

Broxtowe Borough Council

Note on Town and District Centre Boundary Review

January 2019

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1. Introduction

- 1.1. This note will provide details of how the Town and District Centre boundaries were assessed and will provide justification for the reviewed boundaries.

2. Policy Background

National Planning Policy Framework (March 2012)

- 2.1. The 2012 NPPF states that local planning authorities should plan proactively to meet the development needs of business and support the economy. For town centres this means that local planning authorities should positively promote competitive town centre environments and set out policies for the management and growth of the centres.
- 2.2. Paragraph 23 of the NPPF states that Local Planning Authorities, when preparing Local Plans, should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality and define a network and hierarchy of centres that is resilient to anticipated future economic changes.
- 2.3. The NPPF requires town centres to be defined on the local authorities proposal map. Reference to town centres applies to district and local centres but excludes small parades of shops of purely neighbourhood significance unless they are identified as centres in the Local Plan. Existing out-of-centre developments do not constitute town centres.

Planning Practice Guidance (PPG)

- 2.4. In relation to town centres, the PPG sets out that the Local Plan should set a positive vision or strategy for town centres that is based on evidence of the current state of the town centre and provide opportunities to meet development needs and support their viability and vitality.
- 2.5. Consideration should be given to identifying the appropriate and realistic role, function and hierarchy of town centres. This will involve auditing existing centres to assess their role, vitality and viability. The health of the town centre and market signals should be assessed with health indicators, such as assessing diversity of use and retail representation, ground floor vacancy levels, accessibility and state of environmental quality.

3. Review Methodology

- 3.1. The boundaries were assessed by using the current town and district centre boundaries as a baseline. Officers undertook site visits to survey the uses within and at the edge of the existing boundaries, in particular to consider if amendments were required to reflect new development or to make the boundaries more logical. Mapping (see Appendix 1) and aerial data was also used to analyse the boundaries and how these relate to buildings and other physical features. Consideration was also given to key features that contributed to the town centre, this included considerations of:

- Local key anchor stores within the centre and the implications for surrounding shops and services;
- Current use classes and land uses;
- Proportion of vacant street level property;
- Accessibility and pedestrian flows;
- Understanding the location of key public transport nodes and routes into the centre, such as bus and tram stops;
- Potential sites and areas of land that could be redeveloped to meet any future retail needs or rationalisation of existing shops and facilities;
- Avoiding the inclusions of large areas of existing residential development at ground floor level, whilst acknowledging that residential development plays an important role in ensuring the vitality of centres; and
- Natural boundaries based upon distinctive and recognisable features, ensuring that the boundaries are logical and easy to identify on the ground.

3.2. Town and district centre use class and vacancy assessments are also carried out monthly by the Council’s Town Centre & Regeneration Team. An example of this data (for December 2018) is provided within Appendix 2.

4. **Town and District Centre Boundaries Review**

4.1. Details of the proposed boundary changes and the justification for each change are provided below. The overall strategy is to encourage higher density development in more compact centres and to make it easier and more likely for visitors to the centres to walk from one side to another. The amended boundaries are also to encourage residential development in suitable areas outside of the new boundaries.

Beeston

4.2. Beeston Town Centre is primarily focused on commercial activity along High Road and Station Road. It includes ‘The Square’ shopping area, the bus and tram interchange and two large supermarkets, Tesco on Station Road and Sainsbury’s on Stoney Street. The 2004 Local Plan Boundary also includes the Council Offices and car park and the Town Hall within the boundary.

4.3. The proposed changes are outlined below:

Proposed changes	Justification
Contract land in north east corner (to the rear of Endsleigh Gardens and at the end of Albion Street/ Derby Street)	Removes land to the rear of existing units on High Road which is land which has been developed for residential development (15/00042/FUL). Removes land off Derby Street which is residential in character and has low pedestrian flows.
Extend part of boundary in north east corner	Adds eight additional uses which front directly onto High Road which are well related to units directly opposite and to the south west.

Contract boundary in south west corner	Land to west (along Chilwell Road) comprises of fragmented development with large spaces between commercial properties. There are no A1 uses within this area and it appears detached from the main town centre. Also removes numerous residential properties.
Contract boundary to either side of Foster Avenue	Removes residential properties, the church and the Town Hall from the town centre. Commercial development is sporadic and interjected by residential properties. Development also appears physically separate from the main retail core.

- 4.4. The changes proposed seek to focus the town centre on the retail core along both sides of High Road and Station Road. It seeks to remove residential properties and areas of sporadic commercial development such as along Foster Avenue and to the west of the bus and tram interchange. It also recognises that these areas may be suitable for additional residential development.

Eastwood

- 4.5. The district centre is linear and is focused on premises to either side of Nottingham Road. The 2004 Local Plan Boundary also includes land to the west of Mansfield Road which incorporates Morrison's and the petrol station and a public house.
- 4.6. The proposed changes are outlined below:

Proposed changes	Justification
Contract boundary in north east corner	Boundary currently intersects the library and includes sites accessed from King Street which is residential in character.
Contract southern boundary along Alexandra Street	Removes residential properties.
Contract boundary in south west corner (including St Mary's Church)	Removes areas of predominantly residential development accessed from Devonshire Drive. St Mary's Church is physically separated from the district centre.
Contract boundary to the west (land between Mansfield Road/ Church Street and Morrisons)	Mansfield Road and Church Street act as a logical boundary to the district centre. Existing commercial development to the west of Mansfield Road is spread out over a large area and Morrisons will be covered separately by Policy 12.

4.7. The most significant changes relate to the contraction of the boundary to the west and the south. The purpose of this is to focus on the main retail and commercial centre to the north and south of Nottingham Road. The percentage of A1 uses will increase following the change. Morrisons, to the west, is physically separated from the town centre by Mansfield Road and Kelham Way. However, Policy 12 recognises that limited alterations and extensions would be acceptable in the area currently occupied by Morrisons, provided it enhances links to the main district centre and does not have an adverse impact on the vitality and viability of the centre.

Kimberley

4.8. The district centre encompasses commercial development to both sides of Main Street, development off James Street and the shopping precinct and Sainsbury's supermarket accessed from Greens Lane.

4.9. The proposed changes are outlined below:

Proposed changes	Justification
Contract boundary in north east corner	Removes buildings which are all within a residential use and removes residential gardens of properties on Victoria Street from the district centre.
Removal parcel of land in south east corner and extend district centre boundary to the south.	To accurately reflect the boundary of the Sainsbury's car park.
Contract boundary in north west corner	Main Street and Newdigate Street act as boundaries to the district centre. Removes public house which does not front directly onto Main Street.
Contract boundary to the south west of James Street.	Removes buildings which are all within a residential use. James Street also changes character to the south west towards High Street.

4.10. The proposed amendments only seek to remove relatively small areas from the district centre boundary. The majority of these areas are predominantly residential and the alteration will allow for greater focus on the existing main commercial area. The percentage of A1 uses will increase following the change. The alterations also remove areas which may be suitable for small-scale residential development.

Stapleford

4.11. The district centre is primarily linear and focuses on commercial development off Derby Road. The 2004 Local Plan boundary also includes land to the north off Church Street.

Proposed changes	Justification
Contract boundaries to the north and north (to both sides of Church Street) and to the north east.	To focus retail and main town centre uses into premises along Derby Road.
Contract boundaries to the south west	Removes buildings which are in light industrial uses which front onto Sandiacre Road and Wellington Street. Removes residential flats (Aria Court) which front onto Broad Oak Drive. The majority of flats which form part of this complex are not within the existing centre boundary.

