

Appendix 5: District Centre Healthchecks

Nottingham City Council

Clifton District Centre

Description

Clifton is a well-connected centre with strong bus and tram links to Nottingham City Centre and the wider area. The defined centre is focussed along Southchurch Drive and Green Lane. The Experian/Goad area, which is reflected in the tables overleaf, also includes the Clifton Triangle Retail Park. The retail park is adjacent to the centre and supports linked trips with it, but is not currently within the adopted boundary.

In terms of district centres, Clifton contains a smaller number of units. However these occupy a range of small and larger units which add up to a significant floorspace of 17,710 sq.m. The most prevalent use is convenience, followed by leisure and comparison. There's a large number of national operators present.

The architectural style is generally of the 20th century. Green Lane accommodates some larger and more contemporary buildings. Southchurch Drive comprises of buildings dating from roughly the 1960s and whilst it is somewhat underwhelming in terms of design, the shopfronts are well kept, and the wider urban environment contributes to an overall pleasing atmosphere.



Figure 1: On street parking is available along Southchurch Drive.



Figure 2: Large and underutilised area of hardstanding at the junction between Southchurch Road and Green Lane.



Figure 3: Planting a trees and clean streets enhance the urban environment.



Figure 4: Contemporary purpose built units located at Clifton Triangle, Green Lane.

Table 1 District Centre Floorspace Composition

GOAD Category	Floorspace at 2023 (sq.m)	Floorspace at 2023 (%)	Floorspace UK Average at 2023 (%)
Comparison	3,440	19.4%	29.8%
Convenience	6,660	37.6%	15.5%
Financial	490	2.8%	6.4%
Leisure	4,410	24.9%	26.6%
Retail Service	740	4.2%	7.2%
Vacant	1,970	11.1%	13.9%
TOTAL	17,710	100.0%	100.0%

Source: Composition of District centre based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Table 2 District Centre Unit Composition

GOAD Category	Units at 2023	Units at 2023 (%)	Units UK Average at 2023 (%)
Comparison	9	25.0%	26.6%
Convenience	8	22.2%	9.3%
Financial	3	8.3%	8.5%
Leisure	6	16.7%	25.6%
Retail Service	4	11.1%	15.8%
Vacant	6	16.7%	14.1%
TOTAL	36	100.0%	100.0%

Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Uses

The Experian/Goad area of Clifton accommodates 36 commercial units, which collectively provide 17,710 sq.m of floorspace. The centre's commercial premises generally consist of the ground floors of a mix of 1960s terraces and larger purpose-built commercial outlets.

Convenience is the predominant use within the centre in respect of both the proportion of units and floorspace. A total of eight or 22.2% of the units occupy 6,660 sq.m or 37.6% of the floorspace, which is significantly higher than national averages of 9.3% and 15.5% respectively. The high proportion of floorspace is due to a number of larger, nationally operating, units including Lidl supermarket (2,010 sq.m) and Morrisons supermarket (2,780 sq.m).

The leisure service sector comprises six or 16.7% of units and accounts for 4,410 sq.m or 24.9% of floorspace. Whilst it is the second most prevalent use in terms of floorspace and in line with national trends, there is a relatively limited range of leisure services available. Clifton Leisure Centre occupies a total of 3,150 sq.m, and the remaining services include two betting shops, a public house, a social club and a take-away.

In terms of comparison uses, these occupy 3,440 sq.m or 19.4% of floorspace (which compares to 29.8% nationally), and nine or 25.0% of units (which compares to 26.6% nationally). This use includes a good variety of retailers such as chemist, charity, florist and hardware shops.

Clifton has a small presence of retail service units with the proportion of units (11.1%) and floorspace (4.2%) both slightly trending below national averages.

Similarly, financial and business services occupy a small proportion of the centre, totalling to 8.3% of units and 2.8% of floorspace. This compares to national averages of 8.5% and 6.4% respectively.

Daytime/Evening Economy

Clifton's daytime economy is underpinned by its convenience and comparison service offer.

In terms of evening hours, some of the larger convenience and comparison units located along Green Lane operate until later in the night (approximately 10pm). Along Southchurch Drive, a number of units stay open until approximately 8pm, and the Leisure Centre is open until 9pm. Whilst there is a level of activity present within the evening, it is considered that the centre would benefit from a greater number and variety of evening uses, in order to increase activity associated with the night time hours.

Vacancies

The vacancy rate within Clifton is above the national average in terms of units, with 16.7% of commercial premises being vacant in the district sector compared to 14.1% in a typical UK centre. Conversely, the floorspace vacancy rate is just 11.1%, which is below the corresponding national average of 13.9%.

There is a high concentration of vacant units located at the junction between Southchurch Drive and Donnington Road, which comprise of the large Wilko store, a smaller terraced unit and an area of land where the previous units have now been demolished.

The above-mentioned demolished site was subject to planning application 23/00997/PFUL3 for a mixed use-building incorporating six dwelling flats and commercial use. This was approved in August 2023.

Opportunity Sites

The vacant Wilko store, which is a significant 1,170 sq.m in size, warrants further consideration in terms of future opportunity. Further investigation would be required to establish appropriate uses for the existing floorspace, or if there are wider redevelopment opportunities.

Clifton has been awarded up to £20 million from central government's Long-Term Plan for Towns. The funding will be awarded over a seven-year period with spending on projects allowed over a ten-year term. Nottingham City Council has led on the formation and establishment of an independent Town Board that will ultimately be responsible for the production of a three-year invest plan and a ten-year vision. The Board was formed in late March 2024 and they have to submit their investment plan and vision by 1 August 2024.

There are three spending priority themes which are Security and Safety,

High Street, Heritage and Regeneration and Transport and Connectivity. The Town Board has 15 members who are predominantly made up of local community representatives, but also includes two mandatory positions for the local MP and either the Police and Crime Commissioner or a senior local police officer, who will collectively decide on how the funding is prioritised and spent, with Nottingham City Council acting as the accountable body for the funding. A substantial community engagement programme will be conducted to gather the local community's priorities for the area followed by a project development exercise to develop a series of interventions that will improve the local area.

Pedestrian Flows

On the day of the site visit, there was a good level of footfall. Users were well-distributed throughout the centre, with a slight concentration observed at the Morrisons supermarket and also seen waiting at the tram stops.

The centre follows a general 'L' shape, with the walkways along Southchurch Drive, which are wide and even, continuing along Green Lane to the larger retail outlets. It is considered that the centre is easily legible and walkable.

Accessibility

Clifton is well-connected via public transport, benefitting from Clifton Centre Tram Stop which is located centrally within the district centre along Southchurch Drive. This provides connections to Nottingham City Centre and Clifton South. Key bus stops serving the centre are located periodically along Southchurch Drive and Green Lane. These are served by a number of frequent services to Nottingham City Centre, Arnold and Queens Medical Centre.

Clifton also benefits from good road connections to the A453 and there is plentiful parking at the Morrisons supermarket and the Clifton Triangle car parks. On-street parking is also available along Southchurch Drive.

The centre is relatively compact and easily walkable, it also benefits from a strong walking catchment from residential development. Whilst there are limited pedestrian connections across the main roads, this is not of significant concern given there is only moderate levels of traffic travelling generally at low speeds. There are no dedicated roadside bike lanes, but the centre does provide for cycle parking and access.

Perception of Safety

Due to the moderate levels of vehicular movements, well-dispersed footfall and proximity to residential development, Clifton feels safe with adequate levels of passive surveillance. Whilst a number of the stores stay open during the evening hours, there are few leisure services located within the centre and therefore levels of activity will drop off during the evening.

Environmental Quality

Clifton contains a mix of 1960s-style buildings located along Southchurch Drive and purpose-built retail outlets located along Green Lane. Whilst

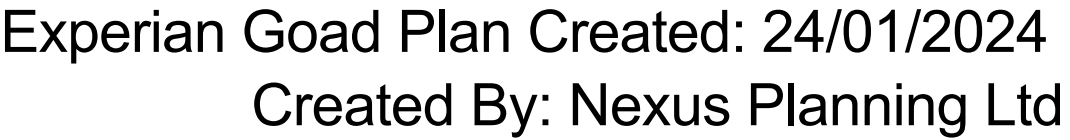
architecturally bleak in style, Clifton's urban realm is of high quality with ample of street furniture and there are good levels of planting and mature trees located throughout. The shopfronts are well-maintained, and streets are clean. Overall, it is considered that the centre benefits from a pleasant environmental quality.

The large area of pedestrianised hardstanding located at the junction between Southchurch Drive and Green Lane could be better utilised as at present it appears to be featureless and a bit of a dumping ground for trollies associated with Iceland supermarket, and e-bikes/electric scooters.

Conclusions

Clifton is well-connected to the wider area and benefits from a strong walking catchment. It has a pleasant urban realm which is well-kept and contains ample of street furniture and greenery.

The types of commercial units range from smaller terraced units to larger outlets, with six units at over 1,000 sq.m in floorspace. Convenience and comparison uses are the most prevalent within the centre. Whilst leisure use occupies a significant floorspace (mainly due to the Leisure Centre), it is considered this use performs a relatively small function and that the centre would benefit from a more diverse selection of leisure services.



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Hyson Green District Centre

Description

Hyson Green is located approximately 1km to the northwest of Nottingham City Centre. The district centre is largely linear and elongated in nature, focussed around the busy Radford Road.

The centre is anchored by a large Asda superstore, which trades strongly and draws from a wide catchment extending into the city centre and further afield. Convenience retailing is a key strength of the district centre, which also benefits from a number of independent and specialist foodstores selling a broad variety of goods.

Comparison retail and leisure provision are more limited, reflecting the proximity of the city centre which provides for many of these needs. Hyson Green's comparison operators are largely independent and include pharmacies, furniture shops, and a number of fashion stores.

The leisure sector overwhelmingly comprises food and drink operators and includes a diverse range of independent cafes, takeaways and restaurants, which bring activity and footfall into the centre in the evenings.



Figure 1: Hyson Green is linear in nature and most units are within converted terraced houses.



Figure 2: The Asda superstore anchors the centre and draws trade from a wide catchment.



Figure 3: Asda is complemented by a strong range of independent and specialist stores.



Figure 4: The district centre benefits from tram stops and other excellent public transport links.

Table 1 District Centre Floorspace Composition

GOAD Category	Floorspace at 2023 (sq.m)	Floorspace at 2023 (%)	Floorspace UK Average at 2023 (%)
Comparison	5,030	17.4%	29.8%
Convenience	12,510	43.4%	15.5%
Financial	1,040	3.6%	6.4%
Leisure	3,060	10.6%	26.6%
Retail Service	3,690	12.8%	7.2%
Vacant	3,510	12.2%	13.9%
TOTAL	28,840	100.0%	100.0%

Source: Composition of District centre based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Table 2 District Centre Unit Composition

GOAD Category	Units at 2023	Units at 2023 (%)	Units UK Average at 2023 (%)
Comparison	42	19.8%	26.6%
Convenience	43	20.3%	9.3%
Financial	16	7.5%	8.5%
Leisure	29	13.7%	25.6%
Retail Service	46	21.7%	15.8%
Vacant	36	17.0%	14.1%
TOTAL	212	100.0	100.0%

Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Uses

Hyson Green provides for more than double the convenience retail floorspace and units of a typical centre in the UK. Almost half (48%) of this identified floorspace is attributable the Asda superstore on Radford Road, which measures approximately 6,000 sq.m gross. This store anchors the district centre and attracts trade from an extensive catchment drawn from residents of Nottingham city centre and further afield.

Even without the Asda, however, convenience retailing is a key strength of the district centre. The offer also encompasses a number of independent and specialist foodstores selling a range of goods which reflect the ethnic diversity of the local community. These include halal supermarkets and butchers and stores specialising in African and Caribbean foods.

Conversely, the proportions of comparison floorspace and units fall below the relevant national averages. This finding is considered to reflect two factors.

