

Appendix 7: Centres of Neighbourhood Importance Matrix

No.	Centre	LPA Area	No of units	Centres of Neighbourhood Importance (CONIs) Matrix																		Nexus Analysis and Recommendation
				Facilities			ATM	Multiples	Composition and Vacancies													
				Convenience Store(s)	Pharmacy	Post Office			Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)	Vacancies No.	Vacancies (%)		
1	Chilwell Road / High Road	Broxtowe Borough	60	✓	✓	✗	✓	✓	3	5%	11	18%	22	37%	12	20%	3	5%	9	15%	A well-presented centre which runs along High Road. The centre benefits from a tram stop and plentiful parking is available. The centre contains a good range of uses, with a particularly high presence of eating and drinking establishments, and low number of convenience stores. There's a large number of vacant units present. However this does not impact heavily on the appearance of the centre. Given the significant number of units located within this centre, along with the presence of national operators and the range of services and facilities available, it is recommended that this centre is upgraded to a Local Centre.	
2	Arnold Road	Nottingham City	8	✓	✓	✗	✓	✗	1	12.5%	1	13%	2	25%	1	13%	0	0%	3	38%	Small cluster of shops all of which are independent, with a significant rate of vacancy which projects a negative image. Very limited footfall at time of visit and plentiful car parking available. It is considered that the centre performs a limited role and therefore recommends it remains as a CONI. If vacancies cannot be occupied designation could be removed.	
3	Aspley Lane/Glencairn Drive	Nottingham City	11	✓	✗	✗	✓	✓	1	9.1%	0	0%	4	36%	3	27%	0	0%	3	27%	A terrace of commercial units and pub, with adjacent parking, that primarily provides for small-scale food & drink and retail service operators, together with a Premier convenience store which helps to fulfil local top-up shopping needs. Although the proportion of vacant units is high, the CONI continues to provide valuable retail and service uses for the neighbouring residential community. Nexus therefore recommends no changes to the designation or boundary of Aspley Lane/Glencairn Drive CONI.	
4	Beech Avenue	Nottingham City	6	✓	✓	✓	✓	✓	1	16.7%	1	17%	0	0%	2	33%	0	0%	2	33%	Small parade set within a wider residential terrace, with adjacent on-street parking permitted on the south side of Beech Avenue. The CONI contributes to meeting a good range of local retail and service needs through the provision of a Premier convenience store, chemist, post office and launderette. The two vacant units detract from the appearance of the Beech Avenue, but overall it appears to be well-used by surrounding residents. No changes are recommended to the CONI designation or boundary.	
5	Beechdale Road	Nottingham City	17	✓	✓	✗	✓	✓	3	17.6%	3	18%	4	24%	6	35%	0	0%	1	6%	A well-used centre incorporating a range of retail and service uses, public house and petrol filling station. The area in front of the commercial units is busy with parked cars during the day. The CONI has a low vacancy rate and functions well in meeting a good range of the needs of local residents. No changes are recommended to its designation or boundary.	
6	Berridge Road	Nottingham City	25	✓	✗	✗	✓	✓	7	28.0%	7	28%	6	24%	3	12%	0	0%	2	8%	<p>Large, linear centre with a focus on specialist, independent convenience and fashion retailing. Many operators reflect the ethnically diverse character of the local area. Lying within a residential area characterised by densely packed terraced housing, the centre benefits from high footfall during the day and a range of takeaway operators ensure that there is activity throughout the evenings. However, it suffers from the effects of traffic congestion and parked cars, and some of its shopfronts have fallen into disrepair.</p> <p>Although there is a good variety of retail and leisure operators, the centre does not meet the full range of needs that would be expected of a local centre and thus we recommend it continue to be designated as a CONI.</p> <p>We recommend that the boundary be extended to include the adjacent commercial uses at 157 Berridge Road, 159-161 Berridge Road, 163 Berridge Road and 121 Burford Road. These units adjoin the existing CONI and function as part of it.</p>	

Centres of Neighbourhood Importance (CONIs) Matrix																						
No.	Centre	LPA Area	No of units	Facilities				Multiples	Composition and Vacancies												Nexus Analysis and Recommendation	
				Convenience Store(s)	Pharmacy	Post Office	ATM		National Operators	Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)	Vacancies No.		Vacancies (%)