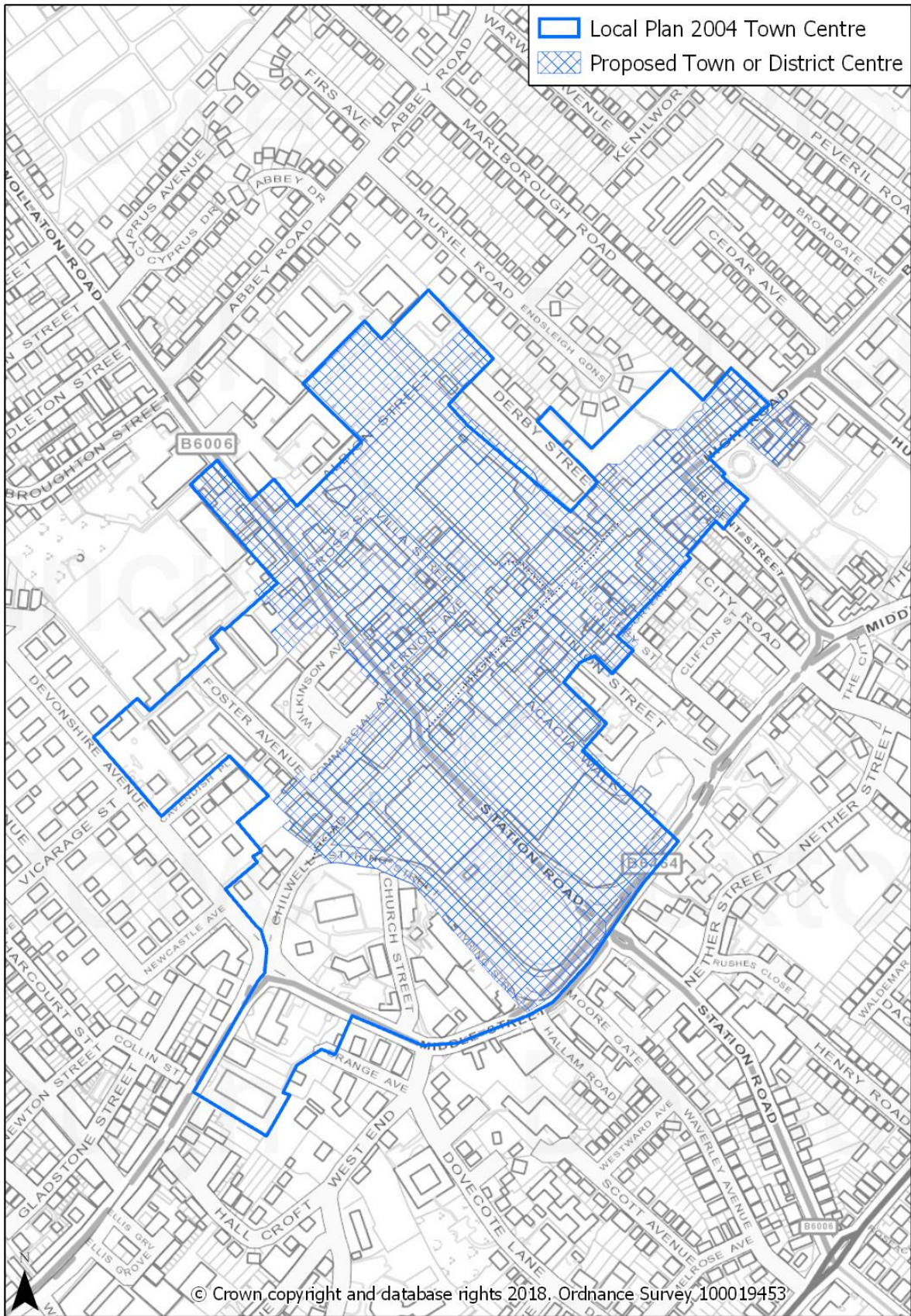
4.12. The vacancy rate within the existing district centre boundary is 11%, higher than any other centre in Broxtowe. The contraction of the town centre boundary seeks to focus main town centre uses to premises along Derby Road where the main stores and A1 uses are currently located. It is considered that the proposed boundary is logical as it is focused on Derby Road and it takes into account where the main bus stops are located. It also takes into account the different form and character of development along Church Street which becomes more residential in character to the north.

5. **Conclusion**

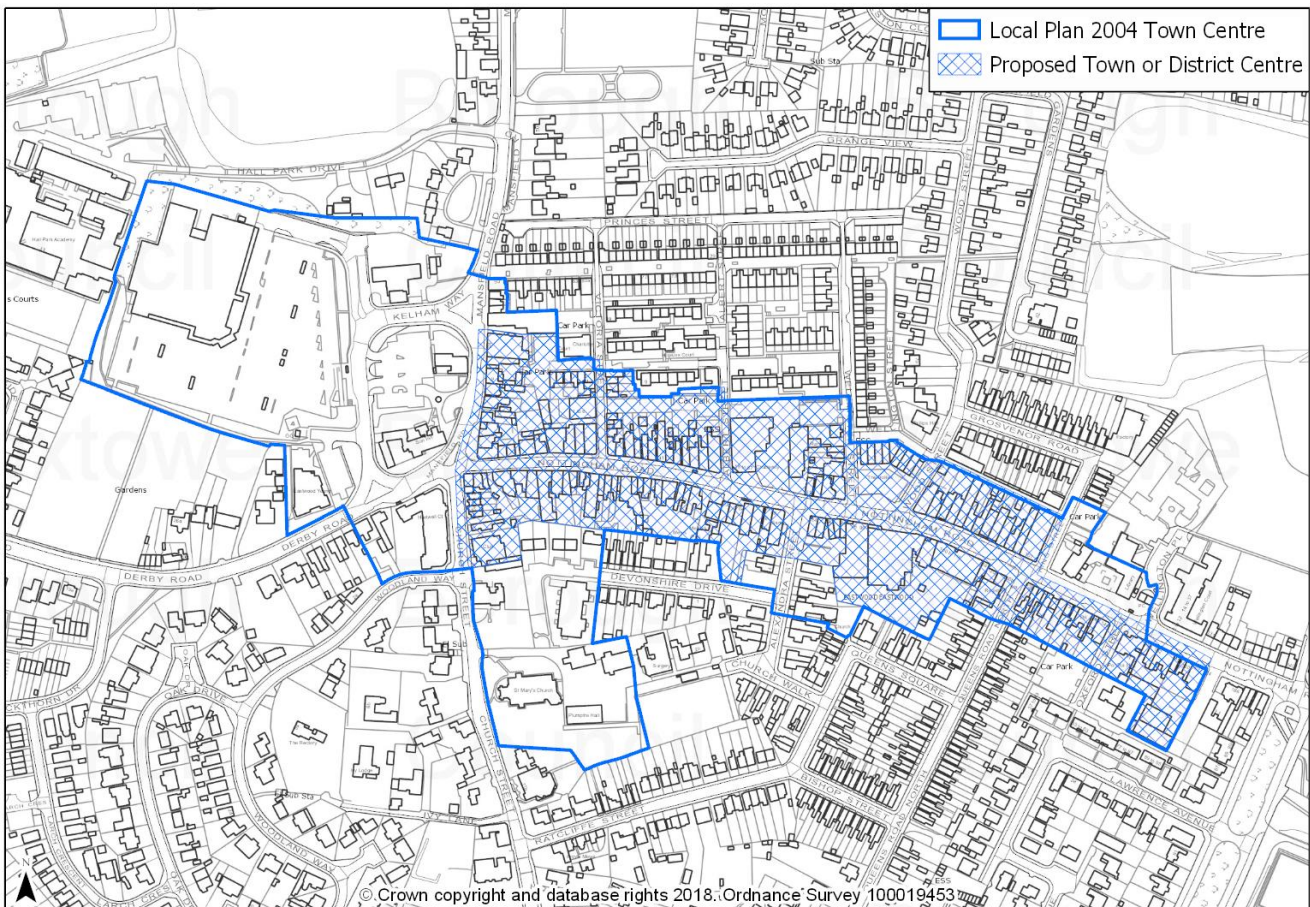
5.1. The proposed revised boundaries, based on detailed analysis of the town and district centres, remove a number of residential properties from the town and district centres and focus town centre development within more compact areas. It is considered that the changes will improve the vitality and viability of the centres and will also encourage residential development in suitable areas outside of the new boundaries.