First, most of Hyson Green's commercial stock comprises the ground floors of Victorian terraced houses with residential accommodation above. As a result, the majority (95%) of the district centre's units measure less than 200 sq.m, with limited opportunities for conversion. This makes them unsuited to the needs of many modern comparison retailers, particularly large-format bulky goods operators.

Second, provision in Hyson Green is impacted by its proximity to Nottingham city centre, which offers an extensive range of higher order comparison goods that meets many of the comparison shopping needs of the residents of the catchment.

As a consequence, those comparison operators which are present in the district centre are largely independent and small in scale (with an average unit size of 120 sq.m gross). Nonetheless, there are a good range of uses including pharmacies, furniture shops, and a number of fashion stores.

The leisure sector in Hyson Green is similarly impacted by the size and format of the available commercial stock and competition with the offer in the city centre, with the district centre's floorspace and proportion of units in leisure use falling below the national averages. The operators present are all relatively small in size (with the average leisure unit measuring 106 sq.m gross). Aside from two national multiple betting shops, the offer is entirely focussed on food and drink, comprising a diverse range of independent cafes, takeaways and restaurants. These uses are distributed throughout the centre, adding vibrancy to the offer and bringing activity and footfall in the evenings.

Hyson Green also provides for a strong retail services offer which exceeds the relevant UK averages in terms of floorspace and units. Provision is largely focussed on the health and beauty sector, but includes a number of uses such as travel agencies, opticians, a post office and vehicle repairs which help to fulfil a number of the day-to-day needs of the centre's large residential catchment.

The proportion of financial and business services units in Hyson Green falls marginally below the UK average. Nevertheless, the centre enjoys representation from a good range of uses including accountants, estate agents, printing/photocopying services, and solicitors.

Daytime/Evening Economy

Hyson Green's daytime economy is underpinned by its Asda superstore, which trades strongly and draws trade from a wide catchment, and its other independent and specialist convenience retailers.

Asda closes at 10pm between Mondays and Saturdays, and a number of the centre's other foodstores are open until fairly late (typically until 7pm or 8pm on weeknights). These hours help bring some activity to the centre after normal working hours, particularly given the large size and prominent, central location of the Asda store.

However, the district centre's evening economy is primarily driven by its food and drink leisure offer. Hyson Green has 14 takeaways and eight restaurants that remain open beyond 6pm. These are spread fairly evenly throughout the main shopping street of Radford Road and the secondary frontages on Gregory Boulevard, encouraging footfall and activity across most parts of the centre in the evenings.

Vacancies

The floorspace vacancy rate in Hyson Green (12.2%) is below the national average (13.9%). Conversely, the proportion of vacant units (17.0%) is higher than that found within a typical centre in the UK (14.1%).

These findings reflect the small size of many of the centre's units. Indeed, the largest vacancy recorded at the time of our survey measured 240 sq.m gross (this being the former restaurant at 241 Radford Road), and the average size of a vacant unit within the district centre is just 98 sq.m.

The identified vacancies are generally spread throughout the elongated centre and their small scale means that they have little detrimental impact on the overall streetscene. However, there are areas where small clusters of two or three vacancies occur, and the negative effects of these are exacerbated in some places by poorly-maintained shopfronts and the presence of takeaway operators that are shuttered during the day, leading to a perception of a lack of activity.

Opportunity Sites

While it will be important to repurpose or reoccupy the identified vacant units in Hyson Green, there are few opportunities for the expansion or reconfiguration of the centre in its current state given the limited scale and format of much of its commercial stock.

We are aware, however, of full planning permission reference 21/01786/PFUL3, which allows for the construction of 114 build-to-rent dwellings on the northern part of the former British Gas Works site on Radford Road. This site lies approximately 600m to the north of Hyson Green and, if completed, the residential development has the potential to boost the vitality and viability of the district centre by generating additional footfall and expenditure.

Pedestrian Flows

On the day of our site visit, Hyson Green was observed to have reasonably good levels of footfall throughout. The main focus of pedestrian activity was the Asda store in the central part of Radford Road and the adjacent uses. The northern part of the district centre was noticeably quieter, although it still attracted consistent footfall.

Radford Road was consistently busy with car and tram traffic, which did present something of a barrier at times for pedestrians wishing to cross. However, there are numerous zebra crossings, pedestrian crossings and other traffic easing measures in place throughout the centre, which reduces the impact of cars on east-west pedestrian movements.

Accessibility

Hyson Green is highly accessible by private and public transport. Radford Road has connections to the A60 and A52 via the A6514. The district centre is served by numerous bus and tram stops offering frequent services to Nottingham city centre and destinations including Clifton, Arnold, Hucknall, Phoenix Park and University Park.

While there are no dedicated roadside bike lanes, Radford Road is wide enough for cyclists to manoeuvre comfortably and cycle parking is

provided throughout the centre. We observed numerous visitors arriving by bicycle on the day of our site visit.

The district centre has a large walk-in catchment and is well-connected to the local footpath network, so that it is accessible for users travelling on foot. The generally flat topography, linear layout, wide and even pavements, and general lack of street clutter mean that the centre is easily navigable even for visitors with mobility impairments. However, the centre does lack benches for those who need to stop and rest.

Perception of Safety

Overall, the linear layout of the centre and consistent footfall mean that there is a good level of natural surveillance and all parts feel safe and secure during the daytime.

Street lighting is provided throughout the centre and, as noted above, the Asda store and a number of Hyson Green's takeaways and restaurants open relatively late. While these factors will help to increase feelings of safety at night, the centre would benefit from a greater number and diversity of evening uses to ensure that all parts of the centre benefit from sufficient activity after dark.

Indeed, there was some graffiti visible on the day of our site visit, particularly in the quieter northern part of the centre. This evidence suggests that this area in particular would benefit from additional monitoring and other measures such as visible CCTV cameras to prevent crime and anti-social behaviour.

Environmental Quality

Hyson Green contains a variety of building styles and scales, but predominantly two-storey former terraced houses with retail and services uses at ground floor and flats or office space above. Due to the eclectic mix of independents that comprise the vast majority of the commercial offer, there is little consistency in the district centre's shopfronts. This creates a visually interesting street-scene, but a significant proportion of the commercial premises would benefit from better maintenance or the replacement of poor-quality signage.

The centre's streets are generally clean and tidy, with bins provided throughout so that we observed no litter on the day of our visit. Mature street trees and other planting, such as the soft landscaping around Asda, provide welcome greenery which has a positive impact on the appearance of the centre.

Overall, we conclude that Hyson Green's environmental quality is adequate to enable it to perform its primary function as a convenience and service destination that meets the basic needs of local residents.

Conclusions

Hyson Green is a large district centre providing for 212 commercial units and 28,840 sq.m of floorspace focussed around the busy Radford Road. The centre is anchored by a large Asda superstore, which trades strongly and draws from a wide catchment. The independent convenience offer is

also strong, encompassing a number of specialist foodstores selling a broad range of goods.

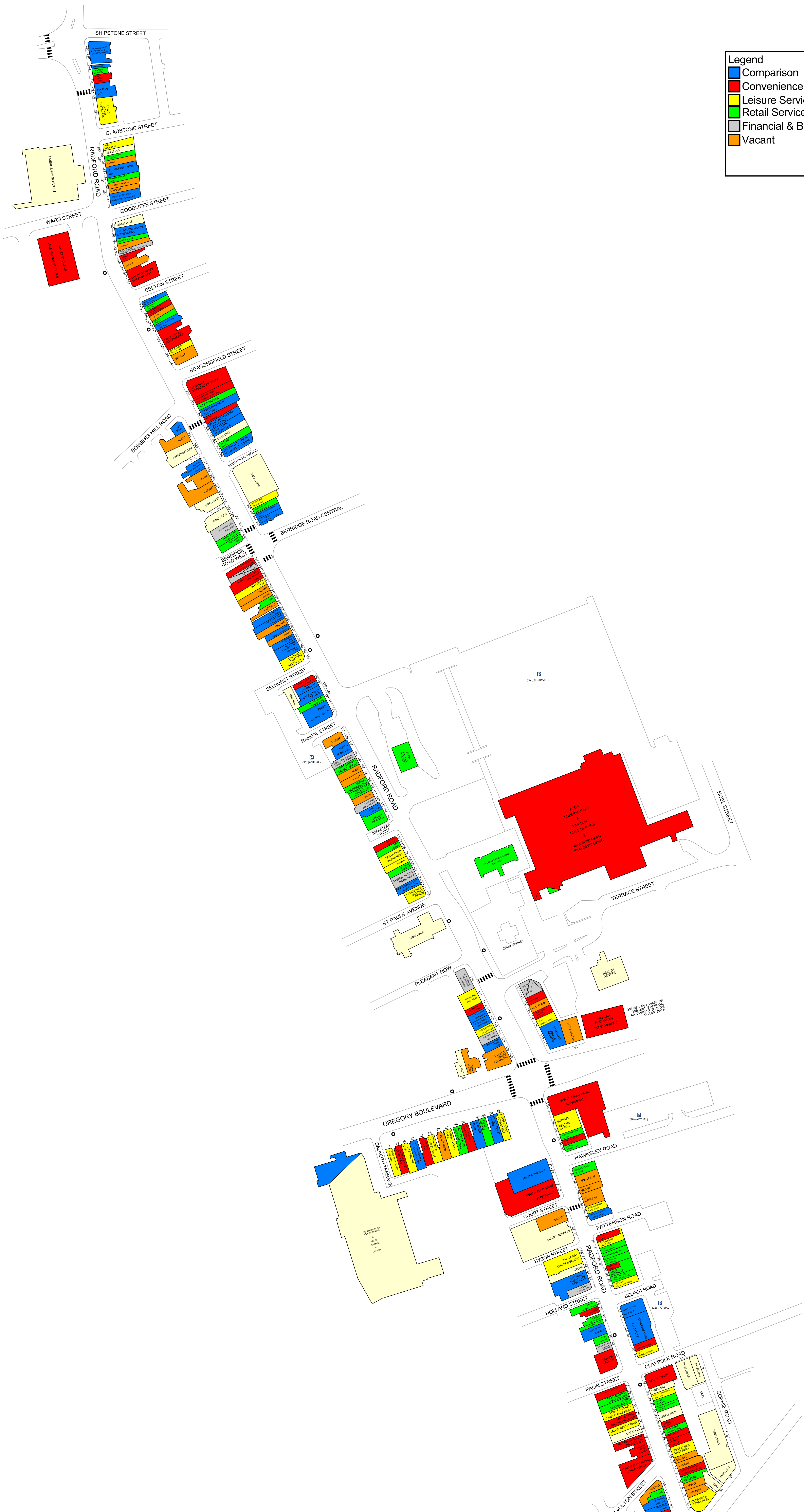
Comparison retail and leisure provision are more limited in Hyson Green compared to other district centres in the locality, reflecting the proximity of the city centre which provides for many of these needs. Those comparison operators which are present are largely independent and provide for a good variety of uses. The leisure sector primarily comprises food and drink operators, which bring activity and footfall into the centre until fairly late into the evenings.

The floorspace vacancy rate in Hyson Green is below the national average, whereas the proportion of vacant units is higher than that found within a typical centre in the UK. This finding reflects the small size of many of the centre's units. Vacancies are generally spread throughout the elongated centre and their small size means that they have little detrimental impact on the overall street-scene.

In part due to its general accessibility and excellent public transport links, Hyson Green attracts good levels of pedestrian footfall in the daytime. However, the centre would benefit from a greater number and diversity of late-night operators and measures such as visible CCTV to prevent anti-social behaviour and increase perceptions of safety after dark.

The environmental quality of the centre is generally adequate for its function, but a significant proportion of the commercial premises would benefit from better maintenance or the replacement of poor-quality signage.