7	Bobbersmill	Nottingham City	19	✓	✕	✕	✓	✓	5	26.3%	2	11%	4	21%	6	32%	1	5%	1	5%	<p>Relatively large centre anchored by a Tesco Express store and KFC restaurant with car parking to the front. The central and eastern parts of the CONI support a small-scale specialist foodstores, a Premier convenience store and service operators catering to a reasonably good range of local needs (including takeaways, health & beauty operators, and a travel agent).</p> <p>Provision is impacted by the proximity to Hyson Green district centre, where higher order retailers and a number of key service operators are concentrated. Bobbersmill is considered to function well as a CONI and no changes are recommended to its designation or boundary.</p>	
8	Broxtowe Lane	Nottingham City	16	✓	✓	✕	✓	✓	4	25.0%	2	13%	6	38%	4	25%	0	0%	0	0%	<p>The CONI comprises two distinct parts, separated by a row of houses but nonetheless closely related and functioning as a single centre. Car parking is available in front of the commercial units and on surrounding streets.</p> <p>Broxtowe Lane serves a top-up convenience goods function, being anchored by a Polish supermarket and Premier convenience store. A pharmacy and ATM also fulfil some of the day-to-day needs of the local residential community.</p> <p>The offer is somewhat lacking in diversity; the leisure uses recorded comprise six takeaway operators and the retail services all fall into the health and beauty sub-sector. The concentration of takeaways mean that a number of the units are shuttered during the day, leading to a feeling of inactivity which is exacerbated by evidence of graffiti.</p> <p>Nonetheless, there are no vacancies, indicating that the centre is in good health, and it continues to serve some local shopping and service needs. Thus, no changes are recommended to its designation or boundary.</p>	
9	Broxtowe Lane/Coleby Road	Nottingham City	9	✓	✕	✓	✓	✓	3	33.3%	2	22%	2	22%	2	22%	0	0%	0	0%	<p>Small row of ground-floor shops with residential accommodation above in a busy residential area with car and cycle parking at the front of the parade. The CONI attracts good levels of footfall and is able to support national multiple convenience operators (Morrisons Daily, Nisa Local and Greggs), together with independent comparison shops selling hardware/household goods and carpets/wallpaper. Service uses comprise two takeaways and two health and beauty operators.</p> <p>A post office service is offered within the Morrisons store, and there is a free ATM inside the Nisa Local shop. There are no vacancies within the CONI; it is well-used and no changes are recommended to its designation or boundary.</p>	
10	Broxtowe Lane/Sherborne Road	Nottingham City	8	✓	✕	✕	✓	✓	2	25.0%	1	13%	4	50%	0	0%	0	0%	1	13%	<p>Small parade of shops with parking to the front. Serves a top-up convenience shopping function through the provision of two, fairly large, independent convenience stores. The only national multiple operator is a Betfred bookmakers, with the remaining leisure units being takeaways. The latter are shuttered during the day and, together with the one vacant unit, detract from the overall appearance of the CONI.</p> <p>Nonetheless, and despite its limited service function, the centre continues to provide for some day-to-day shopping needs. We recommend that the CONI designation remain.</p> <p>The northern part of the current boundary includes a square of residential dwellings at Campbell Close. There are no commercial units in this part of the centre and thus we recommend that the houses are excluded from the CONI boundary, so that the northern part of the centre extends only as far as the Chinese takeaway at 290 Broxtowe Lane.</p>	

Centres of Neighbourhood Importance (CONIs) Matrix																						
No.	Centre	LPA Area	No of units	Facilities			ATM	Multiples	Composition and Vacancies										Nexus Analysis and Recommendation			
				Convenience Store(s)	Pharmacy	Post Office			Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)		Vacancies No.	Vacancies (%)	
11	Carlton Road	Nottingham City	29	✓	✓	✓	✓	✓	6	20.7%	4	14%	5	17%	5	17%	0	0%	9	31%	Dominated by the Lidl and Falcon supermarkets (and associated parking areas) which are located to the west, this centre runs sporadically along Carlton Road. The centre comprises of a large number of units and a range of uses, with a notably large convenience presence. To the north east, there are a significant number of vacancies which contribute to a low-quality and isolated appearance. On the day of the site visit, high footfall was experienced to the west, with it significantly dropping to the north east. Suggested amendment to boundary to include the units at the junction of Workshop Road, and to the north east to include Golden Ocean and The March Hare. In terms of functionality, this centre serves well as a CONI.	
