

## Appendix 6: Local Centre Healthchecks

# Nottingham City Council

## Alfreton Road Local Centre



**Figure 1:** Alfreton Road is a long, linear centre providing a diverse mix of largely independent retail and service operators.



**Figure 2:** Tesco Express is the local centre's largest commercial unit and forms an important convenience retail anchor.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	16	13.4
Convenience	15	12.6
Financial	9	7.6
Leisure	38	31.9
Retail Service	23	19.3
Vacant	18	15.1
<b>TOTAL</b>	<b>119</b>	<b>100.0%</b>

*Source: Local centre composition derived from Nexus Planning Survey of November 2023.*

### Uses

Leisure uses are most frequently recorded in Alfreton Road, comprising almost a third of its units and distributed throughout the centre. The offer is almost entirely focussed on food and drink, with the centre providing for a diverse and largely independent range of bars, cafes, takeaways, public houses and restaurants. These uses ensure that the centre remains active and draws footfall until late into the evenings.

With regard to retail, the Tesco Express store in the middle of the local centre forms the largest store and forms a key anchor. This convenience provision is supplemented by a strong offer of independent retailers including butchers, CTN stores, health foods stores, off-licences and supermarkets.

Comparison provision is impacted by the proximity of Alfreton Road to the higher order retailers in the city centre and Hyson Green district centre. However, the independent retailers that are present sell a broad variety of goods which fulfil a number of local residents' shopping needs, including carpets, clothing, electronics, hardware, mobile phones, musical instruments, pharmaceuticals, toiletries.

Service provision is also generally strong. The retail services offer is largely focussed on the health and beauty sector, with 78% of retail service units falling into this category. However, there is also representation from dry cleaners and laundrettes, locksmiths, photo studios, tailors and a vehicle rental business. The local centre contains a good range of financial and business services, including employment and careers advisors, estate agents, financial service providers, and solicitors.

The unit vacancy rate (15.1%) is broadly in line with the national average of 14.1%. There are no large clusters of vacancies, although the concentration does increase slightly towards the eastern end of the centre. The adverse impact of these empty units on the street-scene is limited by their small size and the fact that they are generally well-maintained.

Overall, we consider that Alfreton Road provides for a good mix and balance of retail and service uses which are sufficient to meet the day-to-day needs of its catchment.

**Accessibility/Pedestrian Flows**

Alfreton Road enjoys good road and bus links with the city centre and other destinations in Nottingham. The centre is linear in nature, with a fairly flat topography which aids its legibility and walkability and encourages linked trips between the various retail and service operators.

The road itself is busy with traffic, which can at times make it difficult to cross and impede east-west pedestrian movements. However, multiple controlled crossing points are provided throughout the centre which help to alleviate this issue.

In general, the local centre attracts a high level of footfall day and night, due to the popularity of the Tesco Express and leisure anchors and the fact that the latter have long opening hours.

**Environmental Quality/Perception of Safety**

The diverse mix of predominantly independent retail and service operators mean that Alfreton Road contains a mix of building and signage styles which make for an eclectic and visually interesting street-scene. Some of the shopfronts are in need of maintenance or enhancement, and the large number of takeaway operators means that some of the district centre’s units are shuttered during the day.

However, any perception of inactivity is reduced by the diversity of operators in the centre, which ensures that there are active frontages at most hours of the day. Moreover, the linear layout, street lighting and busy through traffic mean that the centre has a high level of natural and passive surveillance.

Nonetheless, we did observe some graffiti on the day of our site visit, particularly at the peripheries of the centre, suggesting that it would benefit from measures such as visible CCTV cameras to reduce anti-social behaviour.

### **Opportunity Sites**

On the day of our site visit, there was significant redevelopment occurring on two key sites in Alfreton Road. These developments were being carried out under planning permission references:

- 22/00045/PFUL3 and 23/00791/PVAR3, which relate to the redevelopment of the site of the now-demolished Forest Mill office building adjacent to the Tesco Express store. The permissions allow for the construction of 344 purpose-built student accommodation apartments (790 bedspaces) and 19 houses, together with ancillary leisure and retail facilities.
- 22/00899/PFUL3, which allows for a change of the use of the former Raleigh House office block at 68 to 84 Alfreton Road to student accommodation (18 flats).

The Forest Mill scheme in particular, will improve the appearance and function of Alfreton Road by filling the large void at its centre left by the vacant former office block. Both developments represent a significant opportunity to support the vitality and viability of the local centre by bringing additional footfall and expenditure from the new residents.

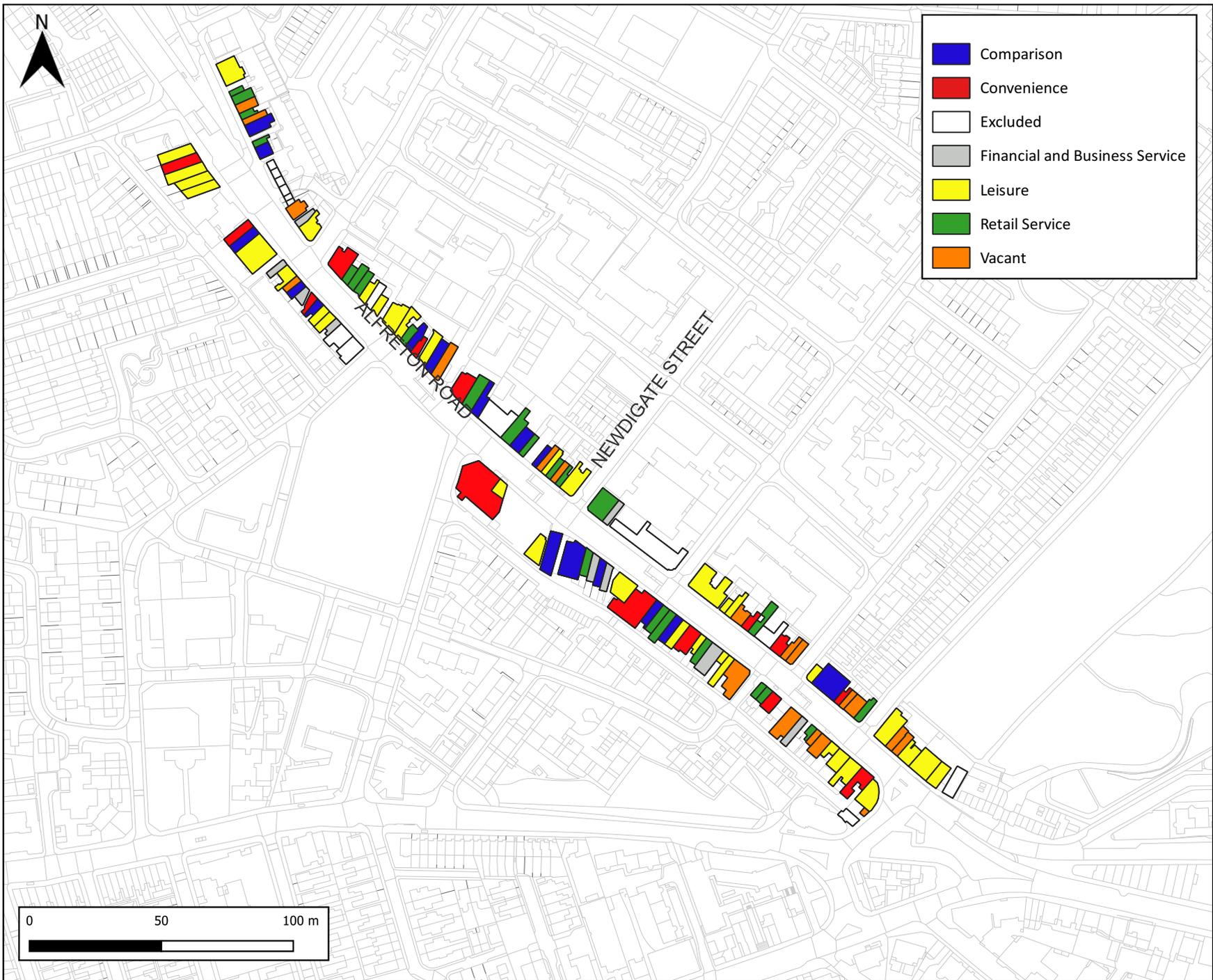
### **Conclusion**

Alfreton Road is anchored by its Tesco Express foodstore and also provides for a diverse mix of largely independent leisure, retail and service operators. This strong offer ensures that it is busy throughout the day and long into the evenings.

The centre would benefit from some shopfront improvements and measures to ensure safety and security at night, but in general it is accessible, walkable and enjoys good levels of footfall.

Taking all of these factors into account, our overall conclusion with respect to Alfreton Road local centre is that it is reasonably vital and viable and performing well in meeting the day-to-day needs of its catchment.

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## Aspley Lane Local Centre



**Figure 1:** Aspley Lane is a compact and walkable local centre that is able to support national multiple convenience retailers like Heron Foods.



**Figure 2:** The local centre also provides for a good range of independent retail and service traders, mostly in small-scale ground-floor units.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	5	14.3
Convenience	6	17.1
Financial	2	5.7
Leisure	6	17.1
Retail Service	13	37.1
Vacant	3	8.6
<b>TOTAL</b>	<b>35</b>	<b>100.0%</b>

*Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023.*

### Uses

Aspley Lane primarily functions as a retail and retail services destination that meets the daily needs of its residential catchment.

Convenience retail provision is anchored by the Heron Foods store in the east of the centre, and there is also national multiple representation from Morrisons Daily in the west. These stores are supplemented by smaller independent foodstores, together with a shoe repair business and tobacconist. This range is considered to be reasonably good, particularly in light of the small size of the centre, and sufficient to meet most of the day-to-day needs of local residents. The comparison retail offer is entirely independent, and covers a fairly wide variety of goods including flowers, furniture, greeting cards, hardware/household goods and pet supplies.

With regard to services, retail services is the most frequent use recorded within the local centre. The offer is primarily focussed on health and beauty operators, with 71% of retail service traders falling within this category, but there is also representation from a funeral director, picture framing service and a post office. Again, this provision is considered to adequately meet many of the day-to-day needs of the walk-in catchment.

Leisure provision is also fairly strong for a centre of this size and comprises a Betfred bookmakers together with a range of independent food and drink operators. The latter encompasses a café, a restaurant and four takeaway outlets, which generate some activity on Aspley Lane in the evenings.

There is representation in the financial and business services sector from a printing and copying shop and an estate agent.

The unit vacancy rate in the centre is below the national average of 14.1%. All of the vacancies recorded on the day of our survey were small in scale. These were dispersed throughout Aspley Road, with no clusters or concentrations, and had a limited adverse impact on the street-scene or the feel of the centre.

Overall, we consider that Aspley Lane provides for a good balance and mix of uses for a centre of its scale and role.

**Accessibility/Pedestrian Flows**

The centre is accessible by road, lying close to the A6514 and with free on-street parking provided to the front of the shops and service units on the south side of Aspley Lane. Bus stops on both sides of Aspley Road provide frequent services to Strelley in the west and Nottingham city centre in the east.

The majority of the centre’s trade comes from its walk-in catchment, and it is well-connected to the local footpath network. The compact nature of the centre encourages linked trips, and the flat topography and general lack of street clutter mean that it is easily navigable even for visitors with mobility impairments. Footfall was consistent throughout the centre on the day of our survey.

While Aspley Road can be fairly busy at peak times, there are multiple controlled pedestrian crossing points throughout the centre which ensure that north-south pedestrian movements are not impeded by car traffic.

**Environmental Quality/Perception of Safety**

Aspley Lane’s shopfronts are mostly well-kept and the local centre is generally clean and tidy. The size and layout of the centre allow for good levels of natural and passive surveillance and there was no evidence of graffiti or other anti-social behaviour on the day of our visit.

Some of the takeaway operators are shuttered during the day, but there we observed no concentrations of inactive frontages. Moreover the takeaway uses bring some activity to the local centre in the evenings and, together with the ample street lighting, encourage feelings of safety and security after daylight hours.

**Conclusion**

Aspley Lane’s vitality and viability is underpinned by its role as a retail and retail services destination that meets the day-to-day needs of its residential catchment. Its balance and mix of uses support this function,

with representation from a broad variety of retail and service users, including some national multiples. Vacancy rates are below national averages.

The centre is accessible by car, bus and on foot, with its compact and walkable layout ensuring that it enjoys consistent footfall throughout. The centre is generally well-kept and feels safe and secure.

Thus, our overall conclusion is that Aspley Lane is a vital and viable local centre.

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**Beckhampton Road Local Centre**



**Figure 1:** A variety of occupiers.



**Figure 2:** The Co-Op is the largest retail unit.



**Figure 3:** Demonstrates the central square with retail units on the ground floor and residential units above.



**Figure 4:** A welcome sign and cycle stands which fronts the shopping square, overlooked by dwellings.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	1	6.7
Convenience	5	33.3
Financial	0	0.0
Leisure	3	20.0
Retail Service	5	33.3
Vacant	1	6.7
<b>TOTAL</b>	<b>15</b>	<b>100.0%</b>

Source: Local centre composition derived from Nexus Planning Survey of September 2023.

**Uses**

Beckhampton Road local centre provides for a total of 15 units, of which five are occupied by convenience operators including a butchers, two bakeries, a newsagent, and a Co-op.

The comparison offer is limited in the centre, with a single unit occupied by a Boots chemist.

There are a total of three leisure operators, including takeaway operators and a betting shop. There is a dental surgery within the square and an area of the public open space.

**Accessibility/Pedestrian Flows**

The central square is wholly pedestrianised and encourages pedestrian access and pedestrian safety throughout. Footfall was present entering both convenience and retail service units. At the time of survey, the local primary school was closing for the day, which may have increased footfall.

The fast food units were closed at the time of the survey, with opening expected later in the day.

The pavements throughout the centre are of reasonable quality, allowing access for all users.

A pair of bus stops are located at the Local Centre securing routes through the estate, to Rise Park, Nottingham City Centre and Arnold at regular times throughout the day and evening.

Cycling parking is available in a convenient and visible location.

**Environmental Quality/Perception of Safety**

The purpose-built local centre offers a consistent architectural style, which is varied by signage and a slight deviation with the Co-Op frontage. The built form, creates a sense of enclosure and provides strong walled boundaries which do not add to the perception of safety.

Lighting is limited in places within the wider boundary of the local centre. Littering was minimal across the wider area; bins were well used. Concrete planters were not utilised and had become overgrown with weeds. Efforts to replant and maintain would benefit the quality of environment.

**Opportunity Sites**

Priority for vacant/closed units to come forward with a varied offering. Expansion unlikely to be required.

**Conclusion**

The centre suffers from a low-quality architectural and landscaped environment.

However, despite this visual perception, there was a significant footfall with open shops appearing positively busy, which suggests that the area would benefit from new occupants and investment in the built form.

Overall, we consider the centre to be vital and viable and meeting its local catchment's needs.



## Bracebridge Drive Local Centre



**Figure 1:** Bracebridge Drive is a linear local centre that mostly provides for ground-floor units with residential or office space above.



**Figure 2:** The Co-op is the local centre's largest store and provides an important convenience shopping anchor.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	6	28.6
Convenience	4	19.0
Financial	0	0.0
Leisure	5	23.8
Retail Service	3	14.3
Vacant	3	14.3
<b>TOTAL</b>	<b>21</b>	<b>100.0%</b>

Source: Local centre composition derived from Nexus Planning Survey of November 2023.

### Uses

Bracebridge Drive functions primarily as a retail destination, particularly for top-up convenience shopping, and is anchored by its Co-op and Heron Foods stores. These foodstores are complemented by a smaller-scale Greggs bakery and a vape shop. Comparison provision includes some national multiples in the form of a Well Pharmacy and Sue Ryder and Salvation Army charity shops, together with independent shops selling household goods and mobility scooters. This retail offer is considered to be reasonably good, given the size of the centre and the needs of its catchment.

Service provision comprises a mix of leisure and retail services uses. The range of uses is fairly broad, including representation from bookmaker, café, takeaway, barber, and car wash operators. The local centre also contains a dedicated Post Office. These uses are sufficient to meet a broad range of the daily needs of local residents.

There are no financial and business service uses in the local centre, with the largest of its vacant units being the former Lloyds bank. The three vacancies are spread throughout the centre, with no clusters or concentrations, and the units are generally in good condition so that the adverse impact on the look and feel of the centre is limited.

Overall, the balance and mix of uses in Bracebridge Drive is considered to be appropriate for its function in meeting the day-to-day shopping and service needs of its residential catchment.

**Accessibility/Pedestrian Flows**

The local centre is accessible by road and served by bus stops offering frequent services to destinations including Nottingham city centre, Bulwell and Bilborough. There are no dedicated cycle lanes, but cycle parking is provided on Bracebridge Drive.

The local centre is well-connected to the local footpath network, enabling it to take advantage of its large walk-in catchment. Footfall was consistent throughout the centre on the day of our survey. The flat topography, small size and linear layout of the centre mean that it prevents few challenges for visitors with health conditions or other mobility impairments.

**Environmental Quality/Perception of Safety**

Bracebridge Drive's shopfronts and pavements and generally well-kept, and trees and street planters contribute to the centre's environmental quality. While some of the units are shuttered during the day, there are no concentrations and the majority of the centre's frontage is active. It therefore feels safe and secure during the day.

At night, the centre is well-lit and benefits from some activity generated by its two takeaways. We saw no evidence of graffiti or vandalism on the day of our visit, suggesting that the local centre does not suffer unduly from anti-social behaviour.

