

## CITY OF PLYMOUTH

**Subject:** Local Development Framework:  
Shopping Centres Supplementary Planning Document

**Committee:** Cabinet

**Date:** 18 January 2011

**Cabinet Member:** Councillor Fry

**CMT Member:** Director for Development & Regeneration

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**Ref:**

**Key Decision:** No

**Part:** I

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### **Executive Summary:**

The report seeks the Cabinet's approval to publish the Local Development Framework (LDF) Shopping Centres Supplementary Planning Document (SPD) as a material planning consideration and for the purposes of public consultation.

SPDs are part of the Local Development Framework (LDF) and serve to amplify policies in Development Planning Documents, such as the Core Strategy and Area Action Plans. In particular, this SPD supports Chapter 7: Shopping, of the Core Strategy. This SPD includes detailed information and guidance for each of the district and local centres within the city, to assist with determining planning applications.

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### **Corporate Plan 2010-2013 as amended by the four new priorities for the City and Council:**

The SPD supports the delivery of Corporate Improvement Priority (CIP) 12, which relates to the delivery sustainable growth, and the new 'Growth' priority of the Local Strategic Partnership and City Council. It forms part of the Local Development Framework, which is a key driver of the growth agenda, and will help to ensure that the city's shopping centres continue to meet the needs of the local community.

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### **Implications for Medium Term Financial Plan and Resource Implications: Including finance, human, IT and land**

The publication of and consultation on the draft SPD will be met from the existing Spatial Planning Budget.

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**Other Implications: e.g. Section 17 Community Safety, Health and Safety, Risk Management, Equalities Impact Assessment, etc.**

The LDF directly supports the promotion of community safety through the provision of policies to influence the design and nature of physical development.

The SPD will help to implement the LDF Core Strategy, which was subject to Equality Impact Assessment.

The SPD will help the Council to manage the risks associated with decline of shopping centres by putting in place appropriate planning guidelines to protect and enhance those centres.

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**Recommendations & Reasons for recommended action:**

It is recommended that the Cabinet:

- 1 Approve the Shopping Centres Supplementary Planning Document (Consultation Draft) for the purposes of public consultation and as a material consideration in the determination of planning applications.

**Reason:** To provide detailed planning guidance to support the development of sustainable shopping provision within the city.

- 2 Delegate authority to the Assistant Director of Development & Regeneration (Planning Services) to approve the final publication version of the consultation draft Supplementary Planning Document.

**Reason:** To ensure that the SPD is produced in a user-friendly format with appropriate illustrations and formatting.

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**Alternative options considered and reasons for recommended action:**

The alternatives relate to the content of the SPD, as the preparation of the document itself forms part of the Council's adopted Local Development Scheme. The consultation process will help determine the final recommendations on the content of the document.

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**Background papers:**

LDF Local Development Scheme

LDF Core Strategy, adopted April 2007

National Planning Policy Statements -

- PPS4 Planning for Sustainable Economic Growth, 2009
- PPS6 Planning for Town Centres, 2005

Other background papers –

**Sign off:**

Fin	DevF 10110 035	Leg	JAR/1 0490	HR	n/a	Corp Prop	n/a	IT	n/a	Strat Proc	n/a
Originating SMT Member Paul Barnard, Assistant Director for Development & Regeneration											

**BACKGROUND**

- 1.1 A Supplementary Planning Document (SPD) forms part of the suite of Local Development Framework (LDF) documents. It is a non statutory document and therefore is not subject to independent examination. However it does need to be subject to public consultation of between four and six weeks before it can be adopted by the Council.
- 1.2 The purpose of an SPD is to supplement existing Development Plan Documents with additional explanation and guidance. However it cannot introduce new policy.
- 1.3 The Shopping Centres SPD forms part of a series of SPDs that are being prepared through the LDF programme.

**2. PURPOSE OF THE SHOPPING CENTRES SPD**

- 2.1 The Shopping Centres SPD is needed in order to support the role and viability of Plymouth's shopping centres through the planning system. Shopping centres are at the heart of many local communities and their health is a significant factor in determining quality of life and the sustainability the city's neighbourhoods.
- 2.2 The LDF Core Strategy promotes the vitality and viability of the city's shopping hierarchy, encouraging a wide range of services which allow genuine choice in a good quality environment, with a vibrant mix of activity, accessible to all. This is delivered through a defined network and hierarchy of shopping centres.
- 2.4 The Shopping Centres SPD provides further guidance and explanation to the adopted Core Strategy and will be used to inform planning decisions in relation to Plymouth's shopping centre hierarchy.
- 2.5 The Shopping Centres SPD Consultation Draft will be a material consideration in the consideration of planning applications although it will not have full weight in this regard until it is formally adopted.

### **3. CONTENT OF THE SHOPPING CENTRES SPD**

- 3.1 Each shopping centre within the city has been surveyed and analysed in terms of its existing condition and scope for improvement. The SPD is based upon evidence for each centre of:
- Location and history
  - Number and diversity of uses within the centre
  - Existing function
  - Factors which affect the success of the centre
  - Accessibility
  - Environmental Quality
  - Capacity for future growth or change
- 3.2 Each centre has been summarised with objectives which will help to guide future planning decisions, in order to meet the strategic approach for shopping provision within the city and create more sustainable centres for communities.
- 3.3 In line with paragraph 7.46 of the Core Strategy, the SPD also identifies the boundaries of shopping centres, including primary and secondary frontages. These terms are defined within the Policy Context, using the definitions from Planning Policy Statement 4: Planning for Sustainable Economic Growth. The updated boundaries and frontages included within this SPD will replace those within Annex 1 of the First Deposit Local Plan 2001 and will become key material considerations, alongside Core Strategy policy, particularly when determining applications for changes of use within shopping centres.

### **4. BRIEF SYNOPSIS**

- 4.1 Introduction. This chapter identifies the purpose and scope of the SPD and its status as part of the Local Development Framework, amplifying policies of the Core Strategy.
- 4.2. The Policy Context. This chapter sets out the existing retail hierarchy within the city. It explains the role of the City Centre as the prime retailing destination in the city, followed by the district and local centres. The chapter also highlights the significance of Policy CS07: Plymouth Retail Hierarchy, in providing two new district centres, at Derriford and Weston Mill, and three new local centres. This chapter also defines the meaning of the terms “Primary Shopping Area” and “Primary Frontage”.
- 4.3. Assessment of District Centres. All seven district centres, as designated within the Core Strategy are covered within this chapter: Estover, Mutley Plain, Plympton Ridgeway, Plymstock Broadway, Roborough, St Budeaux and Transit Way. The chapter provides an introduction to each centre, a map to show boundaries and frontages and concludes with a summary of objectives for the future.
- 4.4 Assessment of Local Centres. All local centres, as designated within the Core Strategy are covered within this chapter. The chapter provides an introduction to each centre, a map to show boundaries and frontages and concludes with a summary of objectives for the future.
- 4.5 Appendices. Appendices will include maps to be used as a reference to include:
- A citywide localities map with district and local centres,
  - Individual locality maps showing the outline of the centres
  - Shopping centre survey proformas

4.7 Glossary. Explaining terms used in the SPD.

## **5. NEXT STEPS**

5.1 Subject to Cabinet approval, the Shopping Centres SPD will be the subject of a statutory six weeks consultation period. The SPD will be amended, if necessary, following this process of community consultation, with a view to its formal adoption by Full Council in July 2011.

**APPENDIX: DRAFT SHOPPING CENTRES SUPPLEMENTARY  
PLANNING DOCUMENT**

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  - Keyham
  - King Street
  - Leigham
  - Lipson Vale
  - Marlborough Street
  - Milehouse
  - North Prospect
  - Oreston

**Pennycomequick  
Peverell Corner  
Peverell Park Road  
Salisbury Road  
Segrave Road  
Southway  
Station Road (Devonport)  
Stoke Village  
Stone Barton  
Tamerton Foliot  
Underwood  
Union Street  
Upland Drive  
Victoria Road  
West Hoe  
West Park  
Whitleigh Green  
Wolseley Road**

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## **I. Introduction**

This Shopping Centres Supplementary Planning Document (SPD) forms part of the Plymouth Local Development Framework (LDF). The LDF aims to transform Plymouth into 'One of Europe's finest waterfront cities', and also to ensure that all development in the city contributes to the creation of sustainable communities. Part of this objective is to ensure that everyone has access to a range of shops and facilities, which meet their needs in a sustainable way.

The LDF aims to maintain and enhance the vitality and viability of the network of district and local shopping centres in Plymouth, encouraging a wide range of services which allow genuine choice in a good quality environment, with a vibrant mix of activity, and which are accessible to all. The approach to deliver this has resulted in a defined network and hierarchy of shopping centres.

This SPD supports the policies set out in the Core Strategy and Area Action Plans which make up the Plymouth LDF. SPDs cannot set out new policy. Instead they expand upon and explain how planning policies below should be applied. It should therefore be read alongside the Core Strategy policies set out below and other SPDs which the Council has already adopted. In particular:

- CS07: Plymouth Retail Hierarchy
- CS08: Retail Development Considerations
- CS09: Marsh Mills Retail Parks
- CS10: Changes of Use in the City Centre
- CS11: Changes of Use in the District and Local Centres
- The Planning Obligations and Affordable Housing SPD which considers the strategic framework for the negotiation of Section 106 agreements and delivery of affordable housing.
- The Design SPD which provides design guidance;
- The Development Guidelines SPD which provides planning guidance in relation to different types of development.

### **What is the document?**

The Shopping Centres SPD provides an overview of the Plymouth shopping centre hierarchy. The Council aims to preserve and enhance the network of centres to support its vision of a city of sustainable linked communities. This SPD builds on the "sequential approach" set out in the adopted Core Strategy, by encouraging new retail development to locate in existing defined centres. The broad definitions of district and local centres, as set out in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4), have been used in order to highlight the key role each centre should play.

Within the context set out in paragraph 7.46 of the Core Strategy, this SPD identifies the boundaries of shopping centres, including primary and secondary frontages. These terms are defined within the Policy Context, using the definitions from Planning Policy Statement 4: Planning for Sustainable Economic Growth. The updated boundaries and frontages included within this SPD will replace those within Annex I of the 1995 City of Plymouth Local Plan.

Each of the shopping centres within the city are unique, with their own strengths and weaknesses. In some cases, centres may be falling short of expectations. This SPD cannot make changes to existing shopping centre designations. It is, however based upon a study of the role and function of all the district and local centres in the city, which comments on how roles may change in the future. This evidence will be used as part of the review of the Core

Strategy, which will provide an opportunity to re-examine the designation of shopping centres.

**Who is the document for?**

This SPD will be used to inform planning decisions. It is intended to support improvements to the quality of Plymouth’s shopping centres, enabling the development of more sustainable shopping provision for all communities. It is expected to be used by any person or group of people who have an interest in the city’s shopping centres.

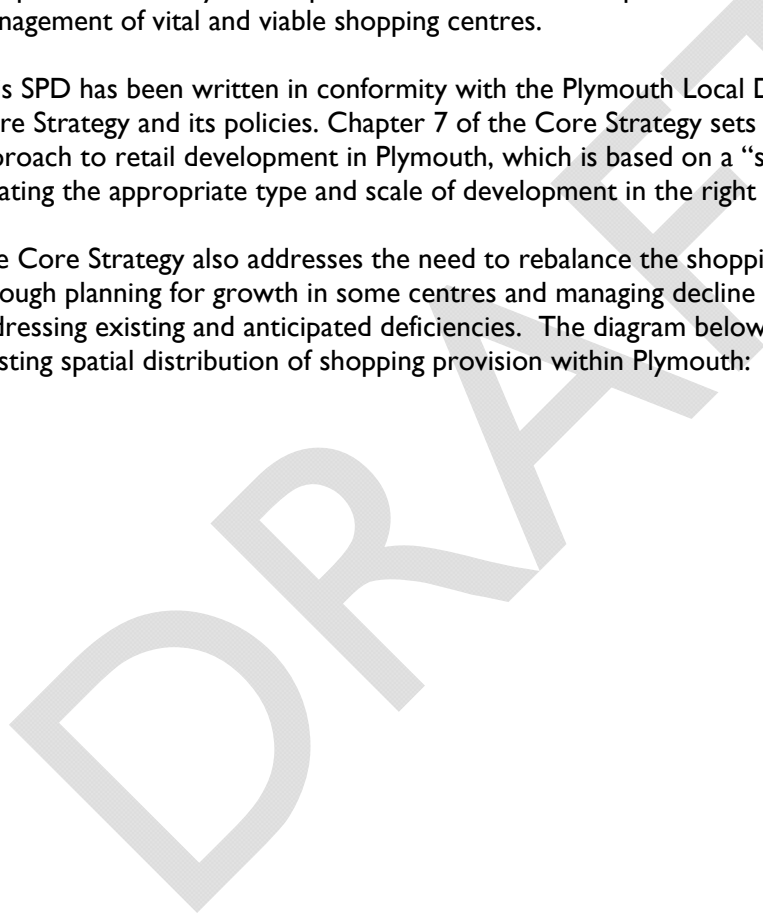
**2. The policy context**

Plymouth has an established hierarchy of shopping centres; a network of district and local centres, all of which occupy a position in the hierarchy beneath the City Centre.

This SPD reflects national guidance in Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4), which seeks to achieve the Government’s objectives for a prosperous economy and to provide sustainable development through the delivery and management of vital and viable shopping centres.

This SPD has been written in conformity with the Plymouth Local Development Framework Core Strategy and its policies. Chapter 7 of the Core Strategy sets out the Council’s approach to retail development in Plymouth, which is based on a “sequential approach” of locating the appropriate type and scale of development in the right type of centre.

The Core Strategy also addresses the need to rebalance the shopping centre hierarchy through planning for growth in some centres and managing decline in others, as well as addressing existing and anticipated deficiencies. The diagram below demonstrates the existing spatial distribution of shopping provision within Plymouth:

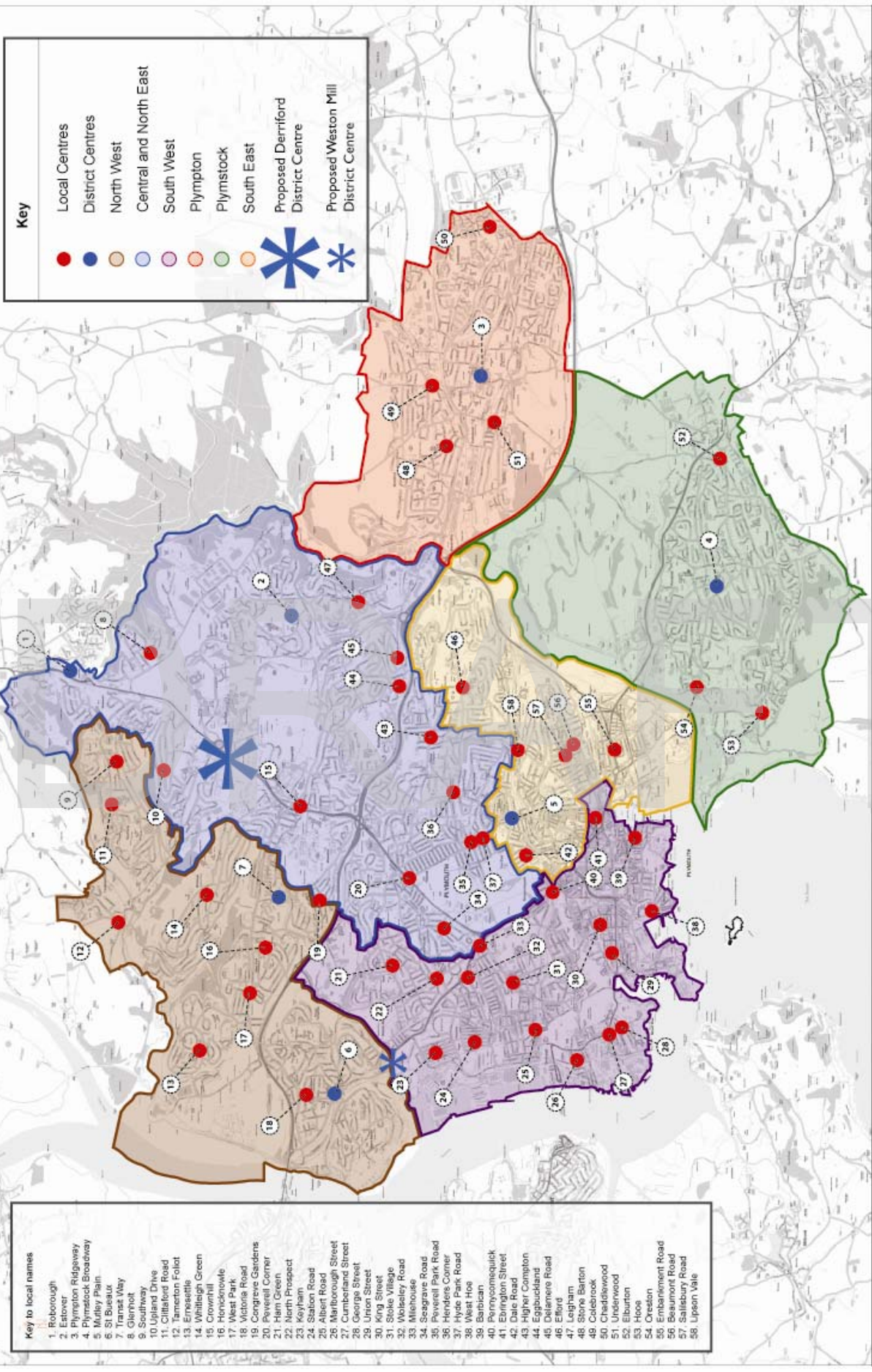


# Shopping Provision in Plymouth

Scale 1:45000

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Published 2010



- Key to local names**
1. Roborough
  2. Eaboeer
  3. Plympton Ridgeway
  4. Plymstock Broadway
  5. Mully Plain
  6. St Bueaue
  7. Transit Way
  8. Glenhoat
  9. Southway
  10. Upland Drive
  11. Cliffland Road
  12. Tamerton Foliot
  13. Ernessetts
  14. Whiteleigh Green
  15. Crowhill
  16. Honicknowle
  17. West Park
  18. Victoria Road
  19. Congreve Gardens
  20. Peverell Corner
  21. Ham Green
  22. North Prospect
  23. Keyham
  24. Station Road
  25. Albert Road
  26. Marlborough Street
  27. Cumberland Street
  28. George Street
  29. Union Street
  30. King Street
  31. Public Village
  32. Michaley Road
  33. Michaley Road
  34. Sagarave Road
  35. Peverell Park Road
  36. Hendess Corner
  37. Hyde Park Road
  38. West Hoe
  39. Barbican
  40. Penryncomsquick
  41. Ebrington Street
  42. Dale Road
  43. Higher Compton
  44. Egguckland
  45. Dellemere Road
  46. Elford
  47. Leigham
  48. Stone Barton
  49. Colebrook
  50. Cheddlewood
  51. Underwood
  52. Elburton
  53. Hooe
  54. Oreston
  55. Embankment Road
  56. Beaumont Road
  57. Salisbury Road
  58. Lipton Vale

The Core Strategy recognised that there were some ‘gaps’ in the distribution of local and district centres across the city. As a result, Core Strategy Policy CS07 sought to address these deficiencies through the provision of additional new district and local centres as listed below:

Policy CS07: Plymouth Retail Hierarchy	
New District Centres	Derriford Weston Mill
New Local Centres	Devonport Millbay Plymstock Quarry (Morley Park)

### 3. Plymouth’s Shopping Hierarchy

The following sections provide an overview of the existing hierarchy within the city.

#### The City Centre

*“City centres are the highest level of centre identified in development plans. In terms of hierarchies, they will often be a regional centre and will serve a wide catchment. The centre may be very large, embracing a wide range of activities and may be distinguished by areas which may perform different main functions.” PPS4 – definition*

A healthy and vibrant City Centre is essential to Plymouth’s economic well-being. The adopted Core Strategy and City Centre and University Area Action Plan (AAP) set out how the Council will reinforce the City Centre’s role as a regional destination, and improve its offer so that it becomes the regional commercial centre for the South West peninsula. The City Centre and University AAP in particular sets out key character areas in the City Centre, and includes a set of objectives and policies for each. These objectives and descriptions of each area indicate how the Council envisages change in the City Centre. They should therefore be used to assess how a variety of different uses will assist in emphasising the character of each area and delivering the changes the Council is seeking. Given the complex nature of the City Centre, as set out in the AAP, this approach provides a more flexible and responsive approach to managing changes of use and development proposals than the use of primary and secondary shopping frontages.

#### Derriford District Centre

As previously stated, a new district centre is proposed at Derriford, as part of Core Strategy Policy CS07: Plymouth’s Retail Hierarchy, to address existing deficiencies in shopping provision and respond to current and proposed population change.

The Derriford district centre is intended to put a new heart into the north of Plymouth, supporting the Council’s strategy for a bipolar economy focused on the City Centre and Derriford. The district centre will also form part of the major population growth planned for the north of the city and will reduce over-trading of nearby superstores. The Council is seeking to develop Derriford into a “major district centre” which will be larger than a typical district centre. For this reason, Derriford has been placed in its own category within the Plymouth shopping hierarchy, above that of a normal district centre definition.

This SPD will make reference to the proposed Derriford district centre in relation to the future growth and change within the existing district and local centres. Policy guidance for the future of the Derriford district centre will be provided as part of the Derriford and Seaton AAP. This document is currently at pre-submission stage and has been published for consultation alongside this SPD.

## District Centres

*“District Centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library”. PPS4 – definition*

Plymouth has seven district centres identified within the Core Strategy, of which Mutley Plain, St Budeaux, Plympton and Plymstock can be regarded as generally vital and viable shopping centres. The remaining district centres are more recent and are based around a large foodstore. These include: Estover, Roborough and Transit Way. Without the foodstores, these centres would offer little more than what would be found at a small local centre such as a small parade of shops.

A new district centre has also been proposed within the Weston Mill area. This district centre will improve access to foodstore shopping facilities in a deprived community, reduce the need for travel to other main foodstores elsewhere in the city, and help to create an area of community focus. The new district centre will directly contribute towards creating sustainable linked communities, by providing local facilities which will result in shorter journeys and meet the needs of local residents.

## Local Centres

*“Local Centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and a launderette.” PPS4 – definition*

Plymouth has a large network of local centres serving a diverse range of communities and functions. The Core Strategy identified eleven areas of the city which lack adequate food store provision. In order to rectify these deficiencies Core Strategy Policy CS07 identified three new local centres to be created within the city: Devonport, Millbay and Plymstock Quarry currently known as Morley Park. This SPD will only serve to make reference to the proposed local centres in relation to the future growth and change within the existing local centres.

Some of the local centres within the city could be said to be no longer providing the full range of facilities which would be expected in a local centre, particularly as some are merely small parades of shops. PPS4 contains guidance that small parades of shops of purely neighbourhood significance are not regarded as local centres. It may therefore be more appropriate to consider, as part of the forthcoming Core Strategy Review, reclassifying these centres as neighbourhood centres, to reflect the relationship they have with the local neighbourhoods and communities. This SPD cannot reclassify centres, but it can indicate where a centre may be more accurately described as a neighbourhood centre.

The following table shows the Plymouth shopping hierarchy as it currently stands.

District Centres		
Mutley Plain	Roborough	Plympton Ridgeway
Transit Way	Estover	
St Budeaux	Plymstock Broadway	
Local Centres		
Albert Road	Glenholt	Salisbury Road
Barbican	Ham Green	Segrave Road
Beaumont Road	Henders Corner	Southway
Chaddlewood	Higher Compton	Station Road (Devonport)

Clifford Road	Honicknowle Green	Stoke Village
Colebrook	Hooe	Stone Barton
Congreve Gardens	Hyde Park	Tamerton Foliot
Crownhill	Keyham	Underwood
Cumberland Road	King Street	Union Street
Dale Road	Leigham	Upland Drive
Delamere Road	Lipson Vale	Victoria Road
Ebrington Street	Marlborough Street	West Hoe
Efford	Milehouse	West Park
Egguckland	North Prospect	Whitleigh Green
Elburton	Oreston	Wolseley Road
Embankment Road	Pennycomequick	
Ernesettle	Peverell Corner	
George Street	Peverell Park Road	

As set out above, there are several alterations to the shopping hierarchy which the Council could consider making. These are:

- To show the proposed new Derriford district centre as a second tier centre, recognising the aspiration that it will grow to become a major district centre serving the north of the city,
- Recognising that some local centres do not have the range and quantity of retail and other facilities which would be expected in a local centre. These small local centres could be included as a new category of neighbourhood centres.

If these alterations were to be made through the review of the Core Strategy, the new Plymouth retail hierarchy would be as shown in the following table:

City Centre		
Plymouth		
Major District Centre		
Derriford (new)		
District Centres		
Estover	Mutley Plain	Plymstock Broagway
Plympton Ridgeway	Roborough	St Budeaux
Transit Way		
Local Centres		
Albert Road	Embankment Road	Station Road
Barbican	Ernesettle	Stoke Village
Beaumont Road	Higher Compton	Underwood
Chaddlewood	Hyde Park	Victoria Road
Colebrook	Marlborough Street	West Park
Peverell Corner	Whitleigh Green	Crownhill
Peverell Park Road	Wolseley Road	Cumberland Street
Plymouth Road	Devonport (new)	Ebrington Street
Salisbury Road	Millbay (new)	Elburton
Southway	Plymstock Quarry/ Morley Park (new)	
Neighbourhood Centres		
Clifford Road	Hender's Corner	Oreston
Congreve Gardens	Honicknowle	Pennycomequick
Dale Road	Hooe	Segrave Road

Delamere Road	Keyham	Stone Barton
Efford	King Street	Tamerton Foliot
Eggbuckland	Leigham	Union Street
George Street	Lipson Vale	Upland Drive
Glenholt	Milehouse	West Hoe
Ham Green	North Prospect	

If the above approach is taken, it would have an effect on the application of development management policies set out in the Core Strategy. In effect, development management policies would be most protective of the retailing function of the City Centre and District Centres, less so in Local Centres (particularly outside of the defined frontages), and most flexible in Neighbourhood Centres (which may be reviewed so as not define frontages but only centre boundaries).