12	Carlton Road South	Nottingham City	10	✓	✗	✗	✗	✗	1	10.0%	0	0%	3	30%	1	10%	2	20%	3	30%	Located at the end of Carlton Road which leads towards the city centre, this neighbourhood centre assumes an urban appearance and the majority of the units are large in size. The shopfronts are generally tired looking, and the vacant units contribute to an overall scruffy appearance. There is small range of services available including one convenience shop and three restaurants / takeaways (which do not appear to be open during daytime hours), resulting in a low foot fall. The centre experiences large volumes of traffic and there is limited parking is available. Recommended to remain as a CONI.	
13	Daybrook	Nottingham City	10	✓	✗	✗	✗	✗	1	10.0%	5	50%	1	10%	1	10%	0	0%	2	20%	Small cluster of shops along a main road with limited parking and very low footfall at time of visit. The shops are located along Mansfield Road which contains a significant number of retail parks in proximity to the CONI. Due to lack of footfall, limited offerings and vacancy rates. The boundary excludes a KwikFit and a BP petrol station with shop which would boost the value of the CONI. It is considered that the centre performs a very limited role and therefore recommends it is removed as a CONI or remains as a CONI. Consideration given to change boundary to include up to the petrol station.	
14	Derby Road / Arnesby Road	Nottingham City	9	✓	✗	✗	✓	✗	1	11.1%	0	0%	4	44%	0	0%	1	11%	3	33%	Two distinct areas located within 1960/70s style buildings, which are set along Derby Road. There is plentiful parking available to the rear of each building, which at the time of the site visit was quiet. There is a limited range of uses present, with a particularly high number of takeaways. There is also a large number of vacancies within the eastern building, which detracts from the overall appearance. This centre is considered to perform a limited role and should remain as a CONI.	
15	Farnborough Road	Nottingham City	12	✓	✓	✗	✗	✓	4	33.3%	3	25%	2	17%	2	17%	1	8%	0	0%	A purpose built, 1960/70s style centre which is located next to Farnborough Road junction. The centre benefits from a tram stop and plentiful parking is available, the footfall was moderate during the site visit. Whilst the shopfronts are tired in appearance, green planting and street furniture add an element of smartness to the centre. The centre contains a range of uses, with a particularly high number of conveniences stores, notably including the Co-operative and a pharmacy. The centre adequately serves the local community and recommended to remain as a CONI.	
16	Hartley Road	Nottingham City	25	✓	✓	✗	✓	✓	4	16.0%	7	28%	6	24%	3	12%	0	0%	5	20%	Relatively large centre split into two parts, comprising commercial units set within a residential street lying in close proximity to Castle Retail Park and student accommodation associated with Nottingham Trent University. The CONI provides for a good mix of convenience and comparison retail uses that meet the top-up shopping needs of its residential and student catchment, including a Londis convenience store, large United Carpets and Beds unit, and a number of smaller specialist independents selling a variety of goods including clothing, electronics and pharmaceuticals. The leisure operators comprise two restaurants and four takeaways. Although the vacancy rate is fairly high, these largely comprise smaller units spread throughout the centre. The CONI continues to serve a number of the daily needs of local residents, and therefore no changes are recommended to its designation. We recommend some small amendments to the boundary to exclude the former doctors' surgery at 91 Hartley Street, which has now been converted to residential use, and to include the Chinese takeaway at 106A Hartley Street, which functions as part of the CONI.	

Centres of Neighbourhood Importance (CONIs) Matrix																						
No.	Centre	LPA Area	No of units	Facilities			ATM	Multiples	Composition and Vacancies													
				Convenience Store(s)	Pharmacy	Post Office			Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)	Vacancies No.	Vacancies (%)		
17	Haydn Road	Nottingham City	16	✓	✗	✗	✗	✗	4	25.0%	1	6%	6	38%	1	6%	1	6%	3	19%	Linear clustering of shops, in an area of traffic calming with some landscaping created an attractive location for users. Ample parking aided footfall seen on visit. Range of uses suggests vitality but vacancy rates are quite high. It is considered that the centre performs a limited role and therefore recommends it remains as a CONI	
18	Hermitage Square	Nottingham City	11	✓	✓	✗	✗	✗	1	9.1%	0	0%	3	27%	5	45%	0	0%	2	18%	Small cluster of shops centred around a small interchange. A number of shops has since been removed and replaced with dwellings and this does not include the existing vacant units. Dominated by the independent supermarket, this centre is considered to perform a limited role and should remain as a CONI.	