**Conclusion**

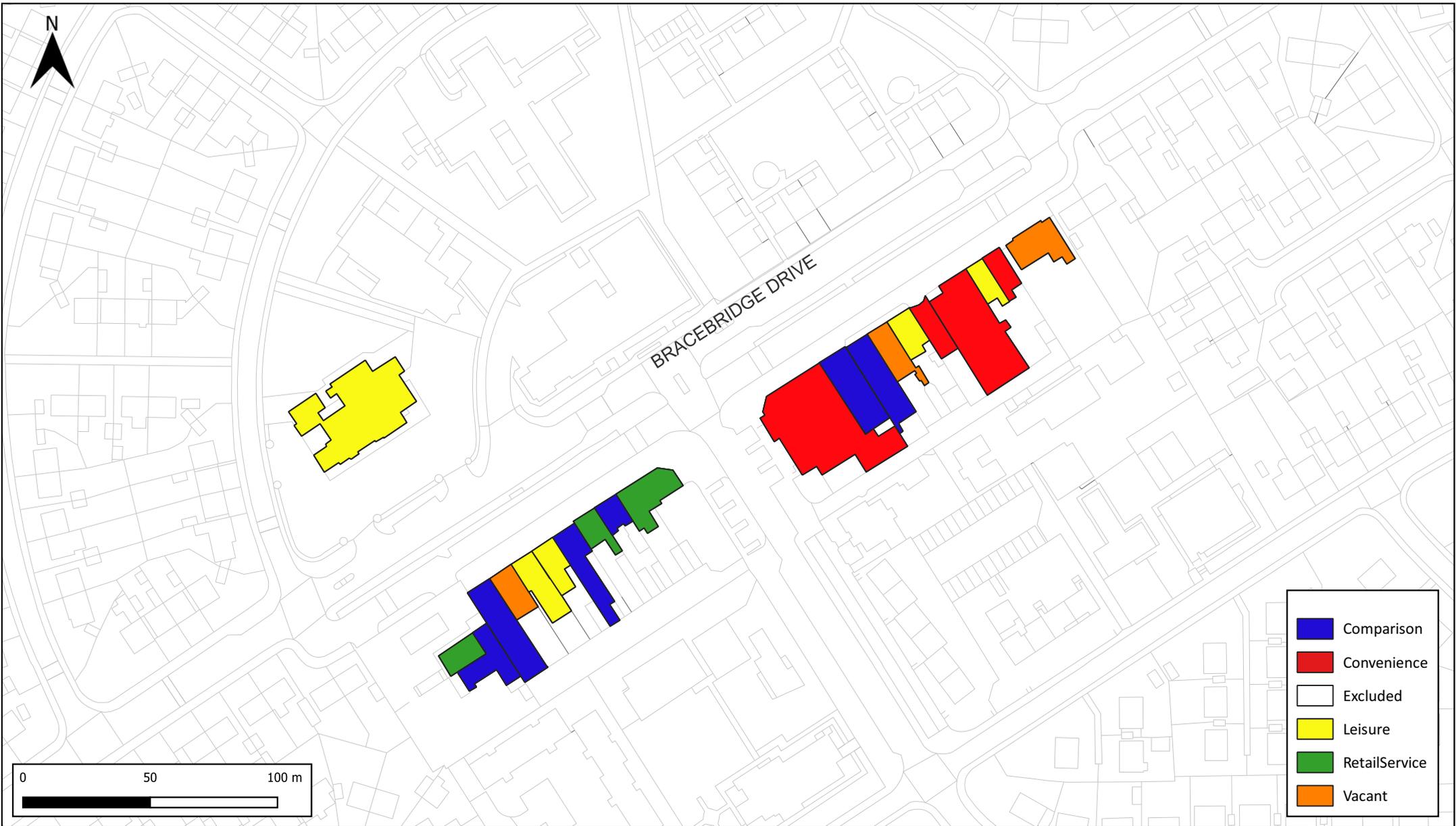
Bracebridge Drive functions primarily as a retail destination, particularly for top-up convenience shopping, and is anchored by its Co-op and Heron Foods stores. This retail offer is supplemented by a reasonable range of national multiple and independent shops. Service provision encompasses a good variety of leisure and retail service uses, including a Post Office, which meet a broad range of the daily needs of local residents.

Overall, the balance and mix of uses in Bracebridge Drive is considered to be appropriate for its function in meeting the day-to-day shopping and service needs of its residential catchment.

Moreover, the centre is accessible and enjoys good levels of footfall. Its shopfronts and pavements are generally well-kept, and it feels safe and secure.

Thus, our overall conclusion is that Bracebridge Drive local centre is reasonably vital and viable.

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**Bramcote Lane Local Centre**



**Figure 1:** Vehicular parking dominates the appearance and experience of the centre. Narrow parking spaces and tight turning areas make parking difficult.



**Figure 2:** The shop fronts are well-kept, with many of the shops spilling out and utilising the outdoor space.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	9	29.0%
Convenience	5	16.1%
Financial	3	9.7%
Leisure	7	22.6%
Retail Service	4	12.9%
Vacant	3	9.7%
<b>TOTAL</b>	<b>31</b>	<b>100.0%</b>

*Source: Local centre composition derived from Nexus Planning Survey of November 2023.*

**Uses**

The local centre accommodates 31 ground-floor terraced units set along Bramcote Lane. There is a large population of independent retailers alongside a number of national operators including Sainsbury’s and Boots.

The centre benefits from a strong mix of uses. The comparison use function is the predominant category within the centre, occupying 29.0% of the total units. These units range from a pharmacy, to hardware, clothing and charity shops. Leisure use closely follows at 22.6% of the total units, comprising of mostly restaurants. The centre also contains a good mix of convenience, retail and leisure uses.

There are three vacant units dispersed along Bramcote Lane.

**Accessibility/Pedestrian Flows**

There are two bus stops located within the centre which provide sustainable transport links to the city centre, Beeston and Wollaton.

Vehicular parking within the centre assumes an unusual form, with rows of parking set between Bramcote Lane and the parades. Whilst there are ample spaces available, they are relatively tight in size and the turning areas are limited.

The north eastern side of Bramcote Lane benefits from a wide and continuous pedestrian walkway, whilst the north western side contains narrow and intermittent walkways. A pedestrian crossing is located towards the middle of the centre. On the day of the site visit, footfall appeared relatively high with users doing their shopping and visiting the cafes.

**Environmental Quality/Perception of Safety**

The majority of the centre comprises of dated terraced units, roughly of the 1960/70s era. It does not benefit from much greenery. However street furniture and outdoor seating is present. The shop fronts are well-kept, with many of the shops spilling out and utilising the outdoor space.

The centre is dominated by the presence of cars. This is mostly due to the parking arrangement, which gives the impression that pedestrians take second priority. Whilst vehicles are generally travelling at low speeds, the large number of parked vehicles has a negative impact on both the environmental quality and perception of safety.

**Opportunity Sites**

No opportunity sites have been identified.

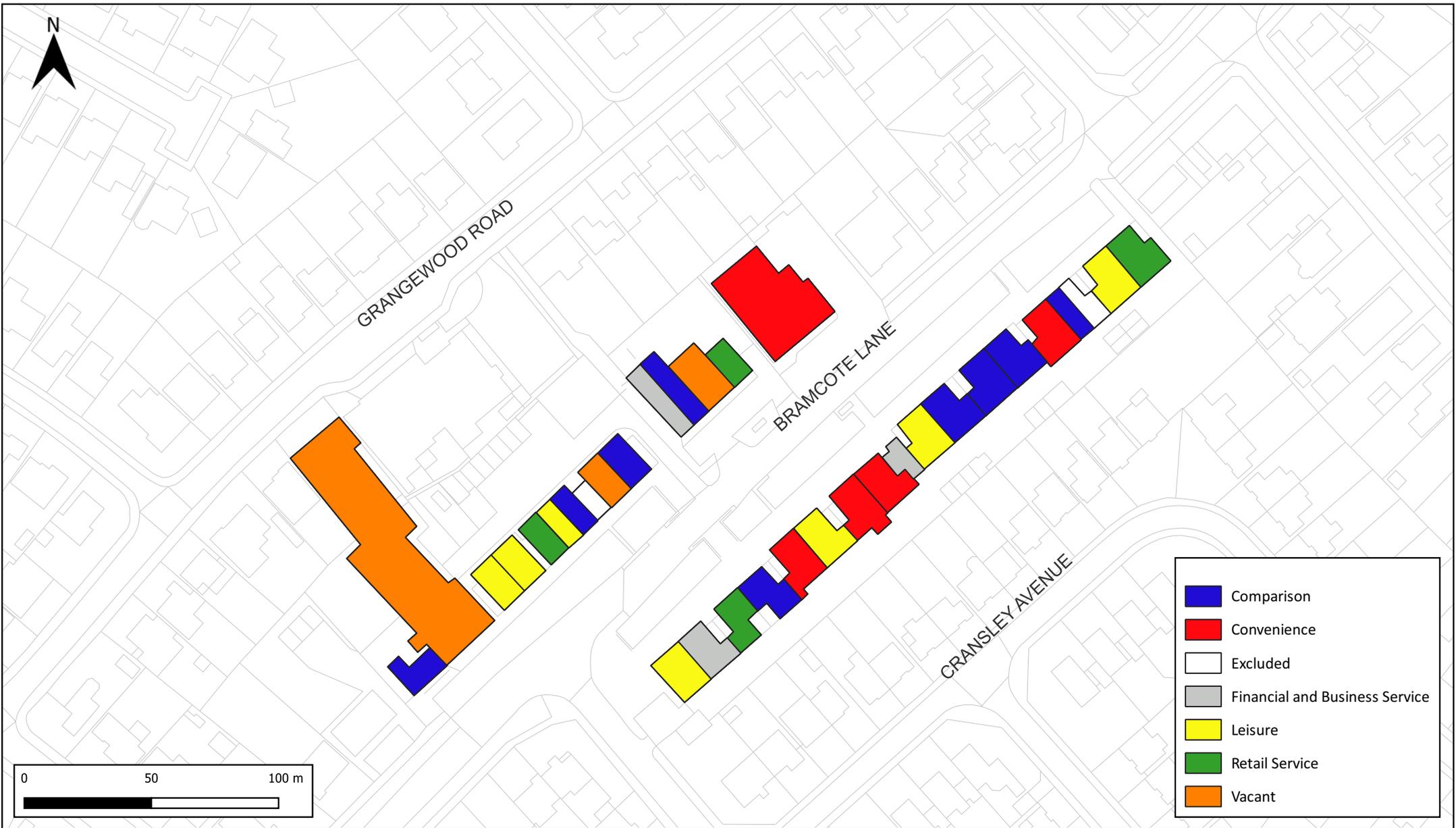
Reviewing the Council's Public Access portal, no significant planning applications were found to have been submitted or approved.

**Conclusion**

Bramcote Lane benefits from a wide range of services which perform well in meeting local users' day-to-day needs. The centre is well-connected and was observed to experience high footfall.

Whilst convenient for motor users, the heavy presence of parked vehicles detracts from the overall appearance and experience of the centre.

The centre functions well in serving its local community and is considered to be vital and viable.



**Bridgeway Centre Local Centre**



**Figure 1:** The centre benefits from a wide range of services and performs well in meeting the day-to-day needs of local users.



**Figure 2:** The centre is pedestrianised, with mature trees lining the main thoroughfare and creating a pleasant urban environment.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	5	31.3%
Convenience	4	25.0%
Financial	0	0.0%
Leisure	4	25.0%
Retail Service	2	12.5%
Vacant	1	6.3%
<b>TOTAL</b>	<b>16</b>	<b>100.0%</b>

*Source: Local centre composition derived from Nexus Planning Survey of November 2023.*

**Uses**

Bridgeway Centre accommodates 16 units, which occupy the purpose-built ground-floor units. The majority of the retailers are independent with the exception of national operators including Co-op Food store and Coral betting agency.

The centre contains a fairly even distribution of comparison, convenience and leisure uses, at 31.3%, 25.0% and 25.0% of its total units respectively. This contains a wide range of services including eating and drinking establishments, a pharmacy, a florist, a charity shop, a butchers and convenience stores. Retail service use occupies 11.8% of the total units, comprising of a hairdressers and opticians. There is low vacancy rate, at 6.3% of the total units.

**Accessibility/Pedestrian Flows**

The centre is located adjacent to a bus stop which provides sustainable transport links to the city centre and wider area.

Vehicular parking is available in the designated car park located off Willersey Drive, and on-street parking is available along Sheriffs Way. Cycle parking is located within the centre itself.

The centre is pedestrianised, and a moderate level of footfall was observed during the site visit with users going about their daily business.

**Environmental Quality/Perception of Safety**

The urban character of the centre is contemporary in style, albeit not of a particularly high architectural standard. Mature trees and planters lining the main thoroughfare, and ample street furniture serves to improve the setting. The element of pedestrianisation contributes to a generally serene atmosphere.

On the day of the site visit, multiple shopfronts appeared inactive, and many were 'tired' in appearance. This somewhat detracted from the overall environmental quality.

During the daytime, the centre generally feels safe, with a good level of passive surveillance generated by its users. Whilst there are limited evening services, there are a number of residential properties located above the commercial units which overlook the street during the night.

**Opportunity Sites**

No opportunity sites have been identified.

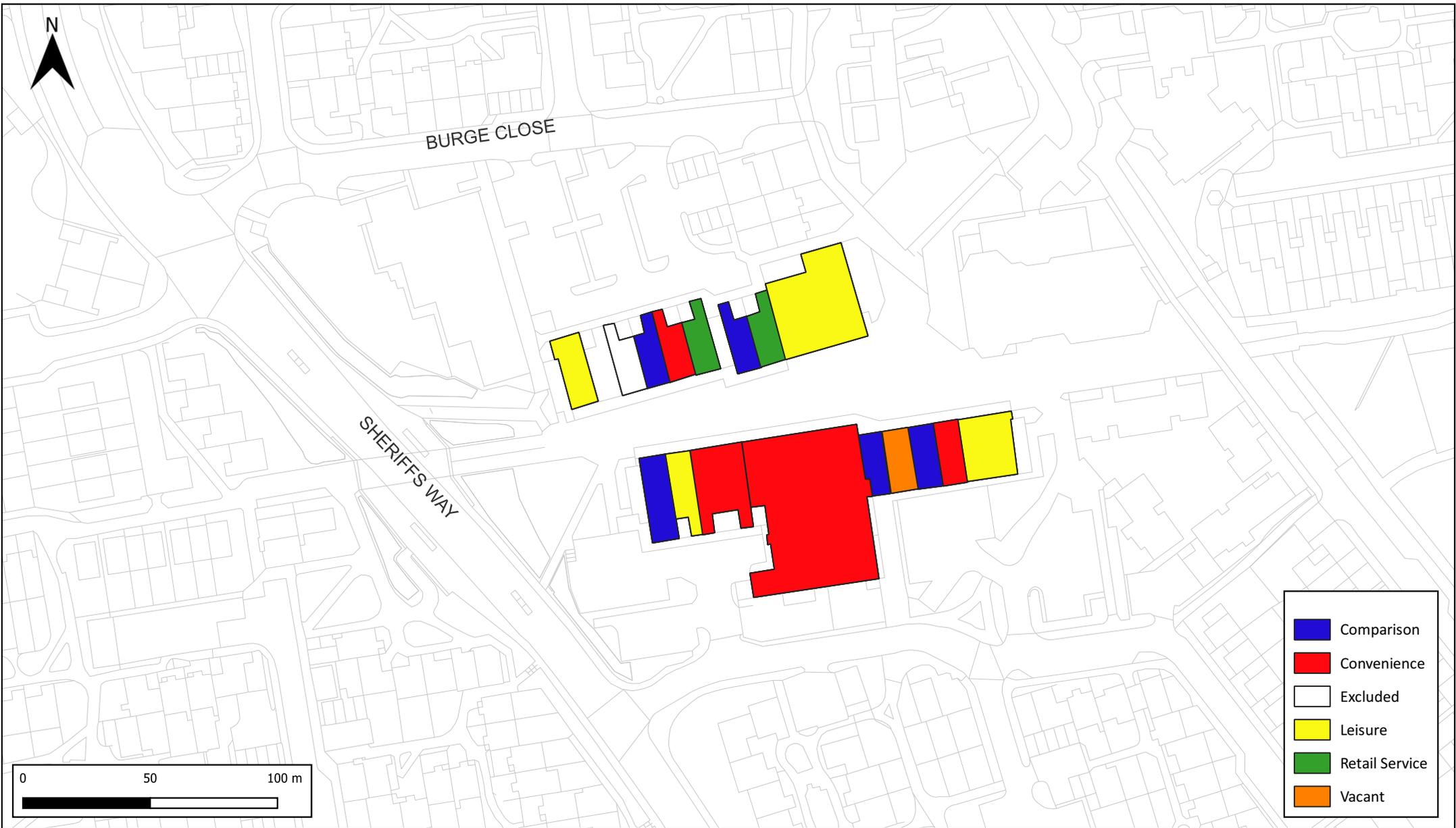
Reviewing the Council's Public Access portal, no significant planning applications were found to have been submitted or approved.

**Conclusion**

Although moderate in size, the Bridgeway Centre benefits from a wide range of services which perform well in meeting local users' day-to-day needs. The centre is well-connected and was observed to experience moderate footfall.

The overall urban environment is generally pleasant. However, the inactive and 'tired' shopfronts detract from the centre and result in the slightly subdued atmosphere.

The centre functions well in serving its local community and is considered to be generally vital and viable.



## Carrington Local Centre



**Figure 1:** View of Northern aspect of the local centre which runs along single side of Mansfield Road with changing built form.



**Figure 2:** A variety of occupied uses.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	2	8.3
Convenience	4	16.7
Financial	2	8.3
Leisure	10	41.7
Retail Service	6	25.0
Vacant	0	0.0
<b>TOTAL</b>	<b>24</b>	<b>100.0%</b>

*Source: Local centre composition derived from Nexus Planning Survey of September 2023.*

### Uses

Carrington local centre comprises a total of 24 commercial units, dominated by its leisure, retail service and convenience offer.

The convenience offer is dominated by the Lidl foodstore on Mansfield Road, with a Co-op store also located in close proximity.

The leisure offer is mixed, with a total of six units occupied by takeaway operators, alongside a restaurant, café and public houses. The retail service offer is dominated by the health and beauty sector, alongside a dry cleaners.

We did not identify any vacant units on the day of our visit.

Overall, we consider that Carrington local centre provides for a good mix and balance of retail and service uses which are sufficient to meet the day-to-day needs of its catchment.

**Accessibility/Pedestrian Flows**

Local bus stops serve routes to Nottingham City Centre, Rise Park, Killisick, Calverton, Arnold and Chesterfield at regular intervals throughout the day and evening.

The pavement is wide and allows for some units to extend use into the curtilage. The purpose-built units to the northern boundary allow for seating, other street furniture including cycle parking, and on-demand bike hire. This encourages pedestrian and cycling access.

Car parking is limited along Mansfield Road and to the customer parking at Lidl. However, it appears to be sufficient to serve the needs of the operators and visitors to the local centre.

**Environmental Quality/Perception of Safety**

Pavements are in a good condition to support a number of users. The area was free from rubbish with litter bins available.

The linear nature of the centre discourages a sense of place. Some units are in a poorer condition than others.

We did observe some graffiti on the day of our site visit, particularly at the peripheries of the centre, suggesting that it would benefit from measures such as visible CCTV cameras to reduce anti-social behaviour.

Street lighting faces the road but with road users and footfall, the perception of safety is considered good.