In general, however, the centre benefits from high footfall and a vibrant mix of largely independent operators. It is accessible by a range of means of transport and generally performs well in meeting the daily needs of its large residential catchment and is therefore considered to be reasonably vital and viable.



Legend

Comparison

Convenience

Leisure Service

Retail Service

Financial & Business Service

Vacant



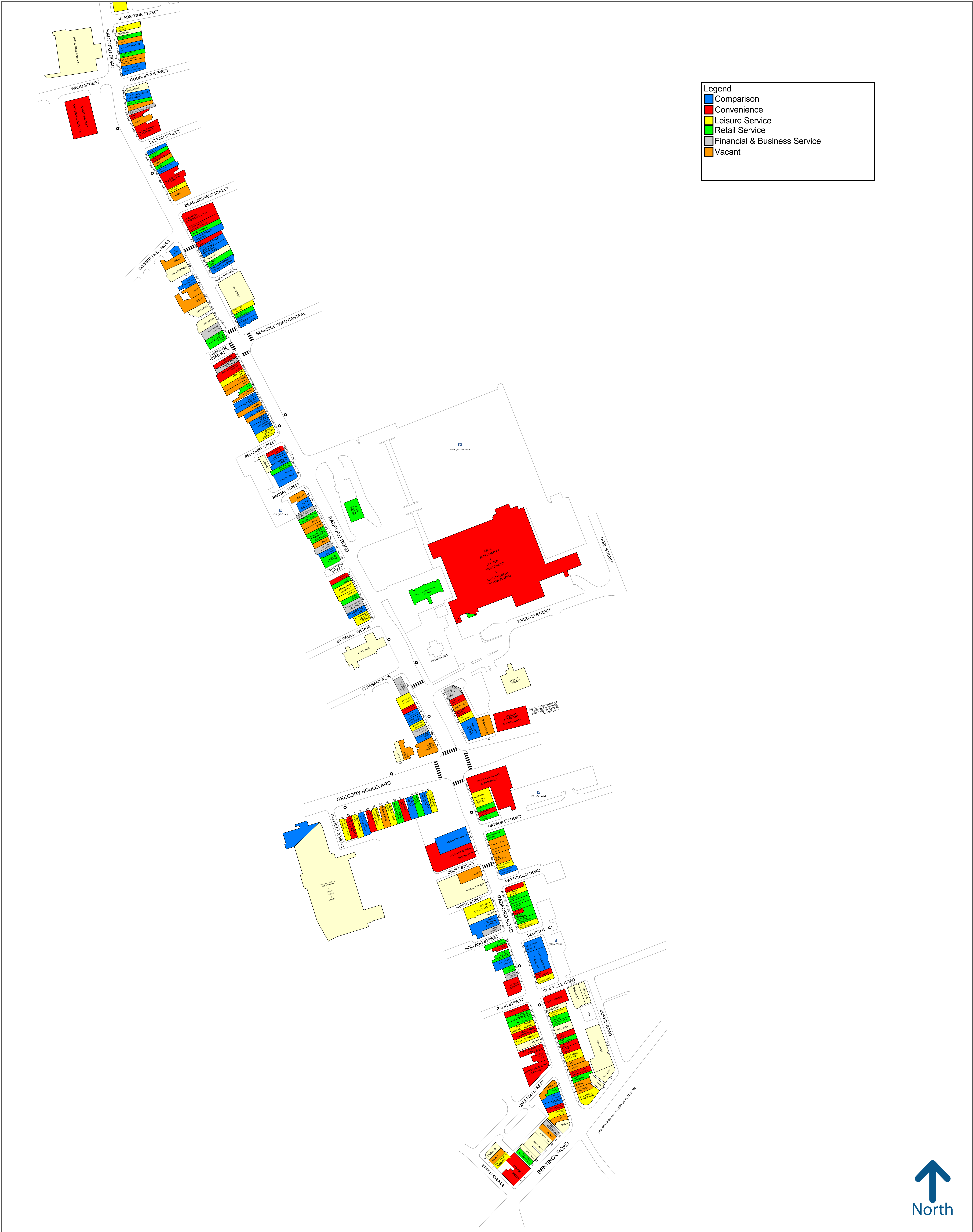
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Sherwood District Centre

Description

Sherwood is a large district centre which includes a range of amenities and wider facilities for the surrounding and wider area.

The built form is linear in nature and centres along Mansfield Road/A60. To the south of Mansfield Road, units are typically terraced and of three storey with residential use above.

However, form does vary with the Locally Listed Sherwood Bus Dept and The Samuel Hall public house buildings holding greater architectural significance and breaking the run of terracing.

Towards the north of Mansfield Road, 1970s purpose built retail units dominate the built form. With a deeper set back from the road, this area has a wider public realm and offers units curtilage space, alongside seating, cycle parking, bins for users and tree planting. Units 621 -637 Mansfield Road are of older architectural design which adds interests to the street scene.

On the northern and southern edge of the district centre, more modern units have been built including a new Sainsburys local with residential flats which replaced the former Sherwood Library.



Figure 1: Bike hire situated in the public realm.



Figure 2: Bus stops are conveniently located throughout the District Centre.



Figure 3: Public art set within the public realm.



Figure 4: Principal highways through the centre

Table 1 District Centre Floorspace Composition

GOAD Category	Floorspace at 2023 (sq.m)	Floorspace at 2023 (%)	Floorspace UK Average at 2023 (%)
Comparison	2,990	18.3	29.8
Convenience	1,980	12.1	15.5
Financial	460	2.8	6.4
Leisure	6,760	41.3	26.6
Retail Service	2,410	14.7	7.2
Vacant	1,750	10.7	13.9
TOTAL	16,350	100.0	100.0

Source: Composition of District centre based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of September 2023; UK Average from Experian Goad Report December 2023.

Table 2 District Centre Unit Composition

GOAD Category	Units at 2023	Units at 2023 (%)	Units UK Average at 2023 (%)
Comparison	27	20.5	26.6
Convenience	19	14.4	9.3
Financial	6	4.5	8.5
Leisure	41	31.1	25.6
Retail Service	24	18.2	15.8
Vacant	15	11.4	14.1
TOTAL	132	100.0%	100.0

Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of September 2023; UK Average from Experian Goad Report December 2023.

Uses

Sherwood accommodates 132 commercial units which collectively provides more than 16,350 sq.m of floorspace.

The district centre offer is relatively mixed, with food units, health and beauty and convenience uses most predominant. There are multiple competing units which suggests a healthy market and also a significant number of independent businesses operating in the town centre, which bring a unique and attractive offering for users.

In retail terms, the centre has an important role in meeting day-to-day local needs. As such, it has a higher than UK average proportion of convenience goods retailers. The new Sainsburys Local which occupies the former Library site, and the co-op occupies the largest floorspace within the comparison category. The additional convenience units are made up of smaller units mainly occupied by bakeries and off-licenses.

Almost half of all floorspace is dedicated to leisure service use. This includes three of independent bars and one independent pub (Crafty Teller) and three chain public houses; The Samuel Hall, Sherwood Manor and The Robin Hood. Thirteen fast food and takeaways were identified and nine cafes with a good range of cuisines provided. These offerings provides the District Centre with a mix of daytime and evening opening hours.

Comparison units are mostly limited to charity shops, however the percentage of occupied comparison units is significantly lower than the national average.

Financial and business services account for proportions of floorspace and units below the corresponding national average figures. Three of the financial and business service operators are estate agents which reflects the strength of the local property market and in particular the high number of rental properties in the locality.

Daytime/Evening Economy

The majority of uses are predominately day time, but leisure uses such as a 24hour gym, pubs, bars, restaurants and takeaway offer some evening activity in isolated areas of Mansfield Road. Overall, the offer is predominantly directed towards the daytime economy.

Vacancies

There is a lower than average vacancy rate at 10.7% of the floorspace and 11.4% of the units.

Some of these units were under refurbishment at the time of survey, which indicates imminent occupation.

The former Wilko unit was visibly the largest vacant unit found at the north of the high street. A higher concentration of vacant units were found in the southern end of the high street which had recorded a lower footfall.

Opportunity Sites

It will be important to reoccupy or repurpose the identified vacancies in Sherwood District Centre. Particularly larger units such as the former Wilko.

The redevelopment of the former Library site to retail (Sainsburys) and residential units, granted under application reference 20/02688/PFUL3, secured the delivery of a significant opportunity within the district centre.

Due to the linear nature of the District Centre, extending the district centre along Mansfield Road would only reduce accessibility and sense of place. Bounded by residential units opportunity sites are limited. Attention could be given to the redevelopment of the units of poorer quality and limited architectural value.

Efforts should be made to retain and improve car parks on the side streets to aid accessibility and support the local economy.

Pedestrian Flows

Sherwood District Centre benefits from very high levels of car and foot traffic along Mansfield Road.

The built form to the north, is set back, allowing for areas of public realm to include benches, bins, bike stands, bus ticket machines and was generally well-populated. Further south, the pavement does narrow and crossing points become less accessible which aligned with lower footfall.

Accessibility

Sherwood is easily accessible by a range of means of transport, with bus stops dotted throughout the centre and connecting it with destinations such as Nottingham, Killisick, Calverton, Arnold, Ollerton and Mansfield. In addition, there are Robin Hood card machines positioned conveniently for bus users.

The walk-in residential catchment is extensive, with the pedestrian crossing points, gentle topography and general lack of street clutter meaning that the district centre presents few issues for people with mobility impairments. Pedestrian crossings do not include Zebra crossing, which is somewhat prohibitive to pedestrian flows. Tactile paving is used throughout the length of the District Centre.

A number of Lime hire bikes were available to the north of Mansfield Road in front of the now vacant Wilko.

The area benefits from a number of public car parks. In addition, mostly none retail units such as pubs, GP surgery and the gym offers customers a private carpark access.

Perception of Safety

The linear layout of Sherwood District Centre means that it enjoys a high level of natural surveillance, and there was pedestrian activity across the centre on the day of our site visit which contributed to the feeling of safety and security. As explained above, there is a degree of activity throughout the district centre until late into the evening, helping to ensure that people feel safe to visit after dark.

There is plentiful streetlighting and no graffiti or other evidence of anti-social behaviour. There are also elements of street art in the north of the district centre which help encourage social interaction within the street scene. In conclusion these elements suggest that the perceived threat of crime is low.

Environmental Quality

The environmental quality of the district centre is reasonably good, with its most shopfronts being well-maintained and with the streets being clean and tidy. Although there are units to the south which do require attention.

The pavements are in reasonable condition and contribute to a pleasant environment overall.

Utilising available curtilage, some shop fronts to the north offer a high quality environment. Whilst some units to the south utilise curtilage as shop floor space which at times, creates a cluttered environment.

Tree planting is entirely limited to a few trees to the north of Mansfield Road.

Conclusions

Sherwood is a large district centre within Nottingham, which centres almost completely along Mansfield Road.

The centre's composition is skewed towards its leisure service offer and is principally focused around cafés, takeaways and licensed premises.

The district centre is well used both during the day and into the evening, which reflects the local demographic and the leisure uses supported.

The centre has a relatively low vacancy rate and provides an important range of goods and services. It is considered to be generally vital and viable, benefitting from the footfall and trade brought by independent and chain stores and other uses.

Improvements to the quality of environment throughout the high street is recommended to ensure that the district centre is able to meet the majority of the daily needs of local residents.