19	Highbury Road/Bedford Grove	Nottingham City	11	✓	✗	✗	✗	✗	1	9.1%	1	9%	4	36%	4	36%	0	0%	1	9%	Small parade of ground-floor shops with residential accommodation above set within a residential area. The CONI serves largely a service function, providing takeaways, health and beauty outlets and a launderette. Takeaways are shuttered during the day and the vacant unit is poorly maintained, all of which has a detrimental impact on the appearance of the centre. However the CONI does serve some small-scale retail needs through the provision of an independent convenience store (and a shop selling lawnmowers and other garden equipment). No changes recommended to designation or boundary.	
20	Highbury Road/Broomhill	Nottingham City	13	✓	✗	✗	✗	✓	2	15.4%	3	23%	5	38%	2	15%	0	0%	1	8%	Parade of ground-floor units with residential accommodation above, together with a public house and larger 1960s-era unit, set within a primarily residential area. The former McColl's convenience store at 209B Highbury Road was closed and under alteration on day of our site visit. However, there are no relevant applications relating to the building on the Council's planning database. Nonetheless, the centre continues to serve a convenience shopping function through the provision of an independent convenience store and bakery. It also provides for comparison shopping needs, with the offer comprising a British Red Cross charity shop, an independent florist and independent wool shop. Leisure service provision comprises a Ladbrokes bookmakers and food/drink operators including a cafe, public house and takeaway uses. This is complemented by health and beauty operators in the retail services category. Overall, despite the closure of McColl's, the CONI is neat and tidy in appearance and appears to be functioning well and able to provide for a number of local needs. No changes are recommended to its designation or boundary.	
21	Hucknall Road/Carrington	Nottingham City	8	✓	✗	✗	✗	✗	1	12.5%	1	13%	3	38%	2	25%	0	0%	1	13%	Linear arrangement of shops providing a mixture of uses. At the time of survey footfall was noted to originate from the local school. Parking was limited to an ancillary residential street. It is considered that the centre performs a limited role and therefore recommends it remains as a CONI	
22	Hucknall Road/Valley Road	Nottingham City	16	✓	✗	✓	✗	✓	1	6.3%	2	13%	2	13%	8	50%	2	13%	1	6%	Variety of units set in a Y-shaped arrangement facing the roundabout. Vacancy rates could be higher due to inactive units which were undetermined at the time of survey. Parking opportunities, pedestrian flows and proximity to senior school provided visible footfall. It is considered that the centre performs a limited role and therefore we recommend it remains as a CONI.	

Centres of Neighbourhood Importance (CONIs) Matrix																						
No.	Centre	LPA Area	No of units	Facilities		ATM	Multiples	Composition and Vacancies												Nexus Analysis and Recommendation		
				Convenience Store(s)	Pharmacy	Post Office																
23	Ilkeston Road West	Nottingham City	13	✓	✖	✖	✖	✖	3	23.1%	1	8%	5	38%	3	23%	0	0%	1	8%	<p>The defined CONI comprises 13 commercial units set within a wider residential terrace. All operators are independent and comprise small-scale convenience retailers that meet local top-up shopping needs (a convenience store, specialist oriental supermarket and an off-licence), various takeaways, health and beauty operators, and a store selling gas and welding equipment. Although some of the shopfronts are poorly maintained, the CONI appears well-used and meets local needs. No changes recommended to the designation.</p> <p>With regard to the boundary, this currently excludes the Tesco Express store on the opposite side of Ilkeston Road and some further commercial units on Ilkeston Road to the east. The Tesco in particular, is only approximately 120m from the nearest point of the CONI and there is therefore some potential for linked trips. However, visible and physical connections between the store and centre are fairly poor, due to some screening from trees and the barrier formed by the road itself.</p> <p>The other commercial units on the north side of Ilkeston Road are further away and have limited retail function, largely comprising takeaways with a large number of vacancies. They are not considered to function as part of the defined CONI and, currently, we consider that they do not meet a sufficient range of needs to justify the formation of a new CONI.</p> <p>As a consequence, no changes are recommended to the boundary of Ilkeston Road West at this time and we recommend that the Tesco Express and other commercial units continue to be defined as edge/out-of-centre stores for planning policy purposes. However, we recommend ongoing monitoring and potentially the designation of an extended or new CONI at Ilkeston Road should the units evolve to meet a greater range of commercial needs and/or reach sufficient critical mass to justify a change in policy approach.</p>	