**Opportunity Sites**

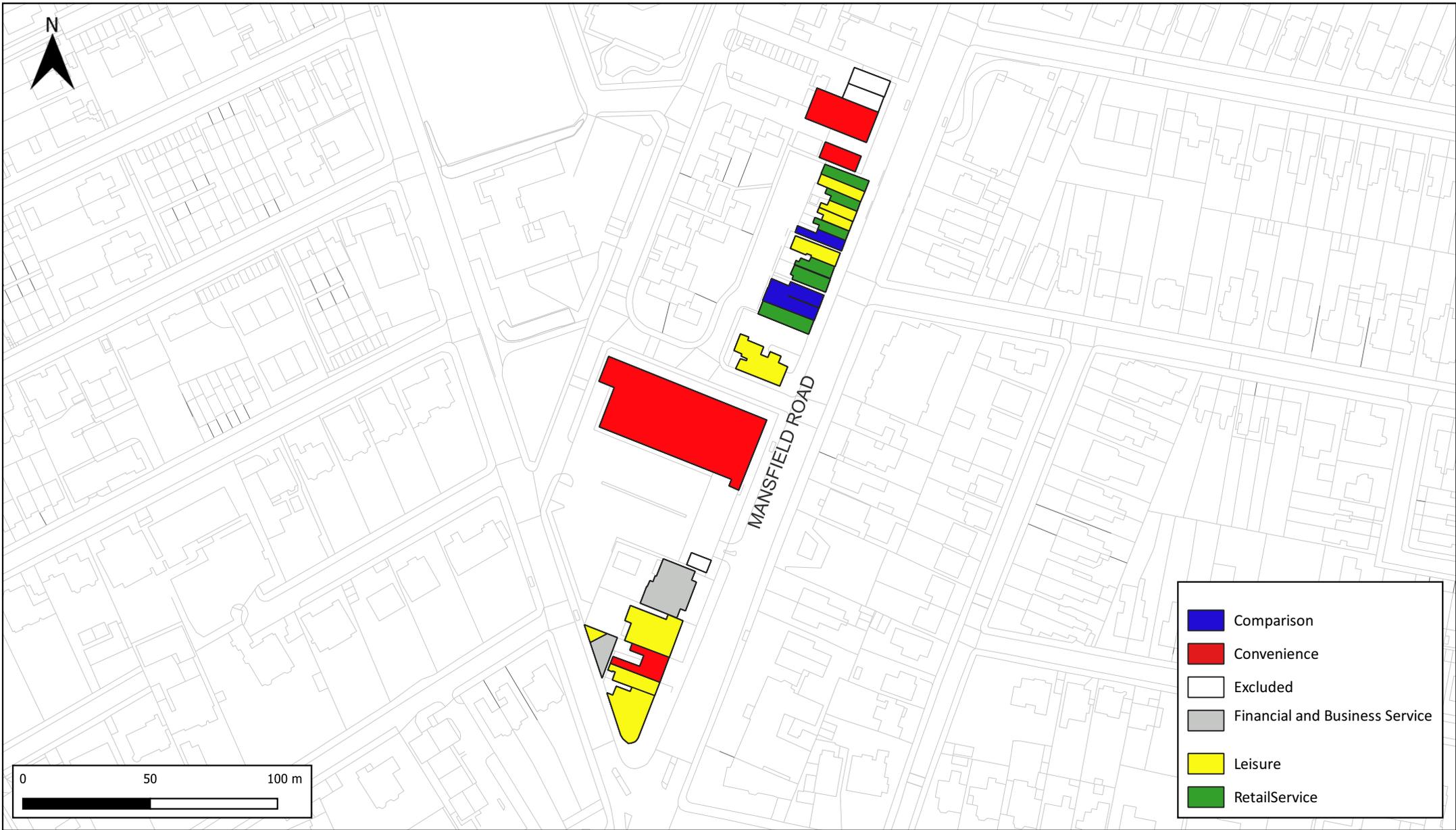
We identified an opportunity site neighbouring Paramount Hotel (outside of the Local Centre Boundary), which could bring forward wider main town centre uses or residential uses that would help to further support the health of the centre.

**Conclusion**

Overall, we consider Carrington local centre to be providing a good range of commercial facilities to meet the local residents' needs. We did not identify any vacant units and, overall, the environmental quality and accessibility were good.

The centre would benefit from some shopfront improvements and measures to ensure safety and security at night, but in general it is accessible, walkable and enjoys good levels of footfall.

We conclude that the centre is vital and viable.



**Mansfield Road Local Centre**



**Figure 1:** High levels of traffic travelling at low speeds along Mansfield Road.



**Figure 2:** Vacant units detracting from the overall environmental quality.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	1	2.5%
Convenience	5	12.5%
Financial	2	5.0%
Leisure	12	30.0%
Retail Service	8	20.0%
Vacant	12	30.0%
<b>TOTAL</b>	<b>40</b>	<b>100.0%</b>

Source: Local centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023.

**Uses**

Mansfield Road accommodates 40 units, which mostly comprise small ground-floor terraced units. The majority of the retailers are independent, with the exception of a Londis store.

The retail services use function is the most prevalent, at 28.0% of the total units, comprising eight hairdressers, four tattoo shops and two beauty salons. This is closely followed by the leisure services sector which accounts for 30.0% of the total units. There is a small presence of financial and convenience services, and only a single comparison unit.

There is high vacancy rate, at 30.0% of the total units. Whilst somewhat dispersed, these units were mostly concentrated in the north western part of the centre.

**Accessibility/Pedestrian Flows**

The centre is well-served by public transport, with a number of bus stops located along Mansfield Road providing links to the city centre and wider area.

Mansfield Road experiences heavy levels of traffic travelling at low speeds. On-street parking is available along Mansfield Road and North Sherwood Street.

A dedicated cycle/bus lane runs along Mansfield Road and there are a number of Sheffield Stands located throughout.

The centre benefits from a strong walk-in catchment. There is a strong pedestrian influence, with wide and even pavements and multiple crossings serving as good pedestrian access. During the day of the site visit, foot traffic was reasonably high and well dispersed throughout the centre.

**Environmental Quality/Perception of Safety**

Overall, the centre presented as a well-populated and pleasant urban environment, which is intermittently lined with mature trees and greenery. The shopfronts are generally well-maintained and the streets are clean and litter-free. However, the high vacancy rate located around the north western end of the centre somewhat detracts from the overall impression.

Mansfield Road generally feels safe, with a good level of passive surveillance generated by the high levels of traffic and its commercial activity during the daytime and into the evening.

**Opportunity Sites**

No opportunity sites have been identified.

Reviewing the Council's Public Access portal, no significant planning applications were found to have been submitted or approved.

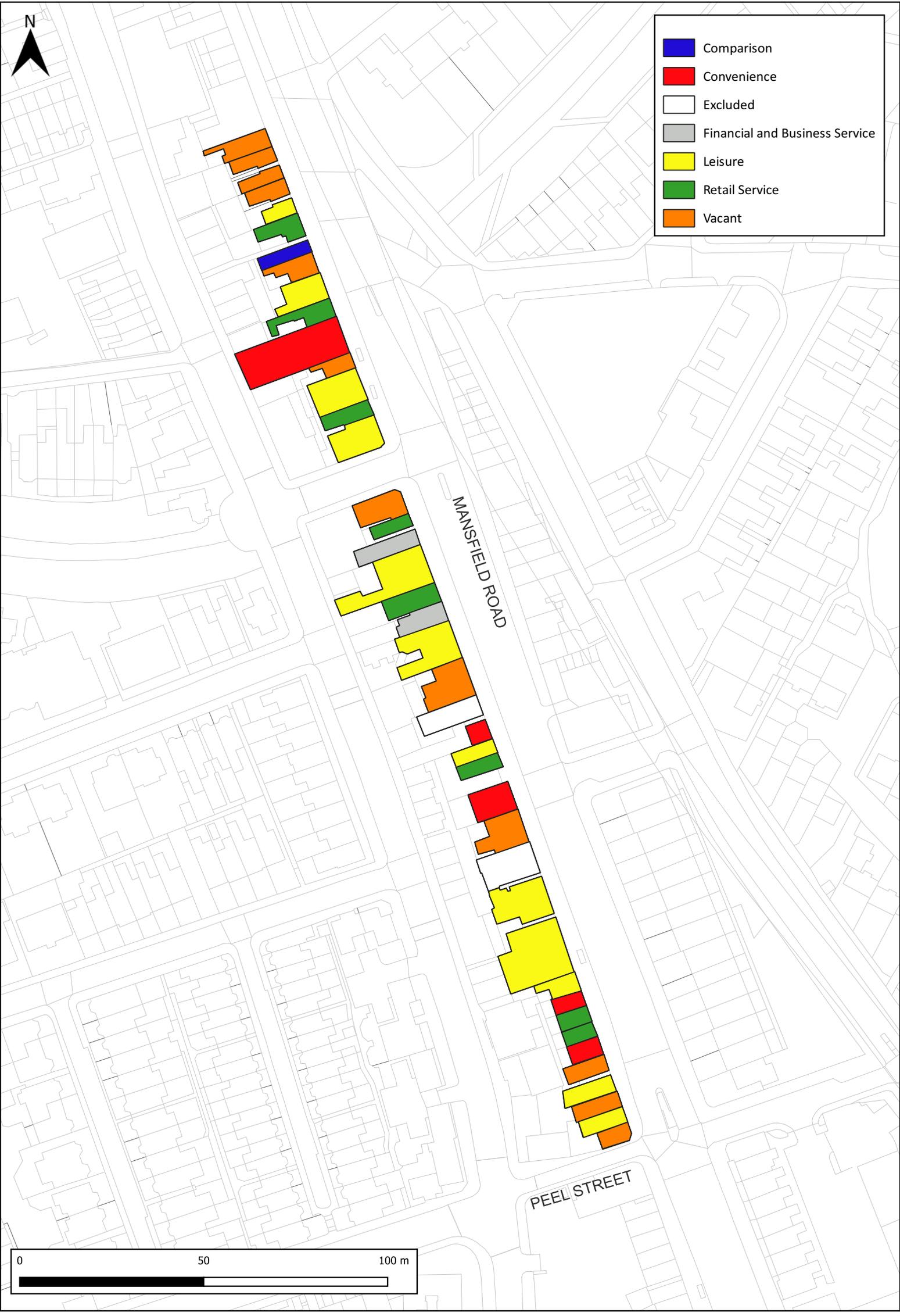
**Conclusion**

Mansfield Road is well-connected by public transport and benefits from a strong walking catchment.

Its daytime economy is focused around its offer of leisure and retail uses, whilst its evening economy is predominantly based around food services including takeaways, restaurant and convenience stores.

The overall urban environment is pleasant in appearance. However, there are a notable number of vacancies which impact on the overall impression.

The centre functions well in serving its local community and is considered to be generally vital and viable.



**Nuthall Road Local Centre**



**Figure 1:** Nuthall Road is a linear centre that primarily provides for independent retail and service operators within former terraced houses.



**Figure 2:** The local centre is also able to support national multiple operators including Spar and Domino's Pizza.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	11	28.2
Convenience	3	7.7
Financial	3	7.7
Leisure	8	20.5
Retail Service	10	25.5
Vacant	4	10.3
<b>TOTAL</b>	<b>39</b>	<b>100.0%</b>

*Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023.*

**Uses**

The most prevalent uses within Nuthall Road local centre are comparison retail and retail services.

With the exception of a Barnardo's charity shop, the centre's comparison retailers are all independent. These operators sell a diverse mix of goods, including bridalwear, carpets, electronics, flowers, household goods, pharmaceuticals and vehicle accessories. The retail offer is rounded out by small-scale convenience retailers catering for top-up shopping. These comprise a Spar convenience store, a specialist Polish foodstore, and a vape shop.

The retail services offer is primarily focussed on the health and beauty sector, with two thirds of the identified retail service operators falling into this category. There is also representation from a dog grooming, funeral director, and optician businesses.

Apart from one hotel, all of the centre's leisure operators are takeaways. These are distributed throughout Nuthall Road, with no particular

clusters or concentrations, and help to ensure that there is some activity in its frontages until late into the evenings.

The local centre's service offer is completed by its three financial and business service units, which offer financial, insurance and estate agent services.

With just four unoccupied units, equating to 10.3% of premises, Nuthall Road's vacancy rate is below the national average of 14.1%. Moreover, these units are small in scale and spread throughout the centre, so that they do not have an unduly adverse impact on its look or feel.

Overall, the balance and mix of uses in Nuthall Road is considered to be adequate in enabling the local centre to meet a good number of the day-to-day retail and service needs of local residents.

**Accessibility/Pedestrian Flows**

The local centre is accessible by car and bus, being situated along the busy A610 road and being served by bus stops offering frequent services to destinations including Nottingham city centre, Arnold, Bulwell, Heanor, and Ripley.

The centre is well-connected to the pedestrian footpath network that serves its walk-in catchment, and the flat topography, uncluttered streets and linear layout ensure that it is easily navigable even for visitors with impaired mobility. On the day of our site visit, footfall concentrated around the bus stops in the middle and southern parts of the centre but consistent throughout.

Nuthall Road is a busy throughfare comprising four lanes, which did present something of a barrier for those seeking to travel east-west across the centre. However, controlled pedestrian crossing points are provided at the junction of Nuthall Road and Melbourne Road in the north of the local centre, which do help to alleviate this issue.

**Environmental Quality/Perception of Safety**

The diverse retail and service offer in the centre results in a variety of building and signage styles. These are generally well-maintained and create a visually interesting street-scene, but some of the individual units would benefit from better maintenance and enhancements. Some of the units are shuttered during the day, but these were infrequent and did not make the centre look or feel inactive.

Nuthall Road is lined with mature trees, and soft landscaping associated with the surrounding residential uses and library also contribute to the overall pleasantness of the centre environment. The streets are generally clean and tidy.

The busy car traffic and linear layout ensure that the centre feels well-monitored and safe during the day. At night, there is street lighting throughout the centre and, as noted above, some activity generated by late-opening takeaway uses. We did not observe any graffiti or other

evidence of vandalism during our site visit, suggesting that the local centre is not unduly impacted by crime or anti-social behaviour.

**Opportunity Sites**

The key opportunity site for Nuthall Road relates to the vacant Newcastle Arms public house, which lies just outside the centre boundary (as currently defined). The former pub is a prominent, deteriorating vacancy which, in its current state, detracts from the appearance of the adjacent local centre.

Signage and scaffolding on the building and local press reports indicate that there are plans to refurbish the pub, but a search of the Council's planning database found no current applications or permissions relating to these works. Nonetheless, the pub remains available for lease. Bringing the vacant premises/site back into beneficial use would present an opportunity to support the vitality and viability of the local centre.

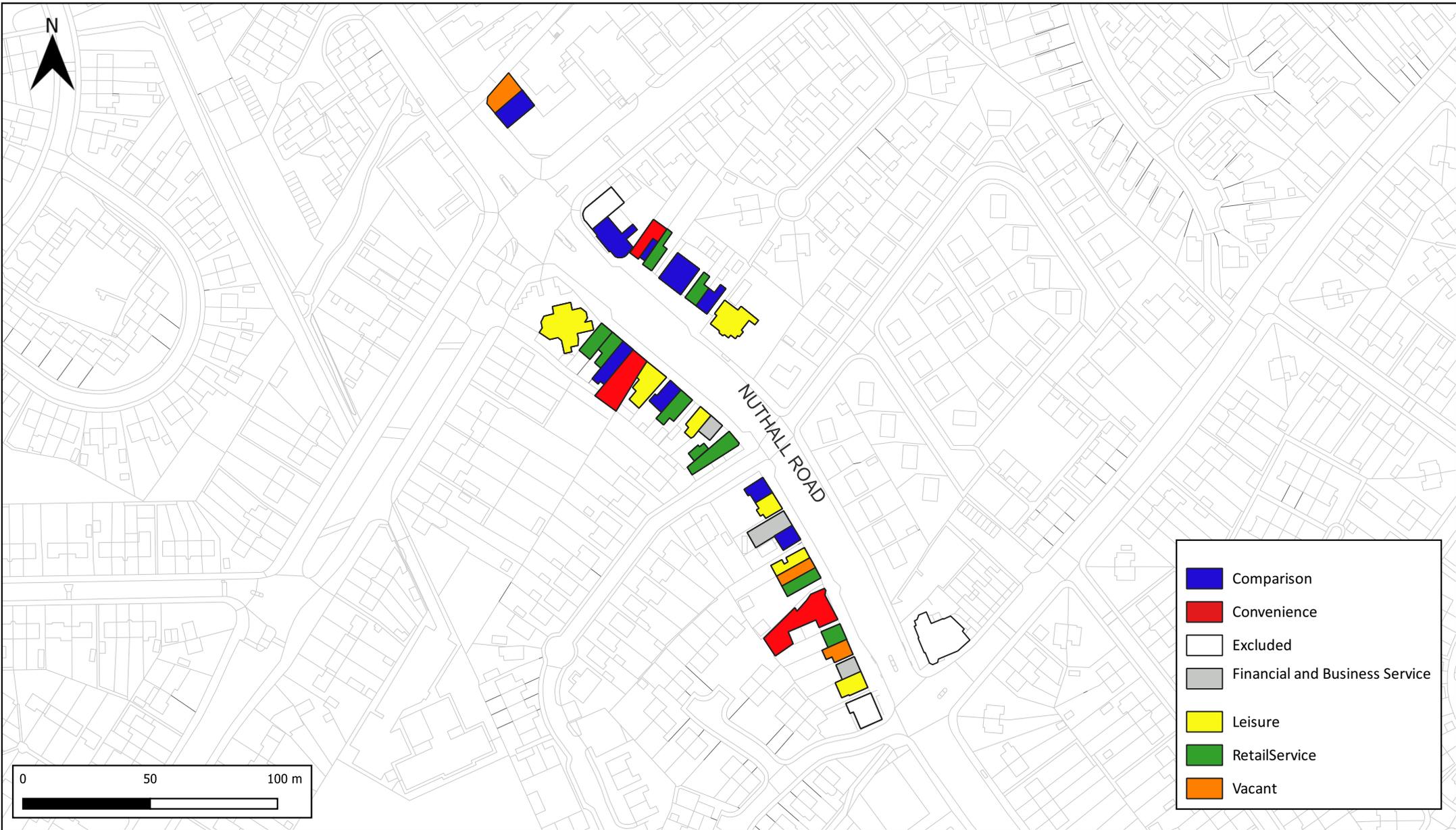
**Conclusion**

Nuthall Road primarily functions as comparison retail and retail services destination, with an offer that encompasses some national multiples and a diverse range of independents. Overall, the balance and mix of uses in Nuthall Road is considered to be adequate in enabling the local centre to meet a good number of the day-to-day retail and service needs of local residents.

Moreover, the centre is accessible and generally well-kept, attracting consistent footfall throughout.

We therefore conclude that the local centre is reasonably vital and viable.

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**Robin Hood Chase Local Centre**



**Figure 1:** Limited footfall concentrated around the occupied units.



**Figure 2:** A vacant building detracting from the environmental quality and impacting on footfall.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	2	25.0%
Convenience	1	12.5%
Financial	0	0.0%
Leisure	0	0.0%
Retail Service	0	0.0%
Vacant	5	62.5%
<b>TOTAL</b>	<b>8</b>	<b>100.0%</b>

*Source: Local centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023.*

**Uses**

Robin Hood Chase local centre accommodates 8 ground-floor units, sporadically located within the centre boundary. Most of the retailers are national multiple operators, excluding one café which operates as part of The Chase Community Hub.

The centre contains a limited number of occupied units, which include a convenience store, charity shop and pharmacy. The centre also benefits from a library, community hub and charity advice centre. However, these non-commercial uses are excluded for the purposes of this healthcheck.

There is a large, mostly vacant building (22-30 and the Old Library on Robin Hood Chase) located at the pedestrian junction between Aster Road and Livingston Road. There are seven vacant units contained within this building, with a further two units being used as storage and a charity office.

**Accessibility/Pedestrian Flows**

The centre is located adjacent to a bus stop which provides sustainable transport links to the city centre and wider area.

Vehicular parking is available both on street and within the St Ann’s Valley Centre car park. Cycle parking is also available.

On the day of the site visit, footfall appeared low and was mainly concentrated around the occupied units. However, the presence of a primary school adjacent to the centre means that the level of footfall will most likely vary throughout the day.

**Environmental Quality/Perception of Safety**

The local centre comprises of a number of contemporary, large and generally impressive buildings set within spacious plots along Livingston Road. The centre feels rather dispersed in nature due to this composition. However, ample amounts of landscaping and large areas of public space contribute to a pleasant setting.

The (mostly) vacant building, 22-30 and the Old Library on Robin Hood Chase, has a negative impact the centre’s environmental quality. This is set around a public square, which consequently doesn’t benefit from adequate levels of passive surveillance, highlighting safety concerns. The high vacancy rate also has negative visual impacts.

**Opportunity Sites**

The site, 22-30 and the Old Library on Robin Hood Chase, is allocated within Nottingham City Council’s Local Plan as a mixed use allocation for housing and a community centre/facility (D1 use class) (ref. SR31).