Appendix 1 – Maps of Existing and Proposed Boundaries

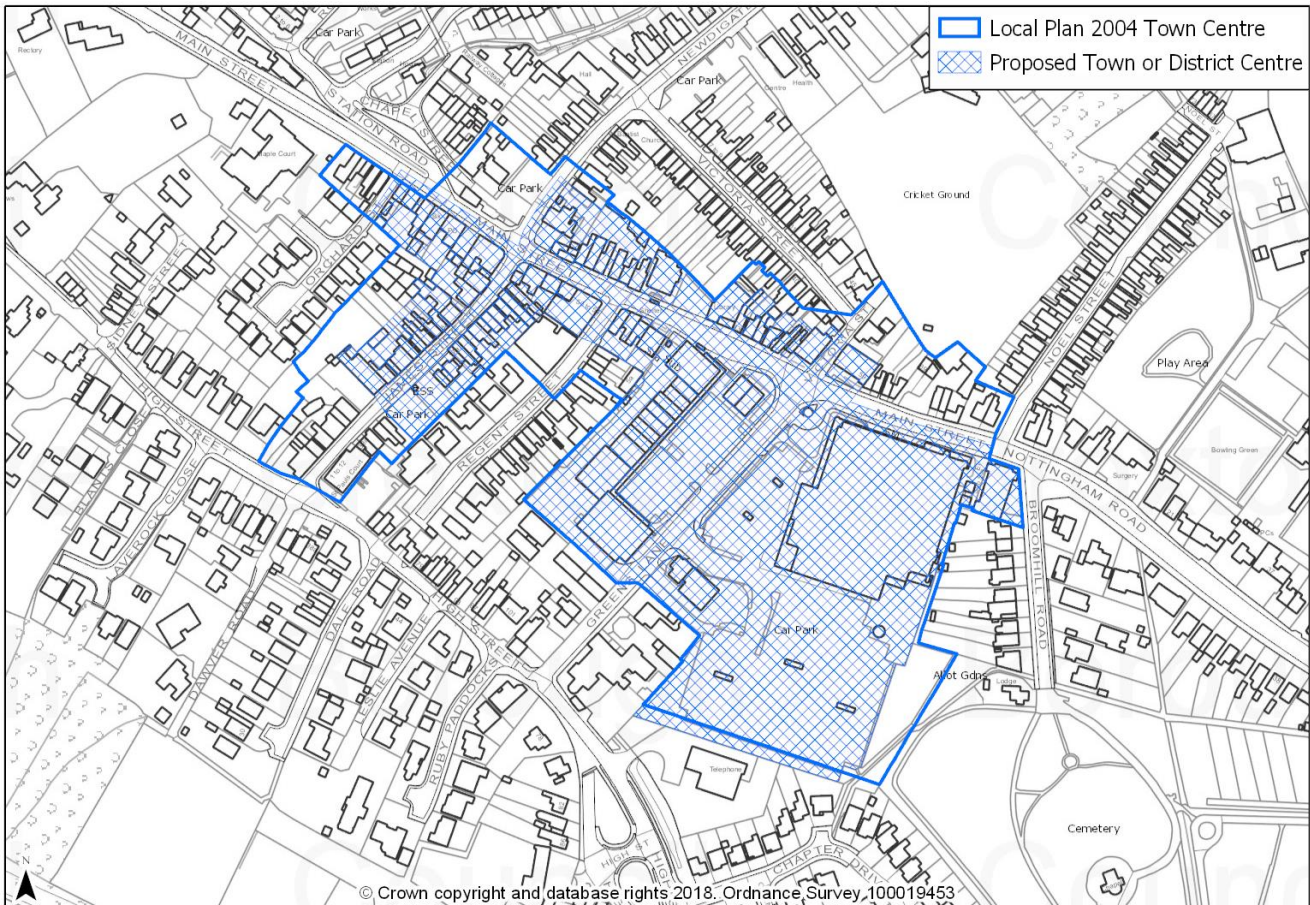
Map 1 – Beeston



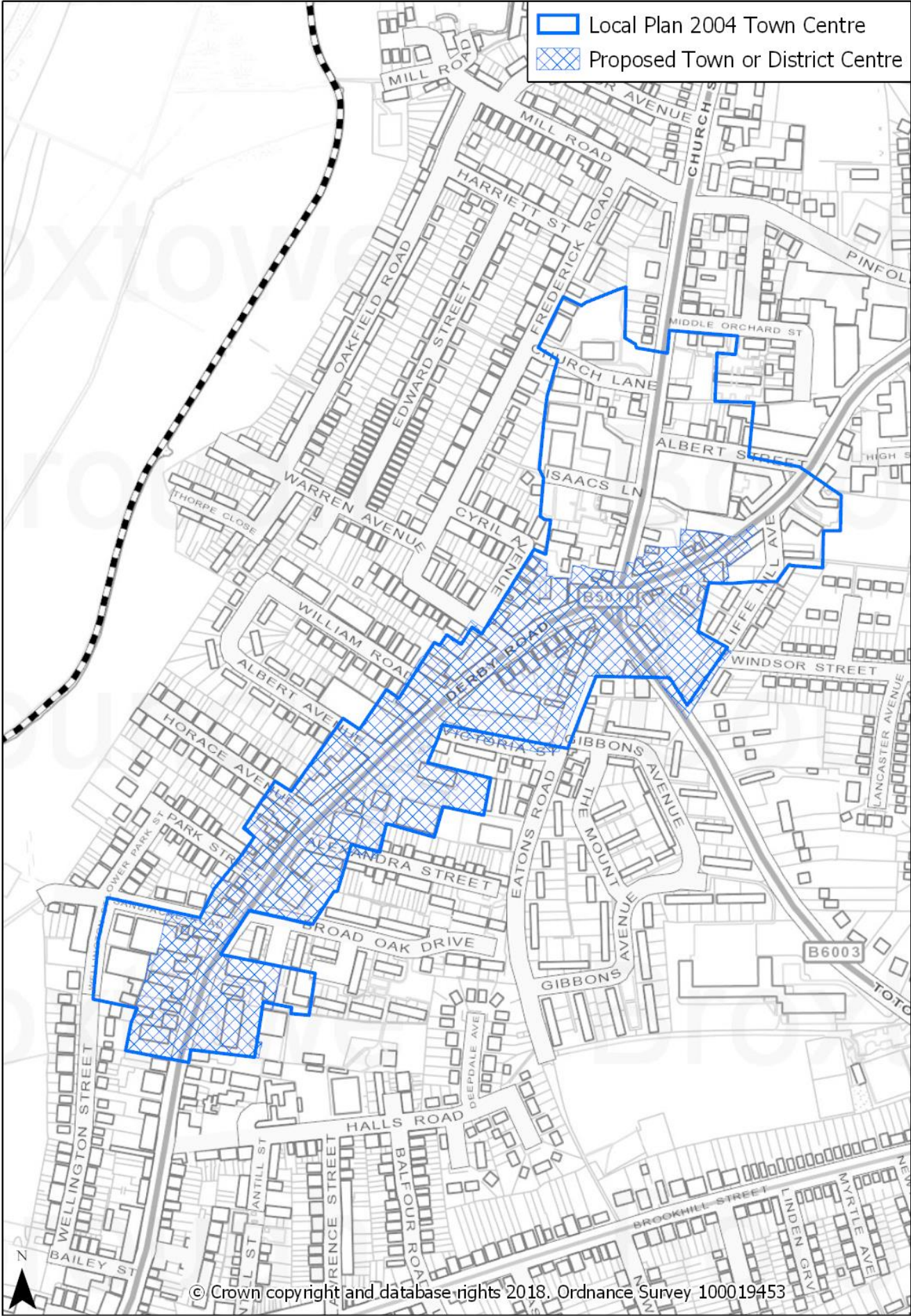
Map 2 – Eastwood



Map 3 – Kimberley



Map 4 – Stapleford



Appendix 2 – Use Classes and Vacancy Data

Table 1A: Beeston Town Centre Boundary Use Classes

Date of Survey: 18/12/2018

No.	Street	Business	Status	Use Class	Retail Category
1, 3	Wollaton Road	Applebees	O	A1	Retail - Non Clothing
2	Wollaton Road	Robert Ellis Estate Agents	O	A2	Other Services
2	Wollaton Road	Beeston Break Chip Shop	O	A5	Takeaway
4	Wollaton Road	News & Essentials - Lifestyle Express	O	A1	Retail - Non Clothing
6	Wollaton Road	The Little Shoe Company	O	A1	Retail - Clothing
8	Wollaton Road	We Fix Feet	O	A1	Retail - Clothing
10	Wollaton Road	Happy Daze	O	A1	Retail - Non Clothing
7	Wollaton Road	Fahrenheit Plumbing and Heating	O	A1	Trade
9	Wollaton Road	Capones	O	A1	Hair/Beauty
12	Wollaton Road	The Appliance Centre	O	A1	Electronics
14-16	Wollaton Road	Bronze Beauty	O	A1	Hair/Beauty
18	Wollaton Road	VACANT (Time for Tea) - TO LET	V	A3	Vacant
38	Wollaton Road	Health Care	N	D1	Health Care
	Wollaton Road	Methodist Church	N	D1	Community
40	Wollaton Road	Home Instead	N	B1	Health Care
42	Wollaton Road	Samra Wealth Management	N	B1	Other Services
44-46	Wollaton Road	Woodside Management Services	N	B1	Other Services
48	Wollaton Road	RJH Lofts	N	B1	Other Services
50	Wollaton Road	Murray Bray Solicitors	N	B1	Other Services
19	Wollaton Road	Commercial Inn Public House	O	A4	Public House
17	Wilkinson Avenue	Rosie Lea's Tea Room	N	A3	Health Care
23	Wollaton Road	Martin & Co. Lettings	O	A2	Estate Agent
31-33	Wollaton Road	Renaissance Fashion Trading Company	O	A1	Retail - Clothing
35	Wollaton Road	P L Hair Design	O	A1	Hair/Beauty