Legend

Comparison

Convenience

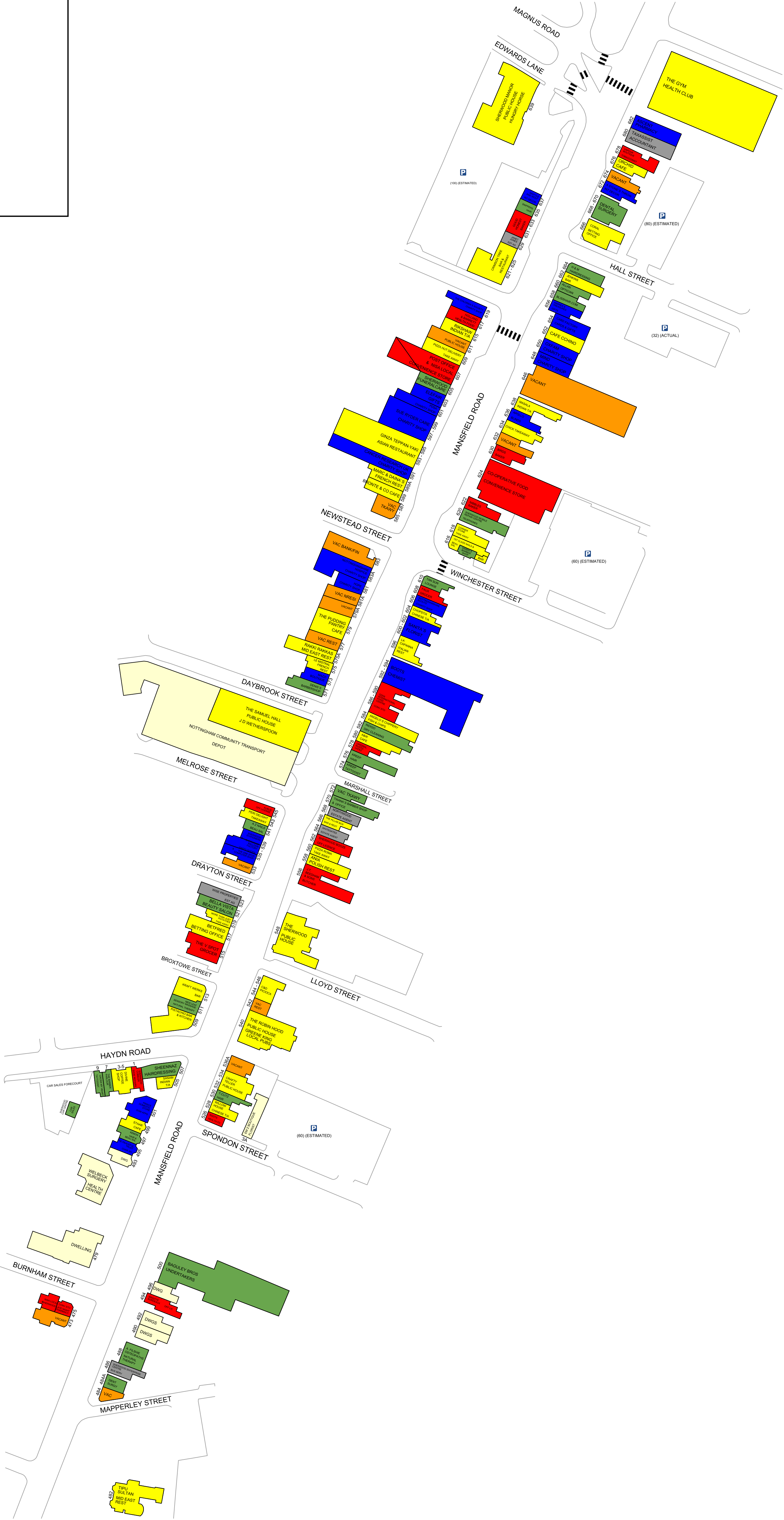
Financial & Business Services

Leisure Services

Retail Services

Vacant

Miscellaneous



50 metres

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Broxtowe Borough Council

Eastwood District Centre

Description

With 156 commercial units, Eastwood is a relatively large district centre in the north of Broxtowe. Nottingham Road forms the main shopping street, with the secondary frontages being located along Mansfield Road and Church Street.

A large edge-of-centre Morrisons store brings some footfall to Eastwood, although it is slightly separated due to the local topography and the distance between the centre and the store entrance. In addition, the district centre provides for Iceland and Heron Foods stores, together with a range of smaller convenience stores and independent food retailers.

Comparison provision is impacted by the proximity of Giltbrook Shopping Park. Despite the competition, however, Eastwood is able to sustain a good variety of non-food retailers, including some national multiples.

The Scargill Walk/Victoria Street area of the district centre has heritage value as the birthplace of DH Lawrence, and contains a Grade II listed museum and row of houses associated with the writer.



Figure 1: The district centre provides for a good number and range of independent shops.



Figure 2: It also contains national multiples such as Heron Foods and Specsavers.



Figure 3: The edge-of-centre Morrisons provides some potential for linked trips.



Figure 4: Nottingham Road is highly accessible by private and public transport.

Table 1 District Centre Floorspace Composition

GOAD Category	Floorspace at 2023 (sq.m)	Floorspace at 2023 (%)	Floorspace UK Average at 2023 (%)
Comparison	5,770	20.4%	29.8%
Convenience	6,960	24.6%	15.5%
Financial	1,880	6.7%	6.4%
Leisure	6,720	23.8%	26.6%
Retail Service	3,110	11.0%	7.2%
Vacant	3,830	13.5%	13.9%
TOTAL	28,270	100.0%	100.0%

Source: Composition of District centre based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Table 2 District Centre Unit Composition

GOAD Category	Units at 2023	Units at 2023 (%)	Units UK Average at 2023 (%)
Comparison	33	21.2%	26.6%
Convenience	14	9.0%	9.3%
Financial	18	11.5%	8.5%
Leisure	39	25.0%	25.6%
Retail Service	30	19.2%	15.8%
Vacant	22	14.1%	14.1%
TOTAL	156	100.0%	100.0%

Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Uses

A key strength of Eastwood district centre is its convenience retail offer. The tables above reflect the Morrisons supermarket off Derby Road, which is included in Experian/Goad's definition of the centre but which is an edge-of-centre store in planning policy terms. Morrisons accounts for approximately 64% of the identified convenience goods floorspace and is the dominant foodstore within the local area. In addition, the district centre itself contains Iceland and Heron Foods stores, together with a range of smaller convenience retailers, independent bakers and confectioners, and a delicatessen.

The proportions of comparison outlets and floorspace in the district centre fall below UK averages, reflecting its proximity to Giltbrook Shopping Park, which provides for a strong range of national multiple non-food retailers anchored by Ikea. Despite the competition, Eastwood is able to sustain a good variety of comparison operators, albeit that provision is slightly skewed towards the lower or value end of the market. The centre has representation from national multiples including Boyes, Peacocks and Savers, and a range of independent operators selling a broad range of goods including carpets and furniture, flowers, hardware, jewellery, pet supplies, pharmaceuticals, second-hand goods and toys.

The leisure sector in Eastwood is also reasonably well-developed, with representation from a range of food and drink operators including a number of bars, public houses and takeaways which bring activity to the centre in the evenings. The leisure offer is rounded out by national multiple

bookmakers and a good number of sports/recreational facilities, including two gyms, a boxing club and snooker club.

Retail services are largely focussed on the health and beauty sector, with 20 of the centre's 30 outlets falling into this category, although there is also representation from opticians, travel agents, undertakers, a vehicle repairs/service business, and a post office.

The centre is also well provided for in terms of financial and business services, with provision exceeding national averages and the range of operators meeting a good number of residents' day-to-day needs. Eastwood contains a bank and a building society, together with various national multiple and independent operators offering financial, legal and property services.

Daytime/Evening Economy

Eastwood's daytime economy is underpinned by its reasonably strong convenience and comparison retail offers, supported by a good range of smaller-scale retail and financial/business services.

Although not within the defined centre itself, the adjacent Morrisons store is open until 10pm Monday to Saturday, helping to bring some activity to the western part of the centre in the evenings. However, most of the district centre's retail and service operators close by 6pm.

However, as noted above, Eastwood benefits from a range of food and drink operators with long opening hours, including 15 pubs and bars, 11 takeaways and two social clubs. These uses are distributed throughout the centre but concentrated in the west. This evening leisure offer is considered to be strong for a centre of this size and ensures that Eastwood benefits from trade, activity and footfall until the early hours of the morning.

Vacancies

The proportions of vacant floorspace and units in the centre are largely in line with the relevant national averages.

The largest vacancies identified by Experian/Goad are located on Church Walk to the rear of St Mary's Church, which is not within the defined centre boundary. These units have a limited impact on perceptions of the district centre itself because they are some distance away and screened from view by trees and the church itself.

Within the adopted centre boundary, vacancies are distributed throughout, but with a particular concentration in the central part of Nottingham Road. The detrimental effect that these empty premises have on the street-scene is exacerbated by some poorly-maintained and dated shopfronts in this area and the presence of takeaways which are shuttered during the day, leading to a feeling of inactivity in this part of the centre.

Opportunity Sites

While it will be important to repurpose or reoccupy the identified vacant units, there are few opportunities for the expansion or reconfiguration of the centre in its current state given: the limited scale and format of much

of its commercial stock, the presence of the busy Nottingham Road, and the heritage assets in the Scargill Walk area.

Nonetheless, we are aware of some recent planning permissions for residential development in close proximity to the district centre which, if completed, are likely to provide a boost to its vitality and viability by generating new footfall and expenditure. These permissions are references:

- 20/00844/OUT and 22/00894/REM, which allow for the construction of 104 dwellings on the site of the former Lynncroft Primary School approximately 150m to the north of the district centre;
- 20/00845/OUT, which gives outline consent for 60 assisted living apartments also on the former primary school site; and
- 22/00100/FUL, which was granted on appeal and allows for the construction of 16 served apartments on an existing car park at Kelham Way on the western edge of the district centre.

Pedestrian Flows

Eastwood benefits from fairly high levels of footfall, particularly around the foodstores and larger comparison uses in the central and eastern parts of Nottingham Road. The western part of Nottingham Road was less busy at the time of our site visit, reflecting the concentration of leisure operators with later opening hours in this part of the centre. It is assumed that these operators will draw activity into the area in the evenings.

The Church Street and Church Walk parts of the centre were also noticeably quieter than the main shopping street, but still attracted consistent foot traffic.

While the edge-of-centre Morrisons store itself was busy, we observed few pedestrians linking their trips via Grant Way and Mansfield Road, in the western part of the district centre. We consider that this is partly a reflection of the distance between the commercial units in these locations and the supermarket entrance, and also due to the natural local topography. The footpath that links Morrisons to the district centre lies at the bottom of a steep hill, and pedestrians (particularly those with mobility impairments) may struggle with the uphill journey.

Accessibility

Due to its location on the busy Nottingham Road, Eastwood benefits from good road and public transport links with the city centre and other local destinations including Hucknall, Selston, Alferton, Heanor, Ripley and Ilkeston. Numerous bus stops and shelters are provided on both sides of Nottingham Road.

There are no dedicated roadside bike lanes and the busyness and relative narrowness of Nottingham Road may deter some users from travelling by bike. Nonetheless, the centre does provide for cycle parking to the front of The Hollies parade.

The district centre benefits from extensive walk-in residential catchment, and is well-connected with the local network of pavements and footpaths. However, as noted above, the local topography is hilly in places and may prove challenging for those with impaired health or mobility requirements. As the main shopping street, Nottingham Road itself is fairly flat and offers some benches for those who need to stop and rest.

Perception of Safety

Overall, the largely linear layout of Eastwood and consistent footfall means that there is a good level of natural surveillance and all parts feel safe and secure during the daytime.

As noted above, the district centre's strong evening leisure offer assists with creating a perception of activity and safety after dark. We observed little evidence of graffiti or vandalism on the day of our visit, suggesting that anti-social behaviour is not prevalent in the centre.

Environmental Quality

The streetscape in Eastwood is varied, with the mix of building styles including ground-floor units within converted Victorian terraced houses with residential or office accommodation above, purpose-built 1960s-style retail precinct units, and modern format stores like the Iceland supermarket on Nottingham Road.