The Council’s Public Access portal shows the following application is pending approval at 22-30 and the Old Library on Robin Hood Chase:

- 23/00515/ASCMVL – Request for 22-30 and the Old Library on Robin Hood Chase to be included on the List of Assets of Community Value. Validated March 2023.

This application was submitted by Chayah Development Project which is a registered Charity in Nottingham.

A previous application on this site was approved in July 2010 for the redevelopment of Robin Hod Chase local centre for mix of uses including joint service centre, retail, office and residential. Whilst a number of conditions relating to the approval were discharged, the proposal was never built out.

**Conclusion**

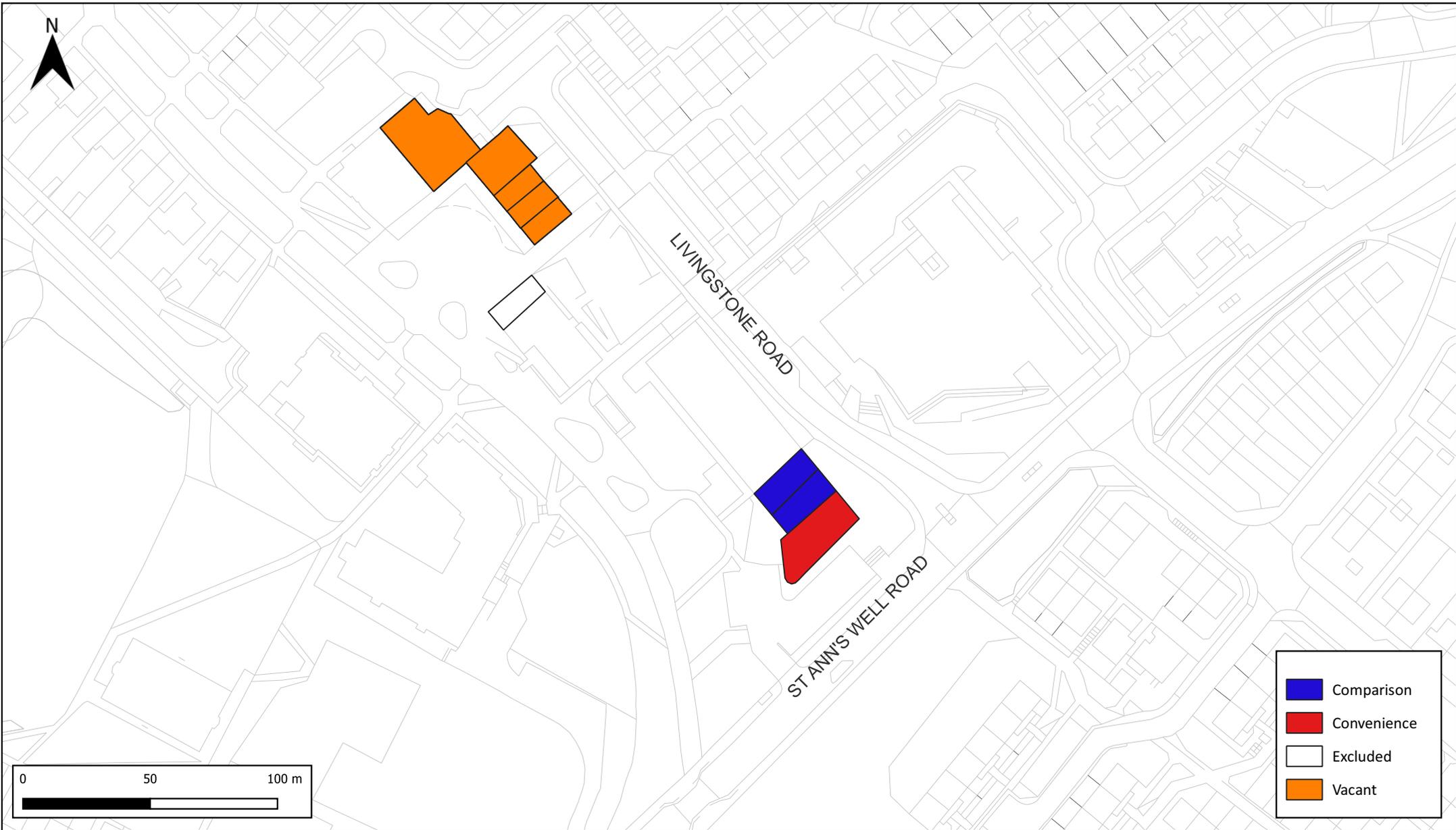
The majority of the centre is smart in appearance due to the combination of stylistic architecture and landscaping. The centre also benefits from good levels of access.

Dispersed in nature, and containing a small number of occupied units, the centre appears to be deeply affected by the closure of multiple units at 22-30 and the Old Library on Robin Hood Chase. Whilst development

of this site would improve the public realm, it is considered development in line with its current allocation for C3 and D1 (now F1) use classes, would have a limited contribution towards the vitality and viability of the local centre.

At present, the facilities meet the basic needs of the local community.

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**Sneinton Dale Local Centre**



**Figure 1:** Linear high street with a number of zebra crossings



**Figure 2:** Vacant and run down units in need of investment or occupation

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	11	22.0
Convenience	9	18.0
Financial and Business Services	1	2.0
Leisure	11	22.0
Retail Service	8	16.0
Vacant	10	20.0
<b>TOTAL</b>	<b>50</b>	<b>100.0%</b>

Source: Local centre composition derived from Nexus Planning Survey of November 2023.

**Uses**

Sneinton local centre comprises a total of 50 commercial units, dominated by the leisure and comparison offer, and to a lesser extent, the convenience and retail offer.

Pak Foods dominates the high street in terms of convenience stores, with smaller units located at each end of the centre.

Only one unit in the 'financial and business services' category was identified during our field visit. The remaining uses are spread evenly throughout the centre. However, leisure uses, comprising mostly takeaways, form the largest majority.

A total of 20.0% of the units are also vacant, which is higher than the national average, but these are relatively evenly spread throughout the centre.

There are also a large number of retail services primarily health and beauty.

**Accessibility/Pedestrian Flows**

Bus stops are located along the high street providing a sustainable means of transport. The centre is walkable from the surrounding local catchment and is aided by a number of pedestrian crossings.

At the time of our visit, moderate levels of footfall were observed with the busiest part of the centre observed around the Pak Foods store. Car traffic was consistent without it ever feeling like it was too congested.

**Environmental Quality/Perception of Safety**

The environmental quality of the centre was considered to be moderate overall. Notwithstanding the vacant units, a number of existing units were considered to be in poor condition and in need of renovation.

However, consistent footfall means that there is a good level of natural surveillance and all parts feel safe and secure during the daytime. There is plentiful streetlighting and no evidence of anti-social behaviour, therefore the perceived threat of crime is low.

**Opportunity Sites**

The high street itself appears dated and in need of investment with vacant and existing units falling into disrepair, particularly 146-150 Sneinton Dale. The refurbishment and reoccupation of the currently vacant units should be a priority, which will significantly enhance the aesthetics of the centre.

No notable planning applications have been submitted or approved in recent times to suggest refurbishment is forthcoming. Most applications relate to change of uses from Use class E to Houses in Multiple Occupation (HMO).

**Conclusion**

To conclude, overall the centre was considered vital and viable and the uses on offer meet the majority of resident's needs.

However, the centre is in need of investment to ensure occupation of vacant units and also to refurbish those falling into disrepair.

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## Strelley Road Local Centre



**Figure 1:** The western part of Strelley Road contains an Asda superstore and associated petrol filling station.



**Figure 2:** The eastern part of the local centre comprises a parade of more traditional, small-scale units fronting Broxtowe Lane.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	3	25.0
Convenience	3	25.0
Financial	0	0.0
Leisure	3	25.0
Retail Service	3	25.0
Vacant	0	0.0
<b>TOTAL</b>	<b>12</b>	<b>100.0%</b>

*Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023.*

### Uses

The commercial uses in Strelley Road local centre fall within two distinct but closely linked parts. In the western part of the centre, there is an Asda store measuring approximately 3,168 sq.m gross and associated car park and petrol filling station. The eastern part comprises a more traditional parade of small-scale retail and service units, fronting Broxtowe Lane with dedicated car parking. The central part of the local centre, which links the two commercial areas, contains a block of residential flats, a library and a children's nursery, which help to support the centre by bringing footfall.

The Asda supermarket anchors the centre and dominates its retail offer, selling a broad range of ancillary comparison goods in addition to food products. This store is complemented by a range of predominantly independent retailers based in the eastern part of the local centre. The convenience operators comprise a bakery/confectioner and Go Local convenience store. The comparison operators are a Well Pharmacy chemist and two independent shops selling hardware and vehicle accessories. We consider that the local centre is performing well in providing a retail offer that meets many of the daily needs of its catchment, particularly in light of its relatively modest scale.

Service provision is also reasonably good for a centre of this size. The three leisure providers comprise a bookmaker, café, and fish and chip shop. The retail service operators are a barber shop, hair/beauty salon and the aforementioned Asda petrol filling station. There is no representation from financial and business services, but the range of service operators is nonetheless considered to meet a good number of the needs of local residents.

There were no vacant units recorded in Strelley Road local centre on the day of our survey.

Overall, we consider that the local centre is performing very well with regard to its mix and balance of uses, particularly in light of its relatively modest scale. The variety of retail and service traders in the centre means that it provides for many of the day-to-day needs of residents within its catchment.

**Accessibility/Pedestrian Flows**

The local centre is accessible by road and bus, being served by bus stops offering frequent services to destinations including Nottingham city centre, Bulwell, Beechdale, and Strelley. There are dedicated roadside bicycle lanes along Strelley Road and cycle parking is provided throughout the centre.

The centre has an extensive walk-in residential catchment and is well-connected to the local network of pedestrian footpaths. Moreover, its small size and flat topography mean that it is easily navigable even for visitors with impaired mobility. The Asda store, which occupies a slightly elevated position compared to the rest of the centre, provides ramps which allow access for disabled users.

On the day of our visit, footfall was high throughout the centre and we observed some linked trips between the Asda and the Broxtowe Lane units in the east.

**Environmental Quality/Perception of Safety**

The local centre is well-maintained throughout with the modern Strelley Court residential block and library being a particular bright spot in the street-scene. Mature trees and other soft landscaping along Strelley Road add to the overall pleasantness of the shopping environment.

The layout of the centre, high footfall and car traffic along Strelley Road allow for a high level of natural and passive surveillance, so that the centre generally feels safe and secure in the day.

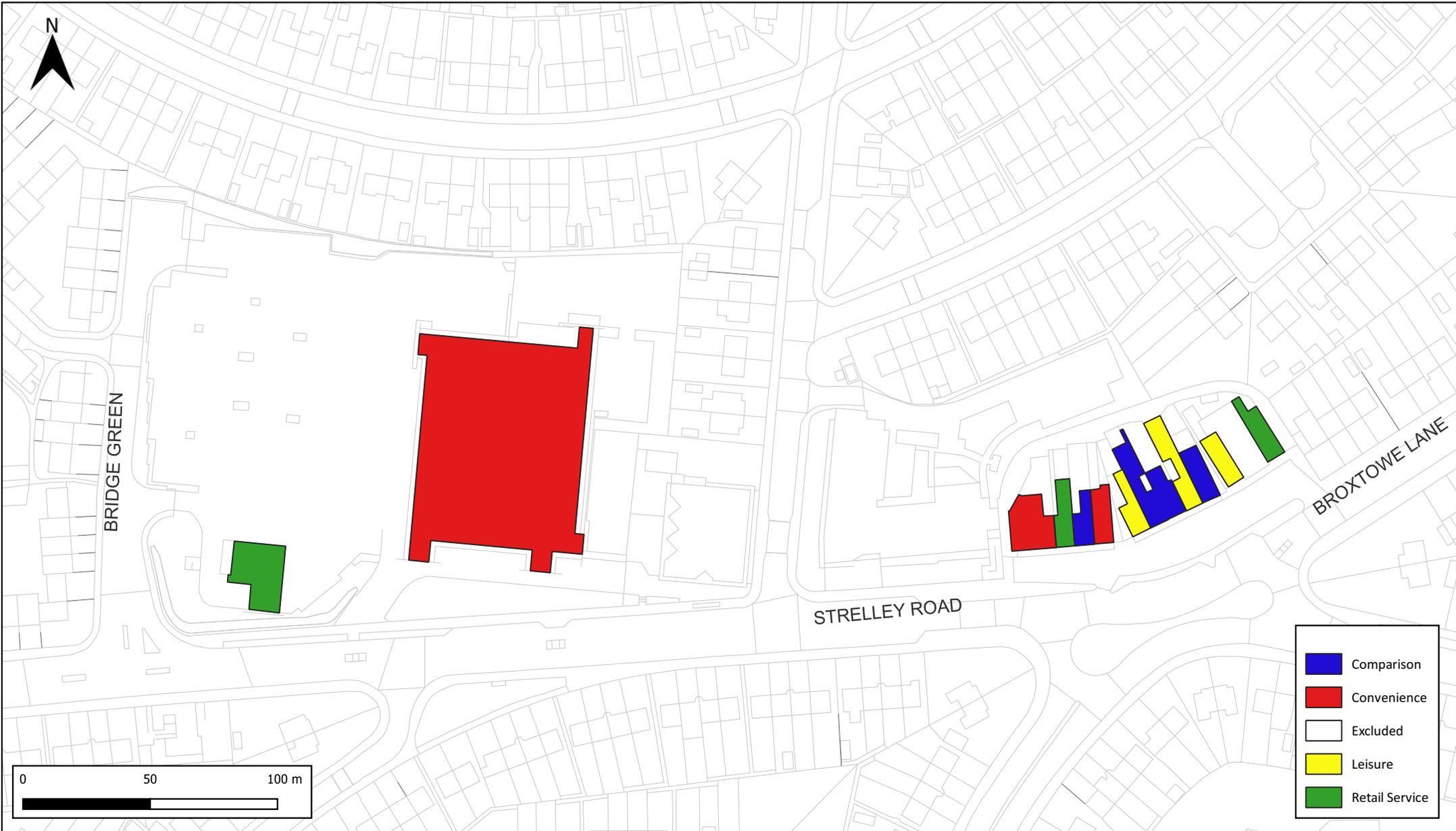
At night, the centre is well-lit and the Asda store has long opening hours, as does the one takeaway operator in the eastern part of the local centre. We observed no evidence of graffiti or vandalism on the day of our site visit, suggesting that Strelley Road is not unduly impacted by crime or anti-social behaviour.

**Conclusion**

Strelley Road is anchored by its Asda superstore, which is complemented by a range of smaller format national multiple and independent retail and service users in the more traditional eastern part of the centre. The local centre is performing very well with regard to its mix and balance of uses, particularly in light of its relatively modest scale. The variety of retail and service traders means that the centre provides for many of the day-to-day needs of residents within its catchment.

The vitality and viability of the centre is supported by the residential flats, library and children's nursery in the middle part, which bring additional footfall and expenditure. Strelley Road is easily accessible and well-maintained, with high footfall and an overall pleasant shopping environment that feels safe and secure.

Taking all of these factors into account, we conclude that the local centre is vital and viable and performs very well in meeting the needs of its local residents.



# Gedling Borough Council

## Burton Joyce Local Centre



**Figure 1:** Shop frontage on Main Street.



**Figure 2:** A bus stop and notice board situated outside the Co-Op.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	4	30.8
Convenience	2	15.4
Financial	1	7.7
Leisure	3	23.1
Retail Service	3	23.1
Vacant	0	0.0
<b>TOTAL</b>	<b>13</b>	<b>100.0%</b>

*Source: Local centre composition derived from Nexus Planning Survey of September 2023.*

### Uses

Burton Joyce Local Centre is small in size comprising a total of 13 units, but offers a range of uses from convenience, leisure and retail services. Burton Joyce Library is situated within the defined centre boundary, attracting some footfall beyond the wider commercial offer.

The convenience offer comprises a Co-op store and an independent greengrocer, and the comparison offer comprises a chemist, charity shop, a retailer of alarms and other security products, and a card/gift shop that also offers post office services.

Located outside of the local centre boundary is the Cross Keys Pub and a row of additional commercial units on Nottingham Road. The retail service offer within the centre is relatively diverse, with two health and beauty operators, a dog grooming parlour and an osteopath.

Although the number of units in the centre is limited in number, we do consider that overall, Burton Joyce provides for a good balance of uses which generally meet the day-to-day needs of the local catchment, particularly in respect of the convenience, retail service and leisure offer.

### Accessibility/Pedestrian Flows

The centre lacks pedestrian crossings. However, there were a number of pedestrians walking along Main Street in between the commercial units.

Customers were witnessed arriving at the Co-op on foot but a large majority arrived by car and parked in the adjacent dedicated car park.

A pair of bus stops located on Main Street serve routes to Nottingham city centre and Southwell (route nos. 26, N26 and 26A) at regular intervals throughout the day and evening. The N49 bus, which runs from Burton Joyce to Bingham, also passes through the centre once a day on weekdays.

A number of cycle stands are located at the bus stop/junction of Main Street and Chestnut Grove, although they were not at capacity on the day of our visit.

**Environmental Quality/Perception of Safety**

The pavements are in a good condition and wide enough to support a number of users. The quality of surfacing on Meadow Road is poor which is a key pedestrian route in and around the Local Centre. Users with impaired mobility, mobility aid users or those with pushchairs would navigate the route with difficulty.

The built form is well-maintained and coherent throughout the centre, and provides an overarching pleasant environment within the local centre.

Some pieces of street furniture have been “yarn bombed” highlighting a strong sense of community ownership and involvement which is encouraging.

