping centre, but is very close to the town centre of Hucknall.



2.2 A total of 39 units are located within the defined boundary of the local shopping centre. All of the units are operated by sole traders; there are no national multiples with a presence in the centre. The majority of uses are Take-Away Outlets, Hair and Beauty Salons, and Cafes. The 2014 Retail Floorspace Survey confirmed that only 13 of the units were currently used for A1 Retail Uses. This was also evident when Nexus completed their Survey.

2.3 At the time Nexus completed their Survey in January 2016 approximately 10 units were identified as vacant. It appears some of the vacant units that were identified at the time the 2014 Floorspace Survey was completed have since been redeveloped. Most notably, new residential development is likely to have contributed to the reduction in vacancies.

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- 2.4 Research completed as part of the Hucknall Master Plan process (in 2008) identified that it was historically remembered as the most thriving, busy and active part of Hucknall, the heart of the community with cafes, bars and shops etc. However, over time it has become run down and many of the ground floor commercial uses converted to residential. A number of the conversions have not been completed to a particularly high standard.
- 2.5 Most notably, the majority of the shopfronts are poor in quality and are not complementary to each other. The absence of any street furniture, and degraded paving further reduces the quality of the street scene.
- 2.6 The lack of active frontages results in a poor shopping environment that struggles to attract visitors to spend any length of time here.
- 2.7 The emerging Local Plan states the Council will seek to protect Annesley Road from alternative development and to enable change to be managed appropriately.
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### 3.0 Watnall Road, Local Shopping Centre, Hucknall

3.1 The southern portion of Watnall Road functions as its own local shopping centre. So while being one of the connecting roads of Hucknall High Street, it does not form part of the town centre.



3.2 A total of 32 units are located within the designated local shopping centre boundary. Of these units a little under half are A1 retail units (as identified by the 2014 Retail Floorspace Survey). All 32 units front Watnall Road, apart from the two units which have frontages onto Derbyshire Lane – The Beer Shack and Barber Bolger Hairdressers.

3.3 A very low vacancy rate is identified within the centre, with two recorded vacancies.

3.4 A predominance of convenience stores is found in the area. A relatively large Select and Save occupies a prime location at 86 Watnall Road.

3.5 The large surface car park in front of the Police Station creates a significant discontinuity in the building line along Watnall Road, disrupting the street scene.

3.6 As with the local shopping centres that are assessed above, the absence of street furniture, poor quality pavements, and degraded shop fronts, results in a poor quality

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shopping environment. However, by virtue of the shopping centres proximity to the Hucknall High Street, Nexus observed a reasonable amount of activity. People are likely to park in an on-street park in Watnall Road and walk into the town centre.

- 3.7 Watnall Road is designated as a Local Shopping Centre in the adopted Local Plan and is proposed to keep this same position in the retail hierarchy in the emerging Local Plan (as set out in the Preferred Approach January 2016).

## 4.0 Stanton Hill, Local Shopping Centre

- 4.1 A total of 30 retail units are located within Stanton Hill, which is located to the north-west of Sutton. The distance between the two centres is approximately 1.5 miles, meaning a journey between the two by car can be completed in less than five minutes.



- 4.2 The focus of Stanton Hill is around the Co-Op Foodstore, which occupies a site at the junction (a roundabout) of Stoneyford Road (B6028) and Fackley Road. Stanton Hill has a very constrained boundary that runs the length of the High Street, which is approximately 0.3 miles long.
- 4.3 Stanton Hill is classified in the Local Plan and the emerging Local Plan as a 'Local Shopping Centre'.
- 4.4 The most significant retail outlet is the Co-Operative Foodstore on the High Street, which operates out of a 267 sq m retail unit. The dominant retail use is takeaway retailers; accounting for five of the units. There are also a number of



comparison units including a Charity Shop, gift shop and unit selling audio visual equipment. A significant proportion (10 in total) of the properties within the local shopping centre is residential, accounting for 30% of the total units. A limited number; a total of five units, are vacant in the centre.

- 4.5 In terms of environmental quality, the wide High Street, and well maintained stone paving creates a pleasant public realm. In addition, several trees front the High Street and further contribute to the quality of the public space.
  - 4.6 No off-street parking is provided within the local shopping centre and the majority of the High Street restricts any parking. This helps to improve the quality and pedestrian friendly environment offered within Stanton Hill.
  - 4.7 The emerging Local Plan recognises that given the proximity of Stanton Hill to Sutton, it is a significant 'Local Shopping Centre', and is capable of expansion. A regular bus service operates in each area and there are relatively minimal restrictions on growth due to the fact it is not surrounded by Green Belt.
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## 5.0 Huthwaite, Local Shopping Centre

5.1 Huthwaite is located in the north western part of the District, approximately 3.5 km from Sutton Town Centre.



5.2 This centre is identified in both the adopted and emerging Local Plans as a 'Local Shopping Centre'. A total of 45 units form this linear shopping centre, which is focused on Huthwaite Road. However, it is important to acknowledge that only 21 of the units are used for A1 Retail Uses.

5.3 The Huthwaite local shopping centre is comprised of two adjoining streets; Main Road and Market Road. The Tesco Express at the junction of Main Street with Chesterfield Road, and Co-Op Foodstore located further north on Main Street are the major convenience retailers in the centre.

5.4 Apart from the Tesco Express (with five checkouts) and the smaller Co-Op (with one checkout), the most common use are Take Aways and other convenience

outlets. Huthwaite contains one Public House, the Market Club at 15 Main Street. There are also several residential homes situated within the local shopping centre.

- 5.5 The diversity of uses in Huthwaite is aligned with the other local shopping centres in the District.
- 5.6 A limited number of units within the centre are vacant; approximately seven or 15%. However, it is important to recognise that a high proportion of the units are not actually used for retail purposes. Therefore, when assessing this figure against the 21 retail units located in the centre, the rate of retail vacancy is quite high (33%) and well above the national average.
- 5.7 As part of the site visits, Nexus evaluated the built environment of Huthwaite. Of note, the minimal concentration of retail units in the centre result in a shopping environment that fails to feel vibrant. The disruption of other uses separating retail uses, results in a local shopping centre that does not give the impression of a shopping destination. In consequence to this, a very limited amount of footfall was observed.
- 5.8 The 14 surface car park spaces at Market Place restrict the formation of any delineated street scene in the centre. However, well maintained paving, street trees, bollards and signage create a pleasing high street environment.
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## 6.0 Jacksdale, Local Shopping Centre

6.1 Jacksdale is located at the south-western boundary of the District. It is the one local centre that is located a considerable distance from any of the District's major retail centres. It is considered to be in a 'rural location'.



6.2 Jacksdale is the smallest of the centres with only 26 units. In terms of retail provision, Jacksdale has a small shopping area, which contains a local supermarket (a Co-Op) and a range of smaller shops. For a small local shopping centre, Jacksdale benefits from a variety of basic services and goods. This is likely due to its relative isolation, meaning residents are more likely to visit their local shopping centre than travel further distances to any nearby centres.

6.3 The retail provision in Jacksdale is centred on Main Street where it joins with Dixie Street. The physical environment of Main Street is well maintained with stone paving and some quality shop fronts with large windows.

- 6.4 An off-street car park (called the Jacksdale Village Car Park) provides 34 free car parking spaces. Upon the Nexus site visit, this car park appeared to be popular with visitors to the local shopping centre.
- 6.5 In summary, Jacksdale appears to be well-utilised, serving a modest top-up neighbourhood function. It is also important to acknowledge the desire of the Selston Parish Council to see additional convenience shopping in the Parish, within which Jacksdale is located.
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