The Scargill Walk part of the district centre contained attractive heritage assets, some of which are associated with the writer DH Lawrence, who was born in Eastwood. There are also some high-quality individual buildings on the main shopping street, such as the Lady Chatterley and Sun Inn pubs.

Nottingham Road is mostly well-maintained, with limited litter or clutter and some street trees/furniture which add visual interest. Some of its shopfronts would benefit from maintenance/enhancement, particularly in the central part of the road where vacancies are concentrated. Shuttered takeaways are also a slight issue, although there are no large clusters that would create a long length of inactive frontages.

In general, the environment is considered to be functional and appropriate to serve the needs of the catchment.

Conclusions

With 156 units and over 28,000 sq.m of floorspace, Eastwood is one of the largest district centres in Greater Nottingham. It benefits from a strong convenience offer, providing for national multiple supermarkets and a range of smaller convenience stores, independent bakers and confectioners, and a delicatessen. An edge-of-centre Morrisons store provides some potential for linked trips but remains slightly separated from the defined district centre due to topography and the distance between the centre and the store entrance.

Comparison provision is impacted by the district centre's proximity to the large-format retailers at Giltbrook Shopping Park. Despite the competition, Eastwood is able to sustain a good variety of comparison operators,

including some national multiples, albeit that provision is slightly skewed towards the lower or value end of the market.

This leisure offer primarily comprises food and drink operators – including a number of bars, public houses and takeaways – and is considered to be reasonably strong for a centre of this size. Thus, Eastwood is able to attract trade, activity and footfall until late into the evenings.

The proportions of vacant floorspace and units in the centre are broadly in line with the relevant national averages. Vacancies are distributed throughout Eastwood, but with a particular concentration in the central part of Nottingham Road, where their detrimental impact is exacerbated by some poorly-maintained and dated shopfronts and the presence of takeaways which are shuttered during the day. In general, however, the centre's environment is considered to be functional and appropriate to serve the needs of the catchment.

Overall, Eastwood is considered to be a reasonably vital and viable centre which meets the majority of the day-to-day shopping and service needs of the surrounding residential catchment.



Legend

- Comparison
- Convenience
- Leisure Service
- Retail Service
- Financial & Business Service
- Vacant

50 metres

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Kimberley District Centre

Description

Kimberley district centre is compact, comprising just 66 commercial units and 12,401 sq.m of floorspace. Its retail and service provision comprises a mix of purpose-built modern units like the Sainsbury's superstore and at Greens Lane in the east of the centre, together with small units on the traditional shopping streets of Main Street and James Street, which largely comprise the ground floors of converted terraced housing.

Sainsbury's anchors the district centre and dominates its retail offer, accounting for the majority of convenience floorspace and also selling a broad range of comparison goods. Convenience provision is supplemented by Heron Foods and a number of smaller food operators including a Greggs bakery and independent off-licence and convenience store.

The comparison offer similarly comprises a small number of national multiples, concentrated at Greens Lane and including Poundland and Card Factory, and a range of smaller independent retailers.

The leisure offer focusses on food and drink and the range of takeaways, restaurants and public houses is good for a centre of this size. The centre's pubs, in particular, draw footfall and activity to Kimberley in the evenings.



Figure 1: Kimberley district centre is anchored by its Sainsbury's superstore.



Figure 2: Other national multiples are focussed in the purpose-built retail units at Greens Lane.



Figure 3: The centre contains a good range of takeaways, restaurants and public houses.



Figure 4: Kimberley enjoys high accessibility by public and private transport.

Table 1 District Centre Floorspace Composition

GOAD Category	Floorspace at 2023 (sq.m)	Floorspace at 2023 (%)	Floorspace UK Average at 2023 (%)
Comparison	2,137	17.2%	29.8%
Convenience	5,775	46.6%	15.5%
Financial	514	4.1%	6.4%
Leisure	1,349	10.9%	26.6%
Retail Service	1,925	15.5%	7.2%
Vacant	702	5.7%	13.9%
TOTAL	12,401	100.0	100.0%

Source: Composition of District centre based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Table 2 District Centre Unit Composition

GOAD Category	Units at 2023	Units at 2023 (%)	Units UK Average at 2023 (%)
Comparison	15	22.7%	26.6%
Convenience	6	9.1%	9.3%
Financial	4	6.1%	8.5%
Leisure	14	21.2%	25.6%
Retail Service	20	30.3%	15.8%
Vacant	7	10.6%	14.1%
TOTAL	66	100.0	100.0%

Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Uses

Kimberley's proportion of convenience floorspace (46.6%) is over three times the national average (15.5%), whereas the proportion of units in convenience use (9.1%) is roughly in line with the UK average (9.3%). This finding reflects the large size of the anchor Sainsbury's superstore in the east of the district centre compared to the remaining commercial stock. At 5,079 sq.m gross, Sainsbury's alone accounts for 88% of the convenience floorspace in Kimberley and dominates its retail offer.

The district centre's convenience offer is supplemented by a Heron Foods store and a number of smaller food operators including a Greggs bakery and independent off-licence and convenience store.

In terms of its proportions of both comparison floorspace (17.2%) and units (22.7%), Kimberley's level of provision is below the relevant national averages (29.8% and 26.6% respectively). However, we consider this finding to be a reflection of the small floorplates and the format of most of the district centre's commercial stock, which is unsuited to the needs of many modern comparison retailers (particularly national multiple operators). Moreover, the Sainsbury's store also sells a broad range of non-food goods (including via an in-store Argos concession) which will fulfil many of residents' comparison shopping needs.

Aside from the Sainsbury's store, comparison retailing in the district centre comprises a small number of national multiples, concentrated at Greens Lane and including Poundland and Card Factory, and a range of smaller

independent retailers. The latter includes some quality specialist retailers selling a diverse range of goods including flowers, boutique clothing and hardware.

The proportions of leisure floorspace and units in Kimberley are also below the corresponding national averages. However, the district centre offer, which focusses on food and drink, comprises a range of takeaways, restaurants and public houses which is good for a centre of this size.

Retail services are a key strength of the district centre, with proportions of both floorspace and units in these uses being around double the relevant national averages. The range of retail service operators in the district centre provides for a large number of residents' day-to-day needs and includes health and beauty operators, a post office, opticians and a dog groomer.

The financial and business service offer comprises three estate agents and a building supplies wholesaler, which is considered to reflect the needs of the catchment.

Daytime/Evening Economy

Kimberley's daytime economic offer is underpinned by its role as a convenience (and to a lesser extent comparison) retail and retail services destination.

As would be expected for such uses, the smaller outlets operate for the most part within daylight hours. The larger national multiples on Greens Lane tend to close by 7pm. Sainsbury's closes at 10pm between Mondays and Saturdays. Given the size and prominence of this store, this brings some activity and surveillance to the east of the centre in the evenings.

However, Kimberley's evening economy is primarily driven by its food and drink leisure operators, which comprise a good range of largely independent takeaways, restaurants and pubs. These operators are spread throughout Main Street and James Street, which, given the compact nature of Kimberley, ensures that there is some level of footfall and activity in the majority of the centre during the evenings.

Vacancies

Vacancy rates in the centre are well below the relevant national average in terms of floorspace, reflecting the small size of the units in the traditional part of the centre. In terms of proportions of units, vacancy rates are closer to the UK average, but still comfortably below.

The largest vacancy on the day of our site visit was the former Queens Head pub, which measures approximately 215 sq.m gross. This unit occupies a prominent location on the corner of Main Street and James Street.

Vacancies are generally concentrated towards the west of the centre, further away from the anchor Sainsbury's store. These units are generally well-maintained, limiting their adverse impact on the street-scene, but it will be important to reoccupy or repurpose this space in the future.

Opportunity Sites

Whilst it will be important to reoccupy or repurpose the identified vacant units in Kimberley, there are few medium or large-scale development opportunities within the district centre given the limited scale and format of much of its commercial stock. A search of the Council's public access planning database has not found any relevant planning applications or permissions for significant new developments within the centre.

Pedestrian Flows

Owing to its general accessibility and walkable nature, Kimberley enjoys good levels of footfall throughout but particularly around the Sainsbury's store and Greens Lane units in the east of the centre. Connections between Sainsbury's and the traditional shopping streets are good, aided by numerous pedestrian crossing points and ample street lighting, which encourages linked trips.

While Main Street does attract substantial levels of car traffic, in general this is not overbearing. Moreover, the numerous pedestrian crossing points and double-yellow lines mean that the road is not difficult to cross and does not significantly impede north-south pedestrian movements.

Accessibility

Kimberley enjoys good accessibility by private and public transport. It has road connections with the A610, a key route into Nottingham city centre that also links with the M1. The district centre is served by numerous bus stops, offering frequent services to destinations including Alferton, Heanor, Ripley, Ilkeston, Selston Green, Swingate, Hucknall and the city centre.

While there are no dedicated cycle lanes, the generally flat topography means that cycling is a viable option for visitors. The district centre benefits from a large walk-in catchment and is well-connected to the local network of pedestrian footpaths.

Kimberley is compact and walkable. In general, the topography is fairly flat and disabled access ramps are provided up to the Sainsbury's store, which occupies a slightly elevated position. The district centre is therefore considered to have good accessibility for those with mobility impairments.

Perception of Safety

Kimberley benefits from a general sense of safety and security, which is reinforced by the good levels of foot traffic throughout the centre, the high level of natural and passive surveillance afforded by the compact and largely linear layout, the fact that the pedestrian frontages contain uses that are active day and night, and the well-maintained shopping environment. On the day of our site visit, we observed no graffiti or other evidence of anti-social behaviour, suggesting that the centre is generally safe at all hours.

Environmental Quality

Kimberley's environment is generally a pleasant mix of more traditional shop premises and well-maintained modern retail units. The Grade II listed war memorial in the east of the centre is a particularly attractive feature which contributes to the quality of the centre environment. Kimberley also benefits from trees and other soft landscaping, which provide welcome

greenery. In general, the centre is clean, tidy and well-maintained, with an overall high environmental quality.