**Opportunity Sites**

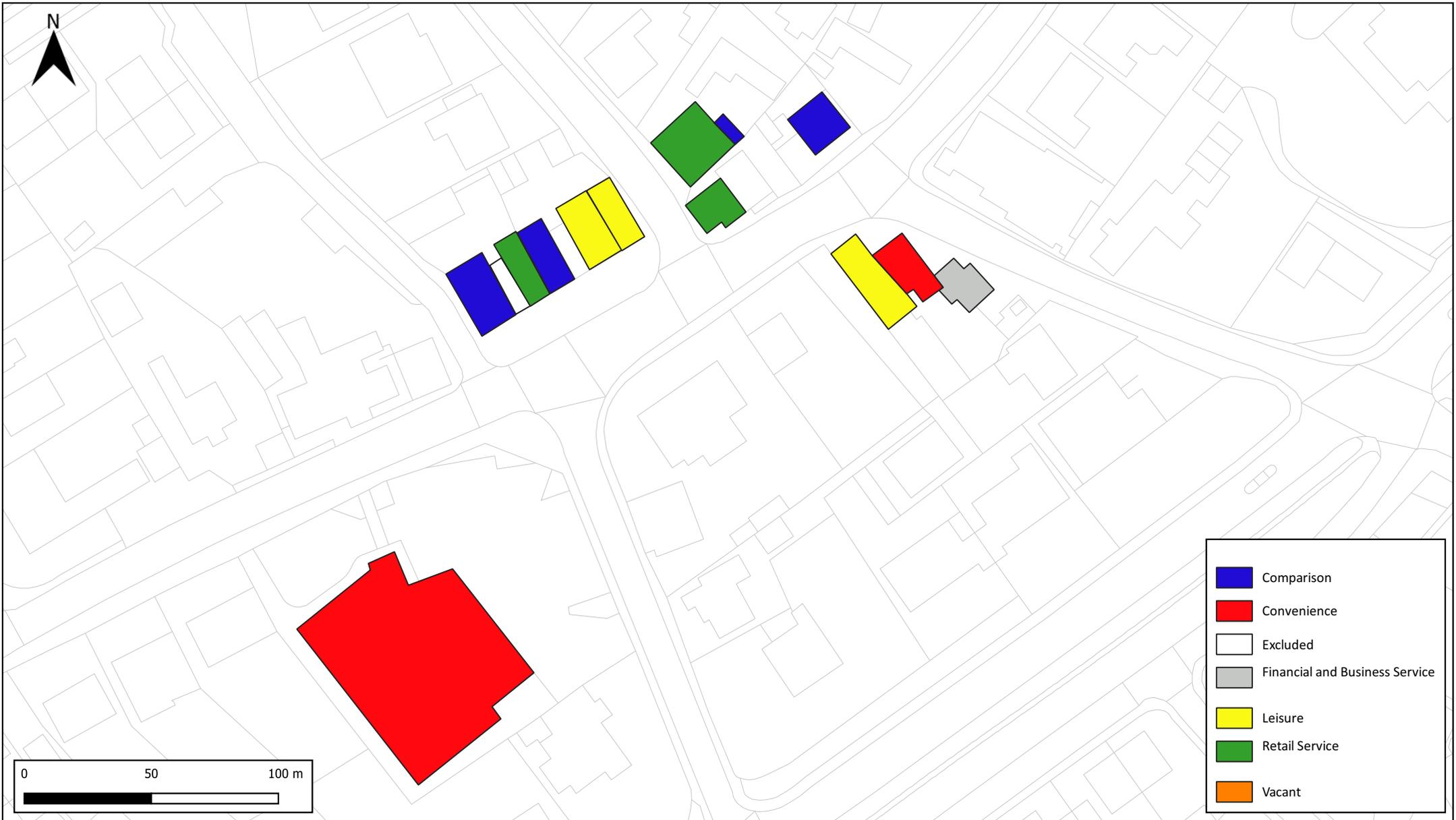
No obvious opportunity sites were noted at the time of our survey.

**Conclusion**

Overall, Burton Joyce is an attractive centre with good public realm, well maintained units and no identified vacant units.

Furthermore, customer footfall was noted within every unit suggesting good local centre health.

Overall, we consider that improvements to highways would improve safety and accessibility but the centre is considered to be vital and viable overall, providing a limited, but diverse range of commercial operators for the local catchment.



## Calverton Local Centre



**Figure 1:** A wide parade of units sit beneath a covered roof.



**Figure 2:** The parade opens up to further units and a public square.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	3	18.8
Convenience	4	25.0
Financial	0	0.0
Leisure	4	25.0
Retail Service	3	18.8
Vacant	2	12.5
<b>TOTAL</b>	<b>16</b>	<b>100.0%</b>

*Source: Local centre composition derived from Nexus Planning Survey of September 2023.*

### Uses

Calverton local centre comprises a total of 16 commercial units of varying scales. The centre is focussed around St Wilfred's Square, with a number of operators facing out on to the pedestrianised public realm.

The centre benefits from a diverse range of commercial operators, and is anchored predominantly by a Sainsbury's Local alongside a Boots and Greggs, and a range of leisure operators. The leisure offer ranges from takeaways to cafes.

The comparison offer in Calverton comprises the Boots and two charity shops.

There were two vacant units recorded on the day of our visit, equating to 12.5% of the total number of units in the centre.

Calverton Library is situated within the centre which will also attract some footfall into the centre during the day.

### Accessibility/Pedestrian Flows

The pedestrianised centre encourages footfall throughout, providing safe access for those on foot, pushing a pram or traveling by mobility scooter.

A bus stop is located at the square, supporting bus travel to and from the area to Nottingham city centre and Lowdham at regular intervals throughout the day and into the evening,.

A number of cycle stands are located opposite the library. However, these were not utilised on the day of our visit.

The dedicated local centre car park was witnessed as being very busy on the day of our visit, with a number of visitors looking for parking spaces. Some on-street parking is also available throughout the centre.

**Environmental Quality/Perception of Safety**

The overarching public realm and pavements throughout the centre are in a good condition to support a range of users. The area was also free from rubbish with litter bins available.

The built form is well-maintained and coherent, although it does lack quality urban design features such as landscaping and benches, which could be used to help enhance the aesthetics of the Square in particular.

The covered walkway may be outdated in design but offers protection from the weather whilst allowing day light, which encourages further use.

The overarching perception of safety was good, although due to the time of visiting the centre and its proximity to schools, there were a number of the younger generation loitering in the centre.

**Opportunity Sites**

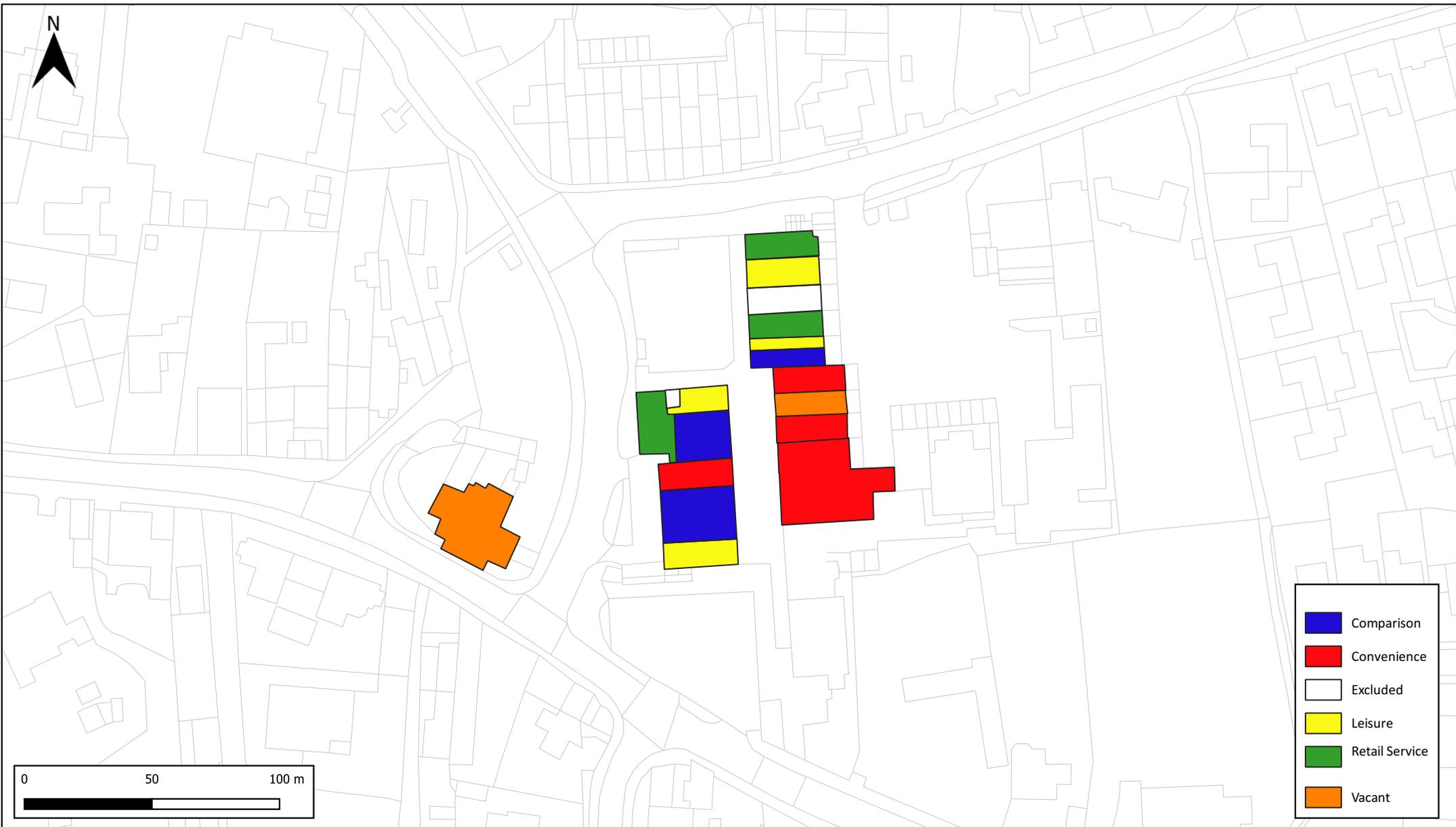
The principal priority in the centre should be the reoccupation of the current vacant units. Although we only recorded two on the day of our visit, due to the small scale of the centre, every effort should be made to ensure these are brought back into an economically viable use.

**Conclusion**

Calverton local centre is a small, compact centre which a good offer. The commercial units were mostly occupied and customer footfall was noted throughout the centre.

The square seems underutilised, and there may be opportunities here to host small local events, such as a community market. The addition of benches and landscaping could further encourage footfall and reduce the use of cars. An increase in the number of cycle stands, in a location with greater natural surveillance would encourage alternative transport options to the car.

Overall, however, we consider Calverton local centre to be a vital and viable centre which meets the needs of its local walk-in catchment.



## Carlton Hill Local Centre



**Figure 1:** Active shop frontages, use of curtilage and street furniture.

**Figure 2:** Tree-lined pavements in front of occupied and vacant units.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	14	17.9
Convenience	6	7.7
Financial	6	7.7
Leisure	21	26.9
Retail Service	23	29.5
Vacant	8	10.3
<b>TOTAL</b>	<b>78</b>	<b>100.0%</b>

Source: Local centre composition derived from Nexus Planning Survey of September 2023.

### Uses

Carlton Hill local centre comprises a total of 78 units, and is dominated by the retail service, leisure and comparison offer.

The six convenience units include Iceland and Tesco Express, alongside newsagents, bakers and a pie shop.

The comparison offer is relatively diverse, and includes a wide range of charity shops (three in total), chemists, DIY shops and florists.

There are a total of 21 leisure operators in the centre, of which the majority (10) are occupied by takeaway operators, alongside cafes, bars and public houses. There are also two betting offices.

Nexus recorded a total of eight vacant units on the day of our visit, comprising 10.3% of the total number of units. The vacant units are spread relatively evenly throughout the centre, and no particular area suffers more from the propensity of vacant units.

### Accessibility/Pedestrian Flows

A number of bus stops are situated through the local centre including Robin Hood card machines positioned conveniently for bus users. The

bus stops provide access to services to Clifton, Southwell and Arnold at very regular times throughout the day and evening.

Pedestrian crossings are located to the wider limits of the local centre boundary with safe crossings which assists safe and convenient pedestrian movements between both sides of the local centre.

In most places the pavements are wide and even, supporting a range of local users. The quality of the street scene visibility deteriorates from Cornhill Road heading east with cars parked on the curtilage over the pavement and uneven pavement surfacing.

Cars were parked along the Carlton Hill road which cluttered the street scene and impacted safe crossing, however on-street parking provides easy access for visitors travelling to the centre to meet their day-to-day needs. A car park on Standhill Road serves the local centre with free parking for up to two hours. There is a visible under-provision of cycle parking, with some users utilising the railings as cycle stands.

**Environmental Quality/Perception of Safety**

The pavements within the local centre are in a good condition to support a number of users and overall, the area was free from rubbish with litter bins available. The presence of trees was welcomed and the green infrastructure particularly in the southern part of the centre enhanced the environmental quality overall.

The number of occupied units and users, combined with the street lighting provides a good level of safety. However, the parking of cars along the high street does obscure vision for both pedestrians and road users.

**Opportunity Sites**

Although the vacancy rate falls below the national average, the priority should be to reoccupy the vacant units in the centre in the first instance. This will assist to enhance the overarching aesthetics of the centre.

**Conclusion**

Carlton Hill local centre is considered to provide a good range of uses, with a particularly strong retail service, leisure and comparison offer. The units were mostly occupied with a wide range of uses and customer footfall was noted suggesting good local centre health.

Crossing points and prohibited parking would improve the accessibility and environmental quality of the area. Attention could be given to the eastern area of the local centre to improve and encourage pedestrian access.

Overall, we consider Carlton Hill to be a vital and viable centre, meeting the local catchment's needs.



## Carlton Square Local Centre



**Figure 1:** Activity is located predominantly around the square.



**Figure 2:** Viewpoint from within the Carlton Square shopping centre.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	4	21.1
Convenience	4	21.1
Financial	0	0.0
Leisure	7	36.8
Retail Service	3	15.8
Vacant	1	5.3
<b>TOTAL</b>	<b>19</b>	<b>100.0</b>

*Source: Local centre composition derived from Nexus Planning Survey of September 2023.*

### Uses

Carlton Square local centre comprises of a total of 19 commercial units.

The local centre comprises of two distinct parts: the Tesco foodstore and offices; and the Carlton Square shopping centre, and as such offers a variety of uses throughout the centre.

There are a total of four convenience operators within the centre, including a Tesco and Farmfoods, alongside a greengrocers and an off licence. There are four comparison operators, including a chemist, charity shops, and a crafts and gifts operator.

Of the seven leisure operators, six are takeaways, with the remaining unit being a wine bar. The retail service offer is relatively limited in Carlton Square, with three units occupied by such operators, comprising a launderette, vacuum repair shop, and barbershop.

A range of opening hours, particularly from the bar and takeaways, improve the range of active hours throughout the centre.

A significant vacancy is visible with the loss of Wilko following the national closure.

Overall, we consider that Carlton Square provides for a good balance and mix of uses for a centre of its scale and role.

**Accessibility/Pedestrian Flows**

Local bus stops service routes to Carlton, Bakersfield, Netherfield, Nottingham, Arnold and Southwell at regular intervals throughout the day and evening.

Carlton Hill/B686 is a busy road with a pedestrian crossing allowing for safe access to Tesco Superstore. The Carlton Square shopping centre is set back from the main road, and although the land use is dominated by car parking, the centre is pedestrianised.

The majority of the centre’s trade comes from its walk-in catchment, and it is well-connected to the local footpath network. The compact nature of the centre encourages linked trips, and the flat topography and general lack of street clutter mean that it is easily navigable even for visitors with mobility impairments. Footfall was consistent throughout the centre on the day of our survey.

The ample car parks at the shopping centre were largely empty and a number of EVCPs was evident. However, none were occupied during the survey.

The area lacked any visible dedicated cycle parking.

**Environmental Quality/Perception of Safety**

Pavements are in a good condition to support a number of users. The area was free from rubbish with litter bins available. There is some landscaping along the parade of shops and fronting Burton Road although the species lacked visual stimulation and ecology benefit.

The built form of the shopping centre is inward facing, which reduces visibility and perceptions of safety. However, these concerns were somewhat alleviated by the constant, albeit light, footfall in the shopping centre on the day of our visit. The shopping centre also benefits from lighting.

Some of the takeaway operators are shuttered during the day, but we observed no concentrations of inactive frontages. Moreover, the takeaway uses bring some activity to the local centre in the evenings and, together with the ample street lighting, encourage feelings of safety and security after daylight hours.

**Opportunity Sites**

No obvious development opportunity sites were identified on the day of our visit. The priority should be to occupy the current vacancies within the centre, which would help to enhance the overarching aesthetics.

**Conclusion**

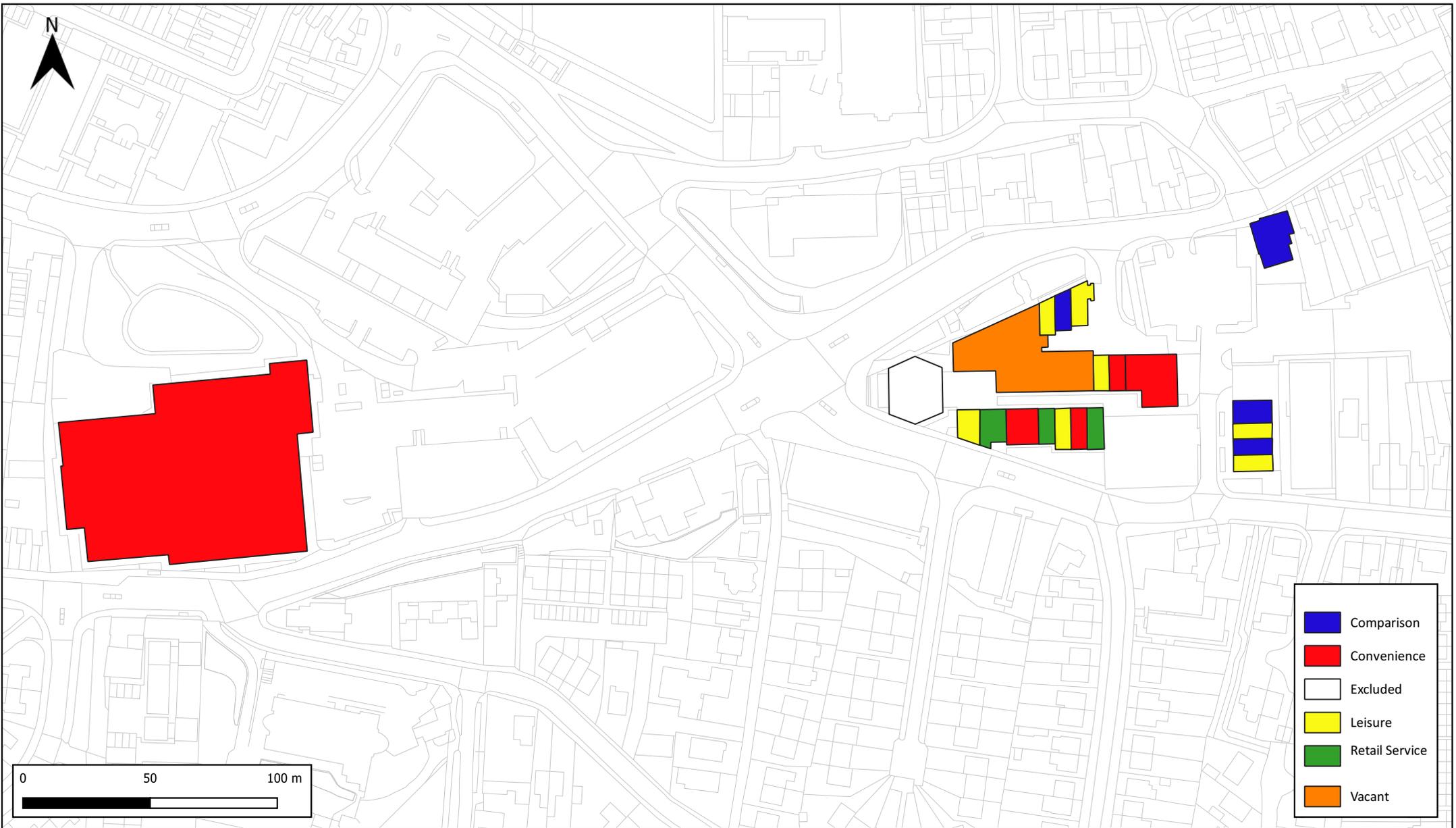
Carlton Square’s vitality and viability is underpinned by its role as a retail and retail services destination that meets the day-to-day needs of its residential catchment. Its balance and mix of uses support this function.

The units were mostly occupied and footfall was evident but low. However, the priority is to reoccupy the former Wilko unit, particularly due to its prominence in the local centre.

Improved signage along Station Road could aid visitors and overcome the inward facing shopping centre.

Overall, we consider the centre to be vital and viable, meeting the local catchment's day-to-day needs.