### **Primary Shopping Areas and frontages**

As previously stated, in accordance with the Core Strategy, this SPD will identify Primary Shopping Area boundaries (PSA) as well as primary and secondary frontages for each of the shopping centres in the City. To avoid repeat explanation, these terms have been defined, (as in PPS4: Planning for Sustainable Economic Growth), as follows:

*“Primary Shopping Area - Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are contiguous and closely related to the primary shopping frontage)”.*

*“Primary frontages are likely to include a high proportion of retail uses”.*

*“Secondary frontages provide greater opportunities for a diversity of uses”.*

#### **4. Assessment of District Centres**

This chapter provides a summary of the issues that have been identified within each district centre. Future objectives have been proposed in order to improve their vitality and viability.

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## Estover – District Centre

### Location/History and Function

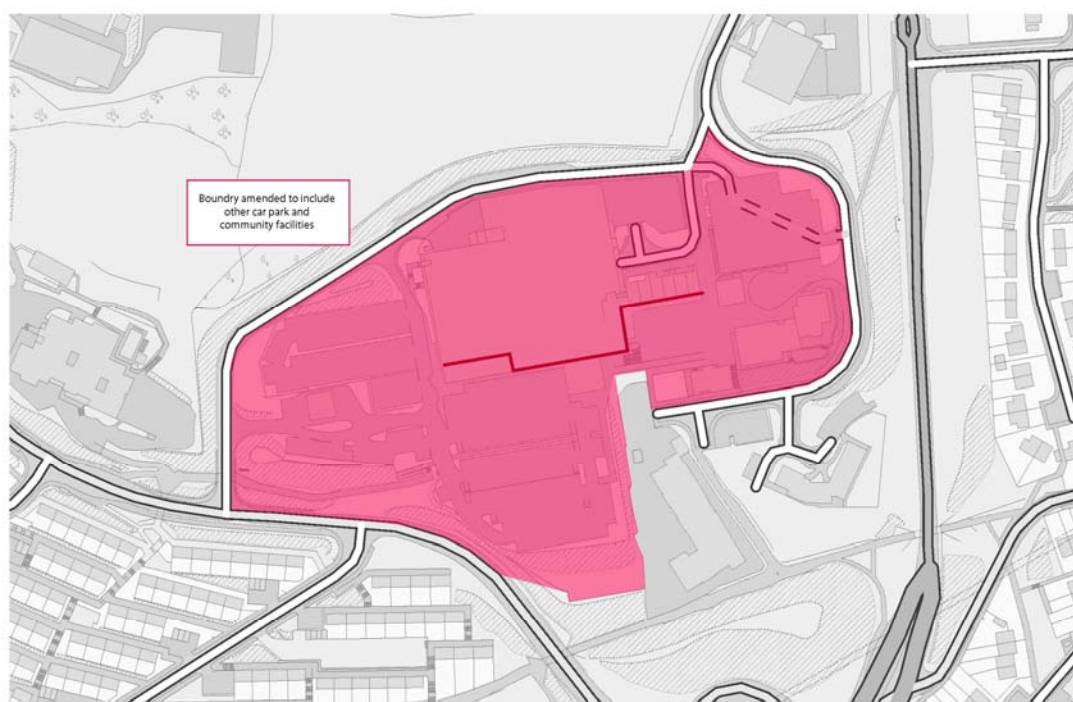
Estover neighbourhood is located in north east Plymouth and was predominantly built in the 1970s. It is located towards the south of the neighbourhood and is accessed off Leypark Drive. An Asda superstore which is open 24 hours, makes up the bulk of the floorspace within this district centre. Adjacent to the superstore, separated by a series of steps, are six further retail units. Overall, there are three national multiple retailers present within the centre.

### Future objectives for Estover

The centre has performed well over recent years and the level of occupation has been consistently good.

The public realm within the centre and the condition of the buildings around the pub and community centre is generally becoming tired and dated, with some areas known to suffer from anti-social behaviour. Seeking opportunities to improve the public realm would create a more vibrant centre for the local community.

If further development opportunities were to come forward in the district centre, they could be expected to help improve the public realm and create a better environment, as well as a broader range of uses. At the present time, however, there is no indication that any development proposals will come forward.



## Mutley Plain – District Centre

### Location/History and Function

Mutley Plain is located in the centre of the city to the north of the City Centre. It has been in existence for a significant period of time and became one of the principal retail trading centres as a result of department stores relocating to the centre, following the bombing of Plymouth's City Centre during the Second World War. At that time the centre became much larger than a typical district centre.

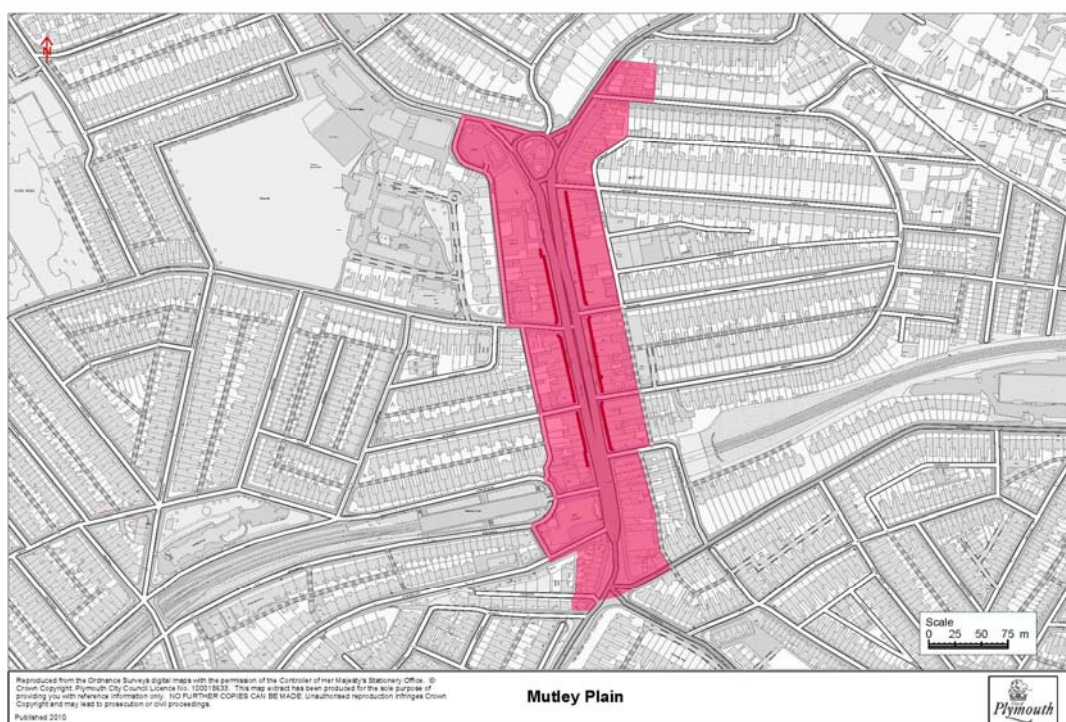
Mutley Plain has 134 retail units which include a good mix of uses. The main foodstores along Mutley Plain include two Local Co-op food stores, located on either side of the B3250, at opposite ends of the centre. The centre also contains a variety of other facilities including; offices, gym, social club, Baptist church and a community outreach centre. Overall, the level of shopping provision and facilities throughout the centre is good.

Yearly surveys have identified that the centre plays a vital role in supporting the city's retail hierarchy by meeting the needs of the surrounding communities. Over recent years the overall retail provision within the centre has decreased to allow for more social uses to operate, such as pubs and restaurants. It is thought that this trend is a response to the catchment population, which has a significantly higher number of young adults compared to the City average.

### Future objectives for Mutley Plain

The centre could benefit from significant public realm improvements, such as surface treatments, and the removal of barriers and street clutter to create a more vibrant street scene. If opportunities come forward to deliver improvements, the Design SPD contains guidance on how these could be achieved.

The centre has the highest vacancy rate of any of the centres, although this is largely due to the majority of vacancies being first floor units. First floor units can provide opportunities for new businesses, in the form of small office units, and can also provide housing which would improve the vibrancy of the area.



## Plymstock Broadway

### Location/History and Function

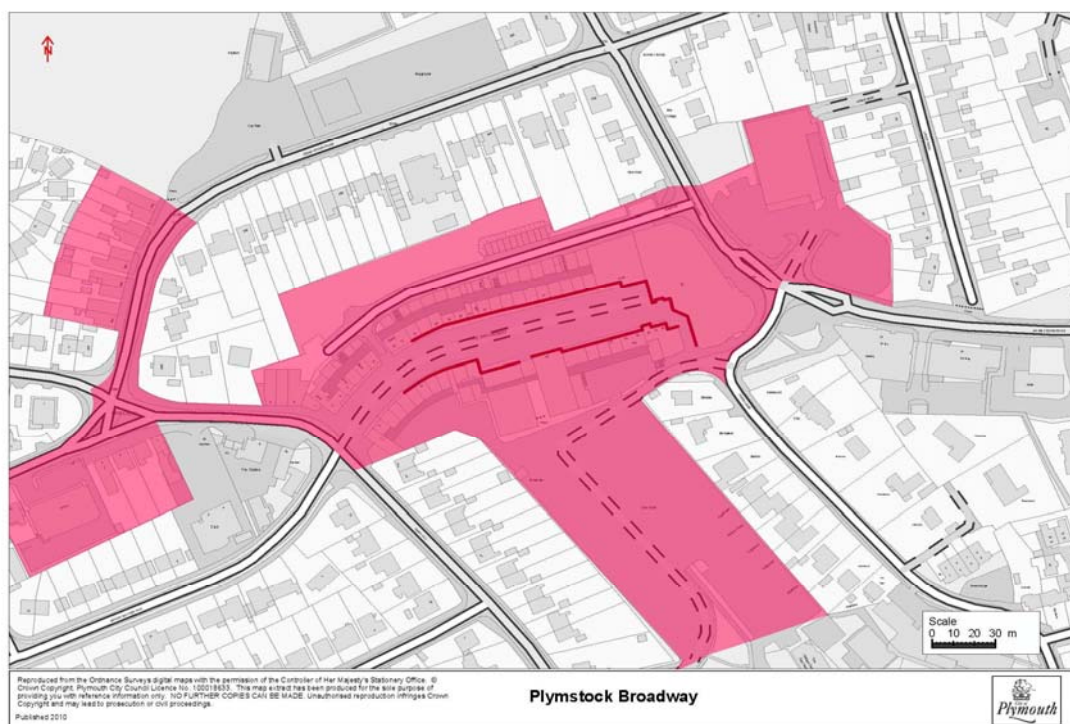
Plymstock Broadway dates from the 1960s and is one of the largest district centres in Plymouth. It is located in the south east of the city and attracts shoppers from the north and east of the city.

The centre contains approximately 68 units at ground floor level and has a good mix of convenience, comparison and service uses. The centre is anchored by a Local Co-Op supermarket and has a Lidl supermarket which adds further offer to the centre. Overall, the level of shopping provision in the centre is good. Plymstock library is also located just outside the centre's primary shopping area and provides a valuable community facility.

### Future objectives for Plymstock Broadway

Plymstock Broadway has performed well over recent years and presents no significant challenges. There are, however, some objectives which should be used to continue the success of the centre in the future:

- Plymstock Broadway is primarily a car orientated destination and is served by a large surface car park. Access to the main centre from the car park, however, can create challenges to pedestrian movement because of the volumes of cars entering the car park. The Council will support developments which improve pedestrian access to the centre.
- The car park is seen to be a valuable facility, however, there may be opportunities for some redevelopment which would contribute to the offer in this particular area.



## Plympton Ridgeway – District Centre

### Location/History and Function

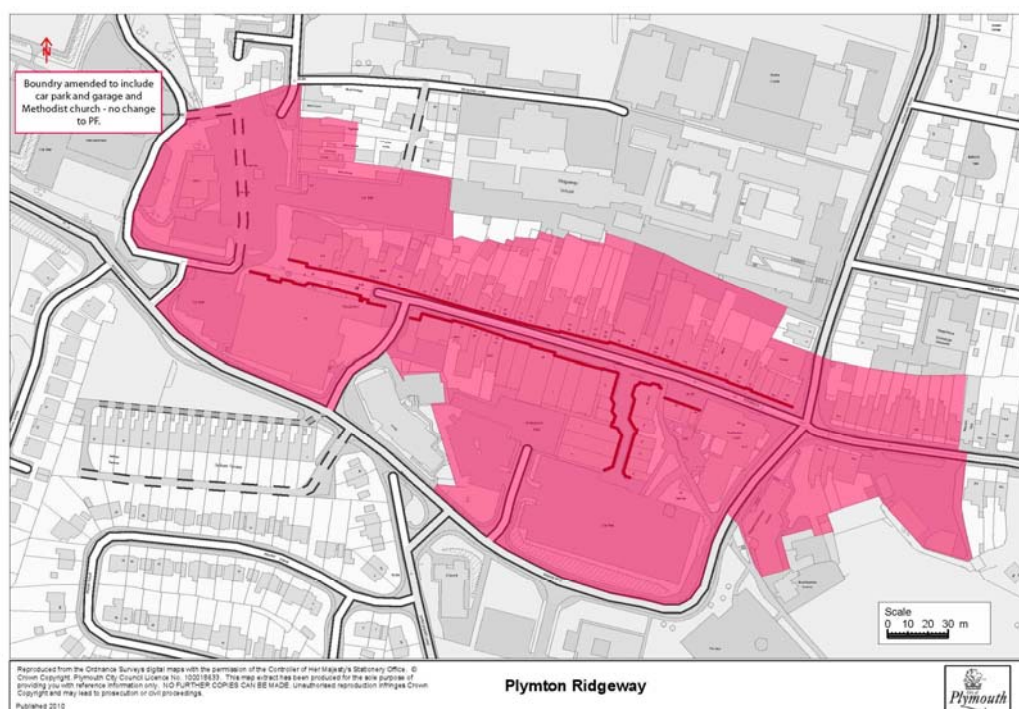
Plympton Ridgeway is located in the east of the city, east of the River Plym. The centre has expanded over time around the original settlement of Plympton St Mary and extends along both sides of Ridgeway.

The centre contains approximately 100 commercial ground floor units, which contain a variety of uses, reflecting the centres relatively distant location from the City Centre. Plympton Ridgeway is anchored by two main convenience food stores, which include the Co-op and Iceland. The Co-op Supermarket is located at the west end of the centre, whereas the Iceland store is located fairly central to the shopping area. This leaves the east end of the centre without an anchor. However, this does not seem to be an issue as the east end is performing well with long term uses such as; estate agents and smaller specialist retailers. Other uses within the centre include sports facilities, a community centre, a library and a small park.

### Future objectives for Plympton Ridgeway

The centre is currently functioning very well and does not present any significant challenges. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- Some areas of the Ridgeway could benefit from public realm improvements to create a better shopping experience; particularly opportunities which create an environment less dominated by the road.
- Plympton Ridgeway is a pleasant centre with many older buildings constructed with local limestone, slate roofs and high quality fittings. There is a strong sense of community within the neighbourhood and pride in its history. Any changes to the centre should have regard to its local history and respond sensitively to its character.
- Plympton Ridgeway is a healthy centre and has performed well over recent years. The car parks are seen to be a valuable facility which underpins the success of the centre, therefore any reduction in car parking could be to its detriment.



## Roborough – District Centre

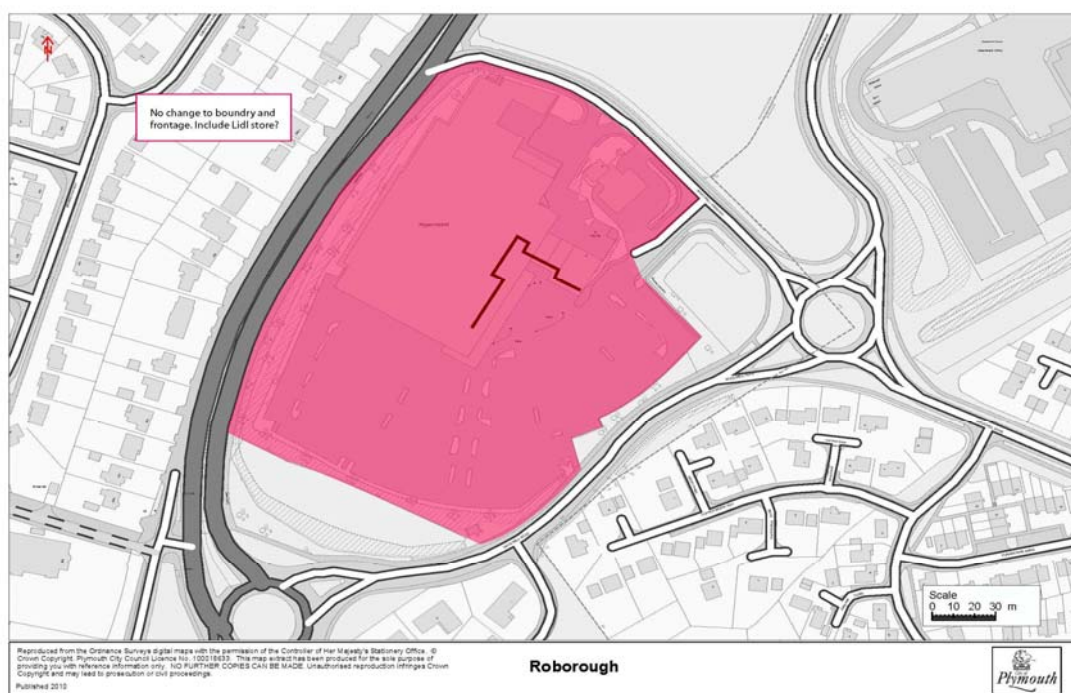
### Location/History and Function

Roborough is located in the north of the city and is a relatively new centre. It is dominated by a Tesco Extra foodstore which is open 24 hours and provides a number of services including a pharmacy, opticians, instore café and a petrol filling station. Adjacent to the foodstore, there are four further retail units comprising an estate agents, film processor/dry cleaner, a travel agents and a bakery. There are no vacancies within the centre and retailer occupation has remained consistent over the last few years. The centre does not contain any residential or business uses, nor are there any eating or drinking outlets.

### Future objectives for Roborough

The centre is currently functioning well and does not present any significant challenges. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The public realm within the centre is very limited and consists of a small area immediately outside the foodstore. The centre could benefit from improvements to the public realm to create a more vibrant centre for the local community.
- Occupation within the centre has generally been consistent over the past few years. It could be improved by the introduction of a greater mix of uses, including more non-retail community facilities.
- Depending upon how the vacant land to the north east of the existing centre at Roborough is treated, it may be appropriate to consider including the recent Lidl store which lies further to the north within the District Centre.



## St Budeaux – District Centre

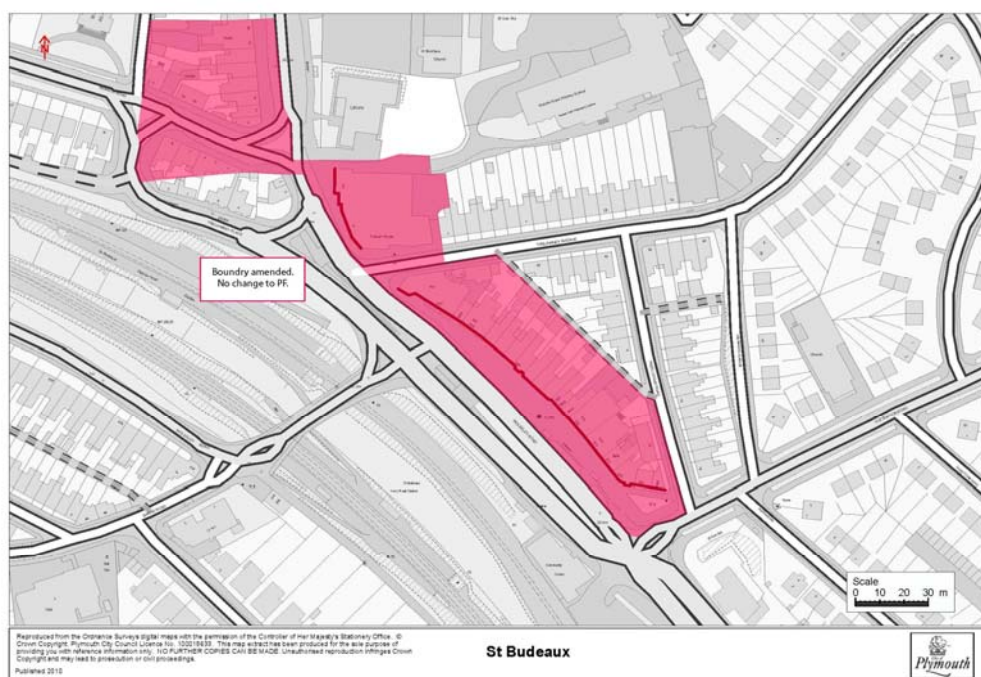
### Location/History and Function

St Budeaux district centre is located in the west of the city, close to the Tamar Bridge and A38. It has been in existence for a significant period of time and is located on a busy road. It is surrounded by residential areas to the north, east and west and a railway to the south, which sets the divide between St Budeaux neighbourhood and Barne Barton. The importance of the centre extends beyond the neighbourhood boundary to other areas such as Barne Barton and Keyham.

### Future objectives for St Budeaux

St Budeaux district centre has declined in unit numbers over the last 10 years or so, particularly around the fringes of the centre. In many respects, it has more of the characteristics of a local centre than a district centre. Nevertheless, it serves a very wide community in the west of the city where there are no other existing district centres. The Core Strategy proposes a new district centre in the nearby Weston Mill area (Policy CS07). The new district centre will provide an excellent opportunity for a new foodstore, together with a range of community and leisure uses, which will be well placed to serve the surrounding communities, but should also have a complementary role with St Budeaux. The relationship between the existing centre and the new centre will be closely monitored. With regard to the existing St Budeaux centre:

- The centre is lacking in areas of good public realm which is generally becoming tired and dated. It would benefit from improvements to the public realm which would create a more vibrant and pleasant environment for shoppers.
- The Lidl foodstore and the community centre have been excluded from the shopping centre boundary, due to the difficulties in accessing them from the main shopping area. Changes which improve pedestrian access across Wolseley Road and provide better links to these facilities would improve the centre.



## Transit Way – District Centre

### Location/History and Function

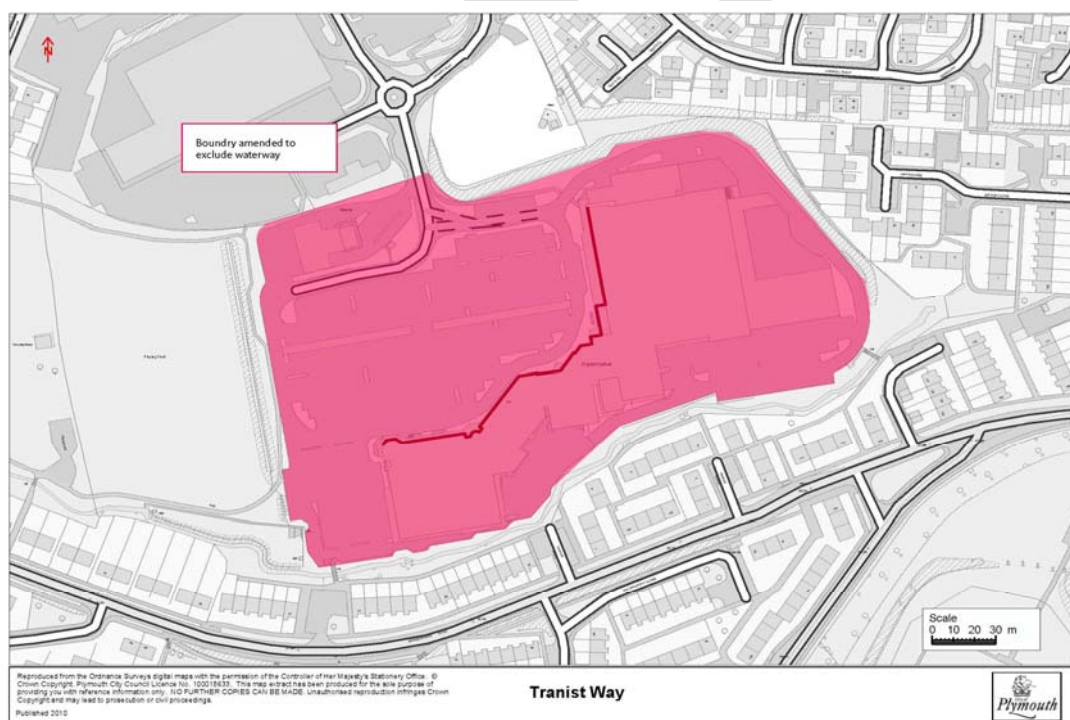
Transit Way is a relatively new district centre located in the north of the urban area, accessed off Crownhill Road (B3413). The centre contains a superstore and a number of smaller units which are part of a small shopping mall. Tesco acquired the former Co-op store in 2001; although few changes have happened to the remainder of the centre. This has resulted in the internal mall becoming tired and in need of refurbishment.

Planning permission 08/01989/FUL was granted in October 2010 for full redevelopment of the centre to include the demolition of the existing buildings and erection of a new A1 retail store, plus further A1, A2, A3 units, 745 car parking spaces, a new bus waiting area, and improvements to the junction of Crownhill Road, Transit Way.

### Future objectives for Transit Way.

The centre is currently functioning well and does not present any significant challenges. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- Some footpath connections throughout the centre are poor, particularly to the retailers outside the defined district centre. Improvements to pedestrian connections have been proposed as part of the redevelopment of the centre.
- The proposed redevelopment of the centre also includes a new bus waiting area which should reduce the conflict between motorists and public transport.