Conclusions

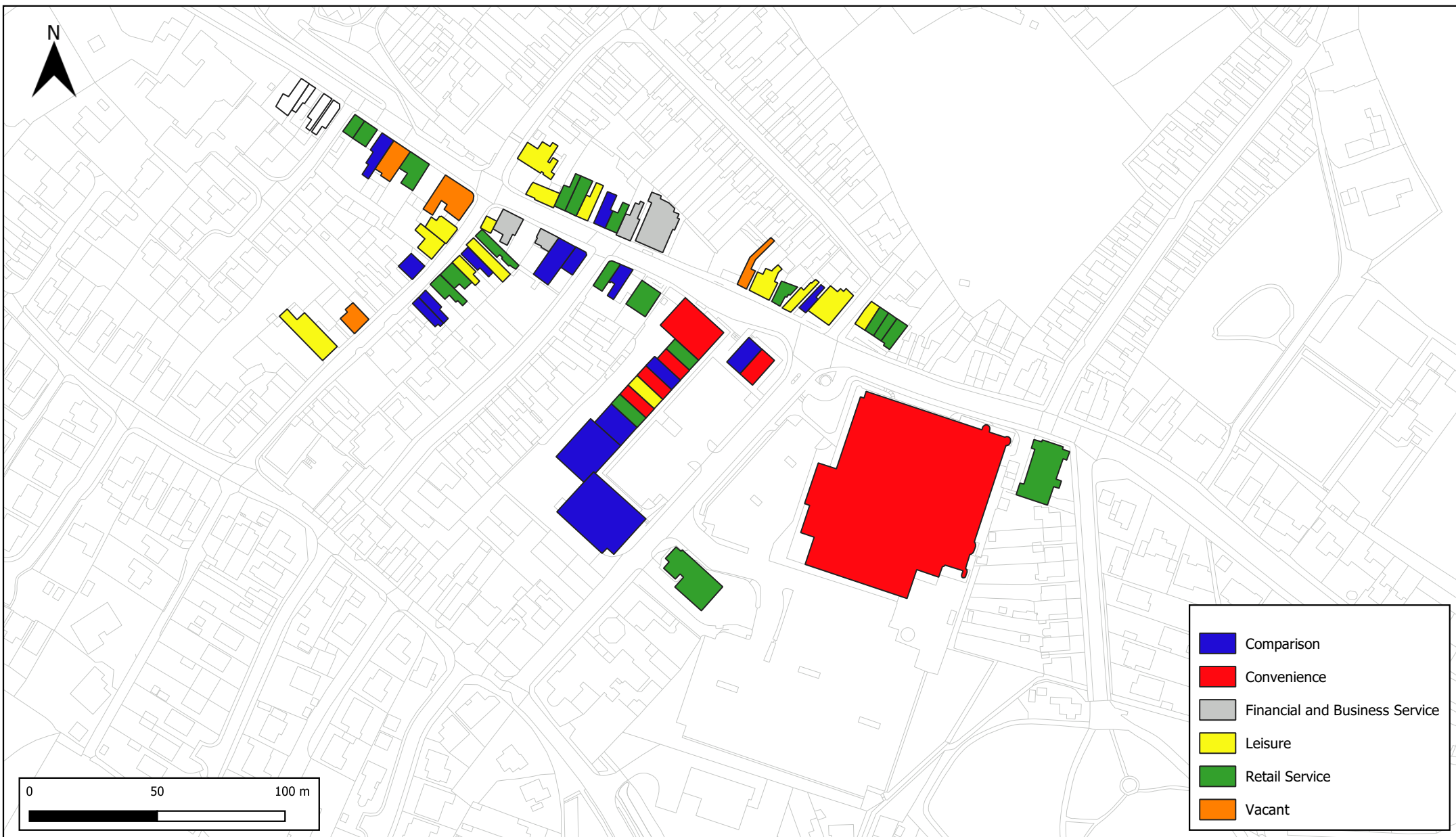
Kimberley primarily functions as a convenience (and to a lesser extent comparison) retail and retail services destination. The Sainsbury's superstore in the east of the centre forms the key anchor and dominates the retail offer. This store is supplemented by a range of national multiple retailers, concentrated in the small retail park at Greens Lane, and a high-quality mix of independent and specialist retail and service operators in the more traditional shopping streets of Main Street and James Street.

The evening economy is primarily driven by the district centre's food and drink leisure operators, which comprise a good range of largely independent takeaways, restaurants and pubs. These operators ensure that there is some level of footfall and activity in the majority of the centre during the evenings.

Vacancy rates are comfortably the national averages in terms of both floorspace and units. Vacancies are generally concentrated towards the west of the centre, further away from the anchor Sainsbury's store. These units are generally well-maintained, limiting their adverse impact on the street-scene, although it will be important to reoccupy or repurpose this space in the future.

In general, the district centre scores highly for environmental quality and accessibility, with features like the war memorial creating an attractive street scene and with the compact geography and generally flat topography making the centre easily navigable even for those with mobility impairments. The centre enjoys good footfall, with the Sainsbury's being well-connected with the remainder of the centre and thus generating substantial linked trips.

Our overall conclusion with regard to the health of Kimberly district centre is that it is vital and viable, and performs well in meeting the needs of local residents.



Stapleford District Centre

Description

Stapleford is a well-connected district centre with strong bus links to Nottingham City Centre and the wider area. It is focussed along Derby Road and follows a linear pattern.

There are a total of 147 commercial units, which together comprise 23,430 sq.m of floorspace. The majority of its commercial premises are located on the ground floor units of a mix of smaller terraces and 1960s-style purpose-built buildings. The centre's economy is underpinned by its leisure, retail and comparison service offer.

The environmental quality of Stapleford is generally pleasant with well-maintained shopfronts and street furniture. There is however a lack of urban greenery, and a number of vacant units which detract from the overall impression.



Figure 1: Vacant units located at the southwestern gateway into the centre.



Figure 2: Public space used for hosting the local market.

Table 1 District Centre Floorspace Composition

GOAD Category	Floorspace at 2023 (sq.m)	Floorspace at 2023 (%)	Floorspace UK Average at 2023 (%)
Comparison	7,390	31.5%	29.8%
Convenience	1,770	7.6%	15.5%
Financial	1,770	7.6%	6.4%
Leisure	5,300	22.6%	26.6%
Retail Service	3,560	15.2%	7.2%
Vacant	3,640	15.5%	13.9%
TOTAL	23,430	100.0%	100.0%

Source: Composition of District centre based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Table 2 District Centre Unit Composition

GOAD Category	Units at 2023	Units at 2023 (%)	Units UK Average at 2023 (%)
Comparison	39	26.5%	26.6%
Convenience	9	6.1%	9.3%
Financial	15	10.2%	8.5%
Leisure	35	23.8%	25.6%
Retail Service	26	17.7%	15.8%
Vacant	23	15.6%	14.1%
TOTAL	147	100.0%	100.0%

Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of November 2023; UK Average from Experian Goad Report December 2023.

Uses

Stapleford accommodates 147 commercial units which collectively provide 23,430 sq.m of floorspace. The centre's commercial premises generally consist of the ground floor units of a mix of smaller terraced buildings and 1960s-style, purpose-built buildings.

The comparison use function is one of the district's most prevalent sectors, with 39 units (or 26.5%) occupying a floorspace of 7,390 sq.m (or 31.5%). This function therefore trends around the national averages in terms of both number of units and floorspace, at 26.6% and 29.8% respectively. The majority of the comparison users occupy smaller units, with the exception of the Poundstretcher unit (1,800 sq.m) making up almost one third of the total floorspace.

Leisure use is also one of Stapleford's most predominant uses, comprising 35 or 23.8% of units (which compares to 25.6% nationally) and accounting for 5,300 sq.m or 22.6% of floorspace (which compares to 26.6% nationally). This contains a mix of cafes (six units), restaurants (seven units), betting offices (two units), social clubs (two units), pubs/ bars (five units) and take-aways (11 units).

There is a large presence of retail services units (26 or 17.7%) which occupy 3,560 sq.m or 15.2% of floorspace, which trends above national averages. Health and beauty services account for over fifty percent of these units.

Stapleford has a high presence of financial and business services, with both the number of units and gross floorspace significantly exceeding national averages. The 15 units occupy generally smaller units located intermittently along Derby Road.

There is a small presence of convenience units with both the proportion of units (6.1%) and floorspace (7.6%) both trending below national averages at 9.3% and 15.5% respectively. National operators, Sainsbury's and Iceland, occupy units along Derby Road.

Daytime/Evening Economy

Stapleford contains a good selection of services, with its daytime economy underpinned by its leisure, retail and comparison service offer.

In terms of its evening hours, its evening economy is principally focused around eating and drinking, with a variety of take-aways, restaurants and public houses open until the later hours.

Vacancies

The vacancy rate within Stapleford is slightly above national trends, accounting for 15.6% of the units (compared to a national average of 14.1%) and 15.5% of the floorspace (compared to a national average of 13.9%).

Whilst the vacant units are generally well-dispersed throughout the centre and comprise of smaller units, there is a cluster of four adjacent units located at the south western gateway point into the centre (at the junction between Derby Road and Brookhill Street).

The vacant unit at 26-28 Derby Road currently benefits from planning permission for the conversion of two existing retail units into two smaller units and three apartments (under reference 23/00389/FUL).

131-133 Derby Road is currently vacant land and benefits from planning permission for a 44-space public car park with cycle lockers (under reference 23/00046/REG3).

Opportunity Sites

Due to the general small-scale nature and limited size of the commercial stock in Stapleford, there are limited opportunities for expansion and to attract modern large-scale operators.

Pedestrian Flows

On the day of the site visit, footfall in Stapleford was moderate, with users well-distributed throughout the centre.

The walkways along Derby Road are even and wide. Given the centre's linear composition, it is considered that the centre is easily legible.

Accessibility

Stapleford is well served by public transport, with a number of bus stops located around the district centre. These bus stops are served by a number of frequent services to destinations including Nottingham City Centre, Beeston, Wollaton and Derby.

Derby Road runs through the centre and is a single carriageway in each direction, with limited amounts of traffic passing through at low speeds. Plentiful parking is available generally towards the middle and the north of the centre, and on-street parking is available along Derby Road.

The centre benefits from a strong walking catchment due to its proximity to residential development. It roughly covers a stretch of 1km, and whilst it is clearly legible, the connectivity between north east and south west of the centre is limited due to its linear shape. There are a number of pedestrian connections along Derby Road.

There are no dedicated roadside bike lanes, but the centre does provide for cycle parking.

Perception of Safety

Due to the moderate levels of vehicular movements and well-dispersed footfall, Stapleford feels safe with adequate levels of passive surveillance.

There is a good level of activity during evening hours associated with the leisure services located within the centre, therefore maintaining the passive surveillance into the night.

Environmental Quality

Overall, Stapleford presented as a fairly pleasant urban environment. The centre comprises a mix of smaller terraces and 1960s purpose-built buildings. The shopfronts are well-maintained, and streets are clean. Street furniture is located throughout, and an area of public space was being utilised for market stalls on the day of the site visit, contributing to a sense of community. There is however a lack of urban greening which somewhat detracts from the overall environmental impression.

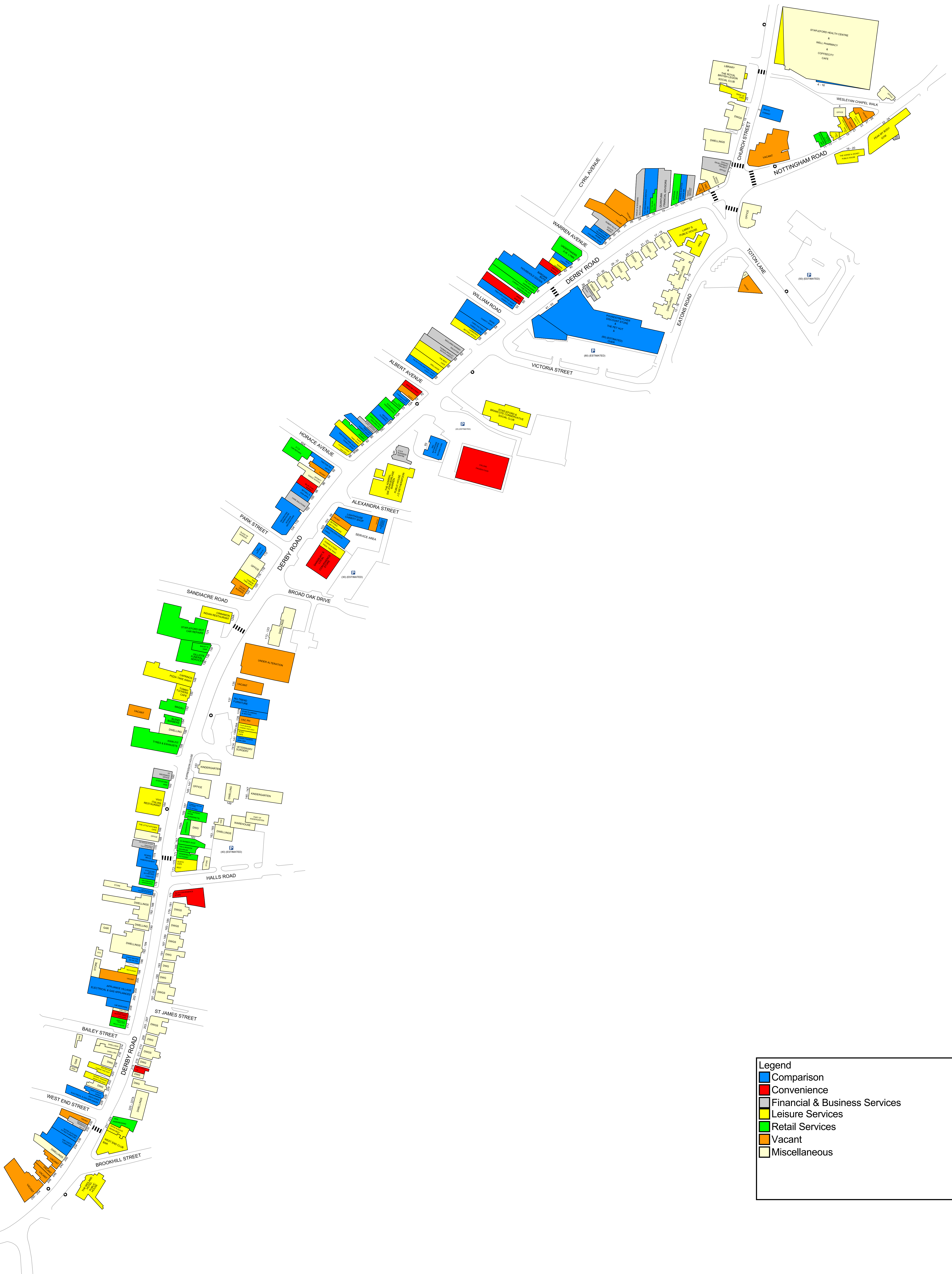
The vacant units, notably the cluster of four units located at the south western gateway into the centre, negatively impact on the environmental character and add an element of 'scruffiness' to the centre.