39	Wollaton Road	Dream Kitchen Doors	O	A1	Retail - Non Clothing
41	Wollaton Road	James Ryan Thornhill	O	A2	Other Services
43-45	Wollaton Road	Elliot Clark & Hayes Accountants	N	B1	Other Services
61	Wollaton Road	Table 8	O	A3	Café/Restaurant
63-67	Wollaton Road	Vets For Pets	O	D1	Retail - Non Clothing
78	Wollaton Road	Opus Frames	O	A1	Retail - Non Clothing
76	Wollaton Road	Charleys Parlour Hairdressing	O	A1	Hair/Beauty
74	Wollaton Road	Knit Bits	O	A1	Retail - Non Clothing
72	Wollaton Road	VACANT (Total Fitness Bike and Leisure Shop) - TO LET	V	A1	Vacant
	Wollaton Road	The Cricketers Public House	O	A4	Public House
2	Cross Street	Forces In The Community	N	B1	Community
4	Cross Street	Wren Accountancy Services/ Bulletin PR	N	B1	Other Services
6	Cross Street	Bulletin PR	N	B1	Other Services
8	Cross Street	VACANT (Framework)	N	B1	Vacant
10	Cross Street	Edwards Cleggs Solicitors	N	B1	Other Services
29	Villa Street	Out of this World - Healthfood	O	A1	Food
27	Villa Street	The Lobster Pot	O	A3	Café/Restaurant
25	Villa Street	PDSA Animal Charity Shop	O	A1	Charity Shop
23	Villa Street	Banardos	O	A1	Charity Shop
21	Villa Street	Bedrooms and Kitchens by Lifestyle	O	A1	Trade
19	Villa Street	Treetops Hospice	O	A1	Charity Shop
22	Villa Street	Nimboo Indian Cuisine	O	A3	Café/Restaurant
17	Villa Street	Physio Direct	N	B1	Health Care
	Villa Street	Nicola Martin Dance Studio	N	D2	Other Services
	Villa Street	VACANT (Bob Howson Garage Services)	V	B2	Vacant
9	Vernon Avenue	Darwin Clayton (UK) Ltd Insurance Brokers	N	B1	Other Services
11	Vernon Avenue	Julie Wesson Funeral Directors	N	B1	Other Services
	Vernon Avenue	Magic Mountain	N	A1	Retail - Non Clothing
1	The Square	Birds Confectioners	O	A3	Café/Restaurant
2	The Square	Peacocks Clothing	O	A1	Retail - Clothing

4	The Square	Ashley Peake	O	A1	Home/Interiors
7	The Square	Andrew MuCulloch Jewellers	O	A1	Retail - Non Clothing
8	The Square	VACANT (Nationwide Building Society)	V	A2	Vacant
unit 1	The Square	Costa	O	A3	Café/Restaurant
Unit 2-4	The Square	Wilko	O	A1	Retail - Non Clothing
Unit 5	The Square	Pure Gym	O	D2	Other Services
19-22	The Square	B&M Bargains	O	A1	Retail - Non Clothing
33	The Square	Explore Learning	O	D1	Other Services
35	The Square	Argos	O	A1	Retail - Non Clothing
38	The Square	Post News Shop - Adams & Co Business for sale leasehold	O	A1	Retail - Non Clothing
39	The Square	Ladbrokes	O	Sui Generis	Betting
	Chilwell Road	Chilwell Road Methodist Church	N	D1	Community
19	Chilwell Road	West End Doctors Surgery	N	D1	Health Care
2	Devonshire Avenue	Ellis-Fermor and Neagus Solicitors	N	A2	Other Services
12	Chilwell Road	Beeston Physiotherapy Sports Clinic	N	D1	Health Care
10	Chilwell Road	Alphabet House Day Nursery	N	D1	Community
8	Chilwell Road	Voluntary Action Broxtowe	N	D1	Community
8a	Chilwell Road	Red Dog Transport	O	A2	Other Services
6a	Chilwell Road	Legan Indian Tapas	O	A3	Café/Restaurant
	Chilwell Road	The Last Post Pub	O	A4	Public House
15-17	Foster Avenue	Baldwin Cox and Co Chartered Accountants	O	A2	Other Services
6	Chilwell Road	Lloyds TSB	O	A2	Bank/Building Society
4	Chilwell Road	Specsavers	O	A1	Opticians
2	Chilwell Road	Barclays Bank	O	A2	Bank/Building Society
1	High Road	Nationwide	O	A2	Bank/Building Society
3	High Road	HSBC	O	A2	Bank/Building Society
7	High Road	Meat 4 U Butchers	O	A1	Food
9	High Road	Money Shop	O	Sui Generis	Retail - Non Clothing
11-13	High Road	Bet Fred	O	Sui Generis	Betting
15	High Road	Pure Kutz	O	A1	Hair/Beauty

17	High Road	Cash Converters	O	A1	Retail - Non Clothing
19	High Road	Natwest	O	A2	Bank/Building Society
23	High Road	Fred Hallam Ltd Greengrocers	O	A1	Retail - Non Clothing
25	High Road	W.H. Smith & Post Office	O	A1	Retail - Non Clothing
27	High Road	Vodafone	O	A1	Retail - Non Clothing
29	High Road	New Look	O	A1	Retail - Clothing
31	High Road	Boots	O	A1	Retail - Non Clothing
33	High Road	Savers	O	A1	Retail - Non Clothing
41-43	High Road	Sue Ryder	O	A1	Charity Shop
45	High Road	VACANT (Dianes Cabin Cardshop) - TO LET	V	A1	Vacant
47	High Road	Saint Property Services	O	A2	Estate Agent
49	High Road	Halifax	O	A2	Bank/Building Society
51	High Road	Holland and Barrett	O	A1	Food
53	High Road	Rymans Sationers	O	A1	Retail - Non Clothing
55-57	High Road	Bendigo Lounge	O	A3	Café/Restaurant
59	High Road	Bookland	O	A1	Retail - Non Clothing
61	High Road	VACANT (R.O.K Jewellery)	V	A1	Vacant
63-65	High Road	Salvation Army	O	A1	Charity Shop
1	Stoney Street	Pottle of Blues	O	A1	Public House
1a-2	Stoney Street	The Bean: Espresso Coffee Bar	O	A3	Café/Restaurant
3	Stoney Street	EATONS - Barbers	O	A1	Hair/Beauty
9	Stoney Street	Jardines Pharmacy	O	A1	Pharmacy
11	Stoney Street	The Oaks Medical Centre	O	D1	Health Care
	Stoney Street	Sainsburys	O	A1	Supermarkets
6	Stoney Street	Keith Hall Hair	O	A1	Hair/Beauty
8	Stoney Street	Parkgate Mobility	O	A1	Retail - Non Clothing
4	Stoney Street	Euphoria	O	A1	Retail - Clothing
Paling House	Stoney Street	Peter Brady Hair	O	A1	Hair/Beauty
67	High Road	o2	O	A1	Electronics
69	High Road	VACANT (Grainger Games) FHP	V	A1	Vacant

71	High Road	VACANT (Poundmart)	V	A1	Vacant
73-75	High Road	Iceland	O	A1	Supermarkets
79	High Road	Santander	O	A2	Bank/Building Society
83	High Road	VACANT (Polish Bay)	V	A3	Vacant
85	High Road	The Jessie Boot Pub	O	A4	Public House
89	High Road	Coffee n Cream	O	A3	Café/Restaurant
89a	High Road	Fresh Asia Supermarket store	O	A1	Other Services
91	High Road	British Heart Foundation	O	A1	Charity Shop
93	High Road	Nottingham Hearing Centre	O	A1	Health Care
95	High Road	Sushi House	O	A3	Takeaway
1a	Derby Street	Intergrated Energy Building Services	N	B1	Other Services
Rear 95	High Road	Fresh Asia Supermarket	N	A1	Supermarkets
Adj. 2a	Derby Street	James D. Luke Steel Fabricators	N	B2	Trade
2a	Derby Street	Robert Howes Hairdressing	O	A1	Hair/Beauty
97a	High Road	Ideas Household Goods	O	A1	Home/Interiors
97	High Road	Christines Delights	O	A3	Café/Restaurant
99	High Road	Onyx Goldsmiths Ltd	O	A1	Retail - Non Clothing
101	High Road	Square 7 Teen	O	A1	Hair/Beauty
101a	High Road	I.Scout charity shop	O	A1	Charity Shop
103	High Road	Your Move	O	A2	Estate Agent
103a	High Road	VACANT (Hartleys Estate Agents)	V	A2	Vacant
105	High Road	Chimera	O	A1	Retail - Non Clothing
105a	High Road	Bairstow Eves	O	A2	Estate Agent
107-109	High Road	CP Walker and Son Estate Agents	O	A2	Estate Agent
109a	High Road	Cabline taxis	O	Sui Generis	Other Services
111	High Road	Home Made Bakery	O	A1	Food
111a	High Road	Rocky Riders	O	A1	Retail - Non Clothing
113	High Road	Cutting It Hair Design	O	A1	Hair/Beauty
113a	High Road	Post Office Broadgate	O	A1	Retail - Non Clothing
115	High Road	Pot 'N' Kettle	O	A3	Café/Restaurant