## 5. Assessment of Local Centres

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## Albert Road – Local Centre

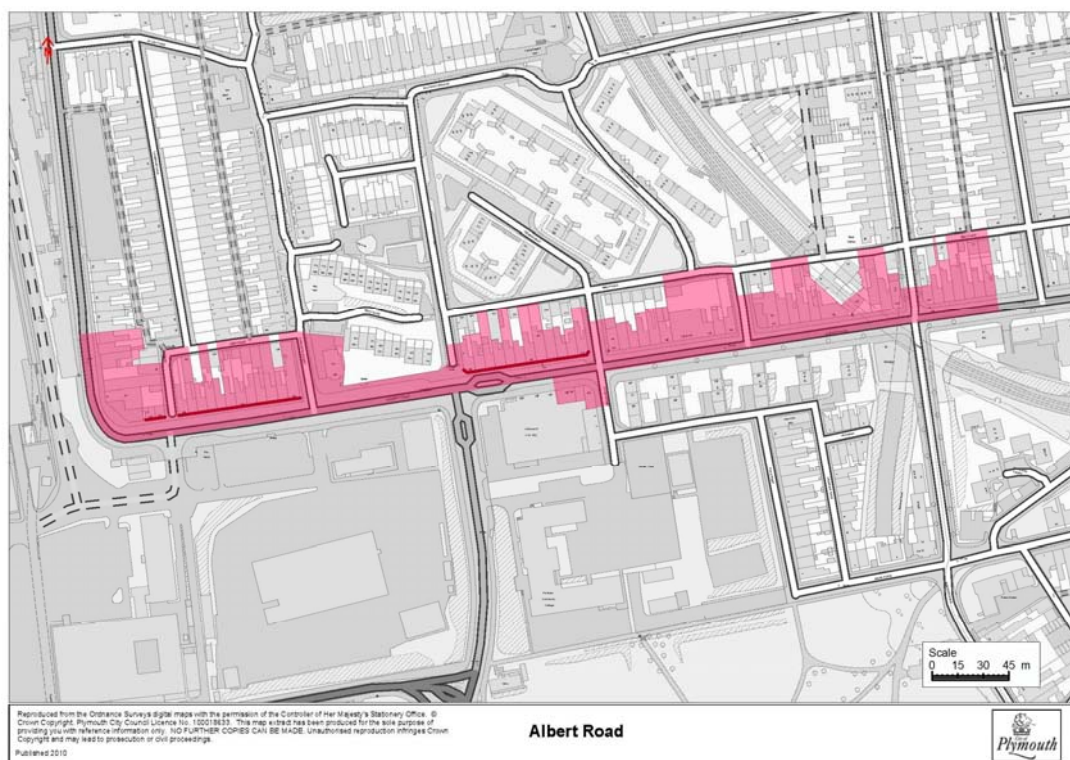
### Location/History and Function

Albert Road local centre is located in the south west of the city and has approximately 49 units which are focused on one side and extend along Albert road from east to west. The centre also contains two pubs, several fast food establishments and a church. The range of uses available within the centre are varied, however 17 units were vacant in July 2010, representing a vacancy rate of almost 35%. These vacancies are dispersed which leaves the centre looking somewhat tired and disjointed.

### Future objectives for Albert Road

The centre is currently not functioning as well it could and lacks a number of facilities needed to provide an appropriate shopping experience. The following key objectives should be used to inform future developments to help improve performance:

- Overall, the centre lacks a number of facilities which would provide a more pleasant shopping experience. Albert Road would benefit from improvements to the public realm to create a better environment and mitigate the impact of the busy road.
- The centre appears to be experiencing some difficulties as shown by the high vacancy rate. It may be appropriate in the future to consider consolidating the centre, should it continue to decline. The centre will be monitored closely and the council will ensure that it maintains a range of uses in order to meet the needs of local communities.



## Barbican – Local Centre

### Location/History and Function

The Barbican is the one of the original medieval areas of Plymouth and has a very strong, positive 'sense of place' defined by its surviving historic street patterns and architecture. The Barbican local centre is a large mixed use area including shops, pubs, clubs, cafes and restaurants and forms a popular destination for both tourists and locals.

Within the centre there are approximately 69 units in total which represents a good balance of uses. Recent surveys revealed the centre had 4 vacant units representing a vacancy rate of just 5%. There are a good number of quality independent retailers within the centre including, restaurants, art galleries, jewellery stores and bakeries.

### Future objectives for The Barbican

The centre appears to be functioning well and there is no evidence to suggest the need for consolidation. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The council will continue to balance the range of uses in order to meet the needs of local communities and visitors to the area.
- Over recent years, retail units have operated along Notte Street, Vauxhall Street and Exhchange Street. It may be appropriate to limit any further retail in this area in order to maintain the focus of the local centre along Southside Street.
- The Barbican is within a conservation area with buildings and shopfronts that are well maintained, providing a unique character. There is also a high standard of public realm which offers a pleasant shopping experience. Any future changes need to respect this character.



## Beaumont Road – Local Centre

### Location/History and Function

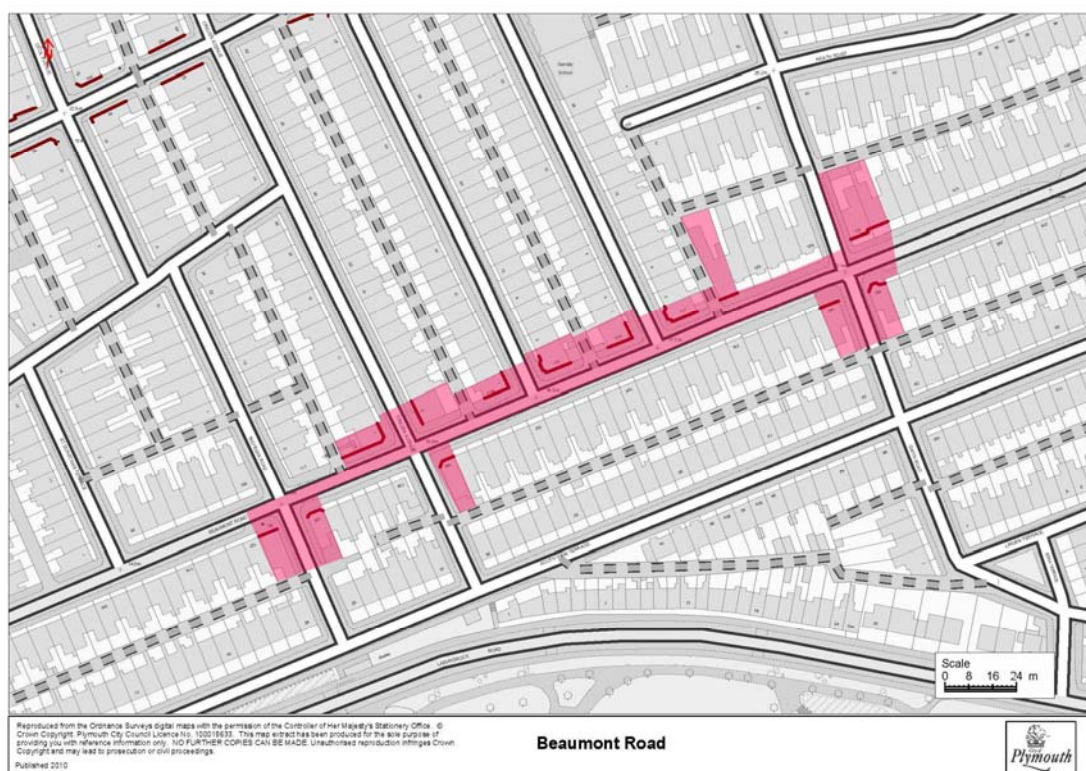
Beaumont Road is fairly centrally located in the neighbourhood it serves. However, because it competes with the nearby Salisbury Road local centre, it is lacking in facilities which would normally be found in a local centre. Evidence has shown that the centre has been declining over recent years and units have been converted back into residential use.

The centre has approximately 11 units, of which 3 are vacant representing a vacancy rate of almost 30%. Occupied units within the centre include uses such as a convenience store, hairdressers/beauty salon, a second hand electrical retailer and a sandwich shop.

### Future objectives for Beaumont Road

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it does provide are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued. These are:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- When considering the proximity of this centre in relation to Salisbury Road local centre, and the range of uses available in the centre, it may be appropriate to consider the opportunities to contract the extent of the centre, even though this would involve the conversion of some retail units back to residential.
- While the location of this centre, (at the centre of its neighbourhood), indicates it should remain as a Local Centre, its viability needs to be closely monitored to see whether it may should be re-designated as a Neighbourhood Centre, so that it can continue to fulfill the needs of the immediate community.



## Chaddlewood – Local Centre

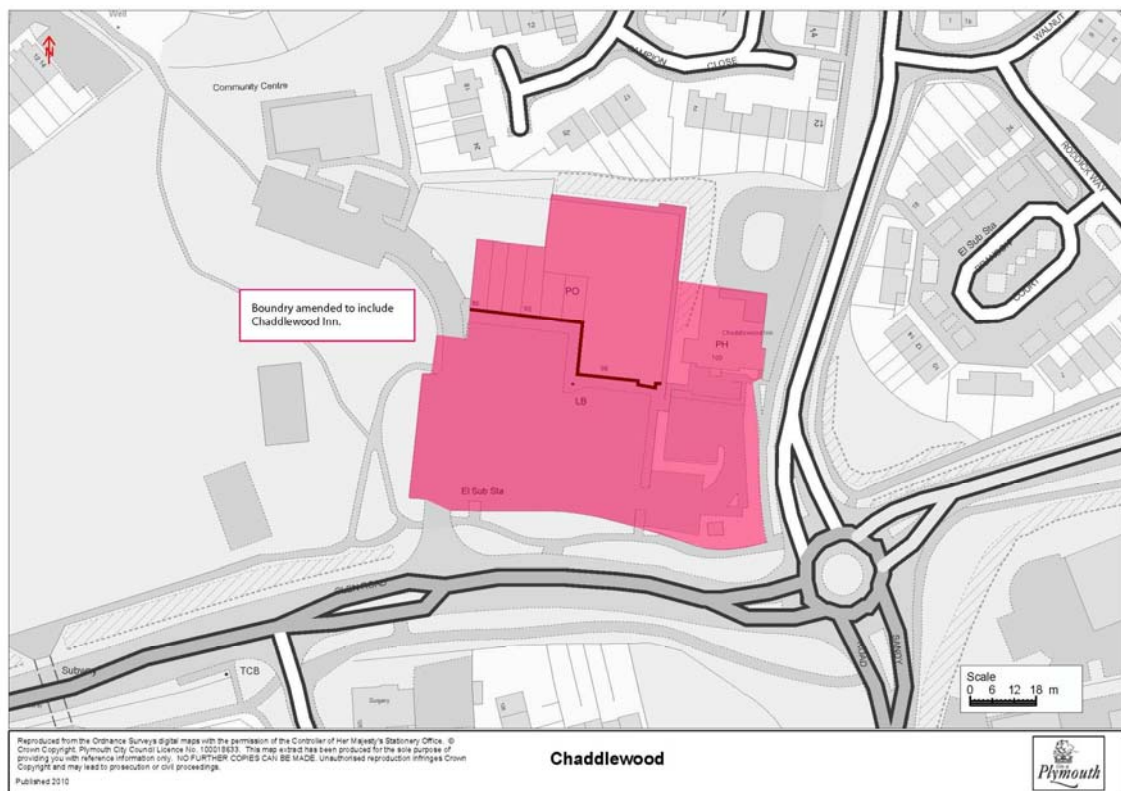
### Location/History and Function

Chaddlewood local centre is a fairly modern compact centre consisting of a medium-sized Co-op foodstore and a number of smaller retail units including a pharmacy, a betting shop and two takeaways. The centre also has a surface car park, a public house, and a community centre. It provides the only local shopping facility within this neighbourhood and is also located in close proximity to the local community centre and an area of greenspace.

### Future objectives for Chaddlewood

The centre is currently functioning well and does not present any significant challenges. As the only centre within the neighbourhood, it provides valuable facilities and services for the community. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- There are many cul-de-sac type residential developments surrounding the centre and the area is generally car dominated. The centre would benefit from improved access for pedestrians.



## Clifftaford Road – Local Centre

### Location/History and Function

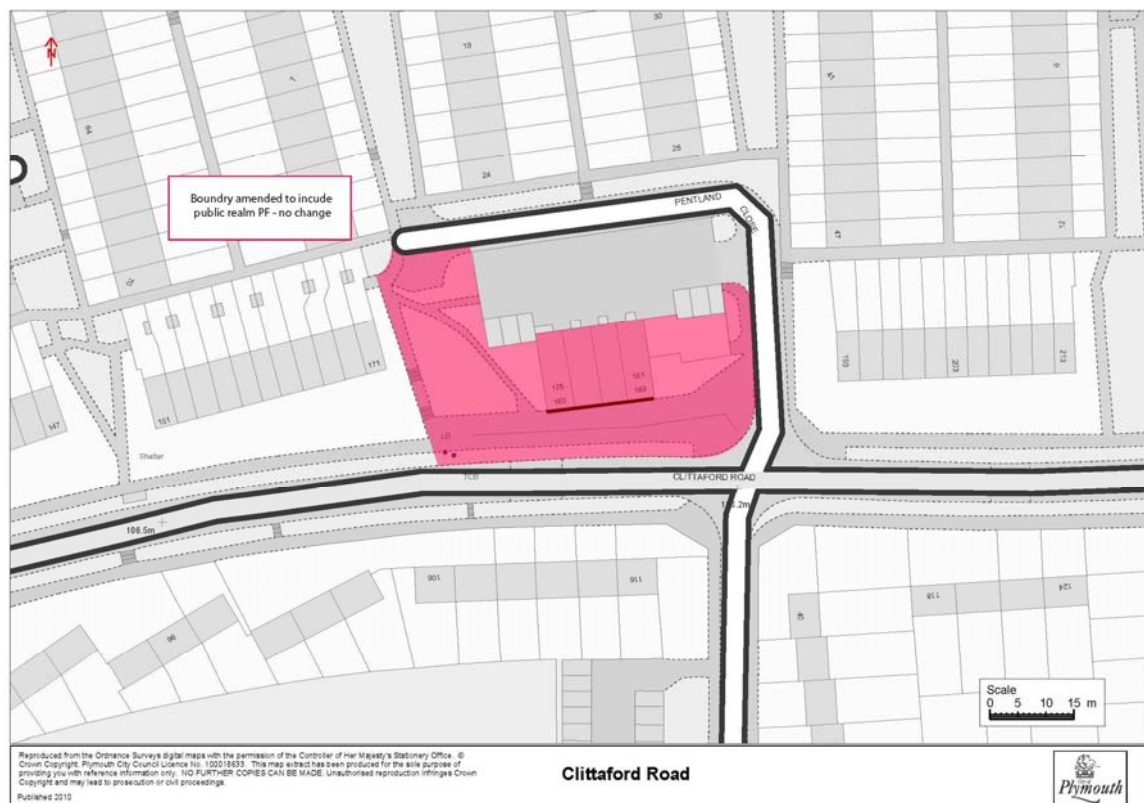
Clifftaford Road centre is located in the north west of the city, within the Southway neighbourhood. It is limited in terms of the facilities it provides and therefore does not correspond to the definition of a local centre.

There are three retail units within the centre which include a small convenience store, a hairdressers and the Southway information centre. The centre is made up of a post war development with residential flats above the retail units. Although the centre lacks character, the condition of the building is good and the shopfronts are maintained to a good standard.

### Future objectives for Clifftaford Road

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it does provide are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued. These are:

- The centre is located within a residential development which is not a busy through route. This means that passing trade is very limited and the centre therefore provides for local needs only. Although the number of facilities are limited, the units appear to perform well. The council will therefore continue to balance the range of uses in order to meet the needs of local communities.
- Given the limited number of facilities within the centre, it may be appropriate to consider designating it as a neighbourhood centre. This designation would allow new retail to be focused within the already successful local centre on Flamborough Road and enable the Clifftaford Road centre to continue to serve neighbourhood needs.



## Colebrook – Local Centre

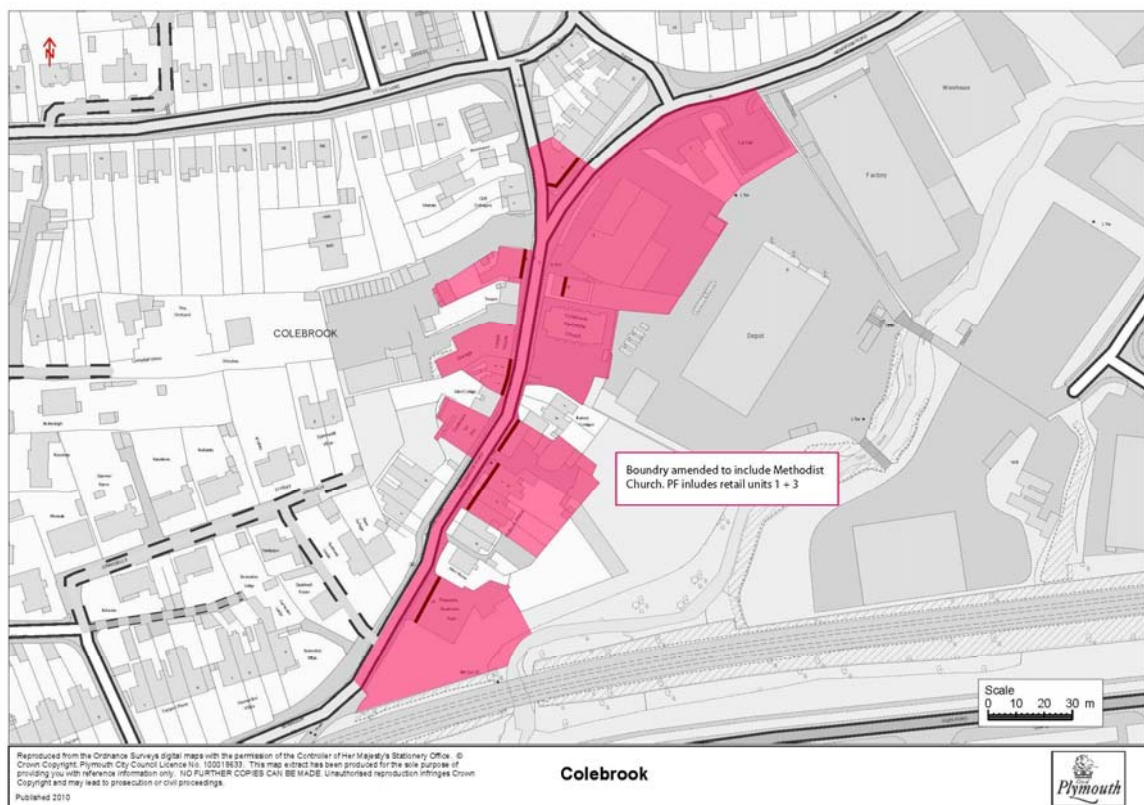
### Location/History and Function

Colebrook centre is located within the north east of the city, within the Colebrook and Newnham neighbourhood. The centre has approximately 15 retail units consisting of a range of uses including shops, a public house, and takeaways. Other uses within the centre include a Methodist church, and a garage.

### Future objectives for Colebrook

The centre appears to be functioning well and there is no evidence to suggest the need for consolidation. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- Colebrook is a thriving local centre with a good balance of uses. The vacancy rate within the centre has remained consistently low and the units around the fringe of the centre are performing well, which suggests there is no need for consolidation. The council will, therefore, continue to balance the range of uses in order to meet the needs of local communities.
- There are a number of residential uses in between retail units within the centre, although this does not seem to affect the viability of the centre. The council will encourage any new development or change within Colebrook to provide a focus for the centre, avoiding any development which would draw catchments away from existing retail.



## Congreve Gardens – Local Centre

### Location/History and Function

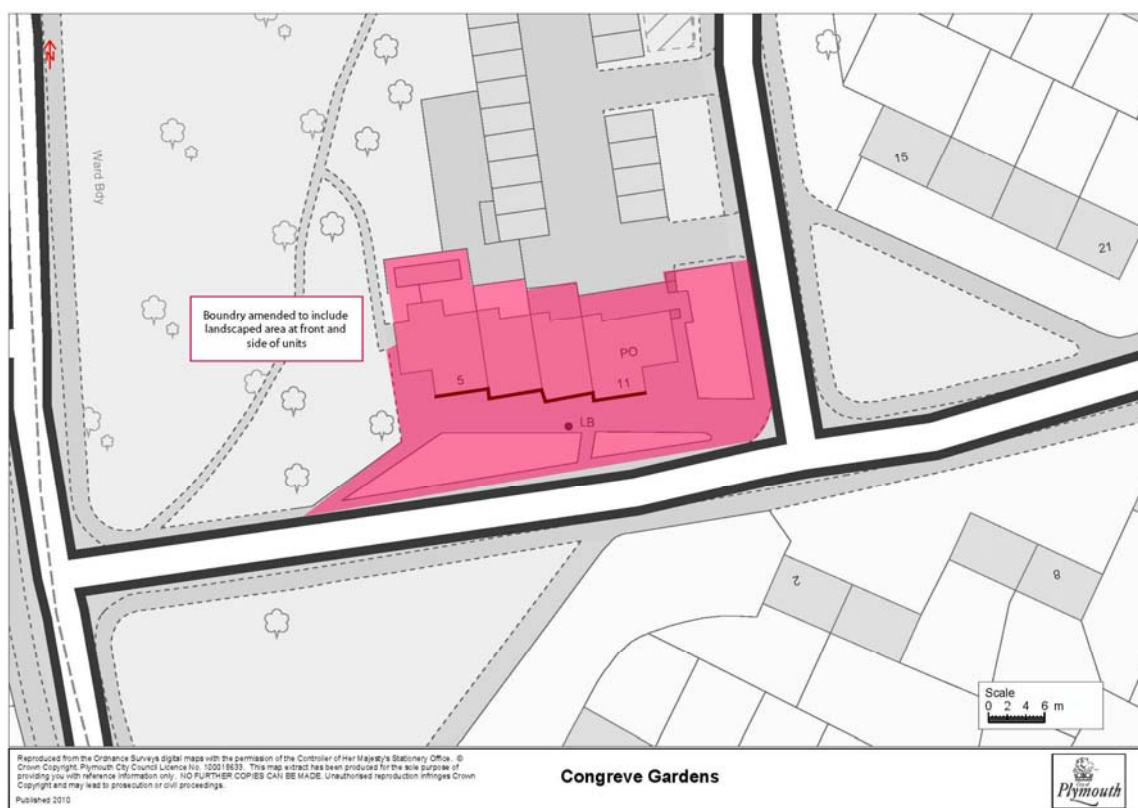
Congreve Gardens is located fairly centrally within the city, in close proximity to the A38, within the Manadon neighbourhood. The centre is based on a small shopping hub containing four retail units including a newsagent, post office, hair salon and butchers. Even though the centre does not conform to the definition of a Local Centre, it has performed well over recent years and maintained a low vacancy rate.

Pedestrian movement in and around the centre is good and on street car parking is considered adequate. There is also a frequent bus route running through the centre.

### Future objectives for Congreve Gardens

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued. These are:

- The centre is located within a residential development, which is not a busy through route, resulting in the centre providing shopping provision of a very local nature. Although the number of facilities are limited, the units appear to perform well. There is no evidence to suggest a need to consolidate the centre.
- The council will continue to balance the range of uses in order to meet the needs of local communities. However, given the limited number of facilities available, the centre does not correspond to the definition of a local centre, therefore it may be appropriate to consider designating it as a neighbourhood centre.



## Crownhill – Local Centre

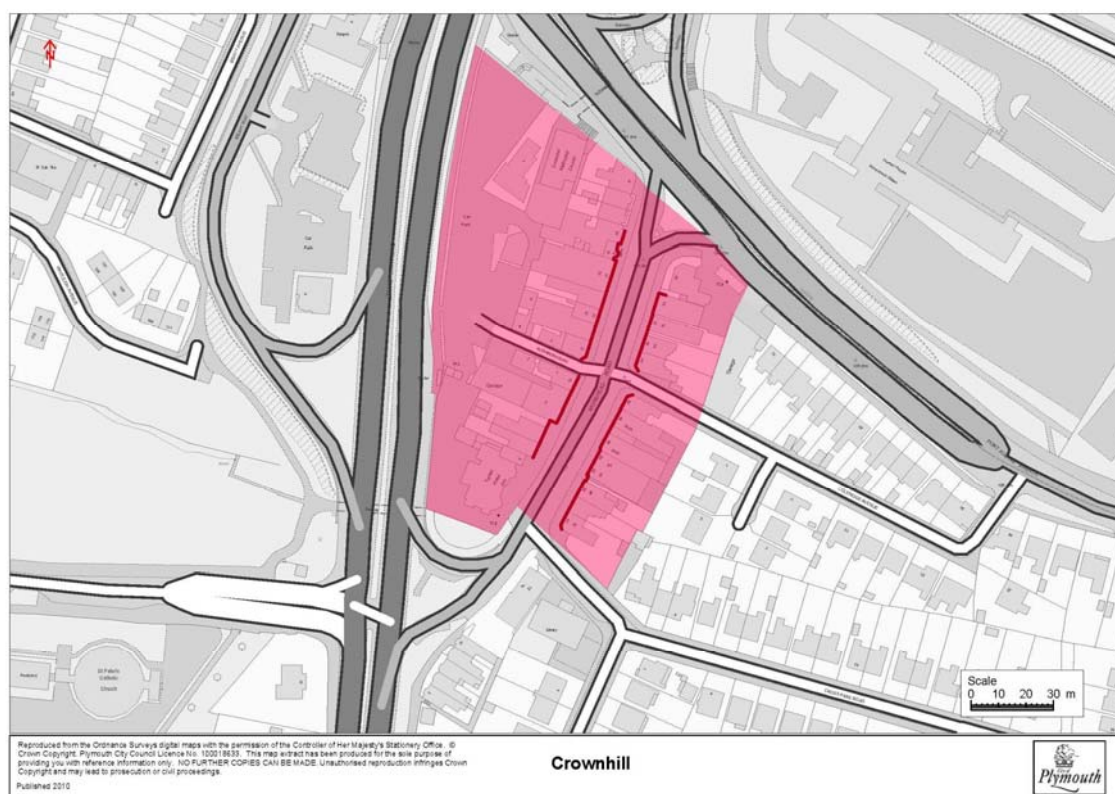
### Location/History and Function

Crownhill centre is located fairly centrally within the city and falls within the Crownhill neighbourhood. The centre contains approximately 40 retail units including a range of uses such as shops, banks, a pharmacy, a restaurant, takeaways and a post office. Other uses, located within or fairly close to the centre, include a police station, dentists, optometrists and a church. The number and range of services within Crownhill creates a vibrant local centre which fulfils its role in relation to national definition.