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## Gedling Colliery Local Centre



**Figure 1:** The proposed location of the Local Centre

**Figure 2:** The approved Outline local centre layout.

### Summary

The local centre is not yet constructed. Therefore, this survey offers limited analysis.

As part of a hybrid application that delivered a Balancing Lagoon, outline planning permission was granted in 2020 (ref: 2020/1255) for local shops access and associated parking.

The approval, which is yet to come forward as a reserved matters application, secured 5 retail units, comprising 1 convenience store (4000 sq.ft) and 4 units at 1000 sq.ft each, together with a nursery (6000 sq.ft) and 53 car parking spaces.

## Gedling Local Centre



**Figure 1:** A variety of occupiers.



**Figure 2:** A diverse built form.



**Figure 3:** Curtilage parking and cycle lanes.



**Figure 4:** A yarn bombed post box.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	5	12.2
Convenience	3	7.3
Financial	7	17.1
Leisure	12	29.3
Retail Service	12	29.3
Vacant	2	4.9
<b>TOTAL</b>	<b>41</b>	<b>100.0%</b>

*Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of September 2023.*

### Uses

Gedling comprises a total of 41 units, of which the highest proportion are occupied by leisure and retail operators (29.3%), followed by financial (17.1%). The retail offer comprises a total of 19.5% in total, or eight units (both convenience and comparison operators).

The local centre offers a series of convenience stores including a Nisa Local, a newsagents and a Premier Extra, fast food takeaways, cafes, business offices and health and beauty units. The units are positively occupied by independent companies but two vacant units were identified.

In addition to the above, residential units are located within the Local Centre boundary.

**Accessibility/Pedestrian Flows**

The centre is disjointed in built form with clusters of purpose built retail units and converted residential units along the Main Road and arterial roads.

The arterial roads do not offer pedestrian priority crossing so pedestrian flows are stunted. Footfall at the time of the survey was very low.

A number of bus stops offer connections to Nottingham City Centre and Netherfield. A small number of cycle parking stands are located outside of Premier at the Westdale Lane and Main Road.

The car park on Ranmoor Road offering 2 hours free parking, was almost at capacity.

**Environmental Quality/Perception of Safety**

The disjointed built form and sporadic occupation of units spread along Main Road does not create a high quality environment.

Apart from areas with curtilage parking, the pavements are mainly level and wide enough to accommodate a range of users.

On the day of our visit, littering was minimal and bins were well used. Street lighting and car lights would encourage a level of perceived safety on an evening.

The environment lacks identity, landscaping and street furniture. A yarn-bombed post box shows some level of community interaction with the built form.

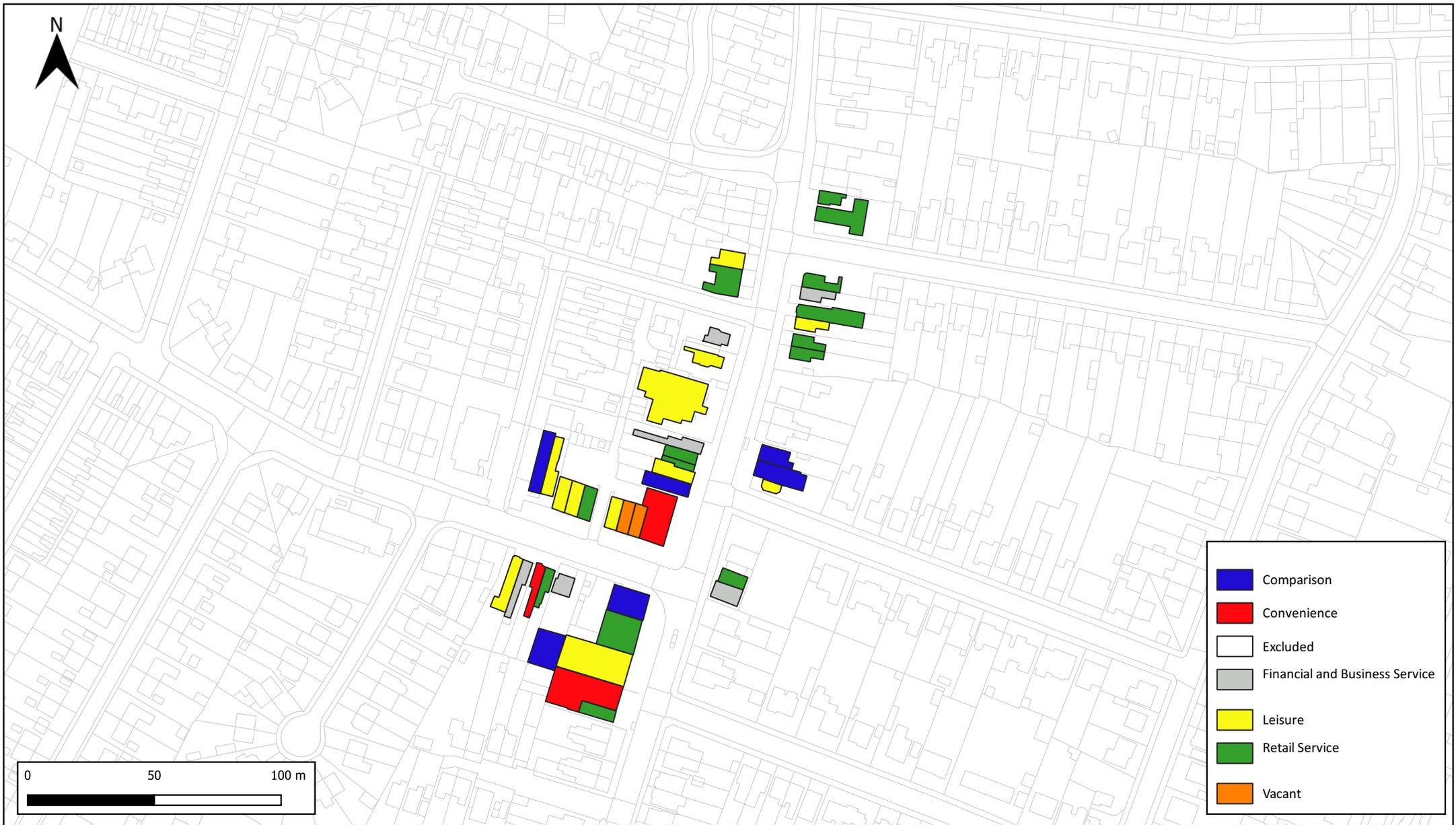
**Opportunity Sites**

Priority for vacant/closed units to come forward with a varied offering. Expansion unlikely to be required.

**Conclusion**

The low quality architectural and landscaped environment does not aid the perception of a healthy economy. However, most units were occupied despite the low footfall noted at the survey.

Overall, we consider that the centre is considered to be vital and viable, and serving an important role in meeting local residents' day to day needs.



**Mapperley Plains Local Centre**



**Figure 1:** Units utilising the pavement curtilage for leisure uses.



**Figure 2:** Units utilising the pavement curtilage for convenience uses.



**Figure 3:** Units at the B684/Westdale Lane West junction.



**Figure 4:** Uneven road surfacing at a pedestrian crossing.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	16	16.2
Convenience	11	11.1
Financial	12	12.1
Leisure	24	24.2
Retail Service	27	27.3
Vacant	9	9.1
<b>TOTAL</b>	<b>99</b>	<b>100.0%</b>

Source: Local centre composition derived from Nexus Planning Survey of November 2023.

**Uses**

Mapperley Plains local centre provides for a total of 99 commercial units, with a good range of retail and service operators present.

The local centre offers a varied range of uses, with independent and chain occupiers. The uses also included a number of late opening units such as Public Houses, Bars & Wine Bars and convenience stores.

The convenience offer, which consists of 16 units, includes bakers, butchers, greengrocers and wider operators. The convenience offer is anchored by the Sainsbury's Local and the Co-op, alongside the wider independent offer.

The comparison offer is relatively diverse, including a range of charity shops, chemists, florists, home and DIY shops and greeting cards.

The leisure offer is also mixed, with a series of takeaways (nine units), bars, public houses, restaurants and cafes.

A number of vacant units were identified. However, some were under redevelopment.

**Accessibility/Pedestrian Flows**

The centre offers wide pavements in a relatively good condition overall. There are semi-regular pedestrian crossings. However, the road surfacing conditions are poor, particularly at junctions where pedestrians would be crossing.

Street lighting is well-dispersed, supporting early morning and evening economies.

A number of bus stops offer connections to Nottingham city centre, Arnold, Gedling, Lambley and Netherfield, with Robin Hood card machines positioned conveniently for bus users.

The area lacks cycle parking apart from a small cluster outside the Co-op.

The car park on Bonington Road offering 2 hours free parking, was almost at capacity.

Footfall was high throughout the centre on the day of our survey.

**Environmental Quality/Perception of Safety**

The linear centre was active at the time of survey, the busyness gave a strong sense of safety and created an inviting environment. The built form quality is irregular and not of notable quality. However, the condition was generally well-kept and with effective signage.

Street furniture in the form of benches and rubbish bins enhances the environment. Trees and wooden planters also significantly boost the quality of the environment. Pavements were of good quality but the road surfaces at crossings were not. Street lighting was sufficiently present.

Occasions of relevant and creative street art graffiti granted colour and interest to the built form and aided a sense of place.

**Opportunity Sites**

The principal focus should be on refurbishment of existing vacant units to come forward with a varied offering.

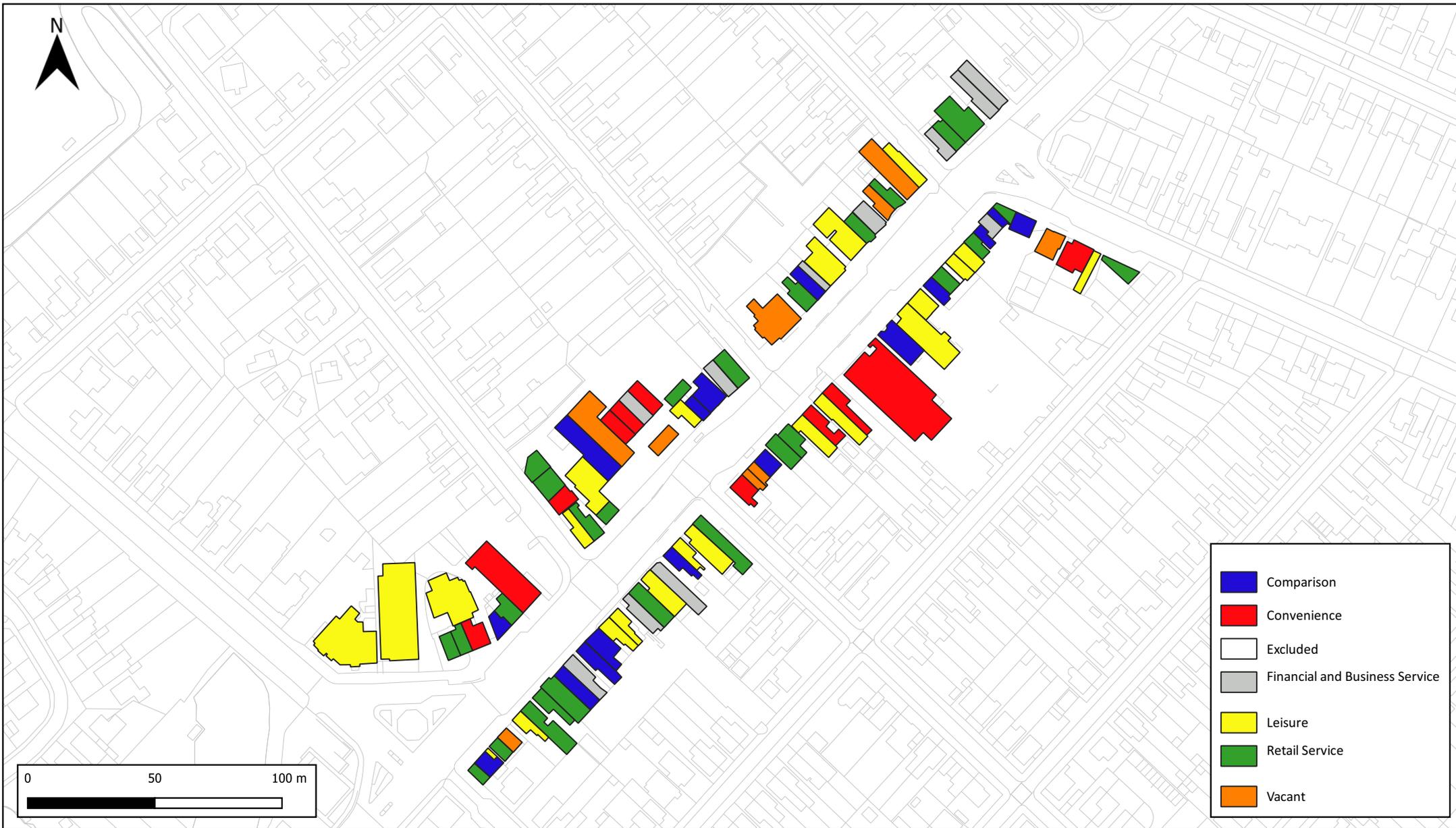
**Conclusion**

Mapperley Plains local centre offers a varied retail offering which was well-trafficked at the time of site survey and thus a recognised asset for the local community.

There is a priority to occupy vacant units and improve pedestrian accessibility in terms of road surfaces.

The centre is considered to be vital and viable overall.

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**Netherfield Local Centre**



**Figure 1:** Street furniture supports local users.



**Figure 2:** Bus stops encourage sustainable patterns of movement to and from the local centre.



**Figure 3:** Purpose built units sit behind a area of public space.



**Figure 4:** Some retail units vary in design quality and upkeep.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	13	20.6
Convenience	9	14.3
Financial	0	0.0
Leisure	14	22.2
Retail Service	23	36.5
Vacant	3	4.8
<b>TOTAL</b>	<b>63</b>	<b>100.0%</b>

Source: Local centre composition derived from Nexus Planning Survey of November 2023.

**Uses**

The local centre offers a variety of retail offerings in terms of use and of floorspace. The centre comprises a total of 63 units, dominated by the retail service operators, followed by the leisure and comparison operators.

A number of vacancies are scattered throughout the linear local centre.

The convenience offer comprises a total of nine units, occupied by a range of local independent newsagents and off licences, alongside a Co-op foodstore.

The comparison offer is varied, providing a series of discount operators, chemists, clothing and footwear and charity operators.

There are a total of 14 leisure operators, of which nine are occupied by takeaways, alongside cafes and public houses. There are also 23 retail service operators, of which 18 are occupied by health and beauty operators including hairdressers, barbers, nail salons and tanning operators.

A community centre and café at St Georges Centre enabled a flow through the local centre and a natural ending to the local centre boundary.

**Accessibility/Pedestrian Flows**

The local centre differs throughout in terms of design, with some areas distinctly wider offering benches and bins.

Despite varying width, the pavements were in good condition and frequent pedestrian priority crossing or central waiting points encouraged pedestrian permeability throughout the local centre.

The one way traffic flow further improved pedestrian safety. Sheltered bus stops along Victoria Road and Wright Street connect users to Nottingham City Centre, Gedling, Carlton, Mapperley and Bakersfield. Robin Hood machines furthered supported and promoted bus travel.

There is an obvious lack of cycle stands in the area with some users using training at pedestrian crossing which obscures views.

**Environmental Quality/Perception of Safety**

Standards of maintenance across the built form vary and some units require significant investment. However, units are emerging with higher quality frontage which aids the environment.

The few street trees created interest and improved the sense of place.

Due to the flows of pedestrians, vehicles and frequency of street lighting there was a good perception of user safety.

Littering was minimal across the wider area, bins were well used.

**Opportunity Sites**

Priority for vacant/closed units to come forward with a varied offering.

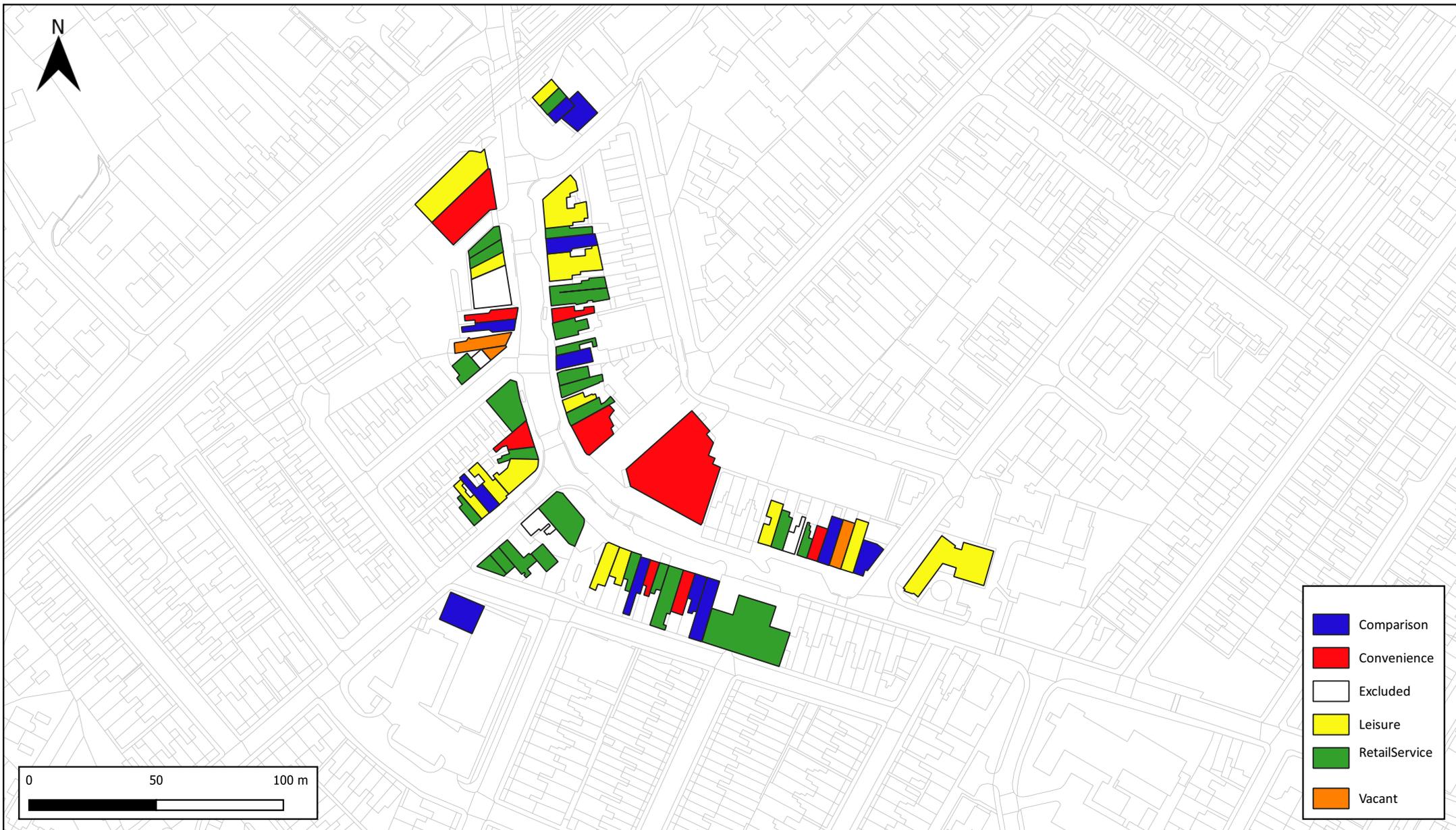
A number of units can be found outside of the boundary, heading east on Victoria Road, these units include active off licenses but other units are empty and in a poor state of disrepair suggesting that the boundary does not need to expand.