24	Lenton Boulevard North	Nottingham City	16	✓	✖	✖	✖	✖	2	12.5%	2	13%	6	38%	2	13%	2	13%	2	13%	<p>A well-maintained terraced centre set along Lenton Boulevard, which benefits from a pleasant architectural style and a number of planters and mature trees. On-street parking is available. However, this was busy during the time of the site visit. Footfall was moderate. The centre functions well in meeting the local community's needs, containing a good distribution of services, with a higher number of leisure services including a gym, restaurants and takeaways. It is considered that this functions well as a CONI.</p>	
25	Lenton Boulevard South	Nottingham City	10	✖	✖	✖	✖	✖	0	0.0%	0	0%	4	40%	2	20%	2	20%	2	20%	<p>Terraced centre located 100m south of Lenton Boulevard North. Pleasant in appearance with mature trees lining the boulevard. However, there are two vacancies located at the junction between Trinity Avenue and Lenton Boulevard which detract from the overall impression. The centre contains a small but varied range of uses, including a barbers, laundrette and restaurants/takeaways. Therefore, when considered alongside the services at Lenton Boulevard North, the overall area provides a good range of services and functions well as a CONI. Suggested boundary amendment to include two vacant units to the north by Metham Street.</p>	
26	Lenton Sands	Nottingham City	24	✓	✖	✓	✖	✓	5	20.8%	0	0%	9	38%	3	13%	3	13%	4	17%	<p>Parade of commercial units of various styles set within a wider residential terrace. The CONI has developed to meet the needs of the nearby student population. The most prevalent use is takeaways, which account for 38% of operators, and there are also two estate agent businesses specialising in student lettings. The CONI also serves a convenience top-up shopping function, providing for a McColl's convenience store, Bargain Booze off-licence, and a range of independent convenience stores. The service offer of the CONI is rounded out by a post office, barbershop and launderette.</p> <p>Overall, the CONI serves a number of the needs of its student and residential catchment and no changes are recommended to its designation. We do recommend that the boundary be extended to include the adjacent hairdressers at 159 Ilkeston Road to the west, and the commercial units at nos. 87 to 71 Ilkeston Road to the east. These service uses adjoin the centre and function as part of it.</p>	

Centres of Neighbourhood Importance (CONIs) Matrix																						
No.	Centre	LPA Area	No of units	Facilities			ATM	Multiples	Composition and Vacancies													
				Convenience Store(s)	Pharmacy	Post Office			Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)	Vacancies No.	Vacancies (%)		
27	Middleton Boulevard	Nottingham City	18	✓	✗	✓	✓	✓	3	16.7%	1	6%	7	39%	4	22%	2	11%	1	6%	Comprising of two distinct areas of roughly equal size, which are bisected by Wollaton Road and Middleton Boulevard. Parking is available for both areas, and was busy at the time of the site visit. There is a good range of uses present, with a particularly high number of leisure facilities, and a good number of convenience stores including the Co-op. Footfall was busy during the time of the site visit. It is considered that this centre performs well in serving the local community and recommend it remains as a CONI.	
28	Mill Road/Bagnall Road	Nottingham City	8	✓	✗	✗	✗	✗	2	25.0%	2	25%	4	50%	0	0%	0	0%	0	0%	CONI primarily comprises a small parade of purpose-built retail and service units adjacent to employment uses and within a wider residential area. Takeaways are the primary use, accounting for half of the operators. However, the CONI also serves local top-up shopping needs through the provision of an independent convenience store and an off-licence. There are also comparison stores related to the nearby employment uses. These stores sell windows and conservatories, and kitchens and bedroom furniture. Overall the CONI is performing well, with no vacancies and meets some of the retail and leisure service needs of its catchment. No changes are recommended to the designation or boundary.	
29	Monksway	Nottingham City	6	✓	✓	✗	✗	✗	1	16.7%	1	17%	2	33%	2	33%		0%	0	0%	A small terraced centre which benefits from a good range of services given its size, including a convenience shop, pharmacy, hairdressers and restaurant. There is on-street parking available and a bus stop located adjacent. In terms of appearance, the centre presents smartly, with well-maintained shopfronts and planters located throughout. Footfall was low during the time of the site visit. It is considered that this functions well as a CONI.	