### Future objectives for Crownhill

The centre is currently functioning well and does not present any significant challenges. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- In light of the Council's strategic vision for shopping provision, and the proximity of Crownhill to Derriford, it is unlikely that the Council would support any further growth of this centre without a thorough assessment of need and impact on surrounding centres.





# Cumberland Street – Local Centre

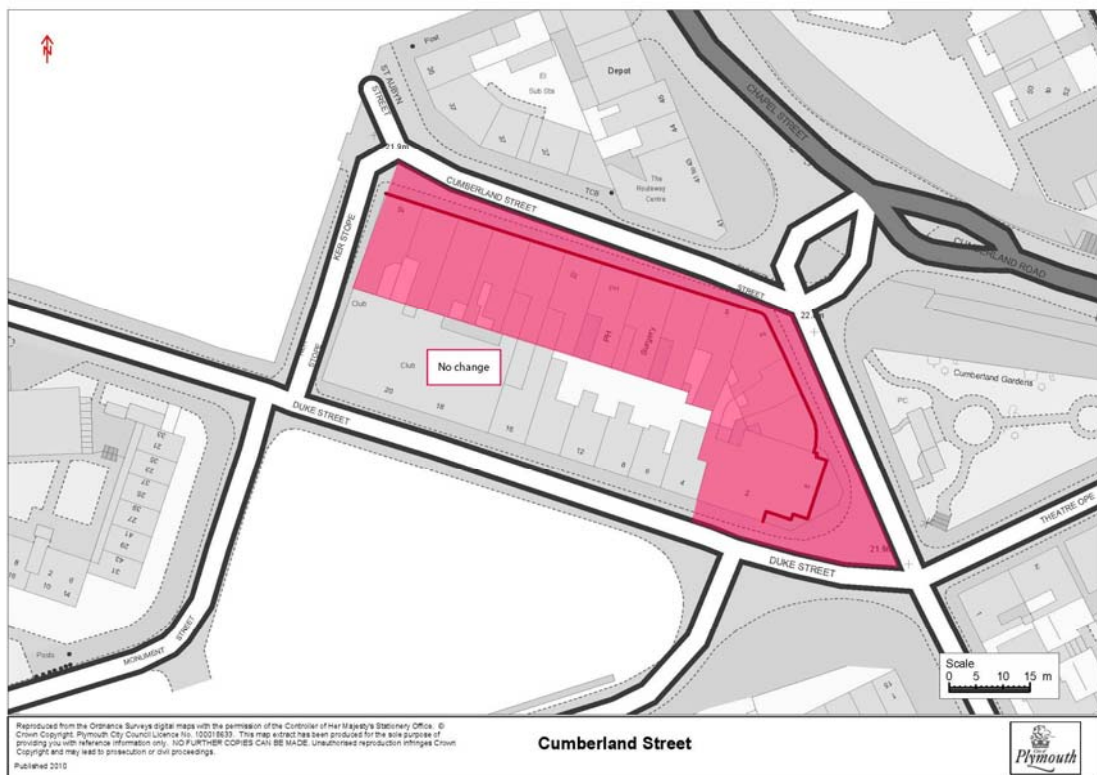
## Location/History and Function

Cumberland street centre is located in the south west of the city within the Devonport neighbourhood. The centre has a total of 11 units which provide a range of facilities such as a co-op convenience store, a public house, a gym and a takeaway. It has a history of long standing vacancies and some shop units are becoming tired and dated. It should also be noted that Cumberland Street has a relatively small number of retail units in relation to what would be expected of a local centre.

## Future objectives for Cumberland Street

The centre is currently not functioning as well it could and lacks a number of facilities needed to provide an appropriate shopping experience. The following key objectives should be used to inform future developments to help improve performance:

- The centre appears to have been struggling over recent years and there are limited opportunities to encourage its growth. As such, it may be appropriate to consolidate it in order to create a more compact and viable centre for the immediate community. The council, however, will continue to balance the range of uses, in order to maintain facilities and services which meet the needs of local people.
- It should be noted that Proposal DP01 within the Devonport Area Action Plan proposes a new local shopping centre as part the redevelopment of the South yard Enclave. When this proposal is brought to fruition, the potential need to re-designate Cumberland Street centre as a neighbourhood centre should be considered, so that new retail uses can be focused within the new local centre at the South Yard Enclave.



## Dale Road – Local Centre

### Location/History and Function

Dale Road centre is located within the Mutley and Greenbank neighbourhood and consists of five retail units. The centre comprises five units which include a convenience and a comparison goods outlet. It has performed well over recent years, with the vacancy rates remaining low. The on-street parking within the centre is considered adequate and the public realm is fairly well maintained.

### Future objectives for Dale Road

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. The retail units are also dispersed throughout the street, which creates a disjointed centre. The services it provides, however, are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued. These are:

- The council will continue to balance the range of uses in order to meet the needs of the immediate community.
- There are limited opportunities for growth within Dale Road centre and it would be equally difficult to contract the extent of the centre because of its dispersed nature. In these circumstances it may be appropriate to consider designating the centre as a neighbourhood centre. This would bring its designation in line with national policy and reflect the very local nature of the services it offers.



## Delamere Road – Local Centre

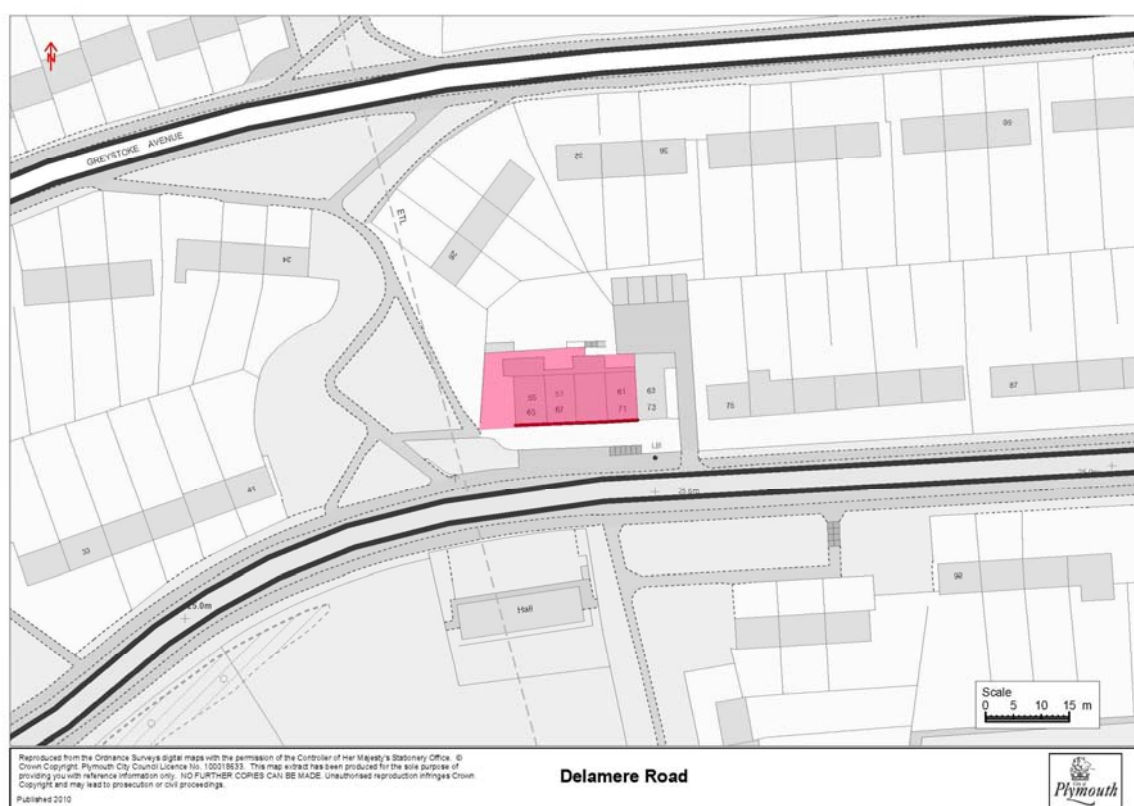
### Location/History and Function

Delamere Road local centre is located in the north east of the city within the neighbourhood of Egguckland. It is within walking distance of Austin Farm Primary School and a Scout Hut, and comprises four shops which include one vacant unit, a takeaway, a hair salon and a dog groomers. The centre has on-street car parking which is considered adequate and is also located on a bus route. Footpaths are generally well maintained although the public realm within the centre is fairly limited. In addition to this, the units within the centre are raised and set back from the road which requires pedestrians to negotiate steps in order to reach the shops.

### Future objectives for Delamere Road

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre is very limited the number of uses and does not correspond to what would be expected of a local centre. Because of the limited nature of the shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Ebrington Street – Local Centre

### Location/History and Function

Ebrington Street centre is a busy, medium sized shopping centre located to the north east of the city centre within the City Centre neighbourhood. It contains approximately 45 retail units, comprising a range of shops, cafes, public houses, hair-dressers and other services. On street parking is available in and around the centre and is considered to be adequate for the number of services and facilities provided.

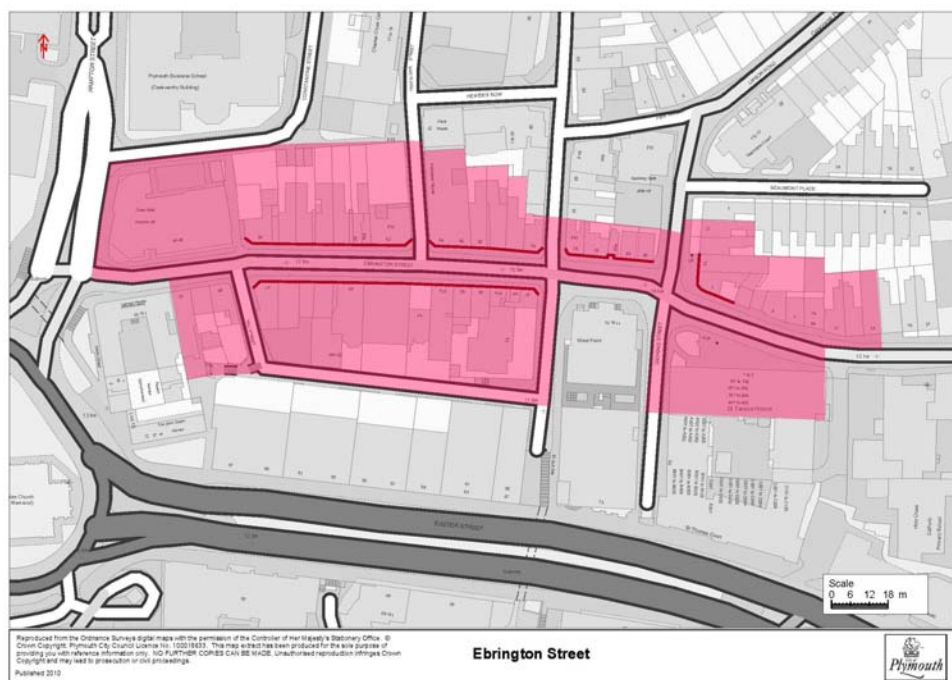
Ebrington Street is a busy road, particularly at peak times of the day, as traffic passes through it on route to and from the City Centre. The centre is served by a frequent bus route and is also in close walking distance to Bretonside Bus Station.

Buildings and shopfronts are well maintained and the centre has a mix of buildings ranging from medieval through to late 20th Century. The central shopping area is well defined and has a positive sense of place although compromised in part by buildings of poor architecture and/or condition. The area has a busy and colourful character with many brightly painted buildings.

### Future objectives for Ebrington Street

The centre is currently functioning well and does not present any significant challenges. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The centre has performed well over recent years and it is expected it will continue its role as a local centre within the shopping hierarchy. The council will continue to balance the range of uses in order to meet the needs of local communities
- The historic character of the centre should be managed appropriately. Where new changes are proposed within the centre, these should respond to the existing character of the area and be sensitive towards the historic environment.
- Due to the busy road within the centre, pedestrian movement can be particular difficult. The council will support opportunities to improve pedestrian access throughout the centre.



## Efford – Local Centre

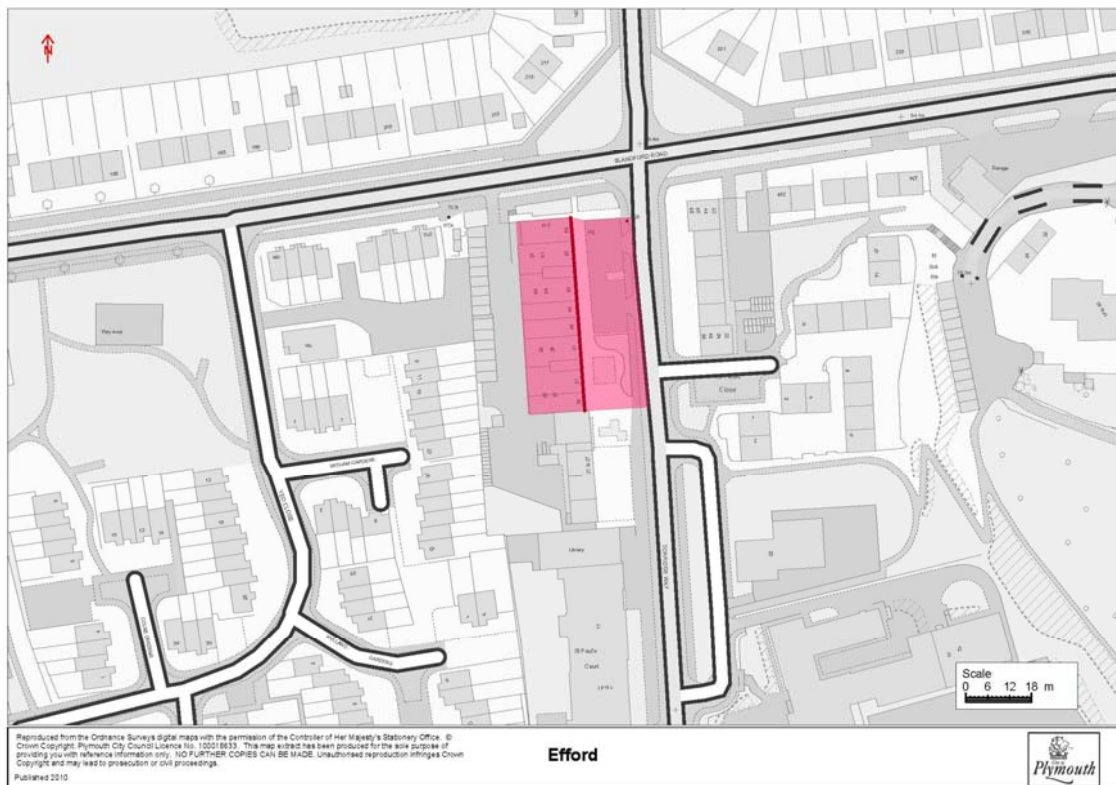
### Location/History and Function

Efford centre is located in the north east of the city within the Efford neighbourhood. It contains 5 retail units consisting of a pharmacy, bakery, post office, a takeaway and a convenience store, as well as being located very close to a medical centre and Efford library. The centre benefits from off-street parking which is situated outside the retail units and is free of charge. The public realm within the centre is maintained to an adequate standard and there are small areas of landscaping around the centre.

### Future objectives for Efford

The centre has performed well over recent years and the vacancy rate has remained low, although it lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of the local community.
- The council will encourage opportunities to improve the public realm throughout the centre, particularly the provision of more trees and other such green infrastructure.
- The urban form within the centre is very repetitive. The new library has started to address this problem by introducing new, brighter materials. The council will encourage changes which help to create vibrancy within the centre.
- The centre is very limited in the number of retail outlets it contains and therefore does not correspond to what would normally be expected of a local centre. Because of the limited nature of this shopping provision, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Eggbuckland – Local Centre

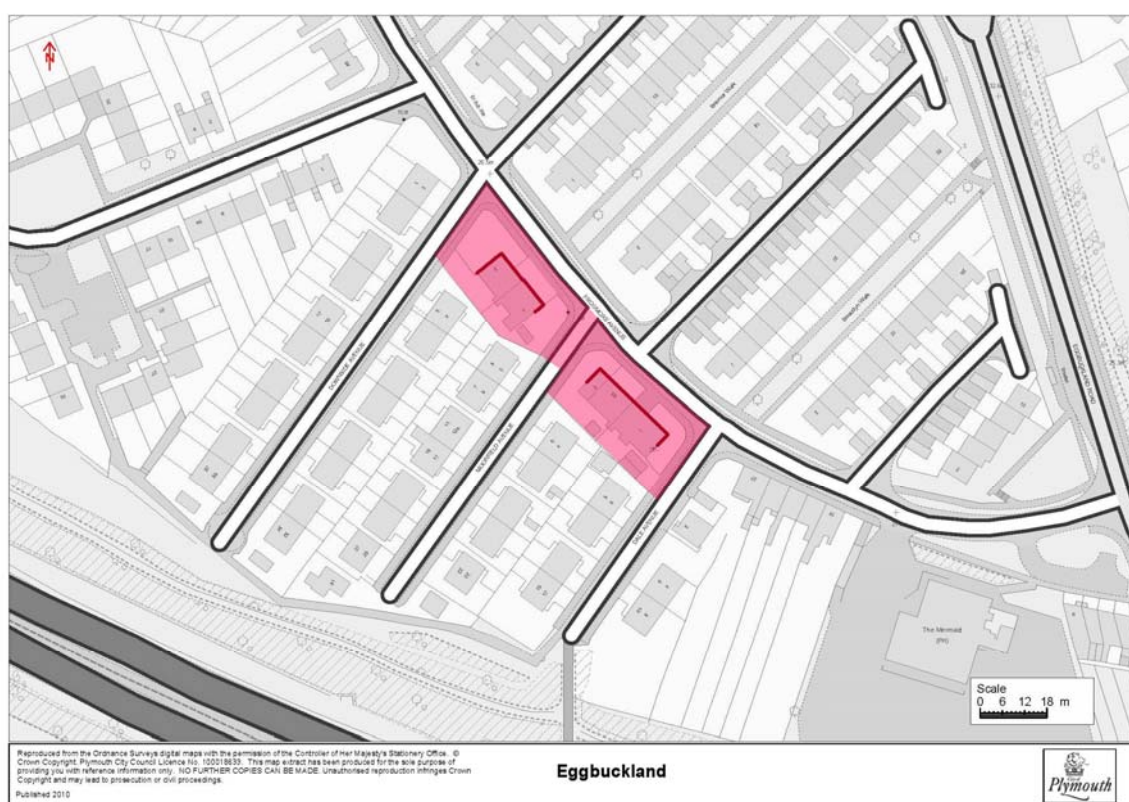
### Location/History and Function

Eggbuckland centre is located in the north east of the city within the Eggbuckland neighbourhood. The centre consists of three retail units including a newsagents, a bakery and a hairdresser. It is predominantly made up of units converted from residential into retail and therefore there is little by way of layout and street furniture to really identify the area as a shopping centre, aside from the shops themselves. Available parking within the centre consists of on-street car parking which is considered adequate.

### Future objectives for Eggbuckland

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the day-to-day needs of the immediate community.
- The centre is very limited in the number of retail outlets it contains and therefore does not correspond to what would normally be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Elburton – Local Centre

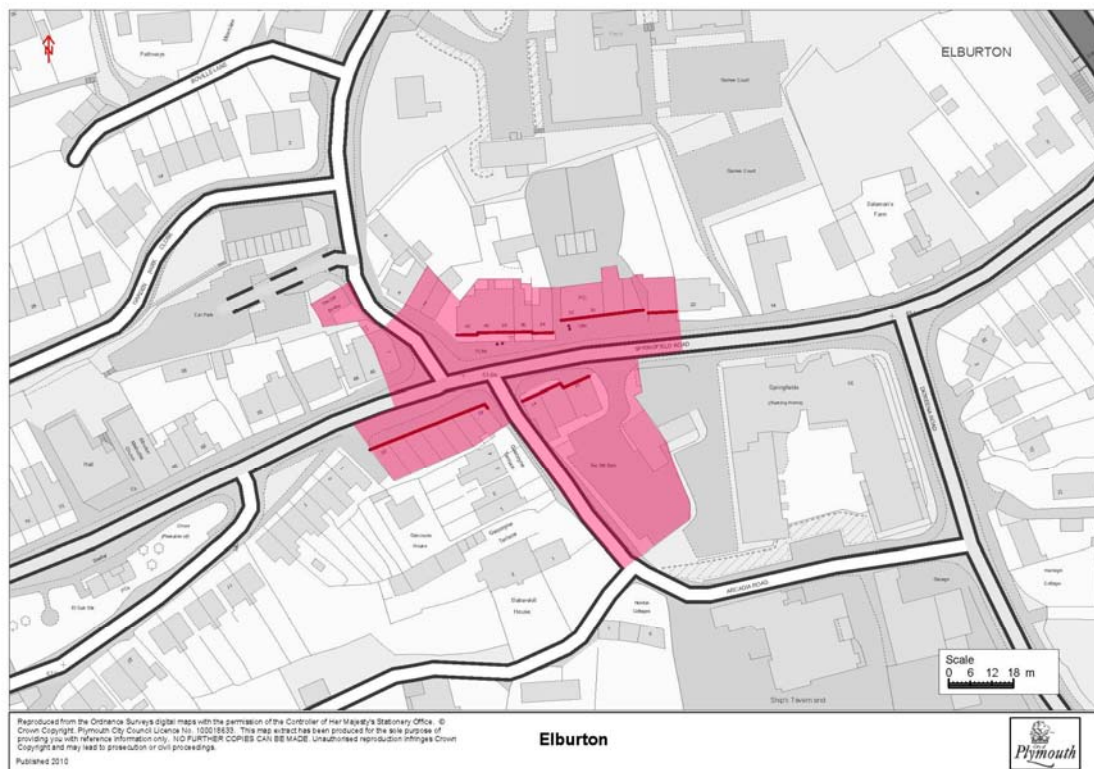
### Location/History and Function

Elburton centre is located in the south east of the city, within the Elburton and Dunstone neighbourhood. The centre consists of approximately 22 retail units including uses such as shops, cafes, takeaways, a wellbeing and beauty centre and a dog groomers. The level of vacancies within the centre have remained low. Other uses in close proximity to the centre include a Methodist church and a primary school.

### Future objectives for Elburton

The centre is currently functioning very well and does not present any significant challenges. It is expected that it will continue to perform the role of a local centre within the shopping hierarchy. There are some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The centre appears to be functioning well and there is no evidence to suggest the need to consolidate the centre. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.
- Elburton is situated on Springfield Road which is a busy road and generates a lot of traffic linking residents to Plymstock, Plympton and the City Centre. Pedestrian movement across the road can be difficult during peak hours. The A379 is also a significant barrier to pedestrians. The council will support opportunities which improve pedestrian access in and around the centre.



## Embankment Road – Local Centre

### Location/History and Function

Embankment Road centre is situated east of the city centre, within the East End neighbourhood. It consists of approximately 30 units which include uses such as convenience shops, cafes, takeaways and specialist retailers. Other uses within the centre include a Church and some small business/office units. Car parking within the centre is limited, as surrounding streets are subject to permit parking. However, the centre is well served by public transport. Public realm improvements are underway within the local centre and are due to be completed in October 2011. Works include:

- removal of the central reservation barriers
- new tree planting
- reduced signage and street clutter
- granite paving on both sides of the road
- new street lighting
- a new wide central pedestrian crossing
- new street furniture

### Future objectives for Embankment Road

The centre is currently functioning well and does not present any significant challenges. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The centre appears to be functioning well and there is no evidence to suggest the need for consolidation. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.





## **Ernesettle – Local Centre**

### **Location/History and Function**

Ernesettle centre is located within the north west of the city, within the Ernesettle neighbourhood. It contains approximately 9 retail units including uses such as a Co-op convenience store, a pharmacy and a takeaway. It is divided into two parts, with one section situated either side of Hornchurch Road, while the other units are located along Hornchurch Lane. The two areas do not relate well to one another and pedestrian linkages from Hornchurch Road to Hornchurch Lane are poor.

The units of Hornchurch Lane include the Ernesettle Information Centre and The Budshead Trust Offices. As well as being poorly related to the remainder of the centre along Hornchurch Road, the units have security bars covering the windows and face onto the rear of residential houses. This creates an isolated and unwelcoming environment.

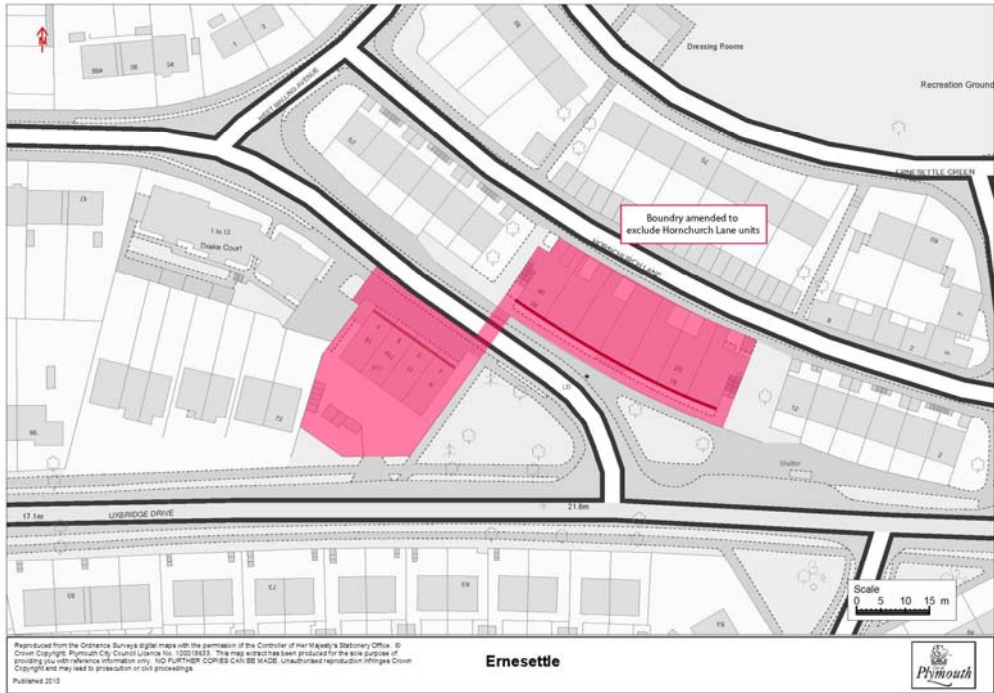
The units located along Hornchurch Road provide the main focus for the centre. These contain a range of uses which meet the needs of the immediate community. The units form part of post-war developed blocks with residential units above the ground floor retail uses. The quality of the buildings is considered poor and the overall appearance of the centre is dated.