**Conclusion**

The local centre offered a variety of uses which were well utilised. Focus to improve the quality of the units and environment to encourage further investment.

Overall, the centre is considered to be vital and viable and provides a good offer for local centres.

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**Ravenshead Local Centre**



**Figure 1:** The built form faces onto the public square and shopping parade.



**Figure 2:** Trees and planters aid interest and improve the quality of environment.



**Figure 3:** Benches, bins and a parcel locker encourage users to utilise the public space.



**Figure 4:** Outside the Post Office and Pharmacy, a telephone box has been adorned with winter flowing planters.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	2	14.3
Convenience	2	14.3
Financial	3	21.4
Leisure	3	21.4
Retail Service	4	28.6
Vacant	0	0.0
<b>TOTAL</b>	<b>14</b>	<b>100.0%</b>

Source: Local centre composition derived from Nexus Planning Survey of September 2023.

**Uses**

Ravenshead local centre comprises a total of 14 units. All of the units were occupied at the time of our survey offering a range of uses throughout the precinct.

The convenience operators occupy two units within the centre, which includes a butchers and a Nisa Local. There are also two comparison units, occupied by a chemist operator and a florist.

The leisure offer comprises two takeaways and a café and the retail service offer includes three health and beauty operators and a Post Office.

Ravenshead Library sits within the local centre and was busy at the time of the site visit, with some users moving from shop units to the library and vice versa.

**Accessibility/Pedestrian Flows**

The pedestrianised shopping area is spacious with even surfacing allowing for safe user flows. There is a dedicated car park situated to the south of the centre, which was at capacity on the day of our visit.

The area lacks a bus stop. However, the Ravenshead Community Project provides a limited service on a Tuesday and Thursday Morning called the Ravenshead Circular.

There is a lack of cycle stands in the area.

**Environmental Quality/Perception of Safety**

The standard of maintenance across the units and public space was high. During the warmer months the trees in leaf and small planters would aid the quality of environment.

There may also be opportunities to enhance the wider public realm, to create a more attractive environment, with additional green infrastructure throughout.

However, the area lacked traditional street lighting, with some lighting attached to the retail units. The survey did not allow for an assessment of lighting quality in the evening and whether users would feel safe accessing the precinct.

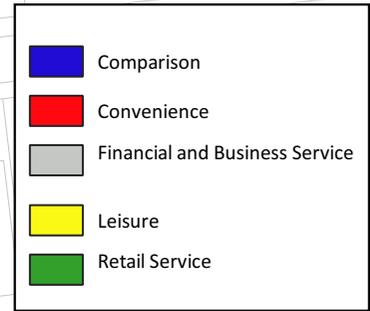
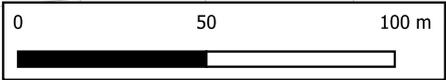
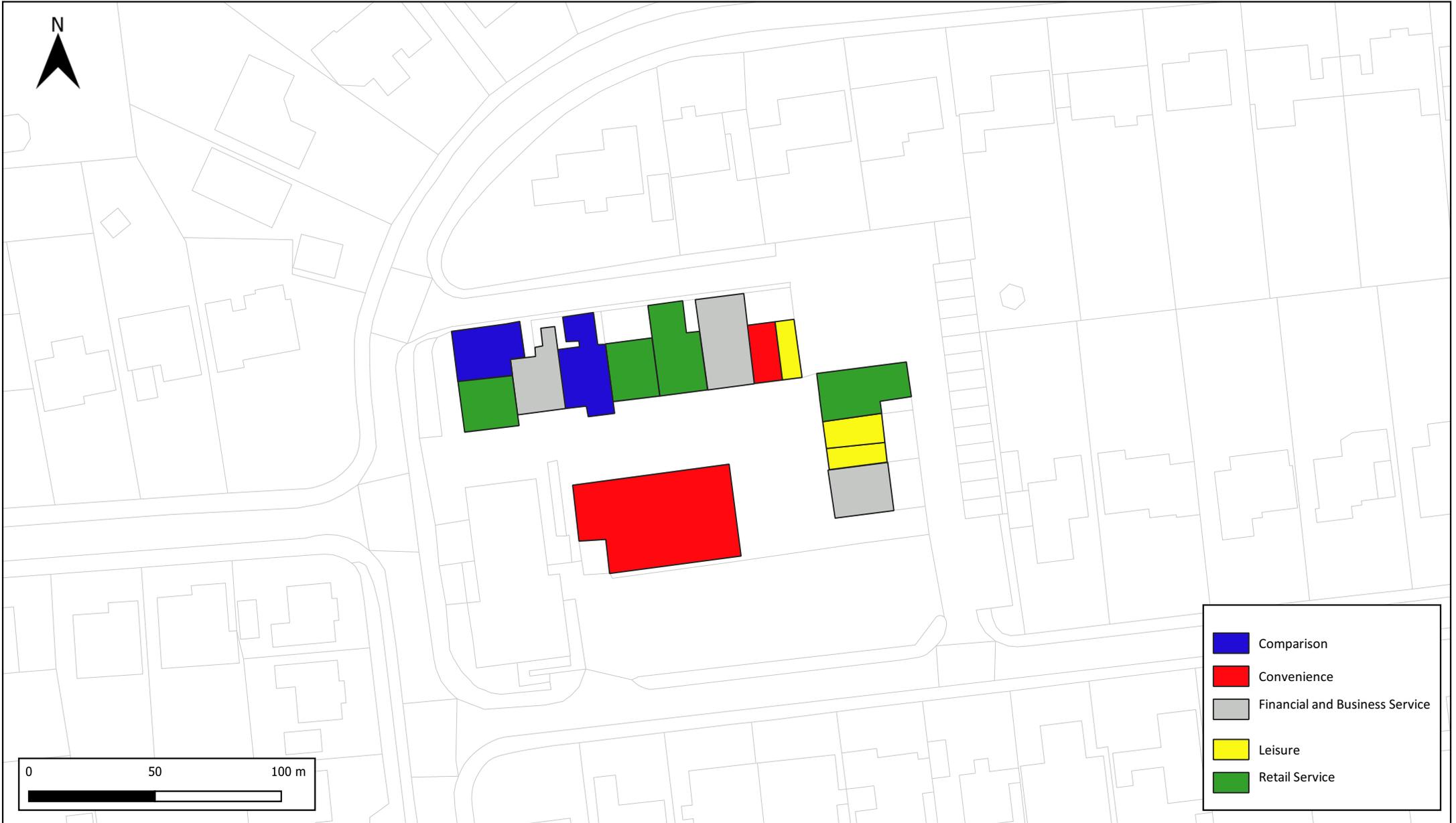
**Opportunity Sites**

We did not identify any potential development opportunities on the day of our visit. The centre is relatively compact, surrounding by residential uses on each side.

**Conclusion**

The local centre offered a variety of uses which were well utilised. We recommend that there could be a focus to improve the quality of public space to encourage less car dependency.

However, overall, we consider the centre to provide for the day-to-day needs of the local catchment and is vital and viable.



# Rushcliffe Borough Council

**Cotgrave Local Centre**



**Figure 1:** Public Realm at Cotgrave Shopping Centre

**Figure 2:** Park (AKA Cotgrave Field of Hope) provides pedestrian route to shopping centre for residents

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	1	6.7
Convenience	3	20.0
Financial	1	6.7
Leisure	6	40.0
Retail Service	4	26.7
Vacant	0	0
<b>TOTAL</b>	<b>15</b>	<b>100.0%</b>

Source: Local centre composition derived from Nexus Planning Survey of November 2023.

**Uses**

Cotgrave local centre comprises a total of 15 commercial units. The centre is modern in nature, providing adjacent car parking to the front of the commercial units.

The centre provides for financial, leisure and retail uses. Retail and financial are primarily contained within the Cotgrave Centre, a central building containing seven businesses.

Leisure uses comprise a takeaways and an pizza and Indian restaurant. There are a total of four takeaways.

There are a total of three convenience operators, including a Co-op and a Heron foodstore, alongside an off licence.

We did not identify any vacant units on the day of our survey.

**Accessibility/Pedestrian Flows**

Bus stops are located on nearby Candleby Lane providing a sustainable means of transport. The buses link Cotgrave to Nottingham city centre, and further afield, and good pedestrian access from the commercial units to the bus stops is provided.

The nearby and large public realm also ensures that pedestrians can walk to and from the centre with relative ease.

At the time of visit relatively low levels of footfall were observed with primary source of footfall visiting the Co-op foodstore store.

**Environmental Quality/Perception of Safety**

The environmental quality of the centre was observed as very high with an attractive public realm and good implementation of greenery. This can be attributed to the recent refurbishment of the existing units with improved landscaping and public realm (16/02137/FUL).

Overall, the layout centred around the shopping centre and consistent footfall means that there is a good level of natural surveillance and all parts feel safe and secure during the daytime. There is plentiful streetlighting and no graffiti or other evidence of anti-social behaviour, so that the perceived threat of crime is low.

**Opportunity Sites**

Given the recent refurbishment and redevelopment of the shopping centre, it is considered that there are no opportunity sites at this time.

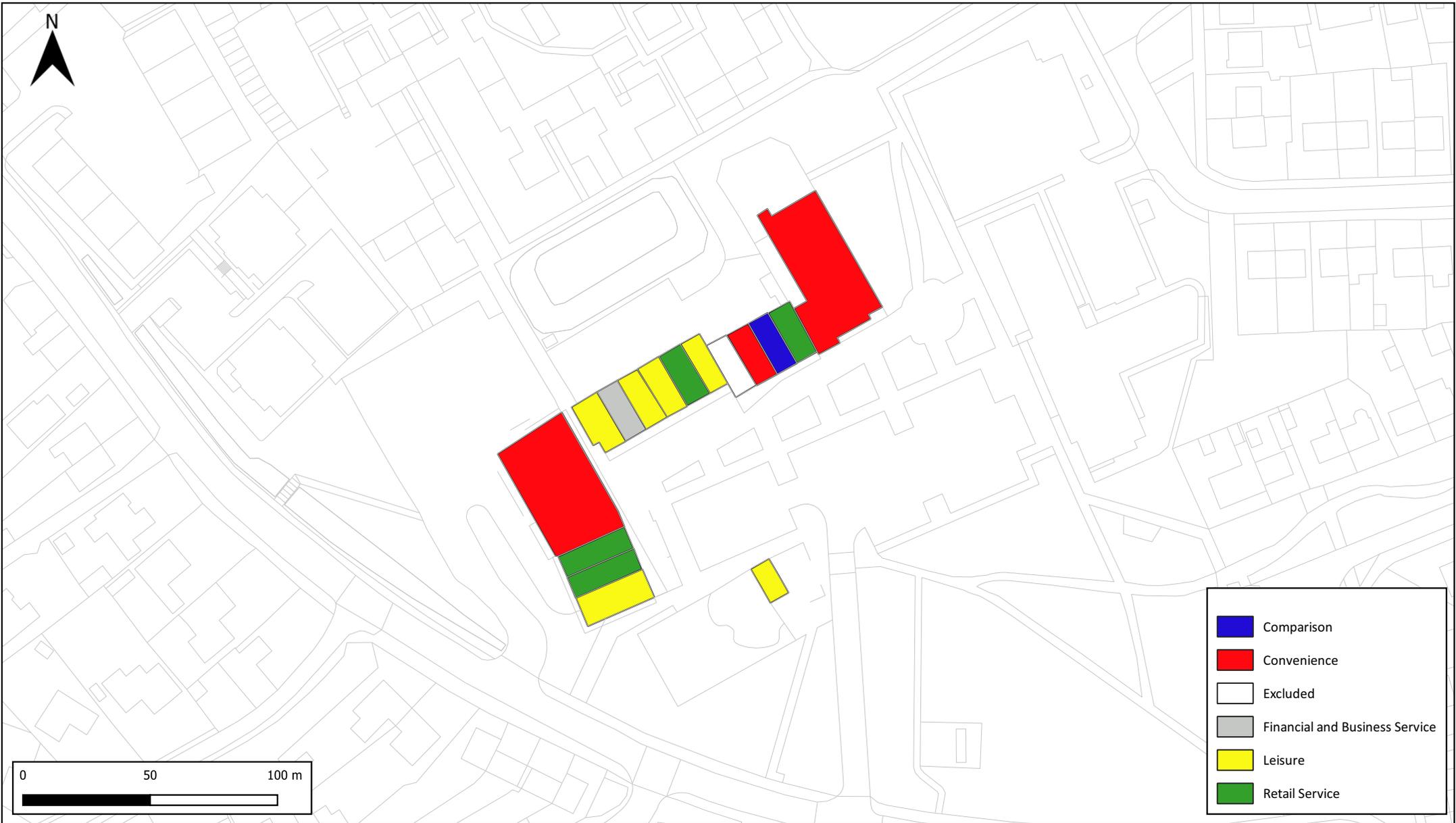
**Conclusion**

To conclude, the recently redeveloped local centre, albeit small, provides an attractive space that meets the majority of its residents needs with the uses on offer.

The centre benefits from a wider offer of community uses in the vicinity, likely drawing in footfall and expenditure to the operators. It is a pleasant centre, with a good overall environmental quality.

The centre is considered to be vital and viable overall.

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**East Leake Local Centre**



**Figure 1:** Well-maintained shopfronts utilising the outside space, which contribute to a pleasant environmental quality.



**Figure 2:** Low levels of traffic travelling through at low speeds.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	9	24.3%
Convenience	5	13.5%
Financial	4	10.8%
Leisure	10	27.0%
Retail Service	9	24.3%
Vacant	0	0.0%
<b>TOTAL</b>	<b>37</b>	<b>100.0%</b>

*Source: Local centre composition derived from Nexus Planning Survey of November 2023.*

**Uses**

East Leake accommodates 37 units, which mostly comprise small ground floor terraced units. The centre contains mainly independent retailers, with only 13.5% of units being taken up by national operators.

Approximately one third of the units operate as leisure services, which comprise of eating and drinking establishments which are well-dispersed throughout the centre. Comparison and retail services both occupy 24.3% of the total units. There is also a good presence of convenience and financial units. Overall, it is considered there is a good range and balance of the different uses.

None of the units are vacant, further highlighting the success of the local centre.

**Accessibility/Pedestrian Flows**

The centre benefits from two bus stops which offer regular services to both Nottingham and Loughborough.

A dedicated car park is located to the north of the centre off Gotham Road. Whilst ample vehicular parking is available, there is limited provision for cycle parking.

The centre benefits from a strong walking catchment and on the day of the site visit, footfall appeared high.

There is a strong pedestrian influence, with multiple crossings serving as good pedestrian access and traffic adhering to low speeds. Pavements are even and well-maintained.

**Environmental Quality/Perception of Safety**

East Leake benefits from a very pleasant environmental quality which is somewhat rural in character. This is largely due to the heavy pedestrian influence, low levels of traffic and strong variety of services available. The shopfronts are well-maintained and the streets are clean. Large mature trees form a pleasing backdrop to the centre, and planters and street furniture assist with the overall appearance.

East Leake feels safe, with a good level of passive surveillance generated by the traffic and high levels of commercial activity both during the daytime and into the evening.

**Opportunity Sites**

No opportunity sites have been identified.

Reviewing the Council’s Public Access portal, no significant planning applications were found to have been submitted or approved.

**Conclusion**

East Leake benefits from a strong range of services and has no vacancies, highlighting the success of the centre. It benefits from good transport links and walking catchment.

The centre has pleasant environmental quality and achieves high levels of activity during the daytime, which is then carried into the evening with its offer of eateries and drinking establishments.

The centre functions well in serving its local community and is considered to be vital and viable.



## Keyworth The Square Local Centre



**Figure 1:** Central part of the square comprising a mini-roundabout



**Figure 2:** St Mary's Church sits prominently within the centre

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	7	25.0
Convenience	5	17.9
Financial	3	10.7
Leisure	5	17.9
Retail Service	7	25.0
Vacant	1	3.6
<b>TOTAL</b>	<b>28</b>	<b>100.0</b>

*Source: District centre composition based on boundary as defined by Policy Map and derived from Nexus Planning Survey of November 2023.*

### Uses

Retail and comparison uses account for 25.0% of Keyworth The Square's commercial units, with the local centre also providing for a mix of convenience (17.5%) and leisure (17.5%) retailers. The Co-op supermarket forms an important anchor which draws footfall and trade to the centre, and is supported by a smaller Martins convenience store, two bakeries and an independent butchers. Comparison retail provision is largely independent, save for a Well Pharmacy, and the local centre contains shops selling a fairly wide range of goods including clothing, DIY, flowers, furniture, pharmaceuticals and pet supplies. This retail provision is considered to meet a very good number of the daily needs of residents within the catchment of Keyworth The Square.

In terms of unit numbers, one of the most prevalent use recorded within the centre on the day of our site visit was 'retail service'. Much of the retail service offer (56%) comprises health and beauty operators. However, the local centre also enjoys representation from two opticians,

a travel agents and a post office. These uses help to fulfil a number of the day-to-day service needs of local residents.

Leisure use operators comprise cafés, takeaways and sport and leisure facilities including a health club. The services offer is rounded out by a range of financial advisors and estate agents which cater to the needs of the catchment.

On the day of our site visit, we recorded only one small vacant unit. The recorded unit vacancy rate (of 3.6%) is well below the national average (of 14.1%) and is a positive indicator in respect of the vitality and viability of Keyworth The Square.

**Accessibility/Pedestrian Flows**

Bus stops are located on The Square, providing a sustainable means of transport to destinations including Nottingham city centre, Bingham and Kinoulton. Whilst the centre is walkable with a generally pleasant public realm, there were no pedestrian crossings, which meant crossing the road was difficult with when car traffic was busy.

At the time of visit, moderate levels of footfall were observed with pedestrian activity concentrated at the Co-op store and pharmacy. The compact nature and layout of the part of the centre focussed around The Square encourages linked trips between its various operators.

**Environmental Quality/Perception of Safety**

The environmental quality of the centre was observed to be very high with an attractive public realm and good implementation of greenery, primarily associated with the nearby St Mary’s Church.

Overall, the layout is centred around The Square. Consistent footfall around this focal point means that there is a good level of natural surveillance and all parts feel safe and secure during the daytime. There is plentiful streetlighting and no graffiti or other evidence of anti-social behaviour, so that the perceived threat of crime is low.

**Opportunity Sites**

A key opportunity site within the local centre relates to the corner plot of Bunny Lane/Nottingham Road, which has been demolished. Planning permission has been granted (under reference 22/01182/FUL) for a mixed use development comprising including Use retail and office space in Class E, together with 26 apartments in Class C3.