30	Oakdale Road	Nottingham City	13	✓	✗	✗		✓	2	15.4%	0	0%	4	31%	4	31%	1	8%	2	15%	Disjointed arrangement of units. Built form was ill-maintained and uses offered sporadic opening times, coupled with a number of units that were occupied but presumed closed. The prominent unit of Tesco Express was the only unit observed to have footfall. Although it is considered that the centre performs a limited role, we acknowledge that it does provide for a range of day-to-day needs and thus we recommend that it remain as a CONI.	
31	Old Farm Road	Nottingham City	2	✓	✗	✗	✗	✓	2	100.0%	0	0%	0	0%	0	0%	0	0%	0	0%	CONI entirely comprises two convenience stores (Valley Farm Stores and Costcutter) within a new build residential estate. All other uses within the defined boundary are residential. The two shops are not considered to fulfil the full range of needs sufficient to meet the definition of a CONI and thus we recommend that Old Farm Road be removed from the hierarchy of centres.	
32	Rise Park	Nottingham City	8	✓	✓	✗	✓	✓	3	37.5%	1	13%	3	38%	1	13%	0	0%	0	0%	Purpose-built 1960s-era block of retail units with dedicated car parking and adjacent to a busy bus interchange. The CONI is particularly popular at school drop-off/pick-up times, where it draws trade from bus users. The centre is able to support national multiple convenience operators (Nisa Local and Heron Foods) serves a good range of local needs, providing for top-up convenience shopping, a pharmacy, hairdresser, bookmakers and food/drink uses including a cafe and takeaway. There are no vacancies and the CONI is considered to be performing well in meeting the needs of its catchment. Therefore no changes are recommended to the designation. The boundary also includes the adjacent children's nursery and community centre. These uses are considered to support the function of the centre by driving additional footfall. Therefore no changes are recommended to the current boundary.	

Centres of Neighbourhood Importance (CONIs) Matrix																						
No.	Centre	LPA Area	No of units	Facilities				Multiples	Composition and Vacancies												Nexus Analysis and Recommendation	
				Convenience Store(s)	Pharmacy	Post Office	ATM		National Operators	Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)	Vacancies No.		Vacancies (%)
33	Sellers Wood Drive	Nottingham City	6	✓	✕	✕	✕	✓	1	16.7%	0	0%	4	67%	1	17%	0	0%	0	0%	<p>Small cluster of commercial units surrounded by employment and residential units. The centre is anchored by an Aldi supermarket which meets a range of local convenience and comparison retail needs, and the remaining uses present comprise a public house, three takeaways and a petrol filling station. There are no vacancies.</p> <p>The centre is not considered to meet the full range of needs to meet the definition of a local centre, but does fulfil a number of the retail and leisure needs of its catchment. As such, we recommend that the CONI designation remain. No changes are recommended to the boundary.</p>	
34	Sneinton Dale	Nottingham City	7	✓	✕	✕	✕	✕	2	28.6%	1	14%	1	14%	2	29%	1	14%	0	0%	<p>Dominated by two convenience stores, this was observed as the least active CONI with majority of services closed due to not opening until later in the day. Frontages in poor condition and would benefit from investment. It is considered that the centre performs a limited role and therefore recommends it remains as a CONI.</p>	
35	Top Valley Way	Nottingham City	7	✓	✓	✕	✓	✓	1	14.3%	1	14%	2	29%	2	29%	0	0%	1	14%	<p>CONI comprises a very large Tesco Extra superstore with associated petrol filling station, a public house, and a row of purpose-built units in a variety of retail, leisure and community/health uses.</p> <p>The Tesco Extra fulfils a broad range of convenience and comparison shopping needs, and the centre also provides for a pharmacy, optician and Subway fast food outlet. These are supported by health and community uses in the form of an NHS Health Point and Top Valley Community Centre.</p> <p>No changes are recommended to the centre boundary. Due to the large size and function of the Tesco store, consideration was given to moving Top Valley Way into a higher tier in the local hierarchy of centres. However, while the centre does fulfil a good range of local needs, the offer is not considered sufficient to meet the definition of a local centre or higher. We therefore recommend that the CONI definition remain.</p>	