The centre also has some issues in terms of accessibility. Not only does the centre not relate well to the units within Hornchurch Lane, but some of the shops within Hornchurch Road are raised and set back from the road, requiring visitors to access the centre using stairs.

### **Future objectives for Ernesettle**

The centre currently fulfils a useful function as a Local Centre. There are, however, some key objectives which should be used to inform future developments. These are:

- The council will continue to balance the range of uses in order to meet the day-to-day needs of the immediate community.
- The primary shopping area boundary for Ernesettle centre has been amended from the First Deposit Local Plan proposal, to exclude the units on Hornchurch Lane. This reflects the fact that the units are located within an isolated lane, which has poor levels of surveillance, and that they are poorly related to the primary retail area.
- While the centre's vacancy rate has remained fairly consistent, there are very limited opportunities for its growth, due to layout and the surrounding residential uses. A potential solution involving the centre's redevelopment for a mixed-use scheme that incorporated retail opportunities and community facilities is being considered through the Sustainable Neighbourhoods DPD. If it is decided that redevelopment is inappropriate, consideration will be given to designating it as a neighbourhood centre.



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## George Street – Local Centre

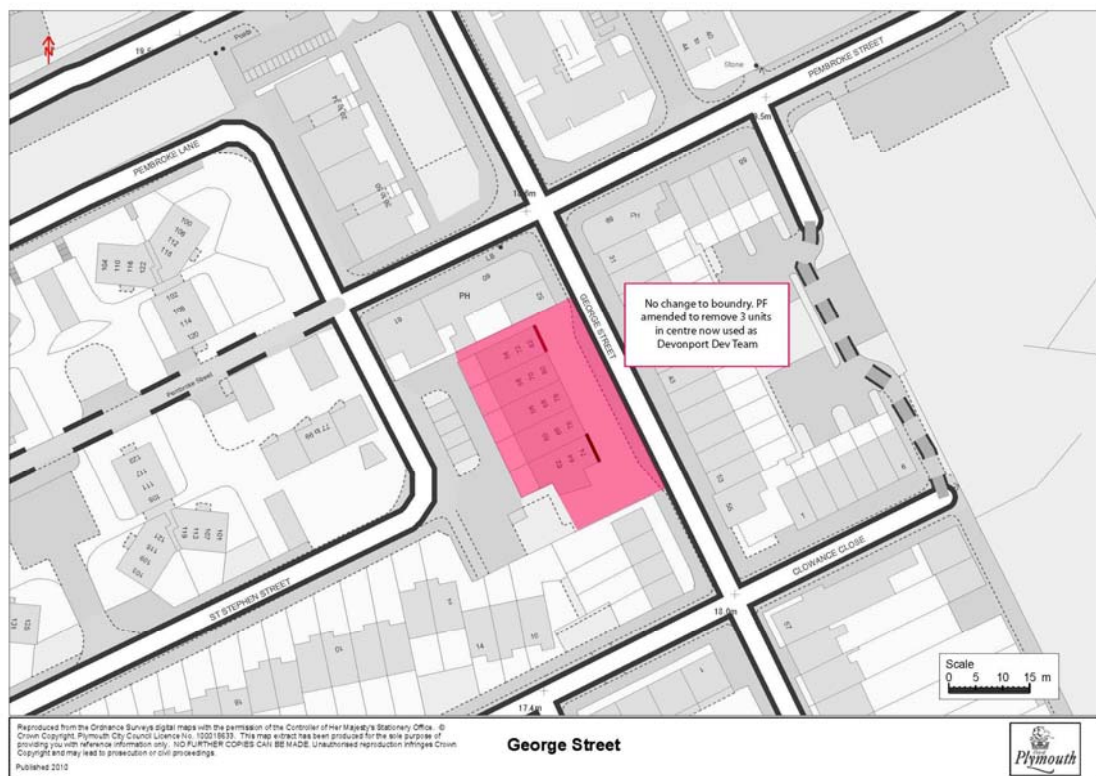
### Location/History and Function

George Street centre is located within the west of the city in the Devonport neighbourhood. It consists of 3 retail units containing a bakery, a hair salon and an office. There is little by way of layout and street furniture to really identify the area as a shopping centre, aside from the shops themselves. Available parking within the centre consists of on-street car parking, which is considered adequate.

### Future objectives for George Street

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the day-to-day needs of the immediate community.
- In the longer term, the council should monitor the progress of the centre in terms of vacancies and should these rise significantly, it may be appropriate to allocate the site for alternative uses or redevelopment.
- However, given the location of the centre within a residential area, with a limited number of uses and limited opportunities for growth, it may be appropriate to consider designating the center as a neighbourhood centre.



## Glenholt – Local Centre

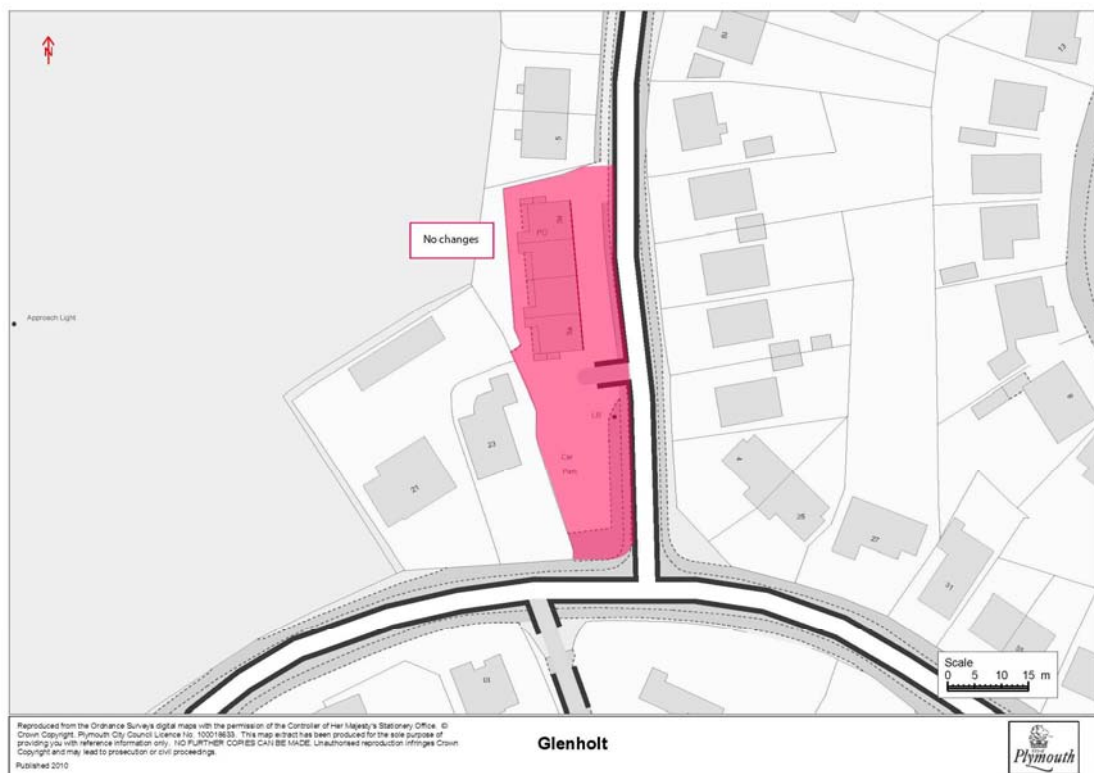
### Location/History and Function

Glenholt centre is located within the north of the city, within the Glenholt neighbourhood. It consists of a convenience store and two beauty salons. The centre is located within a residential area and is not far from the district centre in Roborough. It does benefit from a car parking area to the west of the retail units and this could provide an opportunity for expansion, however this may not be appropriate considering the low catchment of the centre.

### Future objectives for Glenholt

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the day-to-day needs of the immediate community.
- However, given the location of the centre within a residential area and the limited number of uses, it may be appropriate to consider designating the Glenholt Local Centre as a neighbourhood centre.



## Ham Green – Local Centre

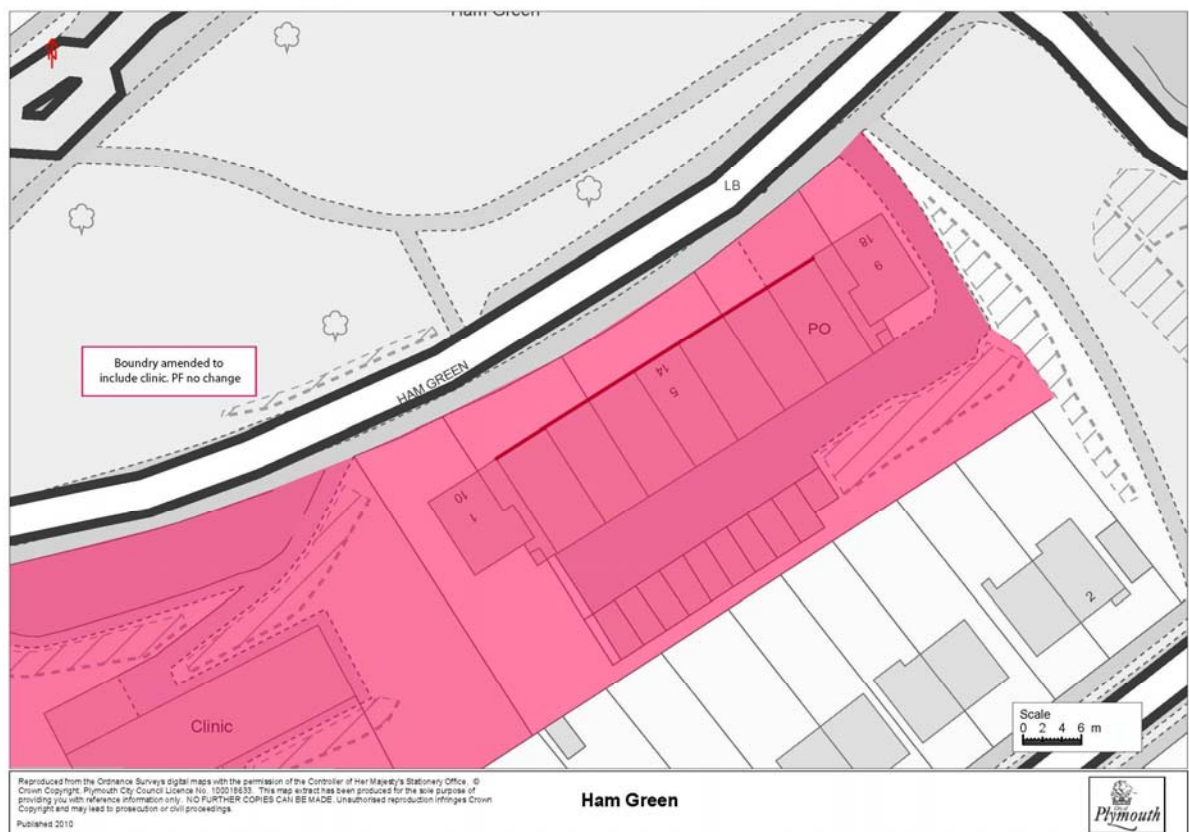
### Location/History and Function

Ham Green is located within the west of the city within the neighbourhood of Ham. It is a very small centre, consisting of 6 retail units including a convenience store, a pharmacy, clothing shop and some vacant units. A community centre lies to the west of the centre and there is an area of greenspace to the east, equipped with childrens play equipment.

### Future objectives for Ham Green

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the day-to-day needs of the immediate community.
- Given the limited retail offer and other facilities, the centre does not fulfill the role of a local centre. It may be appropriate to consider designating Ham Green as a neighbourhood centre, which would bring the centre in line with national policy and enable a variety of other uses to operate in the area. This may be particularly appropriate given the redevelopment of nearby North Prospect, which may result in the creation of new community facilities.



## **Henders Corner – Local Centre**

### **Location/History and Function**

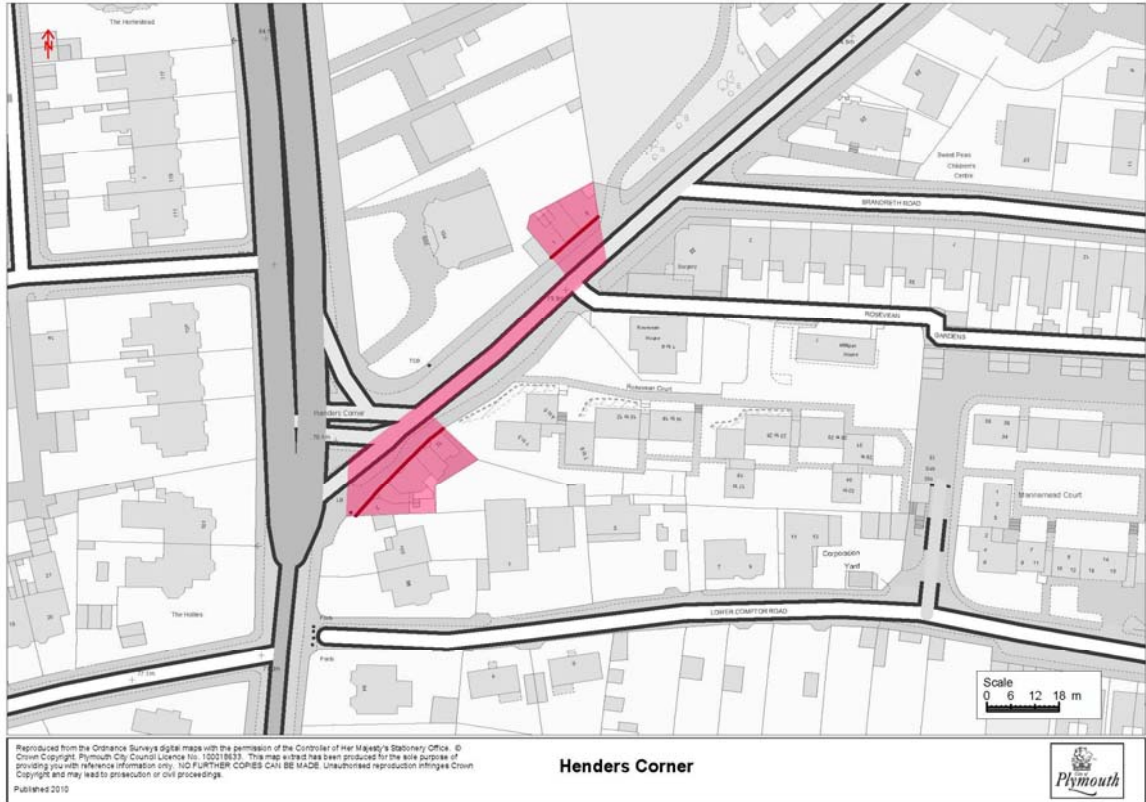
Henders Corner is located fairly centrally within the city, within the neighbourhood of Hartley and Mannamead. The centre consists of six retail units which include the following uses: two newsagents, a hairdressers, pharmacy, estate agents and a chartered surveyors. A GP surgery and a church are also located in close proximity to the centre.

The on-street car parking available within the centre is considered adequate. However, pedestrian access within the centre can be difficult at times, as the centre is situated very close to the junction of Eggbuckland Road and Mannamead Road which can experience heavy volumes of traffic at peak times of the day. This problem has been addressed by the implementation of pedestrian crossings, which seem to facilitate movement around the centre. Pedestrians wanting to cross Eggbuckland Road to reach the other side of the centre, however, must still navigate the busy road where cars are often park along both sides, hindering visibility.

### **Future objectives Henders Corner**

While the centre has maintained a high occupancy level over recent years and appears to be performing well, it lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. The services it provides, however, are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the day-to-day needs of the immediate community.
- The centre is very limited in the number of retail outlets it contains and therefore does not correspond to what would normally be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



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# Higher Compton – Local Centre

## Location/History and Function

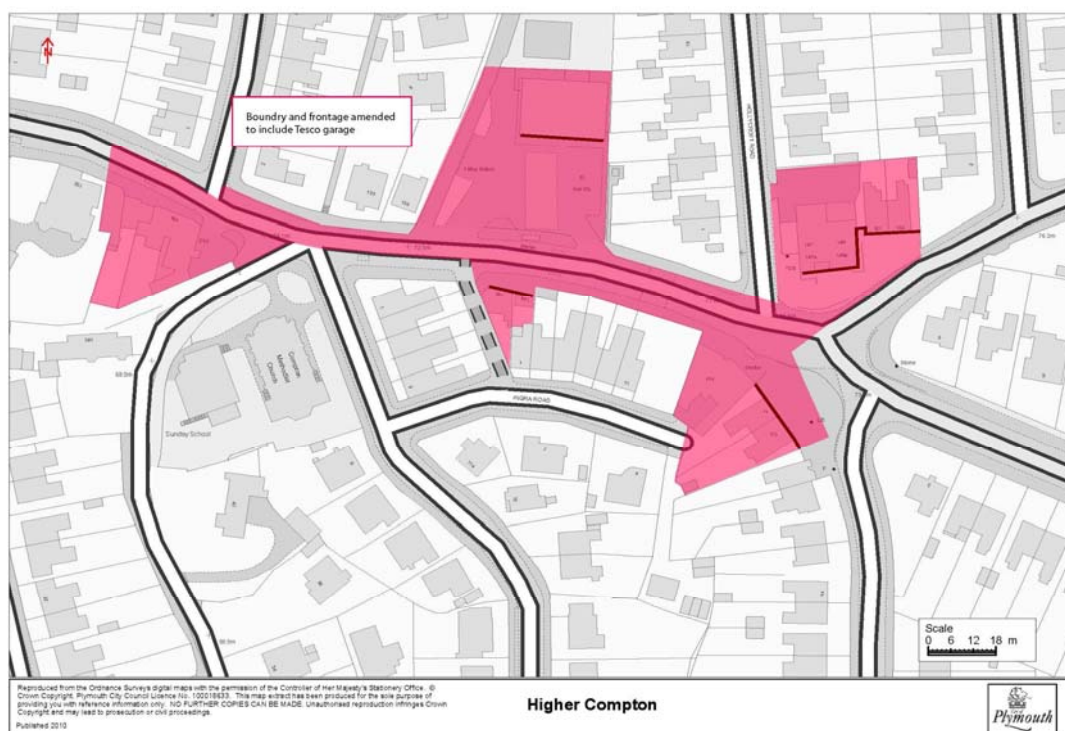
Higher Compton centre is located fairly centrally within the city, within the neighbourhood of Higher Compton. It consists of approximately 11 retail units including a balance of uses such as a Co-op convenience store, a Tesco 24-hour garage/convenience store, a pharmacy, and a post office. The centre also benefits from a church and a public house situated within the main retailing area.

The centre appears, clean and well maintained, although there are limited facilities for people to sit and interact in and around the centre. Car parking in and around the centre consists of on street parking, which is considered to be adequate. The neighbourhood centre is served by several, regular bus routes to and from the city centre, Derriford hospital and other parts of the city.

## Future objectives for Higher Compton

The centre is currently functioning well and does not present any significant challenges. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The council will continue to balance the range of uses in order to meet the day-to-day needs of the immediate community.
- The population of Higher Compton is not sufficient to support a local centre, yet the centre appears to function and perform well and the retail units situated on the fringe of the centre contain active uses. There is no evidence of a need to consolidate or expand the centre, although, if the opportunity arose this could only be beneficial. As such, the council will encourage any future changes or growth to provide a focus for the centre in creating a compact layout, reducing the number of units which appear dispersed along the street.





## Honicknowle Green – Local Centre

### Location/History and Function

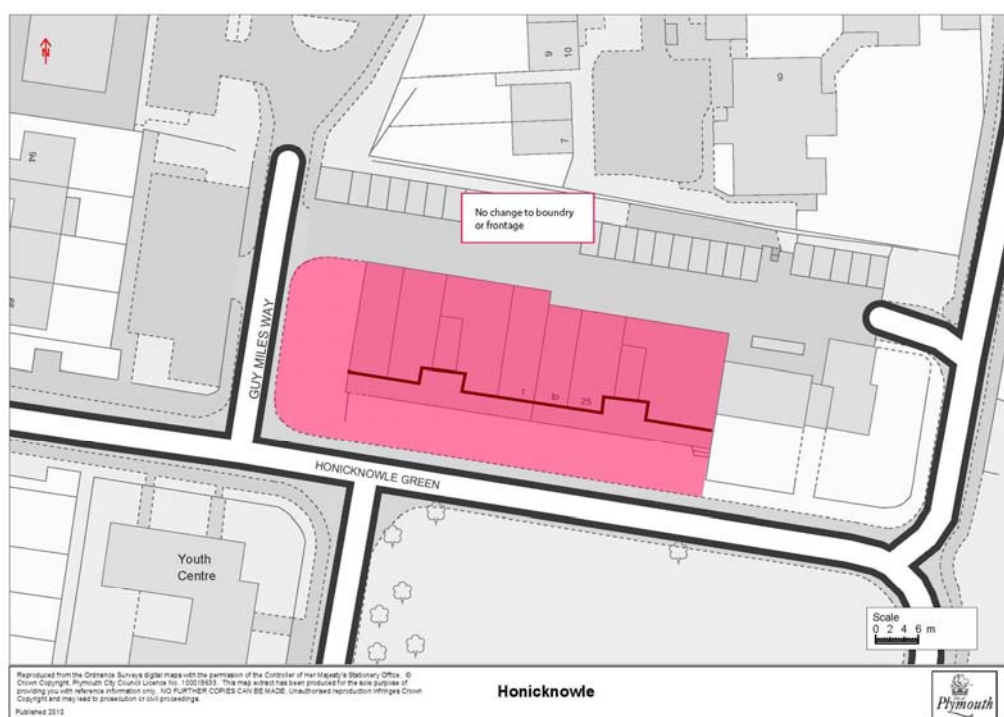
Honicknowle Green centre is located in the north west of the city within the neighbourhood of Honicknowle. The centre consists of seven retail units which include uses such as a newsagent, a convenience store and a pharmacy. Honicknowle Green, although a small centre, benefits from other uses located in close proximity including a medical centre, a community centre and an area of open greenspace.

The limited range of shops available within the centre suggest that it is not performing the role of a local centre, however, when considered in relation to other surrounding uses, it is thought that collectively the centre and its facilities perform an important role within the local area. There have been visible attempts to improve the immediate surroundings of the centre over recent years, through improvements to planting, benches and repainting of railings. The area does feel fairly safe and there is good natural surveillance.

### Future objectives for Honicknowle Green

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The Council will continue to balance the range of uses in order to meet the day-to-day needs of the local community, focusing particularly on strengthening the centre.
- In terms of Public Realm improvements, more seating would create a more welcoming environment for the local community and encourage social interaction in and around the centre.
- The centre is very limited in the number of retail outlets it contains and therefore does not correspond to what would normally be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Hooe – Local Centre

### Location/History and Function

Hooe local centre is located in the south east of the city within the neighbourhood of Turnchapel, Hooe and Oreston. The centre contains six units, consisting of uses such as a convenience store, takeaways, and a restaurant.

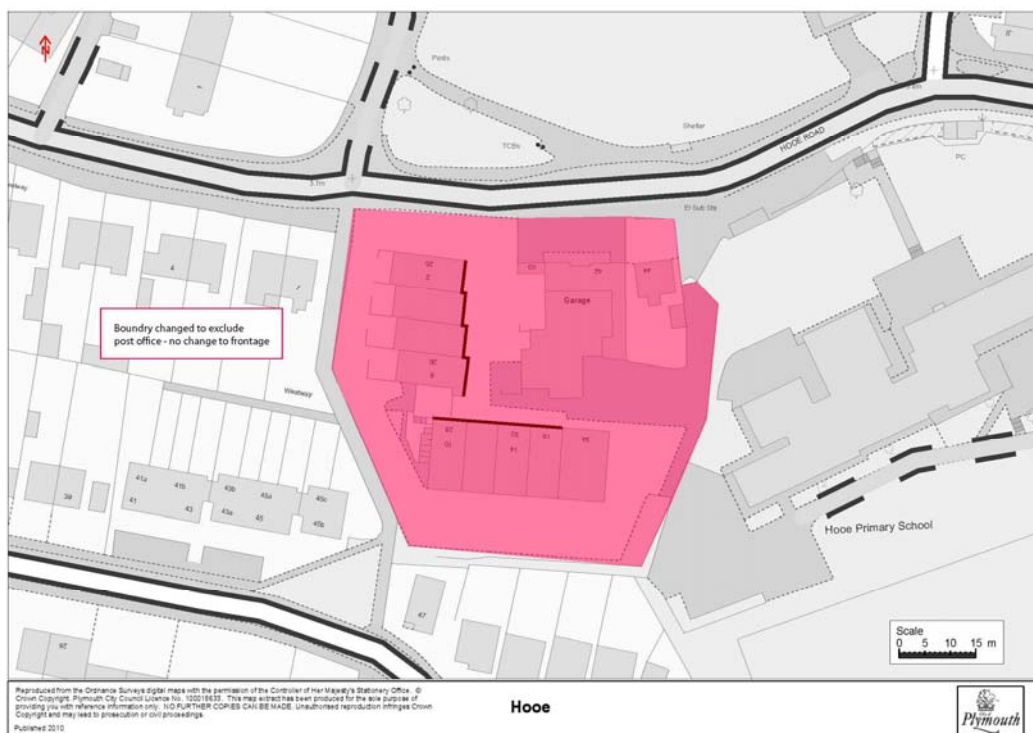
Traffic levels along Hooe Road can be high, however there is a pedestrian crossing available to aid pedestrian movement. There are no cycle facilities, however this is not considered to be an issue, particularly given the topography surrounding the centre. Both Hooe and Oreston Neighbourhood Centres are served by bus routes to the City Centre and Derriford, with frequencies between 1 and 4 times an hour.