117	High Road	Marhaba Grocery Store	O	A1	Food
119	High Road	Lucky Cantonese Restaurant	O	A3	Café/Restaurant
121	High Road	Infinity Nails	O	Sui Generis	Hair/Beauty
123	High Road	Desert Heaven - MONITOR - no activity	O	A3	Café/Restaurant
125	High Road	Broadgate Laundry Services Laundrette	O	Sui Generis	Retail - Non Clothing
127	High Road	Broadgate Barbershop	O	A1	Hair/Beauty
129a	High Road	Korea House	O	A3	Café/Restaurant
1	Marlborough Road	Kings Carpets	O	A1	Home/Interiors
132- 136	High Road	Magic Taste House	O	A3	Café/Restaurant
130a	High Road	Robert Ellis Estate Agents	O	A2	Estate Agent
1	Regent Street	Moore Associates Physiotherapy	O	D1	Health Care
6	Regent Street	The Hair Studio	O	A1	Hair/Beauty
4	Regent Street	Pizza Palace - King of Pizza	O	A5	Takeaway
2	Regent Street	Sukho Thai	O	A5	Takeaway
124	High Road	VACANT (Oriental Fast Food)	V	A5	Vacant
122	High Road	Chinese Medicine Centre	O	D1	Retail - Non Clothing
120	High Road	Metro Coffee	O	A3	Café/Restaurant
118	High Road	VACANT (Heidi's Home Furnishing)	V	A1	Vacant
114-116	High Road	Cast Hairdressing	O	A1	Hair/Beauty
112 A	High Road	Aurora Laser Clinic	O	Sui Generis	Hair/Beauty
112 B	High Road	Two Little Magpies Gift Shop	O	A1	Retail - Non Clothing
108	High Road	Poppa Pizza Takeaway	O	A5	Takeaway
5	City Road	Young Rascals Day Nursery	N	D1	Community
106	High Road	Pizza Hut	O	A5	Takeaway
100-104	High Road	Iguazu - Arts, Crafts and Gifts	O	A1	Home/Interiors
98	High Road	Cob Stop 98	O	A3	Takeaway
96	High Road	Hing Kee Restaurant	O	A3	Café/Restaurant
94	High Road	Café 94	O	A3	Café/Restaurant
92	High Road	Mobile - Plus	O	A1	Retail - Non Clothing
90	High Road	5 Star Nails	O	A1	Hair/Beauty

88	High Road	Nottingham Floors	O	A1	Home/Interiors
86	High Road	Beeston Newsagents	O	A1	Retail - Non Clothing
82-84	High Road	Rudyards Tea Room	O	A3	Café/Restaurant
80	High Road	Mister Smoke	O	A1	Retail - Non Clothing
78	High Road	Linen Box	O	A1	Home/Interiors
74-76	High Road	My Sight	O	A1	Charity Shop
72	High Road	Craig Dawson Butchers	O	A1	Food
	Wiloughbury St.	The Sewing Box	O	A1	Retail - Non Clothing
	Union Street	VACANT (Highclere Interiors)	V	A1	Vacant
70	High Road	CEX Exchange	O	A1	Electronics
68	High Road	Eco Vape - MONITOR	O	A1	Retail - Non Clothing
66	High Road	Rye	O	A3	Café/Restaurant
64b	High Road	Card Factory/Home and Fragrance	O	A1	Retail - Non Clothing
64a	High Road	Oxfam Charity Shop	O	A1	Charity Shop
64	High Road	Vision Express	O	D1	Opticians
62	High Road	L'Oliva	O	A3	Café/Restaurant
60	High Road	Refan	O	A1	Retail - Non Clothing
58	High Road	Oxfam Books and Music	O	A1	Charity Shop
56	High Road	Card Zone	O	A1	Retail - Non Clothing
52	High Road	Rainbows Hospice Charity Shop	O	A1	Charity Shop
50	High Road	Cancer Research Campaign Charity Shop	O	A1	Café/Restaurant
48	High Road	Café Nero	O	A3	Café/Restaurant
46	High Road	Coop Travel	O	A1	Other Services
44	High Road	Scrivens Opticians	O	D1	Opticians
42	High Road	Timpson	O	A1	Retail - Non Clothing
40	High Road	Community Use Temporary. TO LET CP Walker pp	O	A1	Community
38	High Road	Green Hood Coffee Shop	O	A3	Café/Restaurant
36	High Road	Poundland	O	A1	Retail - Non Clothing
32-34	High Road	Nottingham Building Society and Estate Agents	O	A1	Estate Agent
30	High Road	The Admiral	O	Sui Generis	Betting

26	High Road	Max Spielman Photos	O	A1	Retail - Non Clothing
24	High Road	Frank Innes	O	A2	Estate Agent
22	High Road	Upper Crust Bakery	O	A1	Food
20	High Road	William Hill Bookmakers	O	Sui Generis	Betting
18	High Road	Greggs	O	A1	Takeaway
14-16	High Road	Hairven	O	A1	Hair/Beauty
12b	High Road	Robert Ellis Estate Agents	O	A2	Estate Agent
20	Church Street	Crown Inn	O	A4	Public House
	Middle Street	The Manor Surgery	O	D1	Health Care
	Station Road	Tesco	O	A1	Supermarkets

Table 1B: Beeston Vacancy Rates

Occupied	172	93.0%
Vacant	13	7.0%

Table 1C – Beeston Use Classes Percentages

Use classes (all units in TC boundary)	2004 LP Boundary	2004 LP Boundary	Part 2 Local Plan Boundary	Part 2 Local Plan Boundary
A1	109	50.9%	109	52.7%
A2	22	10.3%	21	10.1%
A3	28	13.1%	27	13.0%
A4	5	2.3%	5	2.4%
A5	6	2.8%	6	2.9%
B1	15	7.0%	15	7.2%
B2	2	0.9%	2	1.0%
B8	0	0.0%	0	0.0%
D1	16	7.5%	11	5.3%
D2	2	0.9%	2	1.0%
Sui Generis	9	4.2%	9	4.3%
	214	100.0%	207	100.0%

Table 2A: Eastwood Centre Boundary Use Classes

Date of Survey: 18/12/2018

No.	Street	Business	Status	Class Use	Retail Category
		Morrisons	O	A1	Supermarkets
30	Mansfield Road	Muirfield Lettings & Management	O	A2	Estate Agent
28	Mansfield Road	Body Factory Gym	O	D2	Other Services
26-24	Mansfield Road	The Phoenix Cue Sports	O	A4	Public House
22-22b	Mansfield Road	The Nutz Barbershop	O	A1	Hair/Beauty
22e	Mansfield Road	Glints Hair Salon	O	A1	Hair/Beauty
18c	Mansfield Road	Love Stationary	O	A1	Retail - Non Clothing
18d	Mansfield Road	Stylish Event	O	A1	Retail - Non Clothing
18e	Mansfield Road	Julie's	O	A3	Café/Restaurant
39	Scargill Walk	Sugar Craft	O	A1	Retail - Non Clothing
38	Scargill Walk	The Parnham Gallery	O	D1	Retail - Non Clothing
37	Scargill Walk	Willow Tree Crafts	O	A1	Retail - Non Clothing
36	Scargill Walk	Eastwood Peoples Initiative	O	D1	Community
34	Scargill Walk	Birthplace museum	O	D1	Community
20	Mansfield Road	The Nail Retreat	O	Sui Generis	Hair/Beauty
18	Mansfield Road	Julies	O	A3	Café/Restaurant
16	Mansfield Road	Senior Vape	O	A1	Retail - Non Clothing
14	Mansfield Road	Cash 4 Clothes	O	A1	Other Services
12	Mansfield Road	Charlie's On The Hill	O	A5	Takeaway
10	Mansfield Road	Mario's Triple Parlour Pizzeria	O	A5	Takeaway
8	Mansfield Road	Eastwood Business Centre	O	B1	Other Services
6	Mansfield Road	Chester Consultancy LTD	O	A2	Other Services
1	Derby Road	Oaks Dental Lab	O	D1	Health Care
3	Derby Road	Pells Chartered Accountants	O	A2	Other Services
6	Derby Road	Sun Inn	O	A4	Public House
3	Church Street	Action Alarms (midlands) LTD	O	B1	Other Services