36	Trowell Road	Nottingham City	6	✓	✕	✕	✕	✓	1	16.7%	2	33%	0	0%	1	17%	0	0%	2	33%	<p>CONI is laid out in a retail park format and comprises a first-generation Lidl supermarket together with adjoining purpose-built commercial units. Centre boundary also includes a row of EV charging points.</p> <p>The Lidl fulfils a range of convenience and comparison needs, and is supported by comparison retailers (charity shop and greeting cards shop) and a health and beauty operator. Due to the small size of the centre, the two vacancies result in a high vacancy rate of 33%. However, these are well-maintained and their impact on the overall appearance of the centre is limited.</p> <p>No changes are recommended to the centre boundary. The centre is not considered to meet the full range of needs to meet the definition of a local centre, but does fulfil a number of the retail needs of its catchment. As such, we recommend that the CONI designation remain.</p>	
37	Varney Road	Nottingham City	18	✓	✕	✕	✓	✓	3	16.7%	1	6%	8	44%	4	22%	1	6%	1	6%	<p>An 'L' shaped centre located within 1960/70s buildings. The centre contains a range of uses, with a notably high leisure presence, comprising a gym, dance school, betting shop and restaurants/takeaways. In terms of appearance, the shopfronts are well-maintained and a small number of trees and street furniture contribute to an overall pleasant atmosphere. On-street parking is available. The centre was observed to experience low footfall. However its location adjacent to a primary school means that this will most likely vary throughout the day. Recommended to remain as a CONI.</p>	
38	Woodborough Road North	Nottingham City	10	✓	✕	✕	✕	✓	3	30.0%	0	0%	2	20%	1	10%	3	30%	1	10%	<p>Located within this CONI is an Aldi supermarket. The linear cluster of shops contains a variety of uses and located conveniently in terms of bus stops, pedestrian access and the Aldi carpark. Footfall was noted.</p> <p>It is considered that the centre performs a limited role and therefore we recommend it remains as a CONI.</p>	

No.	Centre	LPA Area	No of units	Centres of Neighbourhood Importance (CONIs) Matrix																		Nexus Analysis and Recommendation
				Facilities			ATM	Multiples	Composition and Vacancies													
				Convenience Store(s)	Pharmacy	Post Office			Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)	Vacancies No.	Vacancies (%)		
39	Woodborough Road South	Nottingham City	10	✓	✕	✕	✓	✓	2	20.0%	1	10%	4	40%	2	20%	1	10%	0	0%	Mix of uses set out in a disjointed arrangement which reduced the sense of place. However, the Sainsbury's local and Vets4Pets result in a prominent centre with frequent users noted. A small car park is also available at this location. It is considered that the centre performs a limited role and therefore we recommend it remains as a CONI.	
40	Woodside Road	Nottingham City	8	✓	✕	✕	✕	✓	2	25.0%	0	0%	4	50%	1	13%	0	0%	1	13%	A small terraced centre with on-street parking and a local green space adjacent, contributing to an overall pleasant appearance. There is a good range of uses given its small-scale nature, with an especially strong presence of leisure services in the form of takeaways. Footfall was moderate during the time of the site visit. It is recommended this centre remains as a CONI.	
41	Abbey Road	Rushcliffe Borough	12	✕	✕	✕	✕	✕	0	0.0%	4	33%	3	25%	3	25%	2	17%	0	0%	Small cluster of shops that fails to provide a convenience store, post office or pharmacy. The nearest would be situated on Melton Road. Footfall was limited during visit and it is considered to play a limited function as a centre. Recommend it remains as a CONI.	
42	Boundary Road	Rushcliffe Borough	6	✓	✕	✕	✕	✕	1	16.7%	3	50%	0	0%	2	33%	0	0%	0	0%	Small cluster of shops, all of which are independent. Fifty percent of these shops are comparison goods stores. Very limited footfall at time of visit and plentiful car parking available. It is considered that the centre performs a limited role and therefore recommends it remains as a CONI.	
43	Compton Acres	Rushcliffe Borough	16	✓	✓	✕	✓	✓	2	12.5%	5	31%	6	38%	2	13%	1	6%	0	0%	A purpose-built centre, set around a central par park. There is a good range of services available, including a Tesco Express, pharmacy, hairdressers, and a number of charity shops and restaurants. The centre benefits from a good level of activity, largely due to its easy access and parking convenience. The shopfronts are well maintained and there is green planting throughout. It is considered the centre functions well in meeting local needs and recommended to remain as a CONI.	