The centre is a post war development which turns its back onto Hooe Road. Visitors have to walk into the centre before they can actually see a retail unit. The neighbourhood is characterised by its waterfront setting, yet the centre turns its back on a park and the waterfront. The quality of the building is poor, although shopfronts are fairly well maintained. The centre benefits from a park and childrens play area on the opposite side of the road.

### Future objectives for Hooe

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The Council will continue to balance the range of uses in order to meet the day-to-day needs of the local community.
- The centre is limited in the number of retail outlets it contains and therefore does not correspond to what would normally be expected of a local centre. Because of the limited nature of this shopping provision, , it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Hyde Park Road – Local Centre

### Location/History and Function

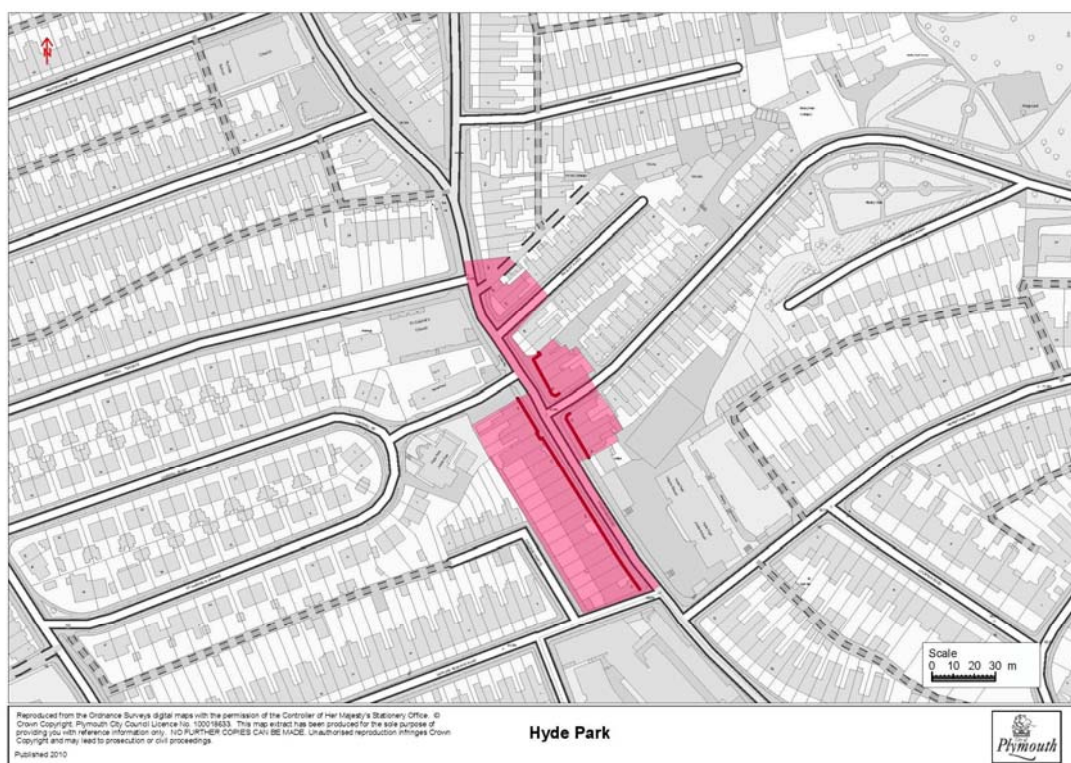
Hyde Park Road centre is located fairly centrally in the city, within the neighbourhood of Peverell. It contains approximately 30 units with a good range of uses.

The centre functions well and is surrounded by uses which support the role and function of the centre. On street parking is available outside retail units. One pedestrian crossing is located within the centre. There are limited cycle facilities and a bus stop within the centre, but there are also numerous stops located along Mutley Plain

### Future objectives for Hyde Park Road

The centre is currently functioning well and does not present any significant challenges . There are, however, key objectives which should be used to inform future developments to ensure its continued success, as follows:

- The centre appears to be functioning well and there is no evidence to suggest the need for consolidation. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.



## Keyham – Local Centre

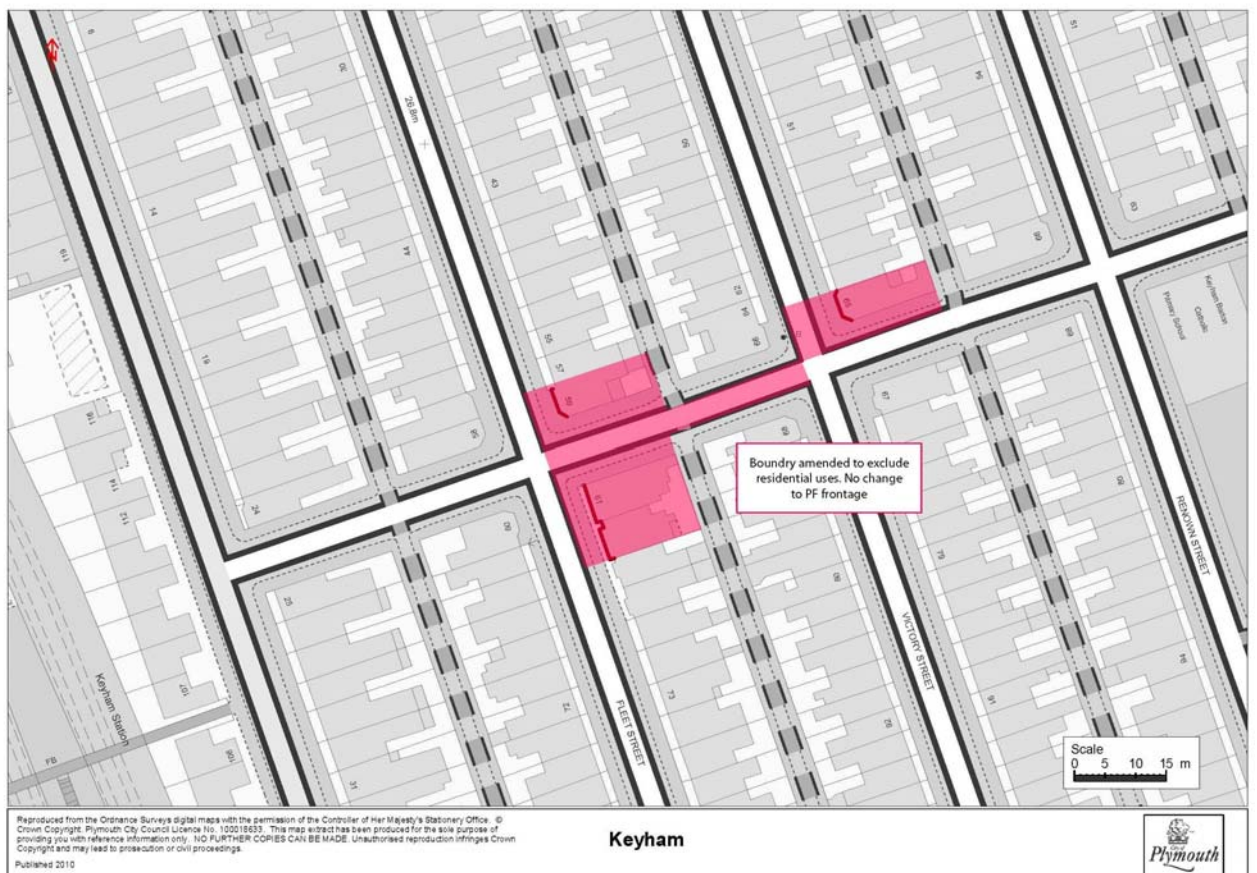
### Location/History and Function

Keyham Local centre is located in the west of the city, within the neighbourhood of Keyham. It contains six units, two of which are vacant, with an emphasis on multiple retailers. The centre is not easily identifiable as facilities are grouped on the same road but are spread apart (as opposed to being a complete row of shops). This has been caused by some shops closing down and later being converted for residential use.

### Future objectives for Keyham

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## King Street – Local Centre

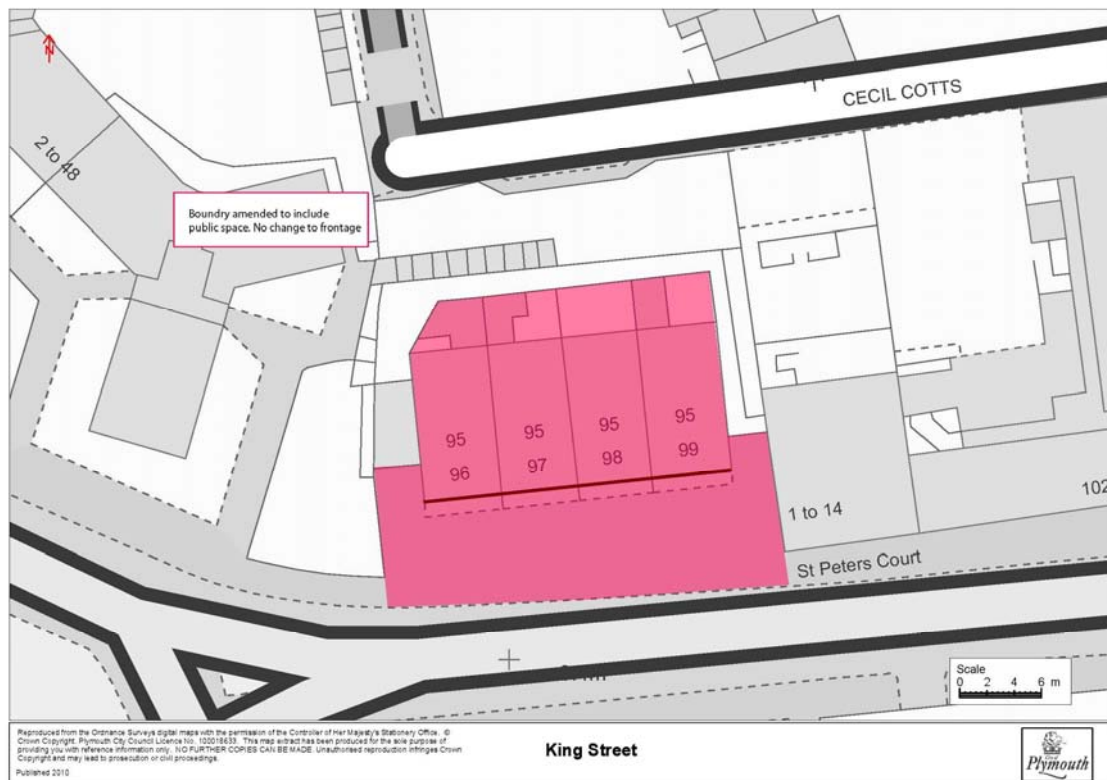
### Location/History and Function

King Street is a small local centre in Stonehouse comprising just four shops, one of which is vacant. The units are ground floor shops which are part of a post war block of flats. Despite the lack of character the buildings and shopfronts are fairly well maintained, although there is limited green infrastructure. The centre has a very limited set of facilities and is in effect simply a parade of shops.

### Future objectives for King Street

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Leigham – Local Centre

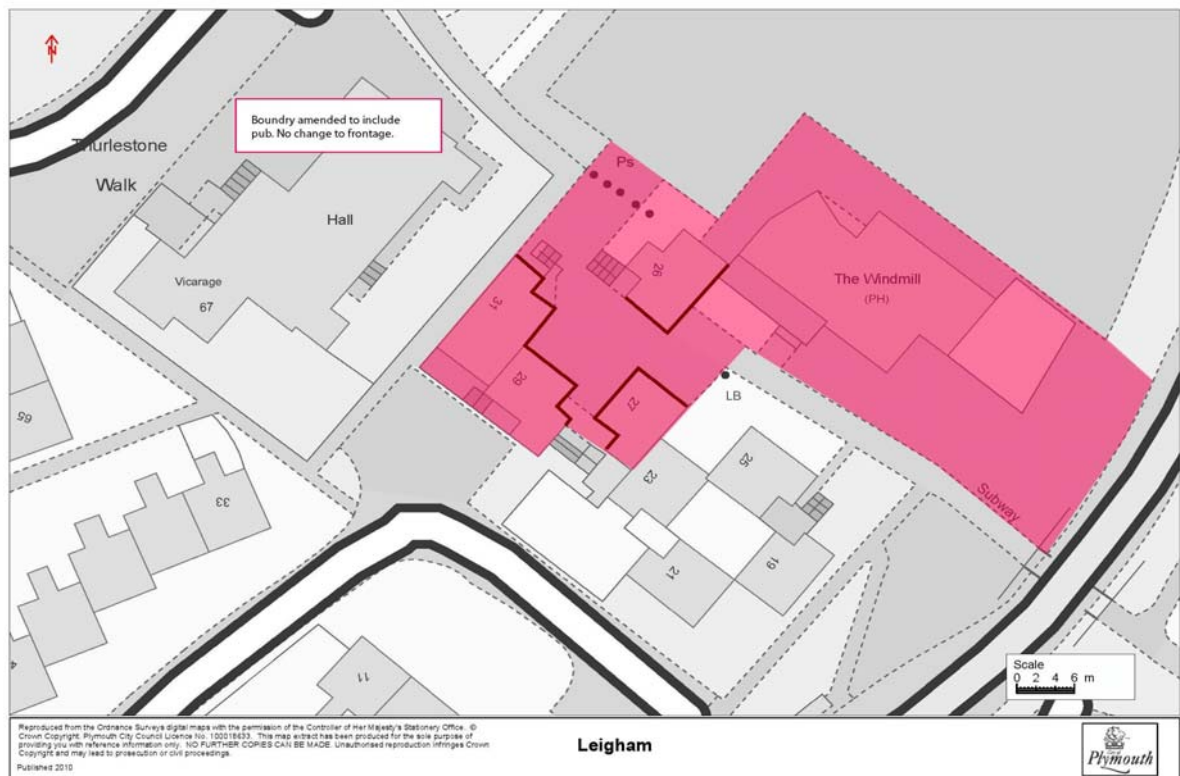
### Location/History and Function

Leigham Local Centre is located in the north east of Plymouth within the neighbourhood of Leigham. There are 5 units in the centre including 2 foodstores and a large car park next to it which is probably larger than is required for the local centre alone. Pedestrian movement in and around the centre is fairly good, however, the layout of the centre is unwelcoming as it turns its back on the surrounding residential areas. There are other facilities such as a community centre, church hall and greenspace just outside the boundary of the centre.

### Future objectives for Leigham

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Because of the limited nature of this shopping provision, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Lipson Vale – Local Centre

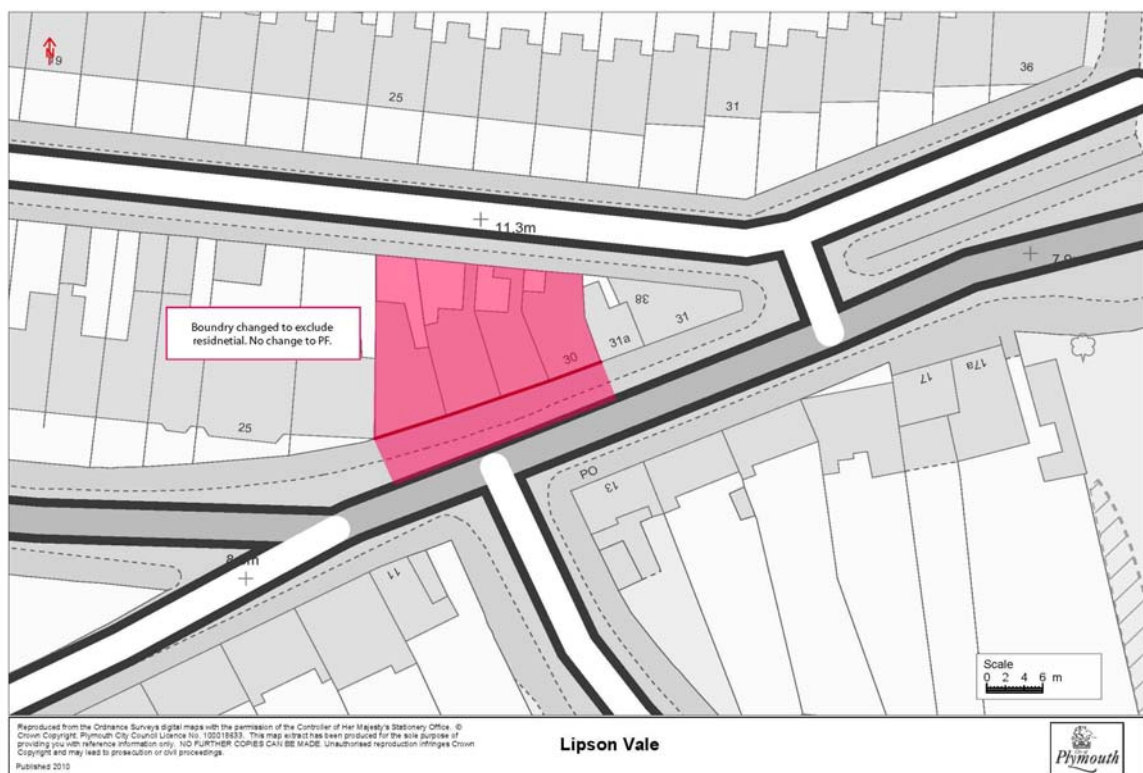
### Location/History and Function

Originally Lipson Vale was a more diverse and important local centre. In the last decade, many shops have closed down and the frontages converted to housing. Today there remain 3 shops; two takeaways and a door fitting shop. There is a convenience shop located in a filling station on the same side of the road, but 300 metres away from the centre. Clearly the centre has contracted substantially over the last years and it no longer has the range of functions which would be expected in a local centre.

### Future objectives for Lipson Vale

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are still considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Marlborough Street – Local Centre

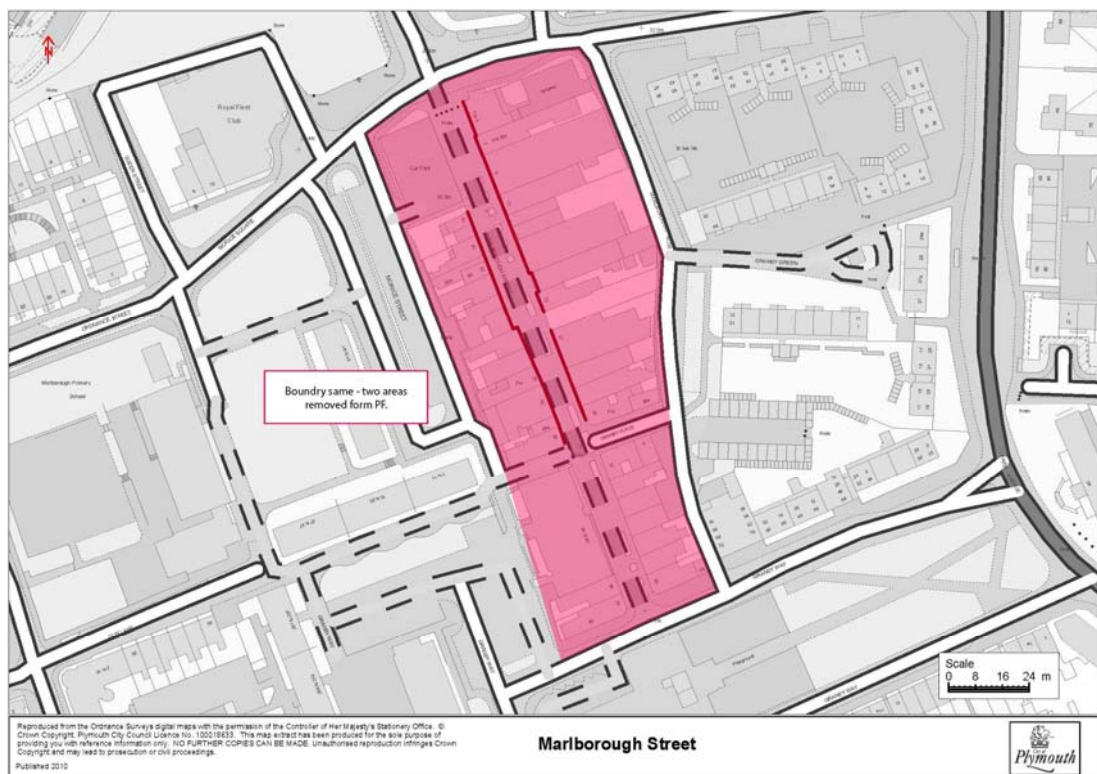
### Location/History and Function

Marlborough Street is a large Local Centre in the west of the city. There are a total of 32 shop units arranged along Marlborough Street with a classic 'High Street' character. There are 2 foodstores, a Co-op and an Iceland, and a good range of other shops and cafes. There are, however, a number of vacancies. The quality of the shops declines noticeably towards the southern end of the street. Marlborough Street itself is pedestrianised. The Devonport Area Action Plan notes in Proposal DP01 that some retail uses within Marlborough Street will relocate to the new Devonport Local Centre which is due to be delivered as part of the South Yard Enclave development. It is envisaged that Marlborough Street will continue to function as a local centre with a full range of facilities, however its progress should be closely monitored by the Council as Devonport local centre is developed.

### Future objectives for Marlborough Street

The centre is currently functioning well. There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- Opportunities to consolidate the retail functions to the north of the local centre and develop a relationship to the new Devonport Local Centre, will be supported.





## Milehouse – Local Centre

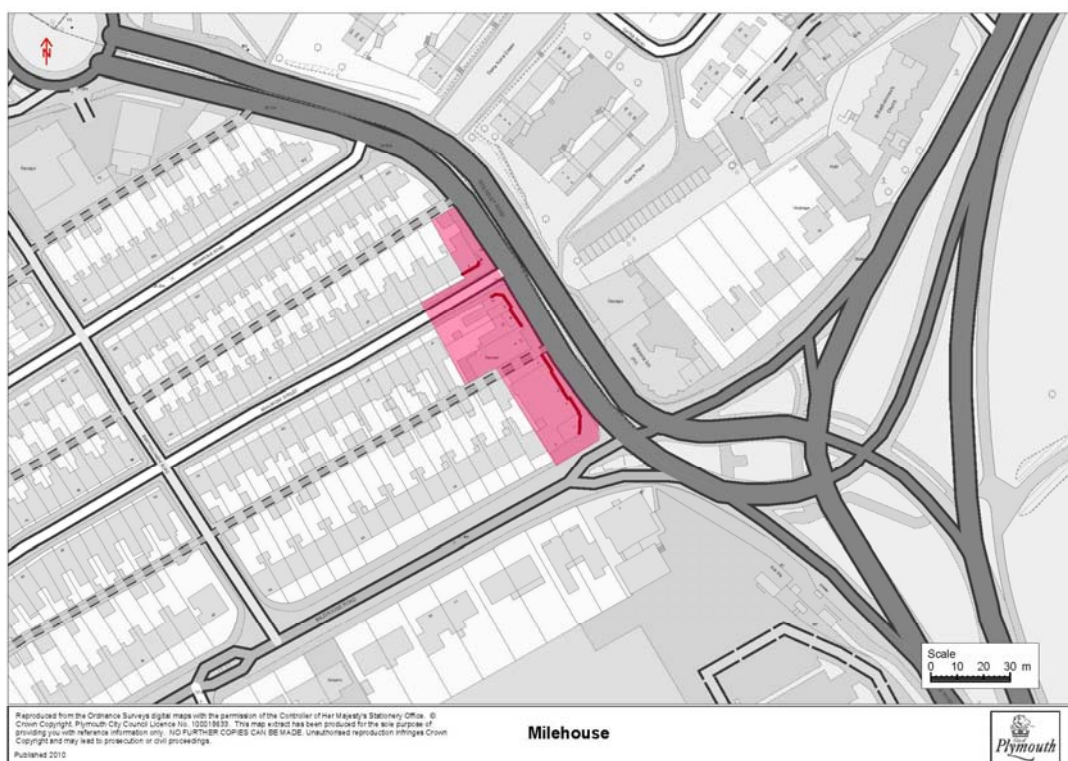
### Location/History and Function

Milehouse local centre comprises a small parade of 6 shops on a busy route into the City Centre, close to Central Park and Home Park. On the other side of the road from the centre is a pub and a garage, but these are cut off from the local centre by the busy road, which in this location is several lanes wide with barriers alongside. The complicated road arrangements and the complexity of Milehouse junction makes the centre very difficult to approach by foot or cycle from the east. The centre does not have the range of facilities which might be expected in a local centre.

### Future objectives for Milehouse

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## North Prospect – Local Centre

### Location/History and Function

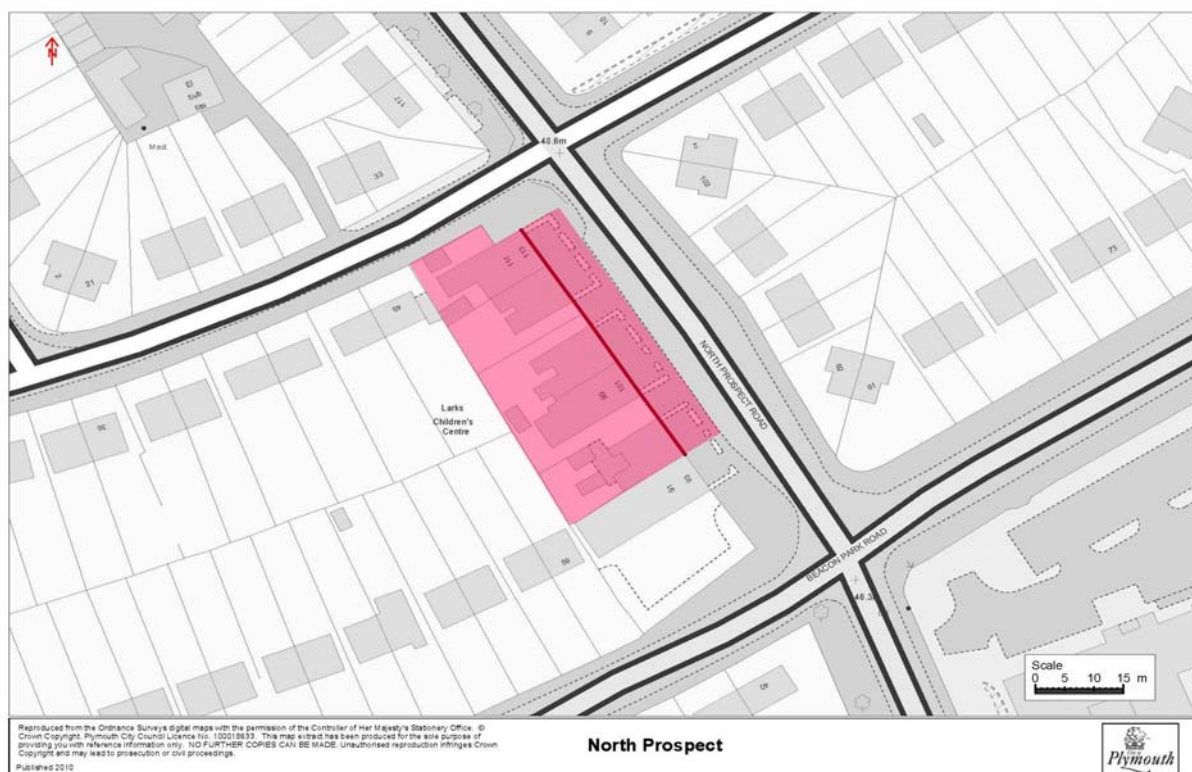
North Prospect neighbourhood centre is based on a small parade of shops (containing a newsagents, grocery shop, Chinese takeaway and SureStart on North Prospect Road at the cross roads with Beacon Park Road. There are only 4 units making up the centre, one of which is used as a SureStart drop in centre. Parking is on-street. At the present time, this centre does not have the range of facilities which would be expected in a local centre.