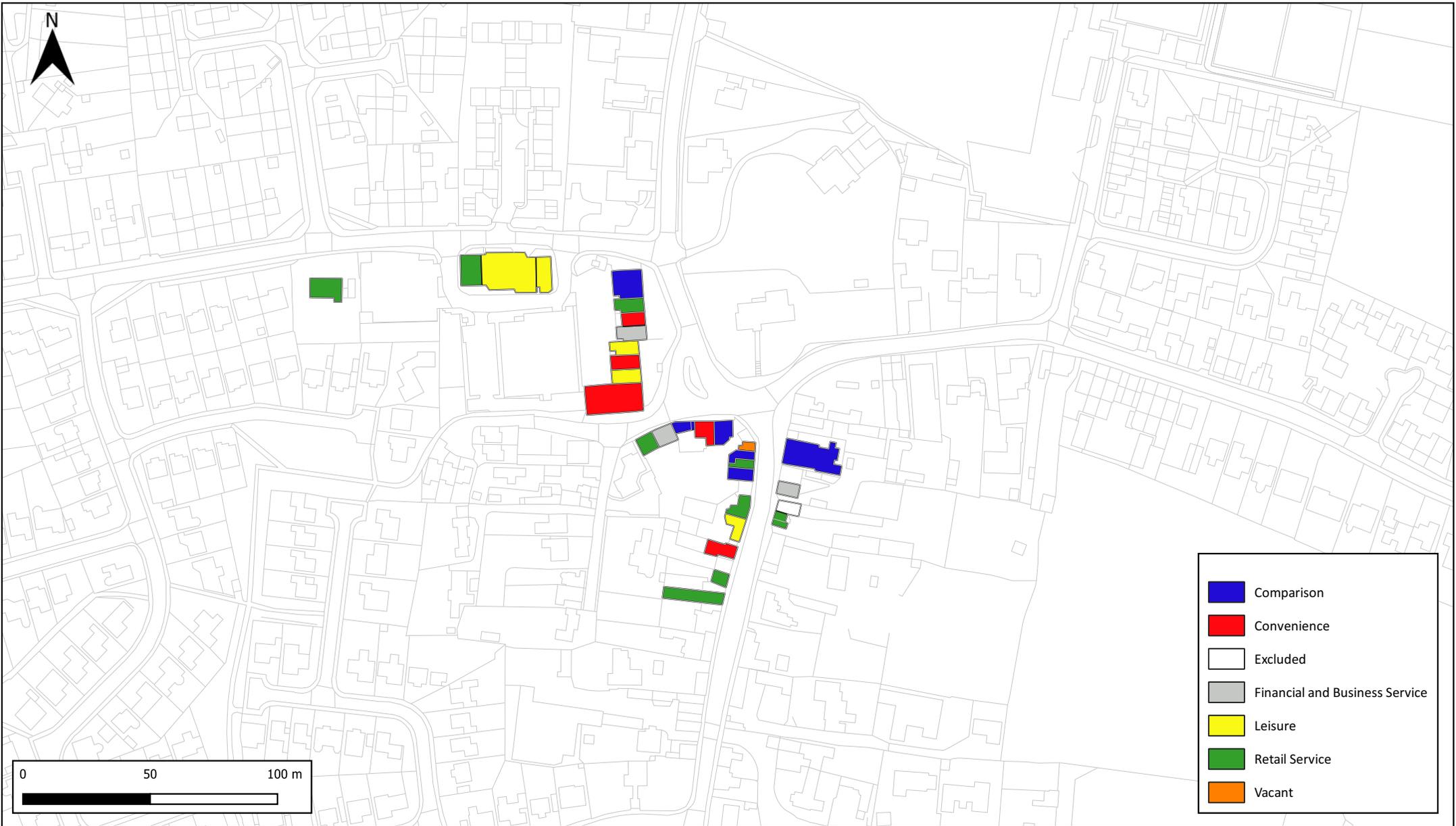
This development is currently under construction. Following completion, it is considered that the commercial uses within this corner plot should be included within the policy boundary for the local centre. The new residents will help to support the vitality and viability of the local centre by bringing footfall and spending.

**Conclusion**

To conclude, the centre is considered to be generally vital and viable, with the uses on offer meeting the majority of residents’ needs. The health of the centre could be further enhanced through measures which make it easier to cross the road around The Square, and thought should be given

to providing pedestrian crossings at appropriate locations. The current redevelopment of the corner plot at Bunny Lane/Nottingham Road should be captured within the policy boundary once completed.

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**Keyworth Wolds Drive Local Centre**



**Figure 1:** Keyworth Wolds Drive predominantly comprises a parade of retail and service units with dedicated car parking to the front.



**Figure 2:** The Keyworth Tavern public house contributes to the centre’s vitality and viability by attracting footfall and activity in the evenings.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	1	6.7
Convenience	2	13.3
Financial	0	0.0
Leisure	6	40.0
Retail Service	5	33.3
Vacant	1	6.7
<b>TOTAL</b>	<b>15</b>	<b>100.0%</b>

*Source: District centre composition based on boundary as defined by Policy Map and derived from Nexus Planning Survey of November 2023.*

**Uses**

Keyworth Wolds Drive primarily functions as a destination for top-up convenience shopping and leisure (particularly food and drink) services that meets the day-to-day needs of its walk-in residential catchment.

The centre is anchored by its Co-op store, which is supported by an independent butcher and a charity shop selling a range of comparison goods.

Leisure service uses account for most of the local centre’s units, with five of the six leisure operators being within the food and drink sub-sector. These users comprise a café, three takeaways and a public house. The latter in particular ensure that the centre benefits from some level of footfall and activity in the evenings as well as in the daytime.

The Keyworth Leisure Centre on Church Drive is an important facility for the local centre. The Leisure Centre provides for a gym, swimming pool,

sports hall and an all-weather football pitch. These facilities add welcome diversity to the leisure offer of Keyworth Wolds Drive and draw in footfall that helps to support the vitality and viability of the centre.

Retail services are another key component of the centre’s offer. The range of occupiers in this category includes health and beauty outlets, a funeral director and a travel agency.

At the time of our visit, only one vacancy was recorded within the centre. This vacancy rate of 6.7% is well below the national average of 14.1%, which is a positive indicator of the local centre’s good health.

Overall, the balance and mix of uses in the centre is considered to meet a good number of the shopping and leisure needs of its residential catchment

**Accessibility/Pedestrian Flows**

Bus stops are located on Wolds Drive providing a sustainable means of transport. Whilst the centre is walkable with a sufficient public realm, there were no pedestrian crossings and at busier times it could be difficult to cross the road.

At the time of visit moderate levels of footfall were observed, with the primary source of footfall being students from the nearby school visiting the Co-op store. The compact and walkable nature of the local centre encourages linked trips between its various retail and service operators.

**Environmental Quality/Perception of Safety**

The environmental quality of the centre was observed as good. However there is a distinct lack of greenery, particularly on the high street.

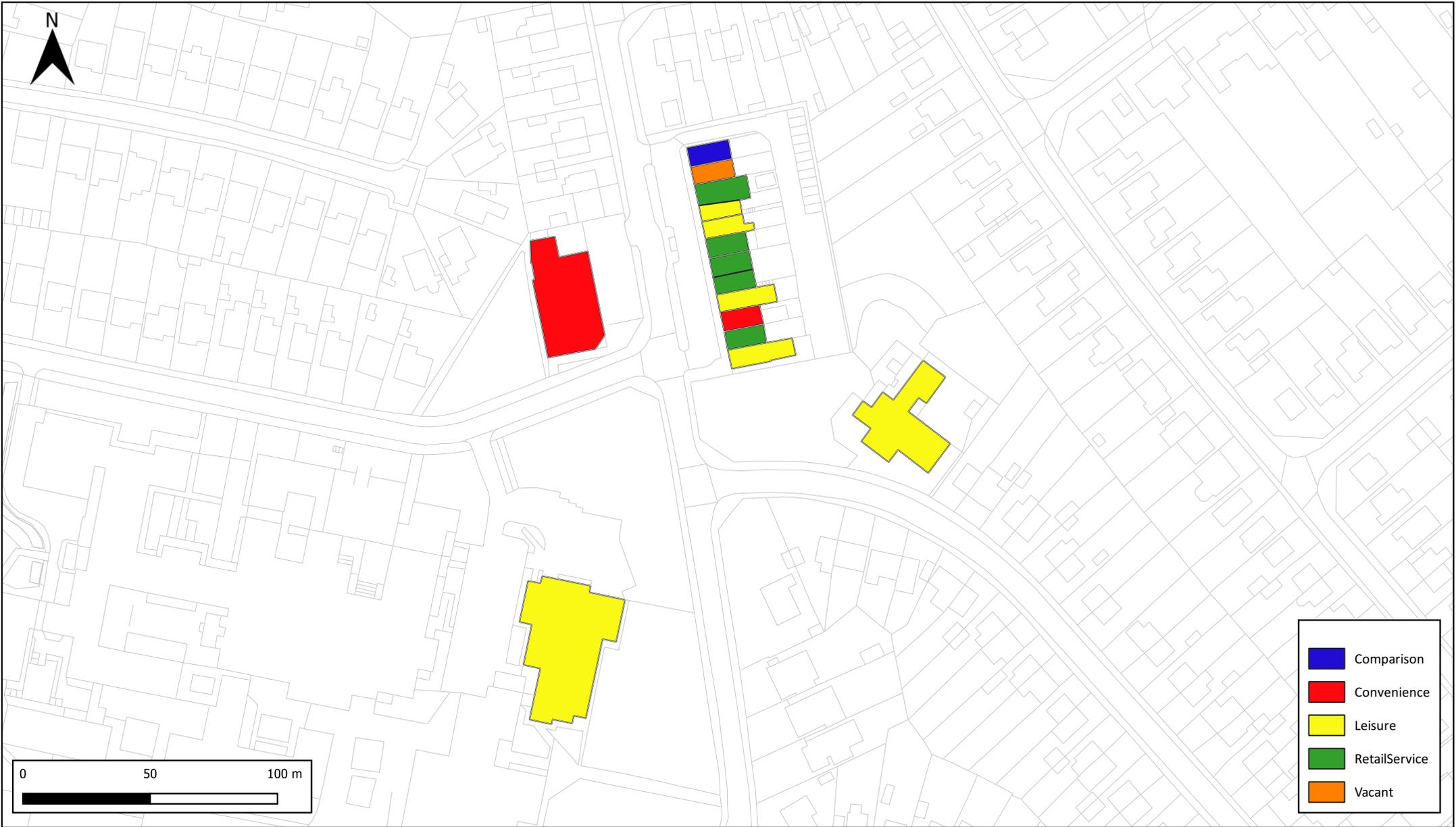
Consistent footfall means that there is a good level of natural surveillance and all parts feel safe and secure during the daytime. There is plentiful streetlighting and no graffiti or other evidence of anti-social behaviour, so that the perceived threat of crime is low.

**Opportunity Sites**

Other than the vacant unit, there is limited opportunity for redevelopment within this centre due to its relatively small size and the fact that it is enclosed by residential development.

**Conclusion**

To conclude, the centre was considered vital and viable and the uses on offer meet the majority of resident’s needs. It is not considered the most pedestrian friendly centre when attempting to cross the road and thought should be given to providing pedestrian crossings at appropriate locations.



**Radcliffe on Trent Local Centre**



**Figure 1:** National multiple Tesco Express prominently located within the centre



**Figure 2:** Outlines linear nature of the centre and also pedestrian crossings available

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	9	15.0
Convenience	6	10.0
Financial	7	11.7
Leisure	14	23.3
Retail Service	17	28.3
Vacant	7	11.7
<b>TOTAL</b>	<b>60</b>	<b>100.0%</b>

Source: Local centre composition derived from Nexus Planning Survey of November 2023.

**Uses**

Radcliffe on Trent local centre provides for a total of 60 commercial units, dominated by its retail offer, which occupies a total of 17 units, or 28.3%, and closely followed by its leisure offer which occupies a total of 14 units, or 23.3%. This is primarily due to health and beauty and takeaway establishments. In this regard, there are a total of six takeaways recorded on the day of our visit.

National multiples such as Tesco and Co-op are situated within the centre providing a strong anchor convenience use. In addition, there is a Costa Coffee.

There are seven vacant units spread throughout the local centre with a small cluster located within Station Terrace.

The range of uses ensure that the majority of residents' day-to-day retail and service needs are met.

**Accessibility/Pedestrian Flows**

Bus stops are located on Main Road providing a sustainable means of transport. The centre is walkable from surrounding residential

catchments, with pedestrian crossings situated throughout. Car traffic was consistent and plenty of car parking was on offer for visitors.

At the time of visit moderate levels of footfall were observed, busiest areas were in and around the convenience stores although Costa coffee was also relatively busy.

**Environmental  
Quality/Perception of  
Safety**

The environmental quality of the centre was observed as very high with an attractive public realm with greenery consistent throughout.

Overall, the linear layout and consistent footfall means that there is a good level of natural surveillance and all parts feel safe and secure during the daytime. There is plentiful streetlighting and no graffiti or other evidence of anti-social behaviour, so that the perceived threat of crime is low.

**Opportunity Sites**

There were no sites which were considered to provide opportunity for refurbishment/=redevelopment.

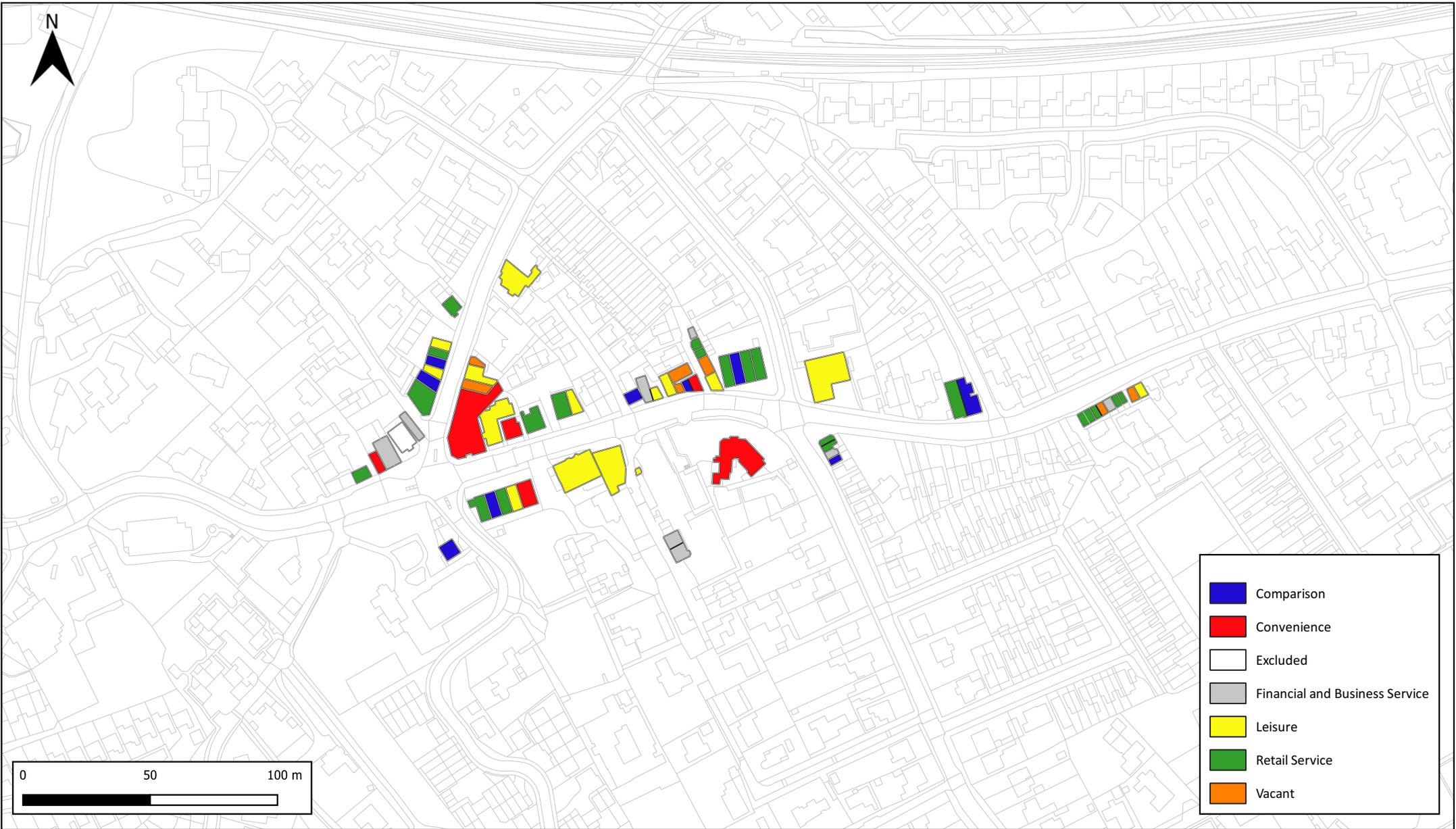
Reviewing the Councils Public Access portal, no significant planning applications were found to have been submitted or approved signalling any opportunity sites.

**Conclusion**

To conclude, the centre was considered vital and viable and the uses on offer meet the majority of resident's needs.

The centre was considered walkable and accessible with an attractive public realm and greenery ensuring it is a pleasant centre to visit.

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**Ruddington Local Centre**



**Figure 1:** On-street parking is available throughout the centre but appeared busy on the day of the site visit.



**Figure 2:** Large mature trees located at the Church, contributing to the overall environmental quality of the local centre.

**Table 1 Local Centre Unit Composition**

GOAD Category	Units at 2023	Units at 2023 (%)
Comparison	14	20.3%
Convenience	7	10.1%
Financial	11	15.9%
Leisure	20	29.0%
Retail Service	17	24.6%
Vacant	0	0.0%
<b>TOTAL</b>	<b>69</b>	<b>100.0%</b>

*Source: Local centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023.*

**Uses**

Ruddington local centre accommodates a total of 69 units, which mostly comprise small ground-floor terraced units. The large majority of the centre’s retailers are independent.

The leisure use function is the most prominent within the centre, at 29.0% of the total units. This comprises of a strong mix of pubs, restaurants, cafes, take-aways and a betting store.

There is also a healthy presence of retail, comparison and financial units, at 24.6%, 20.3% and 15.9% respectively. Convenience use occupies 10.1% of the units and includes a butchers, bakery and post office. Overall, it is considered there is a good range and balance of the different uses.

No vacant units are present.

**Accessibility/Pedestrian Flows**

The centre benefits from bus stops which provide regular services to Nottingham city centre.

On-street parking is available throughout the centre. However, on the day of the site visit, this was busy with limited spaces available. Cycle parking is available along High Street.

The centre benefits from a strong walking catchment and on the day of the site visit, there was a good level of footfall.

Pavements lining the streets vary between narrow and wide widths, and are generally well-maintained. Whilst there are limited pedestrian crossings, traffic travels at low speeds and the centre generally feels safe in terms of pedestrian access.

**Environmental Quality/Perception of Safety**

Ruddington is somewhat a rural in character and mostly formed of small terraces of the Victorian era. The shopfronts are very well-maintained and the streets are clean. There is limited green planting within the main retail area. However, the greenspace at the Church, along with the wider setting, provide a green backdrop and glimpses of mature trees throughout. Overall, the local centre benefits from a very pleasant environmental quality.

Ruddington feels safe, with a good level of passive surveillance generated by the traffic and levels of footfall.

**Opportunity Sites**

No opportunity sites have been identified.

Reviewing the Council's Public Access portal, no significant planning applications were found to have been submitted or approved.

**Conclusion**

Ruddington is a successful local centre that contains a strong range of uses, more than providing for the local community's needs. It has public transport links to Nottingham city centre and parking is available. The centre benefits from a good level of footfall.

A combination of pleasant architecture, tidy shopfronts and low levels of traffic make for an extremely pleasant environmental quality. Overall the centre is considered to be vital and viable.