44	Edwalton	Rushcliffe Borough	8	✓	✕	✕	✕	✓	1	12.5%	2	25%	4	50%	1	13%	0	0%	0	0%	There is no defined boundary for this CONI. However, it considered to be split into two distinct areas; Notcutts Wheatcroft Garden Centre and a small retail park containing a number of national multiples such as McDonald's, Aldi, Costa and Subway. High footfall was observed at both of this locations. There is also a business park to the west. However, this is not considered to form part of the centre and it is recommended that it is not included within the boundary. The function that this centre performs is considered to be consistent with that of a CONI.	
45	Gamston Centre	Rushcliffe Borough	9	✓	✓	✕	✓	✓	2	22.2%	1	11%	4	44%	1	11%	1	11%	0	0%	Dominated by a Morrisons superstore and ancillary petrol station, which provides for the majority of residents needs. Number of units within centre considered small given size of the designation. Footfall around Morrisons was substantially higher than other parts of the centre. Recommend it remains as a CONI.	
46	Hilton Crescent	Rushcliffe Borough	9	✓	✕	✕	✓	✓	1	11.1%	1	11%	2	22%	4	44%	1	11%	0	0%	Cul-de-sac of shops which provide a mixture of uses centred around a small car park. The national multiple Co-op is situated prominently on the corner but remaining units very much small independents. Car park was very active with cars coming in and out and footfall was consistent. Recommend it remains as a CONI.	
47	Loughborough Road	Rushcliffe Borough	18	✓	✓	✓	✓	✓	4	22.2%	2	11%	3	17%	6	33%	0	0%	3	17%	Separated into two distinct parts, Asda and its petrol station which had levels of footfall and a linear high street containing a number of uses including national multiples and independents. 17% of the units were vacant on the high street. Nonetheless, the CONI provides a range of uses to meet the requirements of residents and visitors. The car park was full and footfall consistent without it ever feeling congested. As such, recommends it remains as a CONI.	
48	Melton Road	Rushcliffe Borough	46	✓	✓	✓	✓	✓	4	8.7%	7	15%	8	17%	16	35%	9	20%	3	7%	The largest CONI within the borough of Rushcliffe, the centre is linear in nature with shops situated on both sides of Melton Road. It provides a range of uses commensurate with a local centre. Footfall was considered high was at time of visit. Given proximity to West Bridgford district centre, it may counter productive to upgrade to a local centre insofar as directing footfall away from the district centre. As such, it is recommended that it remains as a CONI.	
49	Musters Road	Rushcliffe Borough	21	✓	✕	✕	✓	✓	2	9.5%	0	0%	4	19%	8	38%	5	24%	2	10%	Located close to West Bridgford district centre, the CONI contains a number of shops dominated by retail service units. Consistent footfall was observed and plenty of car parking was available. Performs an ancillary function to West Bridgford and therefore should remain as a CONI.	

Centres of Neighbourhood Importance (CONIs) Matrix																						
No.	Centre	LPA Area	No of units	Facilities			ATM	Multiples	Composition and Vacancies													
				Convenience Store(s)	Pharmacy	Post Office			Convenience No.	Convenience (%)	Comparison No.	Comparison (%)	Leisure Service No.	Leisure Service (%)	Retail Service No.	Retail Service (%)	Business Service No.	Business Service (%)	Vacancies No.	Vacancies (%)		
50	Nottingham Road, Keyworth	Rushcliffe Borough	6	✓	✗	✗	✗	✓	1	16.7%	0	0%	2	33%	3	50%	1	17%	0	0%	Small cluster of shops with a Sainsbury's Convenience store located in a prominent position on the corner. Plenty of car parking on offer but limited footfall observed at time of visit. It is considered that the centre performs a limited role and therefore we recommend it remains as a CONI.	
51	Radcliffe Road	Rushcliffe Borough	39	✓	✗	✗	✓	✓	3	7.7%	10	26%	17	44%	7	18%	2	5%	0	0%	High number of shops primarily dominated by leisure, particularly food and drink. Limited footfall was observed at time of visit. However, it is considered that these uses rely on high levels of footfall when cricket and football are played nearby at the respective stadiums. Recommend it remains as a CONI.	
52	Trent Boulevard	Rushcliffe Borough	19	✓	✓	✓	✓	✓	1	5%	1	5%	8	42%	7	37%	0	0%	2	11%	Linear arrangement of shops providing a mixture of uses but dominated by leisure and retail services. Limited footfall was observed at time of visit. Recommend it remains as a CONI. However, western boundary should be extended to include Serenity Layne (Cafe) and Hensom Aslam Financial Management LLP.	