The local centre serves the neighbourhood of North Prospect and is close to residential areas and employment areas. North Prospect is identified as an area for major renewal and regeneration projects, including the possible creation of a new community hub. These changes will clearly have an effect on the viability of the local centre.

### Future objectives for North Prospect

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- North Prospect is subject to a major regeneration scheme which will necessitate substantial redevelopment of residential areas. As part of this redevelopment a new neighbourhood hub could be developed. North Prospect local centre will need to adapt to these changes to ensure it serves the needs of new and existing residents.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Oreston – Local Centre

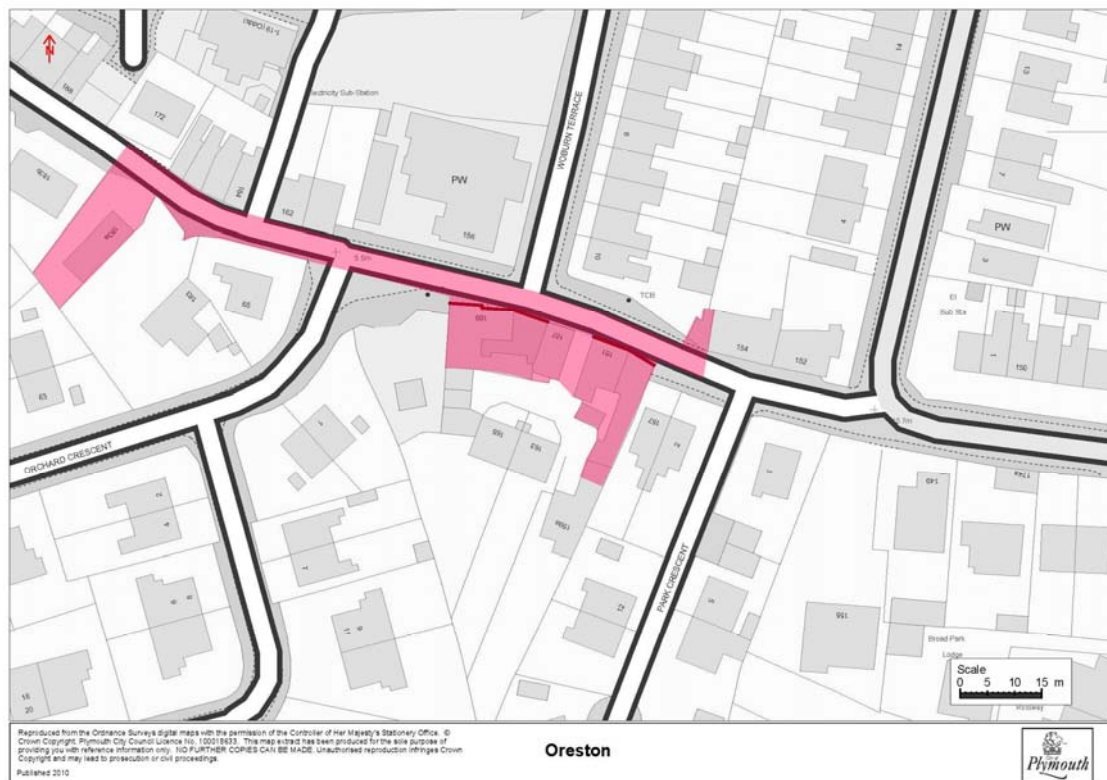
### Location/History and Function

Oreston local centre is in the east of the city in the Plymstock area. There are five units, including a foodstore, bakery, florist and hairdresser'. A newsagent is separated from the main local centre. Nearby there is a Methodist Church and a primary school. The centre has no vacancies and the units are well maintained. However, there is a limited range of facilities.

### Future objectives for Oreston

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Pennycomequick – Local Centre

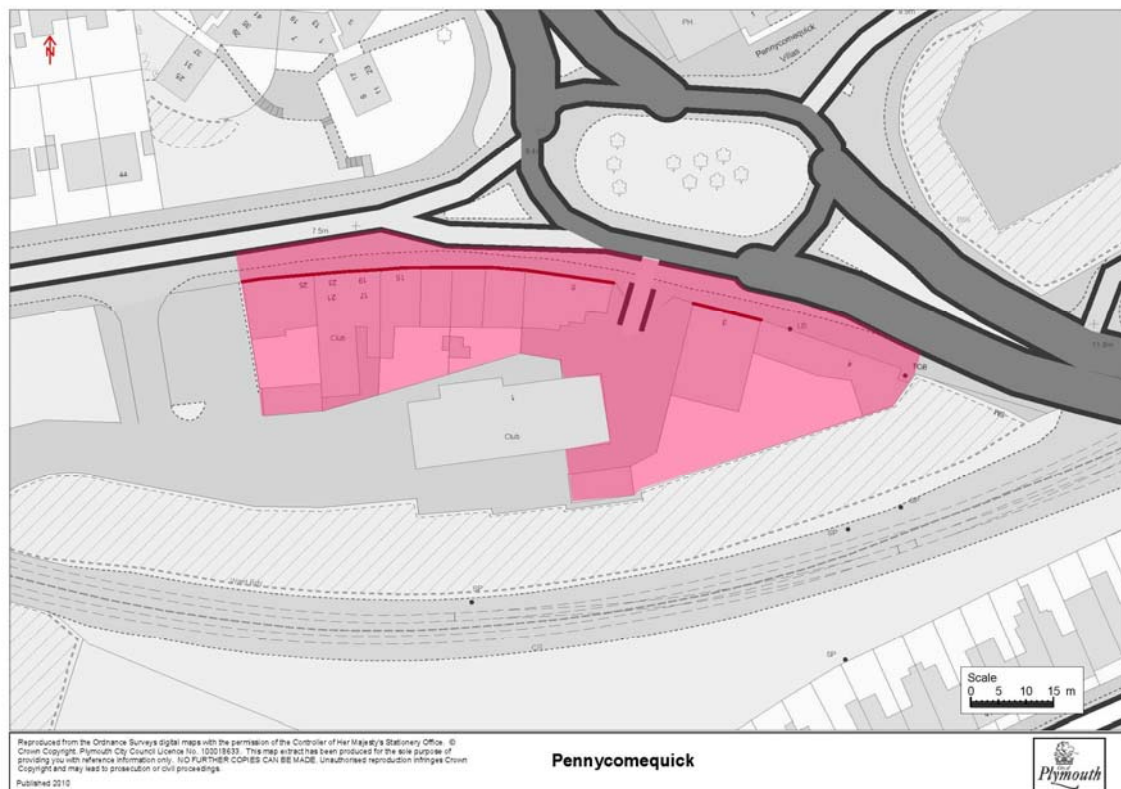
### Location/History and Function

Pennycomequick local centre is a small centre of just 6 shops situated on a roundabout on one of the busiest routes into the City Centre. As such it is disconnected from nearby neighbourhoods by the road system. It is however close to Central Park, the railway station and the City Centre. It includes a Premier Foodstore, electrical hardware store and a tool hire store. All of the roads surrounding the centre are busy, making pedestrian and cycle movement to the centre difficult from most directions. The centre has a very limited range of facilities.

### Future objectives for Pennycomequick

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Because of the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to consider designating it as a neighbourhood centre to bring it in line with national policy and reflect its local nature.



## Peverell Corner – Local Centre

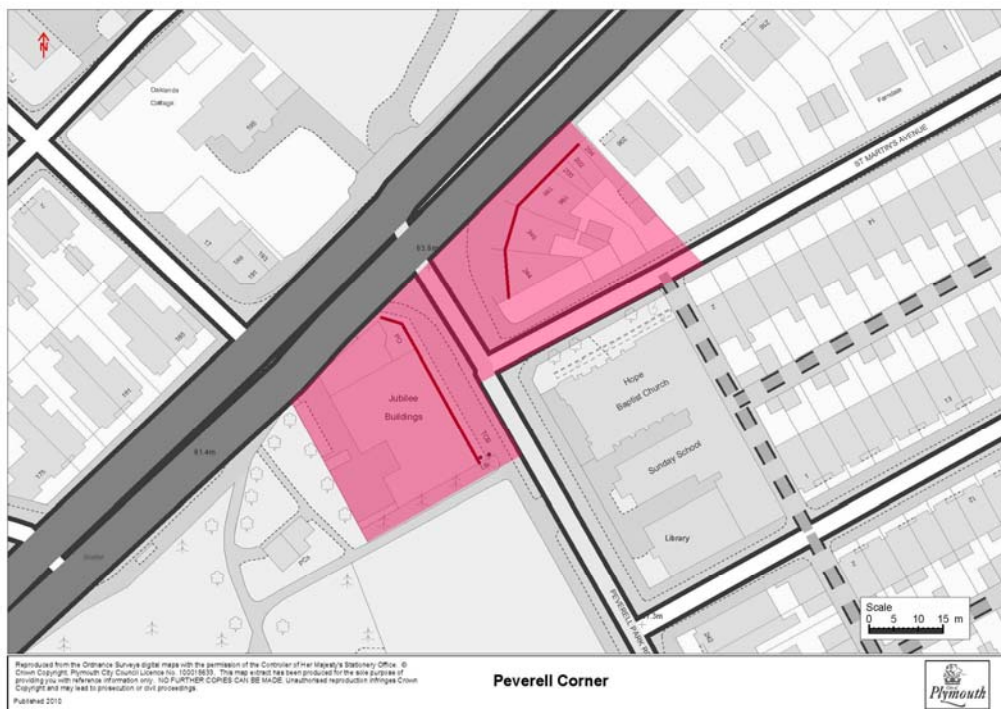
### Location/History and Function

Peverell Corner local centre is on the corner of Peverell Park Road and the A386 – one of the busiest routes in the City Centre – and very close to Central Park. It is a reasonably large local centre comprising 12 units including a Co-op, Ladbrokes and a florist. It appears to function well, with well maintained shop fronts.. The nearby roads are particularly busy and present barriers to movement on foot or by cycle, although pedestrian crossings go some way to mitigate this. There is a Methodist church near to the centre.

### Future objectives for Peverell Corner

The centre is currently functioning well and does not present any significant challenges . There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The Central Park AAP contains proposals for the improvement of Peverell Corner Local Centre which will consolidate its uses and create a better relationship with Central Park.



## Peverell Park Road – Local Centre

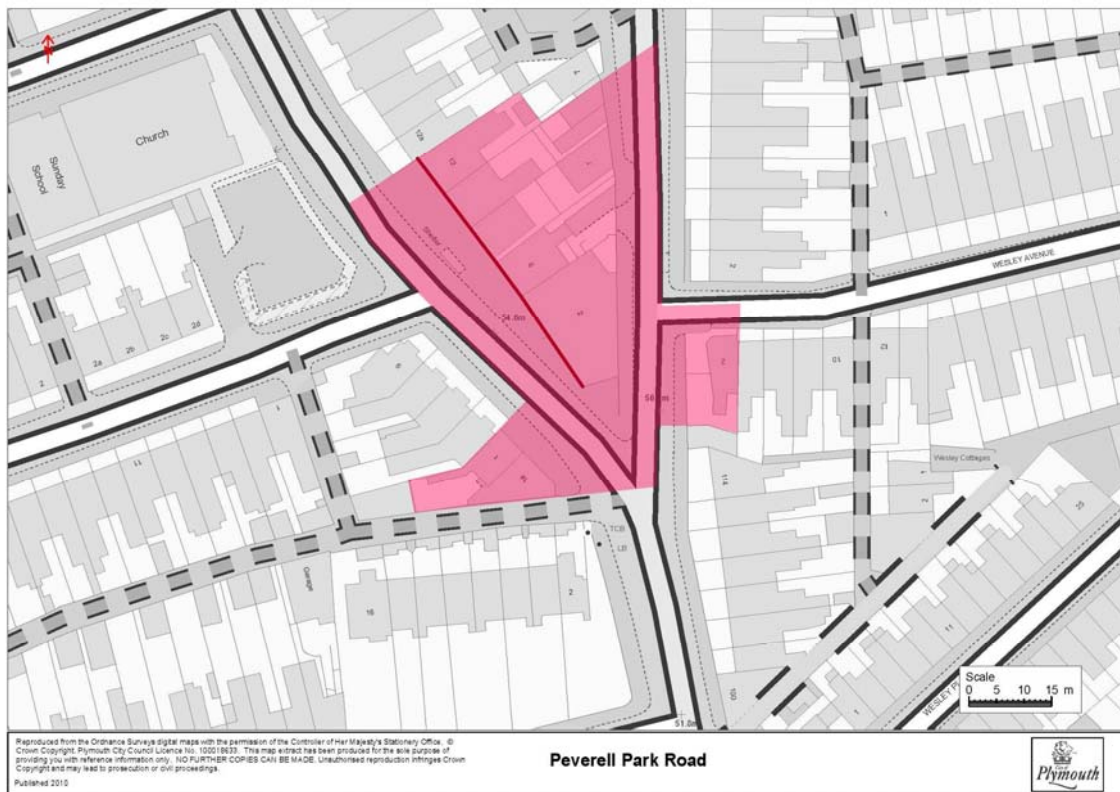
### Location/History and Function

Peverell Park Road local centre is a parade of shops on a relatively busy road. It is close to Central Park and the residential areas of Peverell. It comprises 9 units and includes a Co-op foodstore. There is also a nearby veterinary clinic.

### Future objectives for Peverell Park Road

The centre is currently functioning well and does not present any significant challenges . There are, however, some key objectives which should be used to inform future developments to ensure its continued success. These are:

- The centre appears to be functioning well and there is no evidence to suggest the need to consolidate the centre. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.



# Salisbury Road – Local Centre

## Location/History and Function

Salisbury Road neighbourhood centre runs parallel with Beaumont Road for most of its length, separated by streets, which cut across both roads. Salisbury Road has a total of 12 units which provide a number of local facilities. The actual catchment population approx. 1,727 is very low, and there are no bus routes running through the centre, however there are bus stops located to the south in Beaumont Road.

## Future objectives for Salisbury Road

The centre is currently functioning well and does not present any significant challenges. There are, however, some objectives which should be used to ensure continued success of the centre:

- The centre appears to be functioning well and there is no evidence to suggest the need for consolidation. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre is distributed along Salisbury Road with a few residential uses often dividing the shopping frontage. This has resulted in a centre which can appear disjointed. The council will support developments which continue to support and provide a focus for the local centre.



## Segrave Road – Local Centre

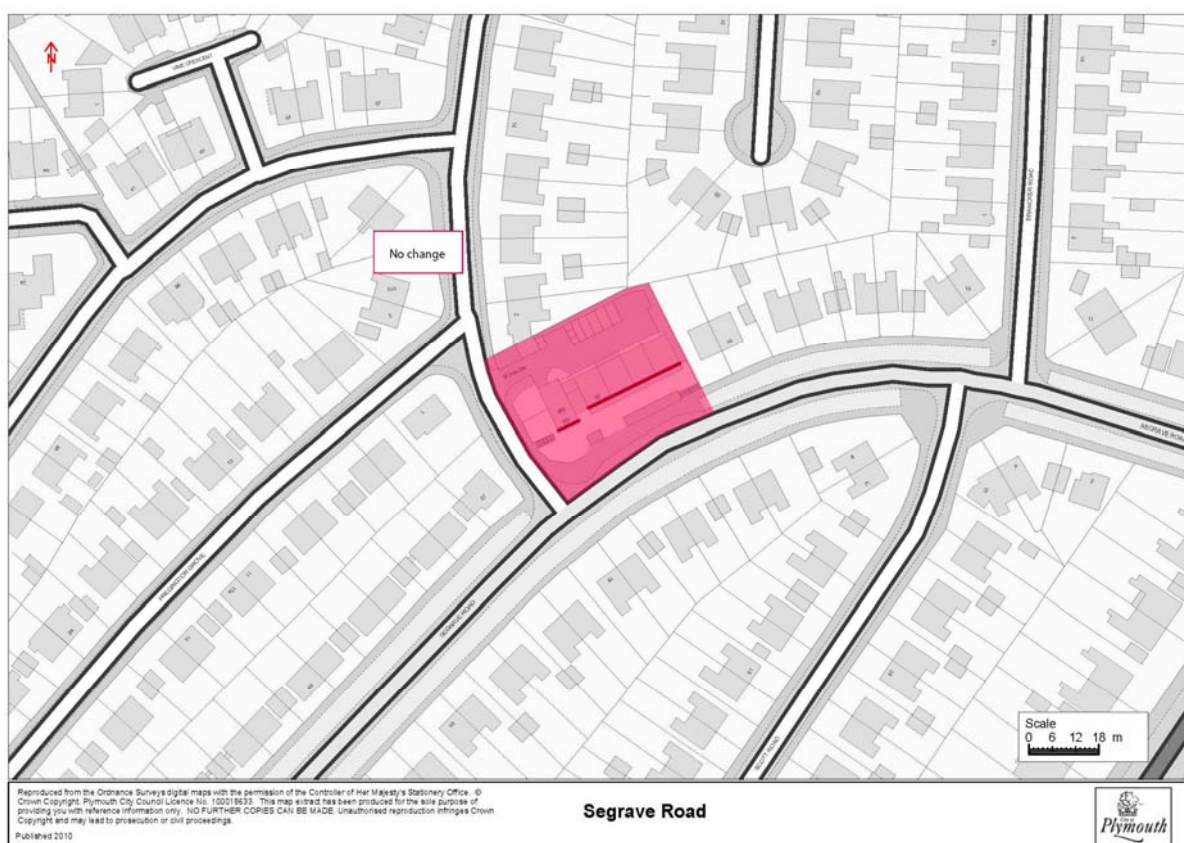
### Location/History and Function

Segrave Road neighbourhood centre, is based around a small shopping hub, within a small row of purpose built shops (including a grocery shop, a beauty salon, an art suppliers and hair salon). While this centre fulfills a useful local function, it is limited in terms of the facilities it provides and therefore does not correspond to the definition of a local centre.

### Future objectives for Segrave Road

Segrave Road has been performing well and therefore does not present any significant challenges. There are, however, some objectives which should be used to ensure the success of the centre continues into the future:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Therefore the Council will consider designating Segrave Road local centre as a neighbourhood centre at the next review of the Core Strategy.





# Southway – Local Centre

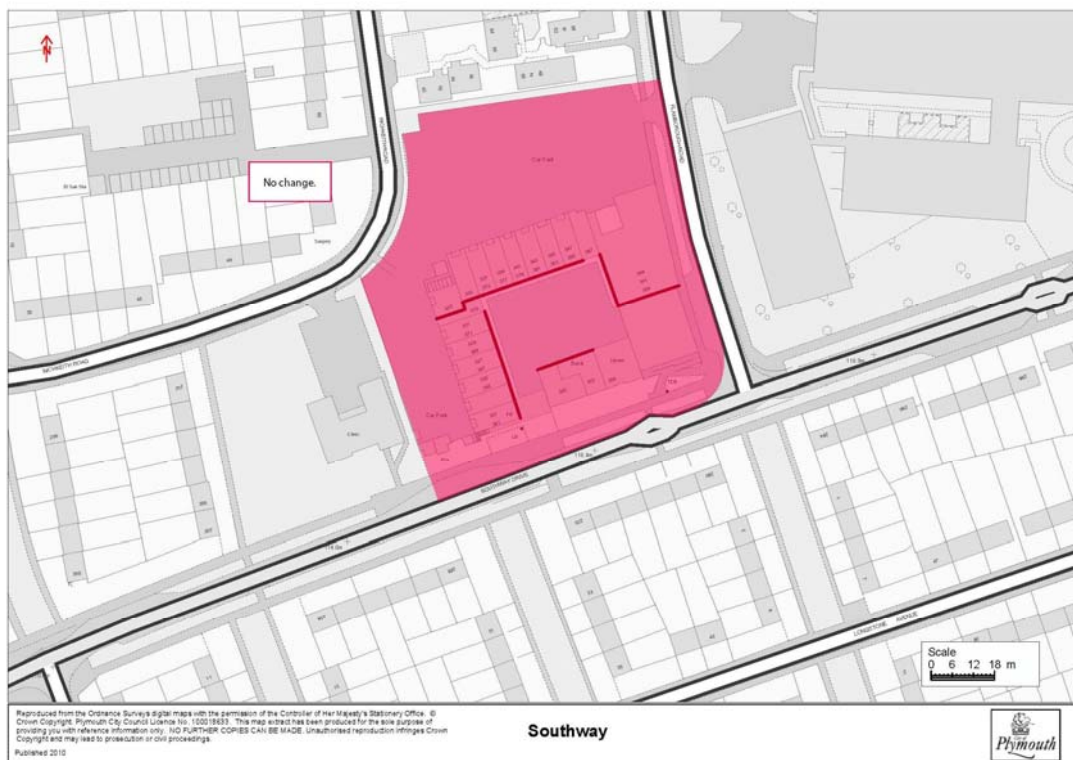
## Location/History and Function

Southway local centre is in the north of the city and is part of an established neighbourhood. The centre has a total of 16 units, including a foodstore. It is purpose designed, functions well, but faces inwards and therefore seems unwelcoming. To the rear of the centre is a large car park

## Future objectives for Southway

Southway local centre has been performing well over recent years and presents no significant challenges. There are, however, some objectives which should be used to ensure the success of the centre in the future:

- The centre appears to be functioning well and there is no evidence to suggest the need for consolidation. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.
- The local centre is adjacent to industrial buildings which are to be redeveloped. There may be opportunities to encourage further retail/commercial uses which could reinforce the local centre.



## Station Road – Local Centre

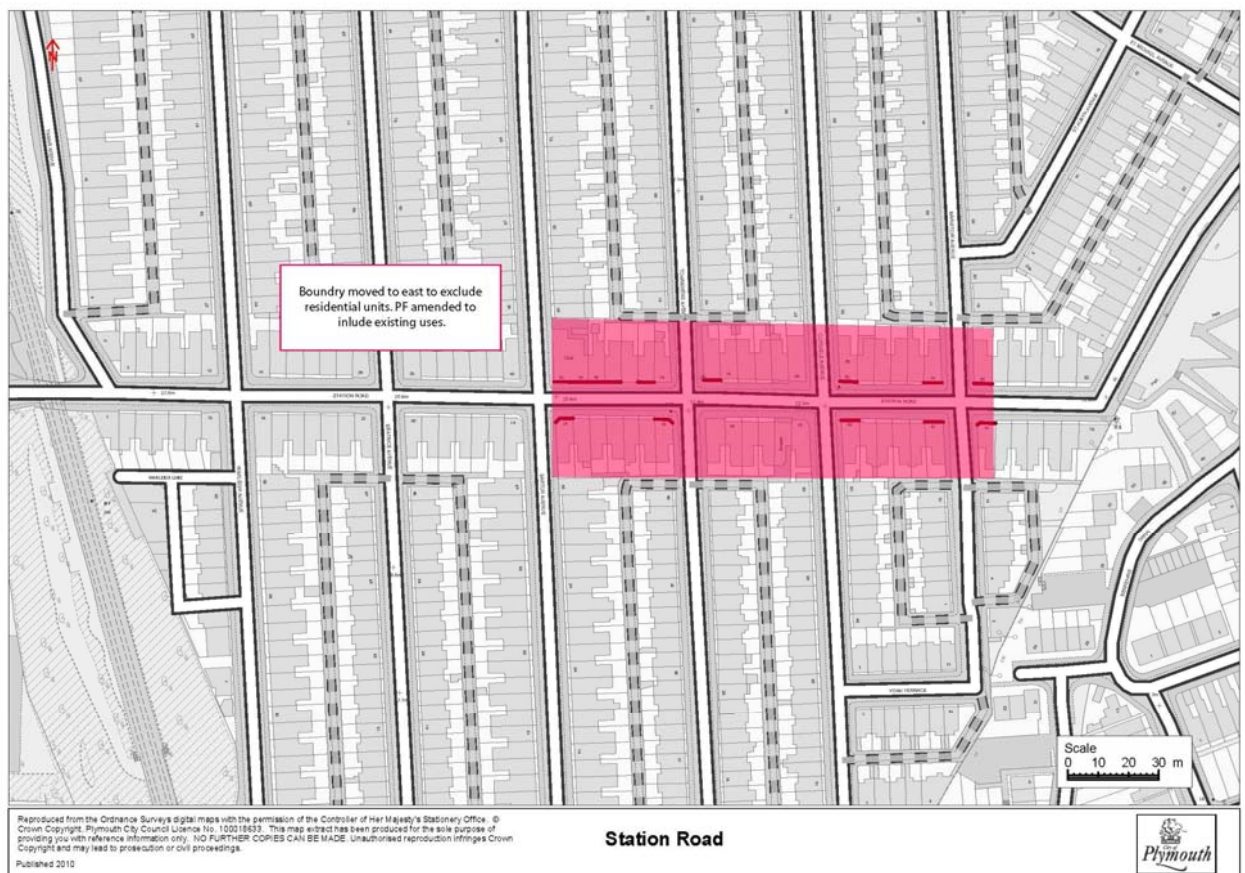
### Location/History and Function

Station Road is in Keyham in the west of the city. The centre has a total of 9 units which includes a convenience shop, a DIY shop, and two hair salons which are all dispersed along the street over a distance of approximately 300 metres. The centre could be expanded through conversion of residential units, however, given its recent performance this is unlikely to improve its function unless the catchment population/viability of the centre is increased

### Future objectives for Station Road

Station Road local centre has been performing relatively well, although the limited number of units, which are dispersed, suggests the centre does not meet the criteria for a local centre. Therefore, the following objectives should be used to ensure the success of the centre in future:

- The centre performs a useful function, and while there has been a degree of consolidation in the past there is no evidence to suggest the need for further consolidation. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.
- The number of units dispersed throughout the centre has created a disjointed layout. The council will support developments which contribute towards providing a focus for the centre.