1	Church Street	The Norman Wood Business Centre	N	B1	Other Services
5	Church Street	Robert Barbers Solicitors	N	A2	Other Services
7	Nottingham Road	VACANT (Barclays Bank)	V	A2	Vacant
009 - 011	Nottingham Road	David Hammond Estate Agents	O	A2	Estate Agent
13	Nottingham Road	Dog And Parrot Eastwood	O	A4	Public House
15	Nottingham Road	VACANT (Broxtowe Cash Office)	V	A1	Vacant
19	Nottingham Road	Cantonese Restuarnt	O	A5	Café/Restaurant
21a	Nottingham Road	Post Office	O	A1	Retail - Non Clothing
23	Nottingham Road	The Salon	O	A1	Hair/Beauty
25	Nottingham Road	VACANT (Natwest Bank)	V	A2	Vacant
33	Victoria Street	White Peacock Coffee Shop	O	A3	Café/Restaurant
13	Victoria Street	Oradent Studio	O	D1	Health Care
7	Victoria Street	VACANT (idan-centre.co.uk) To Let	V	A1	Vacant
7a	Victoria Street	Tina's Pantry	O	A5	Café/Restaurant
7b	Victoria Street	Alan Blake Hair Technician	O	A1	Hair/Beauty
29	Nottingham Road	Your Move	O	A2	Estate Agent
31	Nottingham Road	Ceres Health & Food	O	A1	Food
33	Nottingham Road	Stax In Store	O	A1	Retail - Non Clothing
35	Nottingham Road	Style 2000	O	A1	Hair/Beauty
37	Nottingham Road	VACANT (Morello Interiors)	V	A1	Vacant
39	Nottingham Road	Magic Wok Noodle Bar	O	A5	Takeaway
41	Nottingham Road	Into Skin Tat2	O	Sui Generis	Hair/Beauty
43	Nottingham Road	Eats n Treats	O	A3	Café/Restaurant
45	Nottingham Road	VACANT (Maclaren Warner Solicitors)	V	A2	Vacant
47	Nottingham Road	John S. Cocking & Partners Insurance	O	A2	Other Services
49	Nottingham Road	CC Inks LTD	O	A1	Retail - Non Clothing
51	Nottingham Road	Key Store Newsagents	O	A1	Retail - Non Clothing
53	Nottingham Road	HSBC	O	A2	Bank/Building Society
57	Nottingham Road	Iceland	O	A1	Supermarkets
59	Nottingham Road	The Lady Chatterly - Wetherspoons	O	A4	Public House

61	Nottingham Road	Lawrence Town Jewelers	O	A1	Retail - Non Clothing
63	Nottingham Road	Mobile Boost	O	A1	Retail - Non Clothing
65	Nottingham Road	Thorntons/Paper Kisses	O	A1	Retail - Non Clothing
67	Nottingham Road	Greggs	O	A1	Retail - Non Clothing
30	Wellington Street	Core Beauty	O	Sui Generis	Hair/Beauty
29	Wellington Street	Look Sharp Barbers	O	A1	Hair/Beauty
029b	Wellington Street	Cards Store	O	A1	Retail - Non Clothing
030b	Wellington Street	Jack Wood Butchers	O	A1	Food
2	The Hollies	VACANT (In Season Greengrocers)	V	A1	Vacant
3	The Hollies	Ladbroke's	O	A2	Betting
4	The Hollies	Lighthouse charity shop	O	A1	Charity Shop
5	The Hollies	Bobby's	O	A1	Retail - Non Clothing
6	The Hollies	Nail Bar	O	Sui Generis	Hair/Beauty
7	The Hollies	Blu's Proper English Chippy	O	A5	Takeaway
77	Nottingham Road	Bet Fred	O	A2	Betting
79	Nottingham Road	D.I Blow Opticians	O	D1	Opticians
81	Nottingham Road	Barnardos	O	A1	Charity Shop
83	Nottingham Road	Coffee & Cream	O	A3	Café/Restaurant
85	Nottingham Road	The Salvation Army	O	A1	Charity Shop
87	Nottingham Road	Freckleton Brown Estate Agents	O	A2	Estate Agent
89	Nottingham Road	Go Mobile	O	A1	Retail - Non Clothing
91	Nottingham Road	Eastwood Angling Centre	O	A1	Retail - Non Clothing
93	Nottingham Road	Co-op Funeral Care	O	A1	Other Services
95	Nottingham Road	Eastwood Town Fish Bar	O	A5	Takeaway
97	Nottingham Road	Rowells Sewing	O	A1	Retail - Non Clothing
99	Nottingham Road	Specsavers	O	A1	Opticians
101	Nottingham Road	Heron Food	O	A1	Supermarkets
103	Nottingham Road	The Wellington Inn	O	A4	Public House
166	Nottingham Road	Lawrence Vet Centre	N	D1	Other Services
1	Essex Street	Martins Furniture	N	A1	Retail - Non Clothing

-	Essex Street	Essex St. Garage	N	B2	Garage
164	Nottingham Road	Dean & Co. Florists	O	A1	Retail - Non Clothing
162	Nottingham Road	Vapex	O	A1	Retail - Non Clothing
160	Nottingham Road	Ink Tech Media LTD	O	A1	Retail - Non Clothing
158	Nottingham Road	Attitude clothing	O	A1	Retail - Clothing
156	Nottingham Road	Enigma	O	A1	Hair/Beauty
150-154	Nottingham Road	Gillotts	O	A1	Other Services
144	Nottingham Road	Noy & Partners	O	A2	Other Services
140	Nottingham Road	Timpsons	O	A1	Other Services
138	Nottingham Road	The Barbershop	O	A1	Hair/Beauty
136	Nottingham Road	Gamekeepers Freehouse	O	A4	Public House
134	Nottingham Road	Burchell Edwards Lettings	O	A2	Estate Agent
130	Nottingham Road	Eastwood Dental Care	O	D1	Health Care
128	Nottingham Road	John's News & Wine	O	A1	Retail - Non Clothing
126	Nottingham Road	Options Florists	O	A1	Retail - Non Clothing
124	Nottingham Road	Rainbow Dry Cleaning	O	A1	Other Services
122	Nottingham Road	Sanders	O	A1	Retail - Clothing
120	Nottingham Road	Better Than Hypnosis	O	A1	Other Services
118	Nottingham Road	Epic Diner	O	A3	Takeaway
110-116	Nottingham Road	Peacocks	O	A1	Retail - Clothing
110-116	Nottingham Road	Boots	O	A1	Retail - Non Clothing
106	Nottingham Road	Co-Op Travel	O	A2	Other Services
100	Nottingham Road	VACANT (Co-Op)	V	A1	Vacant
96-98	Nottingham Road	Boyes	O	A1	Retail - Non Clothing
94	Nottingham Road	VACANT	V	A1	Vacant
92	Nottingham Road	The Nottingham Building Society	O	A2	Bank/Building Society
90a	Nottingham Road	TUI	O	A1	Other Services
90	Nottingham Road	Birds	O	A1	Food
88	Nottingham Road	Headway Charity Shop	O	A1	Charity Shop
80(-082)	Nottingham Road	TSB Bank	O	A2	Bank/Building Society

78	Nottingham Road	China City	O	A5	Takeaway
74	Nottingham Road	Taylor's Corn Stores	O	A1	Retail - Non Clothing
72	Nottingham Road	Savers	O	A1	Retail - Non Clothing
70c	Nottingham Road	Livvy's	O	A1	Retail - Clothing
70 (-70b)	Nottingham Road	The Beauty Room	O	A1	Hair/Beauty
68	Nottingham Road	Maclaren Warner Solicitors	O	A2	Other Services
66	Nottingham Road	Better Buys	O	A1	Retail - Non Clothing
64	Nottingham Road	Rainbow Cards - For Sale, Box Prop £775k offers	O	A1	Retail - Non Clothing
62	Nottingham Road	Bargains Galore	O	A1	Retail - Clothing
60a	Nottingham Road	2nd Hand Vintage Bartering Shop	O	A2	Estate Agent
60	Nottingham Road	Stag Barbershop	O	A1	Hair/Beauty
58	Nottingham Road	RSPCA Charity Shop	O	A1	Charity Shop
56	Nottingham Road	Diamond Nails	O	Sui Generis	Hair/Beauty
54	Nottingham Road	Sweet Memories	O	A1	Food
52	Nottingham Road	Best Cut	O	A1	Hair/Beauty
50	Nottingham Road	Reeds Rains Estate Agents	O	A2	Estate Agent
48	Nottingham Road	Ren & Matts Barbers	O	A1	Hair/Beauty
46	Nottingham Road	VACANT (Discount Bedding Store)	V	A1	Vacant
44	Nottingham Road	Studio Hair and Nails	O	A1	Hair/Beauty
42	Nottingham Road	Grand Siam	O	A3	Café/Restaurant
38	Nottingham Road	Signor Chef Pizza	O	A5	Takeaway
36	Nottingham Road	Florists	O	A1	Retail - Non Clothing
34	Nottingham Road	VACANT (Lesley Janes Sewing Emporium)	V	A1	Vacant
32	Nottingham Road	Not just Crafty	O	A1	Other Services
28 (-30)	Nottingham Road	Gurkha Express	O	A3	Café/Restaurant
26	Nottingham Road	VACANT (Zara's Indian Cuisine)	V	A3	Vacant
24	Nottingham Road	Pout Beauty Eastwood	O	A1	Hair/Beauty
22	Nottingham Road	Concept Hair	O	A1	Hair/Beauty
20	Nottingham Road	Olivers	O	A3	Café/Restaurant