Conclusions

Stapleford is a larger district centre which is well-connected and benefits from a strong walking catchment. Its daytime economy is underpinned by its leisure, retail and comparison service offer, and its evening economy is based mostly around eating and drinking establishments. The commercial units are generally smaller terraced units, with only the Poundstretcher unit exceeding 1,000 sq.m in floorspace.

The centre has a fairly pleasant urban environment and feels safe due to the levels of passive surveillance and low speeds of traffic passing through. However, there are a number of vacant units which are located at the south western gateway into the centre, which detract from users' first impressions as they enter Stapleford.

Overall, the district centre is considered to be vital and viable.



Legend

- Comparison
- Convenience
- Financial & Business Services
- Leisure Services
- Retail Services
- Vacant
- Miscellaneous



50 metres

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Rushcliffe Borough Council

Bingham District Centre

Description

The Market town of Bingham lies 14.5 km east of Nottingham City Centre at the intersection of the A46 and A52 roads. Bingham is currently identified as a District Centre in the Local Plan Part 1: Rushcliffe Core Strategy.

The district centre is centred around a traditional market square and contains a range of shops and services. A market is held every Thursday and offers a wide variety of fresh produce as well as household goods, plants and clothing. Another footfall draw is Eaton Place which contains a number of units in an enclosed space.



Figure 1: Entrance to Eaton Place which contains a number of units in an enclosed space



Figure 2: Market Square – Market was underway during visit



Figure 3: The offer is largely independent but national multiples include Greggs



Figure 4: Trent Health Centre is now vacant and on the market to let

Table 1 District Centre Floorspace Composition

GOAD Category	Floorspace at 2023 (sq.m)	Floorspace at 2023 (%)	Floorspace UK Average at 2023 (%)
Comparison	2,520	29.4	29.8
Convenience	1,560	18.2	15.5
Financial	520	6.1	6.4
Leisure	2,510	29.3	26.6
Retail Service	1,060	12.4	7.2
Vacant	410	4.8	13.9
TOTAL	8,580	100.0%	100.0%

Source: Composition of District centre based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of September 2023; UK Average from Experian Goad Report December 2023.

Table 2 District Centre Unit Composition

GOAD Category	Units at 2023	Units at 2023 (%)	Units UK Average at 2023 (%)
Comparison	27	32.1	26.6
Convenience	9	10.7	9.3
Financial	6	7.1	8.5
Leisure	20	20.2	25.6
Retail Service	17	20.2	15.8
Vacant	6	6.0	14.1
TOTAL	84	100.0%	100.0%

Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of September 2023; UK Average from Experian Goad Report December 2023.

Uses

Bingham accommodates 84 commercial units which collectively provide 8,580 sq.m of floorspace. Comparison, leisure and retail service each represent around a quarter of the units and floorspace provision. The largest retail units are the Co-op on Market Place and Boyes Discount Store within Eaton Place.

In retail terms, the centre has an important role in meeting day-to-day local needs. As such, it has a higher than average proportion of convenience goods floorspace and a lower than average proportion of comparison goods floorspace.

The largest convenience store is the Co-op, which Experian Goad identifies has a gross floorspace of 570 sq.m. There is also a Sainsbury's Local which has a slightly smaller gross floorspace of 500 sq.m. Other convenience goods on offer include a good number of independents such as Clive Lancaster and Son, Rose and May and the greengrocers Raw.

The comparison goods function, whilst representing a quarter of provision, does fall under the national average for both floorspace and unit composition. Other than some national multiples such as Boots and charity shops such as Barnardo's, the offer is predominantly independent and includes DIY and home improvement shops, clothing and discount shops.

Bingham's leisure service offer occupies 20.2% of the units and 29.3% of the floorspace, which compares to the national averages of 26.6% and

25.6% respectively. There are a good number of cafes (three in total), takeaways (nine) and public houses and restaurants (six), with a good range of cuisines provided.

Bingham also has relatively strong retail service offer, with the proportion of retail service floorspace and units above national average level. Bingham provides a goods range of retail services, including barbers, hairdressers, opticians, a post office and a nail bar.

Financial and business services account for proportions of floorspace and units marginally below the corresponding national average figures. Four out of the six units are estate agents with the remaining units (two) solicitors.

Daytime/Evening Economy

The centre benefits from a range of public houses and restaurants which ensures there is almost always some activity in the district centre. There are also a large number of takeaways which provide active frontages onto Market Place, Market Street and Long Acre within the evening. Moreover, the national multiple JD Wetherspoons is prominently located within Market Place which provides an active frontage after dark.

Much of the activity is focused around the leisure service offer, with cafes and restaurants securing footfall across their opening hours. The evening economy is also boosted by the number of takeaways which generally open later and continue trading in the evening

Vacancies

Due to the low number of vacant units within Bingham, the floorspace vacancy rate of the district centre amounts to just 4.8% compared to a UK average of 13.9%

The unit vacancy rate is 6.0% which falls below the national average of 14.1%. Three over the vacant units are north / northwest of Market Place whereby they are more detached from main cluster of shops and do not unduly impact on the overall street-scene. The remaining vacant units are spread across the district centre.

Opportunity Sites

Although it will be important to reoccupy or repurpose the identified vacancies in Bingham, there are limited opportunities for expansion or large scale development.

A significant planning application relating to the district centre of which we are aware is reference 23/01407/FUL which was granted September 2023. This full permission allows for a café gallery and retail units including two storey and first floor rear extension at Long Acre Studios.

Moreover. Eaton Place received planning permission for renovation, including works to the entrance fronting Market Street, in July 2019 under reference 18/02889/FUL.

Pedestrian Flows

Bingham benefits from very high levels of car and foot traffic, particularly on Thursday when the weekly market operates. The Square itself is pedestrianised and was observed to be the most busy on the day, however, Eaton Place provides linkages from the square the nearby car parks, library and other services and facilities.

Accessibility

Bingham is easily accessible by a range of means of transport, with bus stops dotted throughout the centre connecting with destinations such as Nottingham City Centre and Grantham. The walkability of the centre is considered to be relatively good, the topography is flat and the use of one way systems for traffic ensures it is safe and easy to cross the road. However, there was a notable lack of pedestrian crossings which could pose issues for people with mobility impairments.

Perception of Safety

Overall, the layout centred around the market square and consistent footfall means that there is a good level of natural surveillance and all parts feel safe and secure during the daytime. There are a few takeaways, public houses and restaurants but the centre would benefit from a greater number and diversity of evening uses, especially restaurants, to ensure all parts of the centre feel active and safe after dark. There is plentiful streetlighting and no graffiti or other evidence of anti-social behaviour, so that the perceived threat of crime is low.

As a consequence, we believe that Bingham generally feels like a welcoming and safe centre both during the day and into the evening.

Environmental Quality

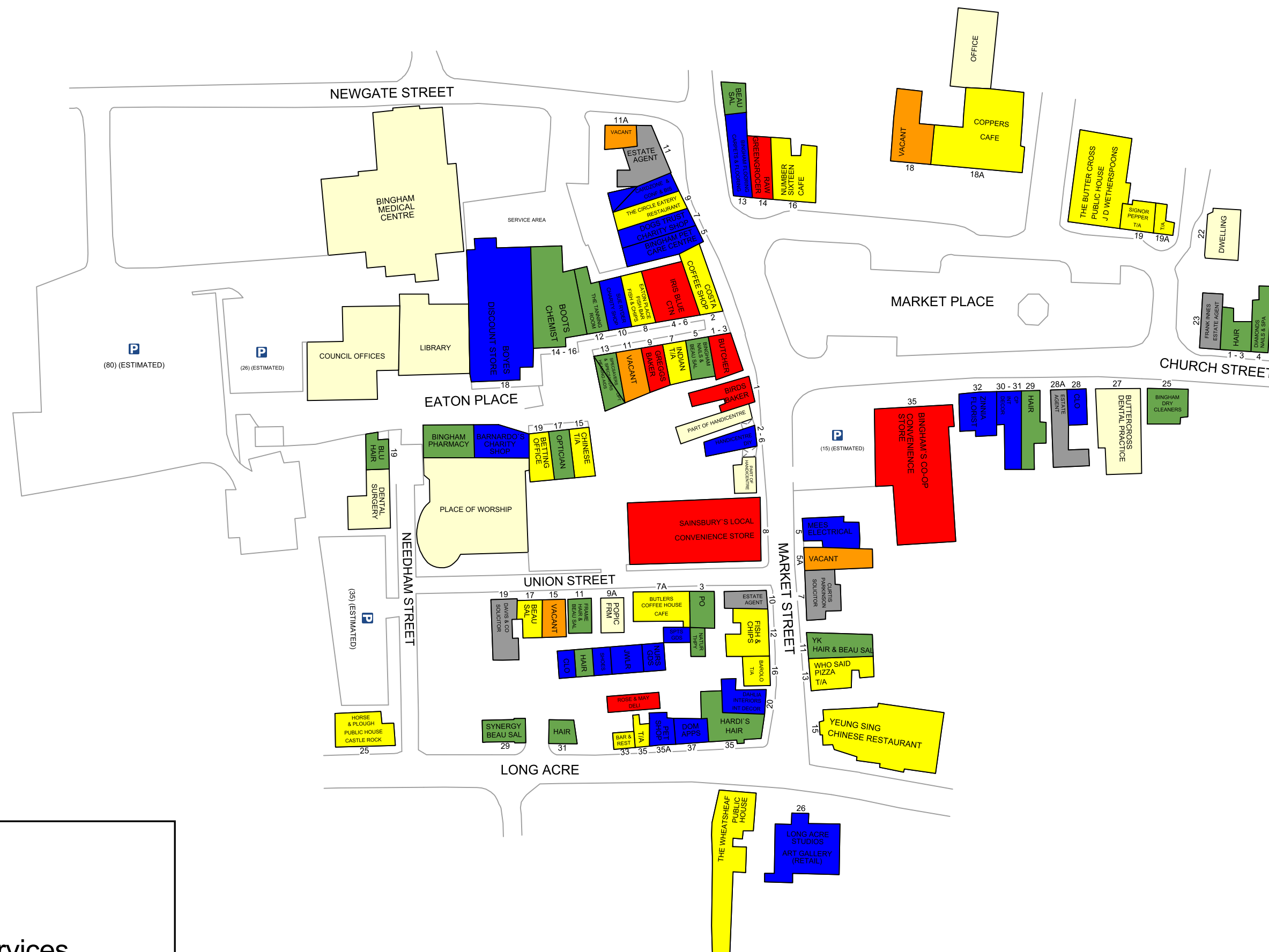
The environmental quality of the district centre is reasonably good, with its shopfronts being well-maintained and with the streets being clean and tidy.

Conclusions

To conclude, Bingham is reasonably viable and vital, benefitting from the footfall and trade brought by the weekly market and broad range of services and facilities on offer. This and the remaining units, which predominantly provide for independent retail service and leisure uses, ensure that the district centre is able to meet the majority of the daily needs of local residents.

The centre's composition is equally shared between its leisure, retail and comparison service offer. The leisure service offer is principally focused around cafés, restaurants, and takeaways (rather than licensed premises). The retail offer is primarily centred around health and beauty and comparison goods is varied.

The district centre is well used both during the day and into the evening, which reflects the local demographic and the leisure uses supported. The centre has a relatively low vacancy rate and provides an important range of goods and services. It is considered to be generally vital and viable.



Legend

- Comparison
- Convenience
- Financial & Business Services
- Leisure Services
- Retail Services
- Vacant
- Miscellaneous



50 metres

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West Bridgford District Centre

Description

West Bridgford is located approximately 4.8 km south east of Nottingham City centre, off of the A60 and close to the A6011, both of which lead directly into Nottingham. The district centre is linear in composition and currently identified as a district centre Local Plan Part 1: Rushcliffe Core Strategy.

The district centre of West Bridgford contains a wide range of uses. There are a number national multiple operators, including a M&S, Café Nero and Oliver Bonas, which are complemented by a range of independent shops and service operators which help to fulfil residents' day-to-day needs.

West Bridgford Park is also located within the centre provided a plethora of amenity space and greenery for residents to utilise.



Figure 1: Entrance to West Bridgford Park



Figure 2: Outlines linear nature of West Bridgford and high amount of footfall



Figure 3: Former Barclays Bank now Vacant, it occupies a prominent position on Gordon Road/Tudor Square/ Central Avenue interchange.

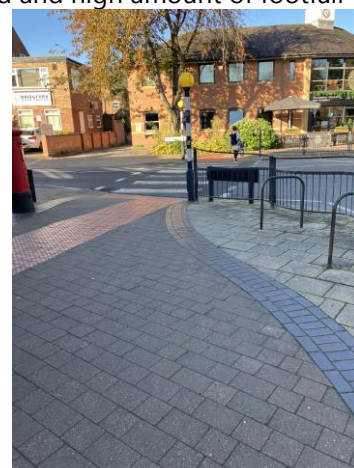


Figure 4: Zebra and pedestrian crossings located throughout demonstrating walkability of centre

Table 1 District Centre Floorspace Composition

GOAD Category	Floorspace at 2023 (sq.m)	Floorspace at 2023 (%)	Floorspace UK Average at 2023 (%)
Comparison	3,290	18.1	29.8
Convenience	4,970	27.4	15.5
Financial	2,410	13.3	6.4
Leisure	4,280	23.6	26.6
Retail Service	2,290	12.6	7.2
Vacant	930	5.1	13.9
TOTAL	18,170	100.0%	100.0%

Source: Composition of District centre based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of September 2023; UK Average from Experian Goad Report December 2023.

Table 2 District Centre Unit Composition

GOAD Category	Units at 2023	Units at 2023 (%)	Units UK Average at 2023 (%)
Comparison	30	22.4	26.6
Convenience	14	10.4	9.3
Financial	23	17.2	8.5
Leisure	30	22.4	25.6
Retail Service	29	21.6	15.8
Vacant	8	6.0	14.1
TOTAL	134	100.0%	100.0%

Source: District centre composition based on boundary as defined by Experian Goad and derived from Nexus Planning Survey of September 2023; UK Average from Experian Goad Report December 2023.

Uses

West Bridgford accommodates 134 commercial units which collectively provide 18,170 sq.m of floorspace. Almost a quarter of the units and floorspace are dedicated to leisure service use. The largest retail units are the Co-op on Park Avenue/Bridgford Road and Marks and Spencer located at Albert Road.

In retail terms, the centre has an important role in meeting day-to-day local needs. As such, it has a higher-than-average proportion of convenience goods floorspace and a lower-than-average proportion of comparison goods floorspace.

The largest convenience store is the Co-op which Experian Goad identifies has a gross floorspace of 2,000 sq.m. The Marks and Spencer has a gross floorspace of 1,360 sq.m. Other convenience goods offer also accommodates a good number of independents including The Fruit Basket, No 8 Delicatessen and Cook Supermarket.

The comparison goods function of the centre is relatively modest. In total 18.1% of the centre's floorspace is used for comparison retailing, which equates to just over half the national average of 29.8%. Similarly, 22.4% of West Bridgford commercial units are occupied by comparison goods retailers, which compares to a UK national average figure of 26.6%. The centre largely comprises national multiple operators such as Oliver Bonas, Waterstones and charity shops such as Oxfam and Age UK.

Retail uses are very much focussed on the main high street along Gordon Road and Central Avenue.

As set out above, leisure service is the second most prevalent use within the district centre after convenience retail, albeit that West Bridgford's proportions of leisure floorspace and units are below the corresponding national average figures.

Financial and business services account for proportions of floorspace and units significantly above the corresponding national average figures. Over a third of these are estate agents.

Daytime/Evening Economy

Much of the activity is focused around the leisure service offer, with cafes and restaurants securing footfall across their opening hours. The evening economy is also boosted by the number of takeaways which generally open later and continue trading in the evening (and in some cases the early hours of the following morning).

The centre benefits from public houses, bars and restaurants which ensures there is almost always some activity in the district centre. There are also a large number of takeaways which provide active frontages along Central Avenue, Gordon Road and Long Acre after dark.

Vacancies

Due to a low number of vacant units within West Bridgford, the floorspace vacancy rate of the District Centre amounts to just 5.1% compared to a UK average of 13.9%

Notable vacant units include the former Barclays bank building and British Telecom's building. The units are broadly spread out across the centre and It is considered that the vacant units do not unduly impact on the overall street-scene.

Opportunity Sites

Although it will be important to reoccupy or repurpose the identified vacancies in West Bridgford, there are limited opportunities for expansion or large scale development. As discussed above, the former telecoms building is perhaps the building most in need of investment.

There have been no significant planning applications relating to the district centre within the last five years.

Pedestrian Flows

West Bridgford benefits from very high levels of car and foot traffic. Central Avenue is by far the busiest with Gordon Road being the quietest. The traffic control measures implemented at Central Avenue and its location as a thoroughfare for pedestrians travelling between different parts of the town make it the most accessible part of the retail centre for pedestrians, and a highly attractive shopping environment.

Accessibility

West Bridgford is easily accessible by a range of means of transport, with bus stops dotted throughout the centre connecting with destinations such as Nottingham City Centre. The walkability of the centre is considered to

be good, the topography is flat and zebra crossings make it safe and walkable. Four large affordable car parks are situated throughout which would not deter anyone from driving.

Perception of Safety

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. The evening uses and broad range of them ensure all parts of the centre feel active and safe after dark. There is plentiful streetlighting and no graffiti or other evidence of anti-social behaviour, so that the perceived threat of crime is low.

As a consequence, we believe that West Bridgford generally feels like a welcoming and safe centre both during the day and into the evening.

Environmental Quality

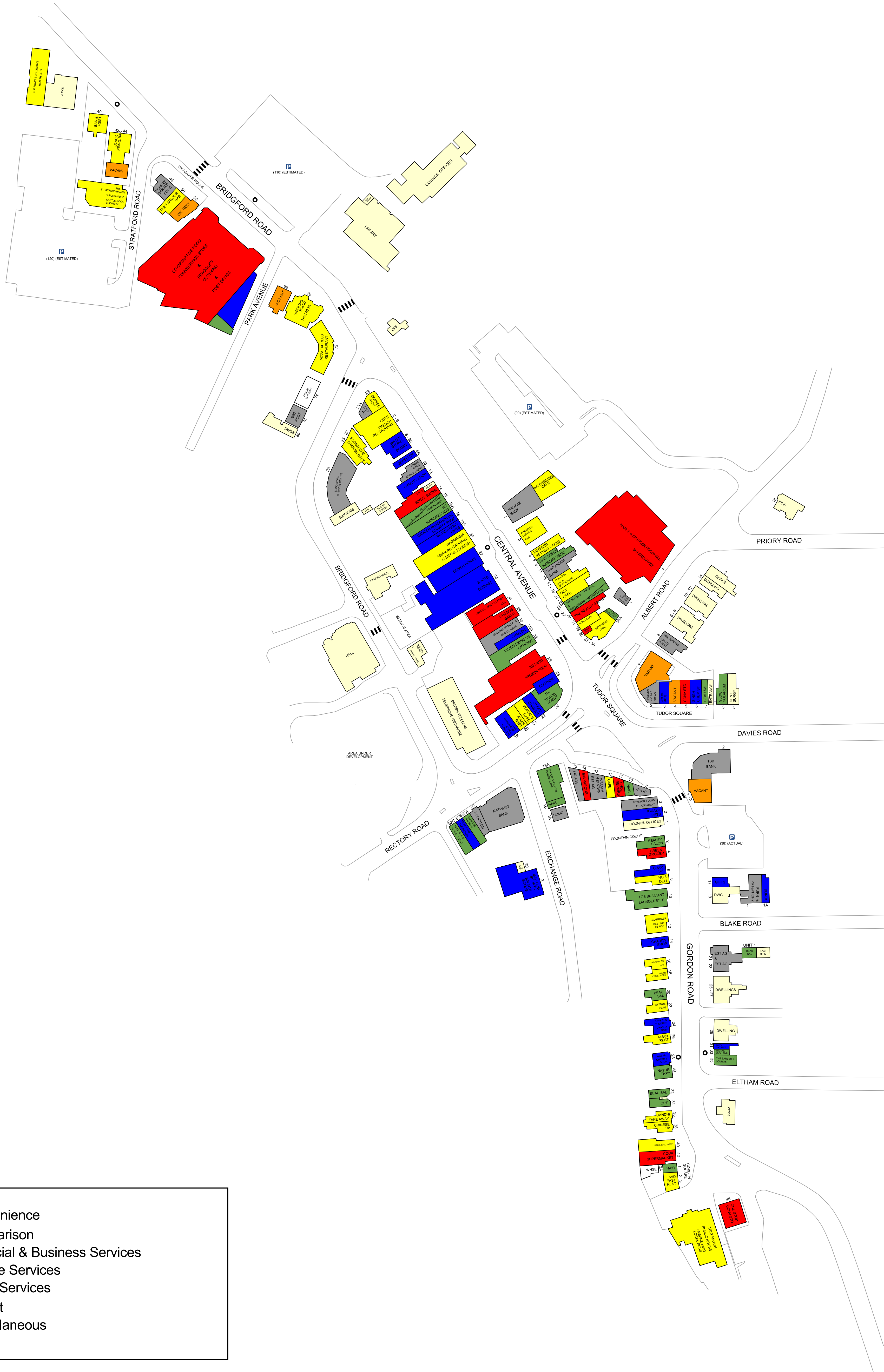
The environmental quality of the district centre is reasonably good, with its shopfronts being well-maintained and with the streets being clean and tidy. There is a good range of seating provided which is attractively integrated with public green spaces.

Conclusions

To conclude, West Bridgford is viable and vital, benefitting from high levels of footfall and trade generated by the broad range of services and facilities on offer. The district centre is able to meet the majority of the daily needs of local residents and visitors alike.

The centre's composition is skewed towards its leisure service offer, which has historically serviced an extensive young professional and student population. The leisure service offer is principally focused around cafés, restaurants, and takeaways (rather than licensed premises).

The district centre is well-used both during the day and into the evening, which reflects the local demographic and the leisure uses supported. The centre has a relatively low vacancy rate and provides an important range of goods and services. It is considered to be generally vital and viable.



50 metres

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