8	Nottingham Road	VACANT (Star Grill Takeaway)	V	A5	Vacant
6	Nottingham Road	Pizza Paz Takeaway	O	A5	Takeaway
4	Nottingham Road	VACANT	V	A1	Vacant

Table 2B: Eastwood Vacancy Rates

Occupied	129	90.2%
Vacant	14	9.8%

Table 2C – Eastwood Use Classes Percentages

Use classes (all units in TC boundary)	2004 LP Boundary	2004 LP Boundary	Part 2 Local Plan Boundary	Part 2 Local Plan Boundary
A1	80	54.1%	79	55.6%
A2	23	15.5%	20	14.1%
A3	10	6.8%	10	7.0%
A4	6	4.1%	5	3.5%
A5	11	7.4%	12	8.5%
B1	3	2.0%	3	2.1%
B2	1	0.7%	1	0.7%
B8	0	0.0%	0	0.0%
D1	8	5.4%	7	4.9%
D2	1	0.7%	0	0.0%
Sui Generis	5	3.4%	5	3.5%
	148	100.0%	142	100.0%

Table 3A: Kimberley Centre Boundary Use Classes

Date of Survey: 18/12/2018

No.	Street	Business	Status	Use Class	Retail Category
	Main Street	E Copeland Building Services	N	Sui Generis	Trade
059A	Main Street	D for Dogs - grooming paradise	O	A1	Other Services
059	Main Street	Tangles	O	A1	Hair/Beauty
057a	Main Street	Blue Cloud Vape	O	A1	Retail - Non Clothing
057	Main Street	VACANT (Mansouris Pizzeria)	V	A5	Vacant
055	Main Street	The Lord Clyde Pub	O	A4	Public House
053	Main Street	Elle Salon	O	A1	Hair/Beauty
051	Main Street	Imli Takeaway	O	A5	Takeaway
049	Main Street	Barbers Shop	O	A1	Hair/Beauty
045-047	Main Street	Coral Bookmakers	O	Sui Generis	Betting
043	Main Street	Lucks Takeaway	O	A5	Takeaway
041	Main Street	Library	N	D1	Community
039a	Main Street	Ressurrection Group - W Creative; Lady Penelopes	O	B1	Other Services
039	Main Street	William H Brown Estate Agents	O	A2	Estate Agent
037	Main Street	Evolution Hairdressing	O	A1	Hair/Beauty
035	Main Street	Kimberley Hardware	O	A1	Trade
033	Main Street	Dandelion Deli	O	A3	Café/Restaurant
031	Main Street	We Love 2 Create	O	A1	Retail - Non Clothing
029	Main Street	Image Beauty Salon	O	Sui Generis	Hair/Beauty
023-027	Main Street	VACANT (The Coffee Lounge)	V	A3	Vacant
021	Main Street	The Gate Pub	O	A4	Public House
019	Main Street	The Cricketers Rest Pub	O	A4	Public House
010	Main Street	Kimberley Tanning	O	Sui Generis	Hair/Beauty
012-014	Main Street	Kelly's Nails	O	Sui Generis	Hair/Beauty
016	Main Street	VACANT (Union Jack)	V	A1	Vacant

018	Main Street	Senior Vape	O	A1	Retail - Non Clothing
022	Main Street	Wright Cut Barbers	O	A1	Hair/Beauty
024	Main Street	Project Flooring	O	A1	Home/Interiors
026	Main Street	Into Skin Tattoo	O	A1	Hair/Beauty
028	Main Street	Post Office	O	A1	Retail - Non Clothing
	Main Street	The Queens Head	O	A3	Café/Restaurant
002	James Street	The Oriental Chinese Restaurant	O	A3	Café/Restaurant
004	James Street	Sinatra's Restaurante Italiano	O	A3	Café/Restaurant
006	James Street	A Plumb & Son	O	A1	Trade
016	James Street	Debonaire Hair Design	O	A1	Hair/Beauty
020	James Street	Alice's Antiques/Madhattars Tea Room	O	A3	Café/Restaurant
017	James Street	Phone Repairs Kimberley	O	A1	Electronics
015	James Street	A Plumb & Son	O	A1	Retail - Non Clothing
013	James Street	Lynns Hair Designs & Beauty Bar	O	A1	Hair/Beauty
011	James Street	KH Physiotherapy	O	D1	Health Care
011	James Street	Eatz Café	O	A3	Café/Restaurant
003	James Street	VACANT (A.C Crafts) - TO LET	V	A1	Vacant
007	James Street	Simla Indian Takeaway	O	A5	Takeaway
005	James Street	GMCA	O	Sui Generis	Hair/Beauty
003	James Street	The Olde English Chippy	O	A5	Takeaway
040-42	Main Street	Watsons Estate Agents	O	A2	Estate Agent
044	Main Street	VACANT (Fleuraines) DPC To Let	V	A1	Vacant
046-048	Main Street	David Gardiner Lettings	O	A2	Estate Agent
050-052	Main Street	Bedroom-Zone	O	A1	Home/Interiors
054	Main Street	Kimberley Fire Place and Stoves	O	A1	Retail - Non Clothing
056	Main Street	2 Perfections Salon	O	A1	Hair/Beauty
058	Main Street	Bees Flowers	O	A1	Retail - Non Clothing
064	Main Street	Your Move	O	A2	Estate Agent
045	Greens Lane	Boots Pharmacy	O	A1	Pharmacy
	Greens Lane	The Childrens Society	O	A1	Charity Shop

	Greens Lane	Heron Food	O	A1	Supermarkets
	Greens Lane	Jessies	O	A5	Takeaway
041	Greens Lane	Greggs	O	A1	Takeaway
039	Greens Lane	Save The Children	O	A1	Charity Shop
037	Greens Lane	Booze Express	O	A1	Retail - Non Clothing
035	Greens Lane	VACANT (Subway)	V	A1	Vacant
033 Unit 5	Greens Lane	News Shop	O	A1	Retail - Non Clothing
031	Greens Lane	Kimberley Opticians	O	D1	Opticians
029	Greens Lane	Card Factory	O	A1	Retail - Non Clothing
027	Greens Lane	Manor Pharmacy/Thorntons	O	A1	Pharmacy
025	Greens Lane	Wilkos	O	A1	Retail - Non Clothing
	Greens Lane	Sainsbury's	O	A1	Supermarkets

Table 3B: Kimberley Vacancy Rates

Occupied	59	90.8%
Vacant	6	9.2%

Table 3C – Kimberley Use Classes Percentages

Use classes (all units in TC boundary)	2004 LP Boundary	2004 LP Boundary	Part 2 Local Plan Boundary	Part 2 Local Plan Boundary
A1	37	55.2%	35	55.6%
A2	4	6.0%	4	6.3%
A3	7	10.4%	7	11.1%
A4	3	4.5%	2	3.2%
A5	6	9.0%	7	11.1%
B1	1	1.5%	1	1.6%
B2	0	0.0%	0	0.0%
B8	0	0.0%	0	0.0%
D1	3	4.5%	3	4.8%

D2	0	0.0%	0	0.0%
Sui Generis	6	9.0%	4	6.3%
	67	100.0%	63	100.0%

Table 4A: Stapleford Centre Boundary Use Classes

Date of Survey: 18/12/2018

No.	Street	Business	Status	Use Class	Retail Category
	Chuch Street	The Old Cross Pub	O	A4	Public House
	Chuch Street	Stapleford Barbers	O	A1	Hair/Beauty
	Chuch Street	Manor Pizza	O	A5	Takeaway
	Church Street	Stapleford Care Centre	O	D1	Health Care
	Church Street	Stapleford Library	O	D1	Community
	Church Street	Boots Pharmacy	O	A1	Pharmacy
	Church Street	AW Lynn Funeral Services	O	A2	Other Services
	Church Street	VACANT (Post Office)	V	A1	Vacant
001	Nottingham Road	The Old Rock Pub	O	A4	Public House
013	Nottingham Road	VACANT (Jessicas Hair Design) TO LET	V	A1	Vacant
015	Nottingham Road	Tailored to You	O	A1	Retail - Non Clothing
017	Nottingham Road	VACANT (Mr Fix it) FOR SALE	V	A1	Vacant
019	Nottingham Road	Flavour Of Spices	O	A5	Takeaway
021	Nottingham Road	VACANT	V	A1	Vacant
023	Nottingham Road	Delicious Deserts & Pizza	O	A5	Takeaway
025-029	Nottingham Road	VACANT	V	A1	Vacant
031	Nottingham Road	Pinnacle/PinnPoint.co.uk offices	O	B1	Other Services
022-026	Nottingham Road	Sewing Belle	O	A1	Community
020	Nottingham Road	Horse & Jockey Public House	O	A4	Public House
001-002	Derby Road	The Nottingham	O	A2	Bank/Building Society
2-4	Derby Road	Impressions Dental Lab	O	D1	Health Care
006	Derby Road	VACANT (The Nottingham)	V	A2	Vacant
008	Derby Road	VACANT (The Nottingham)	V	A2	Vacant
	Derby Road	Premier Mortgage	O	A2	Bank/Building Society
	Derby Road	LNAAT	O	A1	Charity Shop

012	Derby Road	Scrivens Opticians	O	A1	Opticians
014	Derby Road	Kingsland Business Recovery	O	A2	Other Services
016	Derby Road	T & Y Nails	O	Sui Generis	Hair/Beauty
022	Derby Road	VACANT (Saint Estate Agents) TO LET	V	A2	Vacant
024	Derby Road	Hawley & Rogers inc. Thomas Solicitors	O	A2	Other Services
026-028	Derby Road	Hyper Discount Stores	O	A1	Retail - Non Clothing
030	Derby Road	Robert Ellis Estate Agents Lettings	O	A2	Estate Agent
032	Derby Road	Robert Ellis Estate Agents Sales	O	A2	Estate Agent
034	Derby Road	My Sight	O	A1	Charity Shop
036	Derby Road	Rowells Ladies Fashoin	O	A1	Retail - Clothing
038	Derby Road	Lloyds TSB	O	A2	Bank/Building Society
040	Derby Road	Peak Pharmacy	O	A1	Pharmacy
042	Derby Road	VACANT (Hartland ng9) TO LET	V	A1	Vacant
044	Derby Road	Greggs	O	A1	Takeaway
046	Derby Road	Bargain Buys	O	A1	Retail - Non Clothing
048	Derby Road	Jo's Baby Gifts	O	A1	Retail - Non Clothing
048a	Derby Road	Kieran Mullin	O	A1	Hair/Beauty
050	Derby Road	Birds Confectioners	O	A1	Food
052	Derby Road	Treetops Hospice	O	A1	Charity Shop
054	Derby Road	Sense	O	A1	Charity Shop
056	Derby Road	Farmfoods	O	A1	Supermarkets
058	Derby Road	Ladbrookes	O	Sui Generis	Betting
062	Derby Road	Maclaren Warner	O	A2	Other Services
064	Derby Road	Your Move	O	A2	Estate Agent
066	Derby Road	Arcobaleno	O	A3	Café/Restaurant
066a	Derby Road	Seans Shop	O	A1	Electronics
068	Derby Road	Nicely Saved Salvavtion Army	O	A1	Charity Shop
070	Derby Road	Card House	O	A1	Retail - Non Clothing
072	Derby Road	Stapleford Pound Shop	O	A1	Retail - Non Clothing

074	Derby Road	Jas Communictaions	O	A1	Electronics
076	Derby Road	FEET (etc)	O	D1	Health Care
076a	Derby Road	John Yeomans Opticians	O	A1	Opticians
076b	Derby Road	Archer Flooring	O	A1	Home/Interiors
076c	Derby Road	Shirleys Boutique Hair & Beauty	O	A1	Hair/Beauty
078	Derby Road	Fiona Frankland Legal Services	O	A2	Other Services
080	Derby Road	Treetops Hospice	O	A1	Charity Shop
082	Derby Road	TOP CUT Barbers	O	A1	Hair/Beauty
084	Derby Road	K&M Pizza	O	A5	Takeaway
086-088	Derby Road	Sue Ryder	O	A1	Charity Shop
090	Derby Road	Bodens Fish Bar	O	A5	Takeaway
092	Derby Road	Two for Tea	O	A3	Café/Restaurant
094	Derby Road	Vape HQ	O	A1	Retail - Non Clothing
096	Derby Road	VACANT (Better Living Pharmacy) - TO LET	V	A1	Vacant
098	Derby Road	Barris Convenience	O	A1	Retail - Non Clothing
100	Derby Road	Bethells Domestic Appliances	O	A1	Electronics
102	Derby Road	Decorating Warehouse (store)	N	B8	Trade
104	Derby Road	Decorating Warehouse	O	A1	Trade
112	Derby Road	Not Another Charity Shop	O	A1	Community
114	Derby Road	Impact Marketing	O	A2	Other Services
120	Derby Road	Top Takeaway	O	A5	Takeaway
122	Derby Road	frontage not in use Hedgehog Electrical Services	O	B1	Other Services
124	Derby Road	Cinnamon	O	A3	Café/Restaurant
126	Derby Road	Auto Centre Safety	O	Sui Generis	Garage
134	Derby Road	Baileys Hair	O	A1	Hair/Beauty
136	Derby Road	Gillotts Funeral Service	O	A2	Other Services
140	Derby Road	Pizza Hut Delivery	O	A5	Takeaway
150	Derby Road	Tommy Tuckers Café	O	A3	Café/Restaurant
152	Derby Road	Vanda Vase	O	A1	Other Services

154	Derby Road	Blend Barbers	O	A1	Hair/Beauty
154b	Derby Road	Concept Painting Contractors	O	B1	Trade
158	Derby Road	Kwick Fit	O	Sui Generis	Garage
141	Derby Road	Dove Vetinary Services	O	D1	Health Care
139b	Derby Road	VACANT (Your Plumb stop) - TO LET	V	A1	Vacant
139a	Derby Road	Akbar Takeaway	O	A5	Takeaway
139	Derby Road	Four Seasons	O	A5	Takeaway
137b	Derby Road	VACANT (The Roach)	V	A4	Vacant
137a	Derby Road	The Peppermill Sandwich Shop	O	A1	Takeaway
137	Derby Road	Nu Trend Interiors	O	A1	Home/Interiors
131	Derby Road	Tiles UK	O	A1	Trade
	Derby Road	Sainsburys Local	O	A1	Supermarkets
109	Derby Road	Dominoes	O	A5	Takeaway
	precinct	Ballon Explosion	O	A1	Retail - Non Clothing
	precinct	Betfred	O	Sui Generis	Betting
	precinct	Coop Funeral Service	O	A2	Other Services
	precinct	Light House Charity Shop	O	A1	Charity Shop
	precinct	Millipede Ale House	O	A4	Public House
	precinct	Moonshine Tattoo Parlour	O	Sui Generis	Hair/Beauty
	Derby Road	Weatherspoons	O	A4	Public House
	Derby Road	DSK business Centre	O	A2	Other Services
	Derby Road	Iceland	O	A1	Supermarkets
	Derby Road	The Conservative Club	O	A4	Public House
	Derby Road	S&A Bathrooms	O	A1	Trade
	Derby Road	Poundstretcher	O	A1	Retail - Non Clothing
1	Derby Road	Larry's Free House	O	A4	Bar
	Toton Lane	The Sanctuary Coffee Lounge	O	A3	Café/Restaurant

Table 4B: Stapleford Vacancy Rates

Occupied	97	89.0%
Vacant	12	11.0%

Table 4C – Stapleford Use Classes Percentages

Use classes (all units in TC boundary)	2004 LP Boundary	2004 LP Boundary	Part 2 Local Plan Boundary	Part 2 Local Plan Boundary
A1	54	49.1%	50	49.0%
A2	18	16.4%	17	16.7%
A3	5	4.5%	5	4.9%
A4	8	7.3%	7	6.9%
A5	10	9.1%	10	9.8%
B1	3	2.7%	3	2.9%
B2	0	0.0%	0	0.0%
B8	1	0.9%	1	1.0%
D1	5	4.5%	3	2.9%
D2	0	0.0%	0	0.0%
Sui Generis	6	5.5%	6	5.9%
	110	100.0%	102	100.0%

Table 5: Town Centre Occupancy Rate Tracker