## Stoke Village – Local Centre

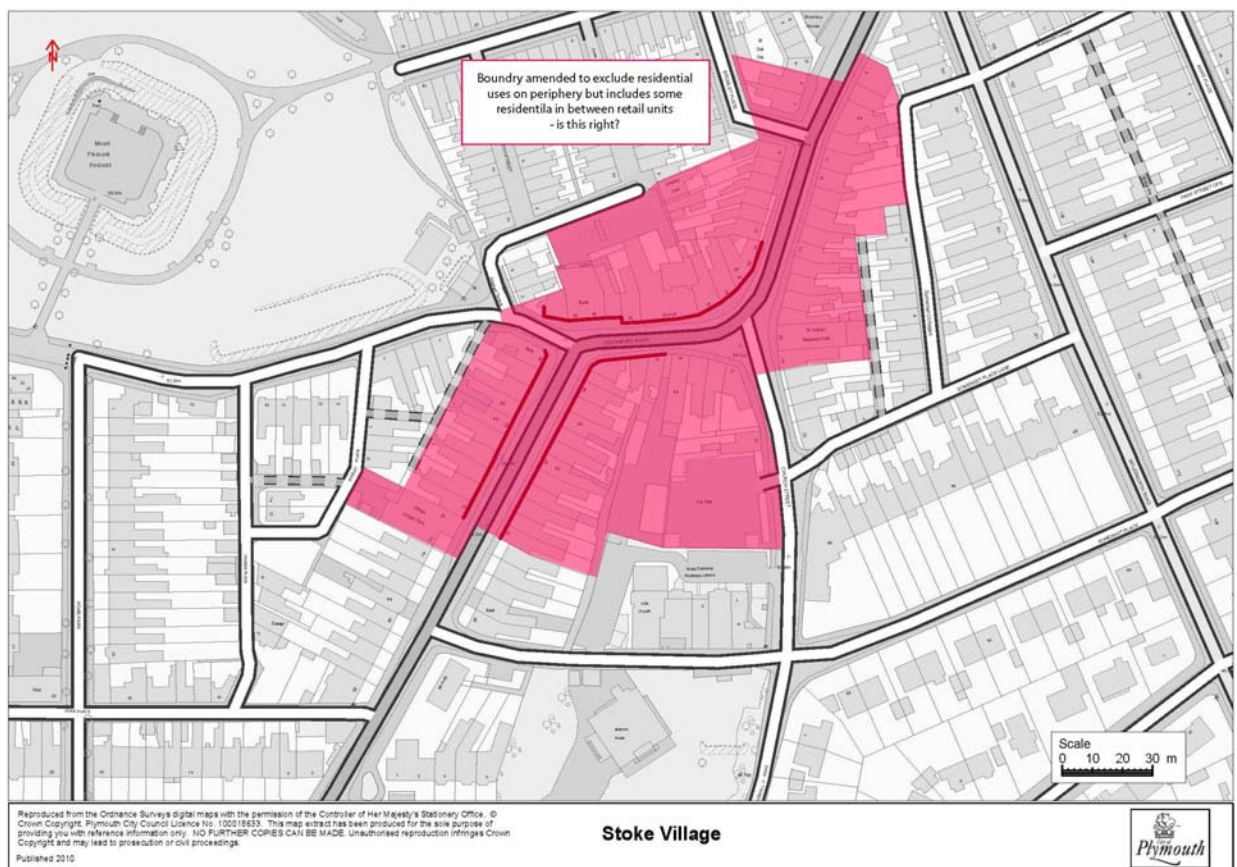
### Location/History and Function

Stoke Village is a large local centre in the west of the city, which has a vibrant, 'High Street' character. It has nearly 50 units including a Co-op foodstore and a number of high quality independent shops. It has an adequate amount of car parking provided both on street and off street and a number of bus routes pass through the centre. Mount Pleasant Redoubt provides nearby greenspace.

### Future objectives for Stoke Village

Stoke Village has been performing well over recent years and present no significant challenges. There are, however, some objectives which should be used to ensure its continued success in the future:

- The centre appears to be functioning well and there is no evidence to suggest the need to consolidate the centre. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.
- The council will support developments which continue to provide a focus for the centre, avoiding units becoming disjointed from the centre.



## Stone Barton – Local Centre

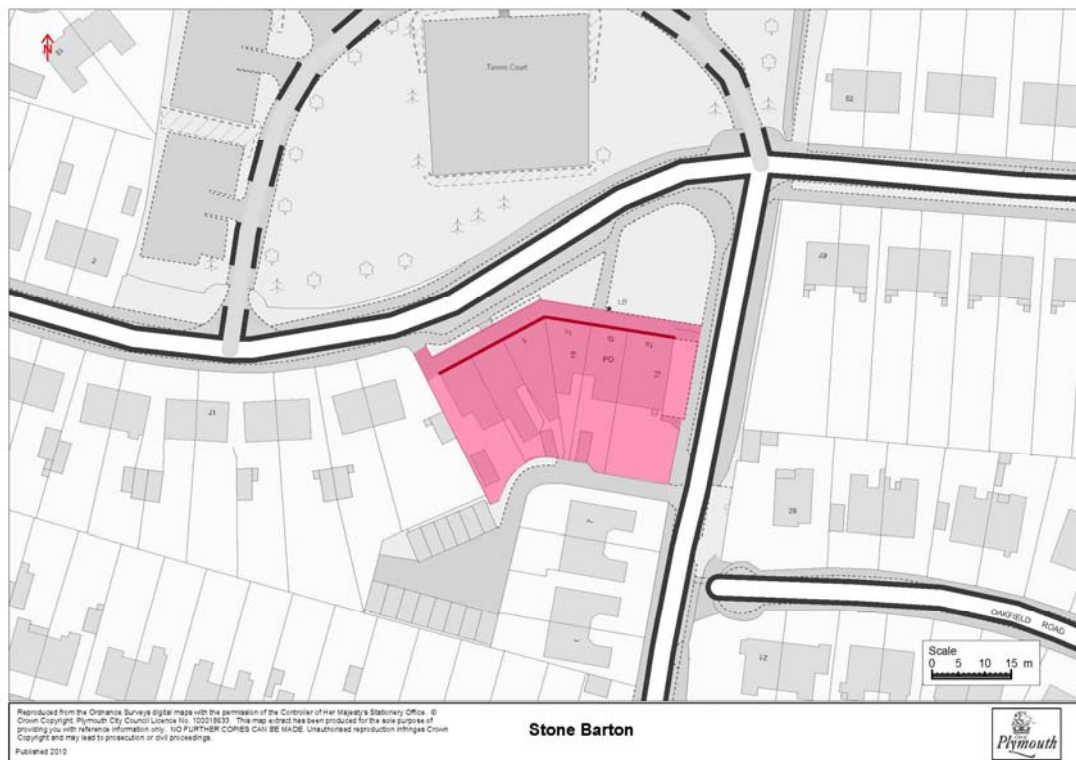
### Location/History and Function

Stone Barton local centre is based on a shopping hub and Hele’s School. The Centre has a total of 7 units, which provide a range of uses including a hairdressers and a letting agents. While this centre provides a useful local function, it is limited in terms of the facilities it provides and therefore does not correspond to the definition of a local centre.

### Future objectives for Stone Barton

Stone Barton has been performing well over recent years with limited vacancies and presents no significant challenges. There are, however, some objectives which should be used to ensure the continued success of the centre:

- The centre performs a valuable function in providing services to the local community. The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Therefore the Council will consider designating this centre as a neighbourhood centre at the next review of the Core Strategy.



## Tamerton Foliot – Local Centre

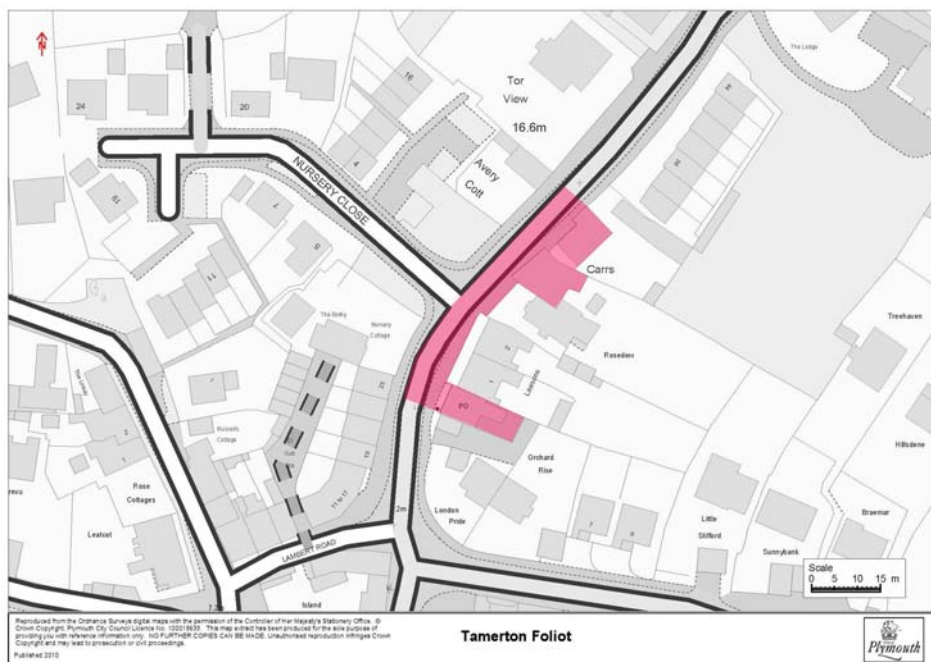
### Location/History and Function

Tamerton Foliot is a distinct community in the north of Plymouth which has many of the characteristics of a village. The Centre has a total of 3 units providing a post office, convenience shop, Chinese takeaway and 3 pubs. It is grouped around a local green with a church and community centre opposite. Parking is on street which can cause some problems for traffic passing through the neighbourhood. While the centre provides a useful local function, it is limited in terms of the facilities it provides and therefore does not correspond to the definition of a local centre.

### Future objectives for Tamerton Foliot

The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre. However, the services it provides are considered important to the local neighbourhood, therefore the following key objectives should be used to inform future developments to ensure this role is continued:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Therefore the Council will consider designating this centre as a neighbourhood centre at the next review of the Core Strategy.



## Underwood – Local Centre

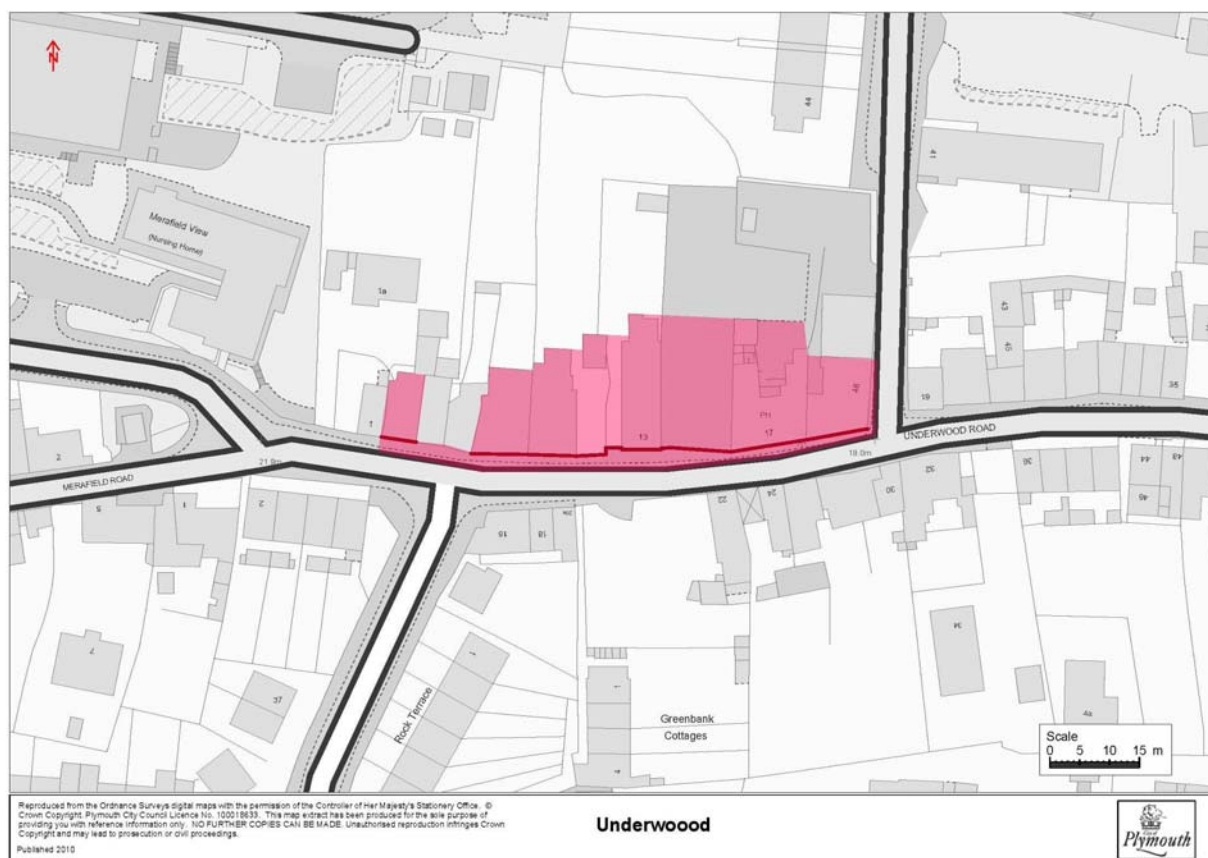
### Location/History and Function

Underwood Local Centre is in the Plympton area of Plymouth, occupying a position in a street of older terraced houses. The centre has a total of 13 units which includes a small foodstore. While recent surveys have shown a number of vacancies, the centre has a very clear sense of identity. The buildings add character to the centre and shopfronts are well maintained.

### Future objectives for Underwood

The centre has been performing well over recent years and presents no significant challenges. The centre provides a valuable function for the local community and therefore the following objectives should be used to ensure its continued success in the future:

- The centre appears to be functioning well and there is no evidence to suggest the need to consolidate the centre. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre is located in a fairly residential area. Care should be taken to avoid units becoming dispersed from one another, creating a disjointed layout.



## Union Street – Local Centre

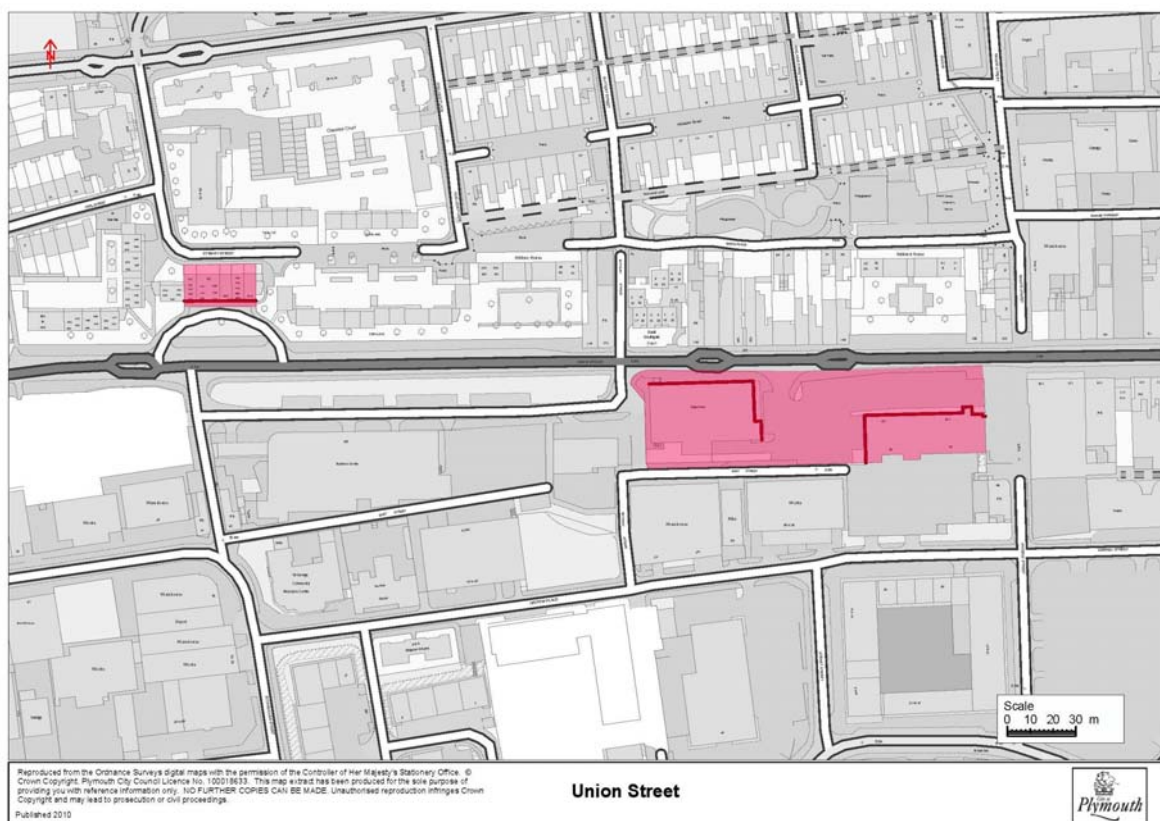
### Location/History and Function

Union Street Local Centre comprises two areas of shops towards the western end of Union Street, which is close to Plymouth City Centre and Millbay. The local centre is based around an Aldi on the south side of Union Street and a small parade of shops on the north side of the street further to the west. It has a total of 7 shops, together with a high concentration of nightclubs, public houses and takeaways and provides a focus for Plymouth's night time economy. While this centre provides a useful local function, it is limited in terms of the facilities it provides and therefore does not correspond to the definition of a local centre

### Future objectives for Union Street

The centre has performed relatively well over recent years, however, does not meet the criteria which would normally be expected of a local centre. There are some objectives which should be used to ensure the future success of the centre:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Therefore the Council will consider designating this centre as a neighbourhood centre at the next review of the Core Strategy.
- The Centre is in a location which will be subject to substantial investment and regeneration through the redevelopment of the Millbay area. Union Street is also subject to a policy in the Millbay and Stonehouse AAP to improve the streetscape and mix of uses, and specifically to support the local centre. Union Street Local Centre should be able to take advantage of opportunities raised by investment into the area and the support of the AAP.



## Upland Drive – Local Centre

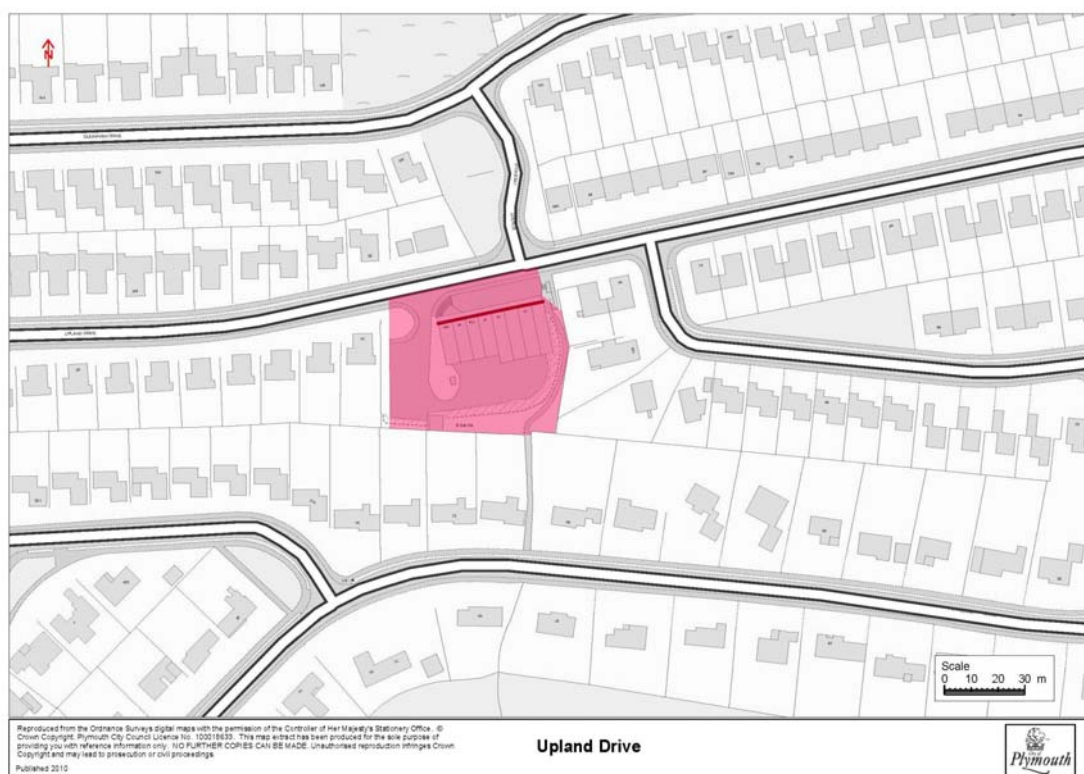
### Location/History and Function

Upland Drive Local Centre is in the north of the city close to the Derriford area. It is based around a small shopping hub of 7 units, which includes a post office/newsagents, two hair salons and a Chinese takeaway. While this centre provides a useful local function, it is limited in terms of the facilities it provides and therefore does not correspond to the definition of a local centre.

### Future objectives for Upland Drive

Despite the limited number of services provided within this centre, it has performed well over recent years. As such, the following objectives should be used to ensure its continued success:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Therefore the Council will consider designating this centre as a neighbourhood centre at the next review of the Core Strategy.
- The local centre is close to the area covered by the Derriford and Seaton AAP which proposes a new district centre which will include substantial amounts of retail. Although the Upland Drive local centre serves a different shopping function than a new district centre, the effects of the Derriford District Centre on Upland Drive should be monitored.





## Victoria Road – Local Centre

### Location/History and Function

Victoria Road local centre is in the west of the city, one of a limited number of local centres in the St Budeaux area. It comprises 17 retail units, most of which are in non-food retail use. Car parking availability is adequate, but pedestrian and cycle movement to the centre is difficult due to steep gradients.

### Future objectives for Victoria Road

Victoria Road Local Centre has been performing well over recent years and presents no significant challenges. There are, however, some objectives which should be used to ensure its continued success:

- The centre appears to be functioning well, providing a range of services to the local community and there is no evidence to suggest the need to consolidate the centre. As such, the council will continue to balance the range of uses in order to meet the needs of local communities.



## West Hoe – Local Centre

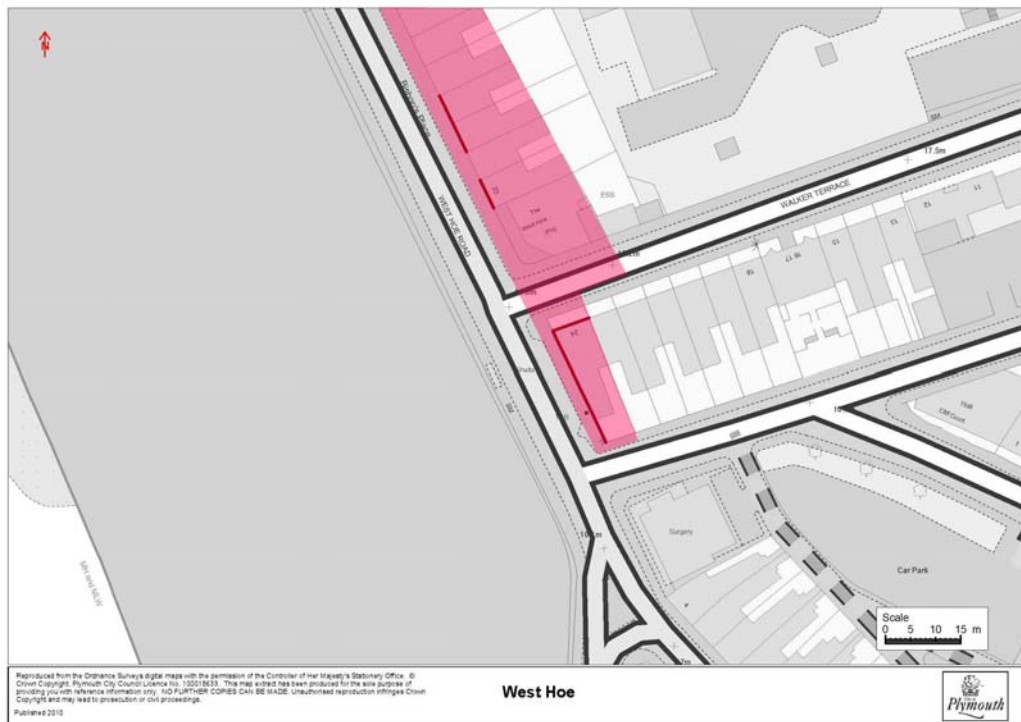
### Location/History and Function

West Hoe and the Hoe have a distinct community characterised by late Georgian and early Victorian housing located on the waterfront of Plymouth Sound. The Local Centre comprises 8 units, including a fish and chip shop, a foodstore and some cafes, spread along the main road route to the waterfront. While this centre provides a useful local function, it is limited in terms of the facilities it provides and therefore does not correspond to the definition of a local centre.

### Future objectives for West Hoe

West Hoe local centre has been performing well over recent years with low vacancy levels. The following objectives should be used to ensure its continued success in the future:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Therefore the Council will consider designating this centre as a neighbourhood centre at the next review of the Core Strategy.



## West Park – Local Centre

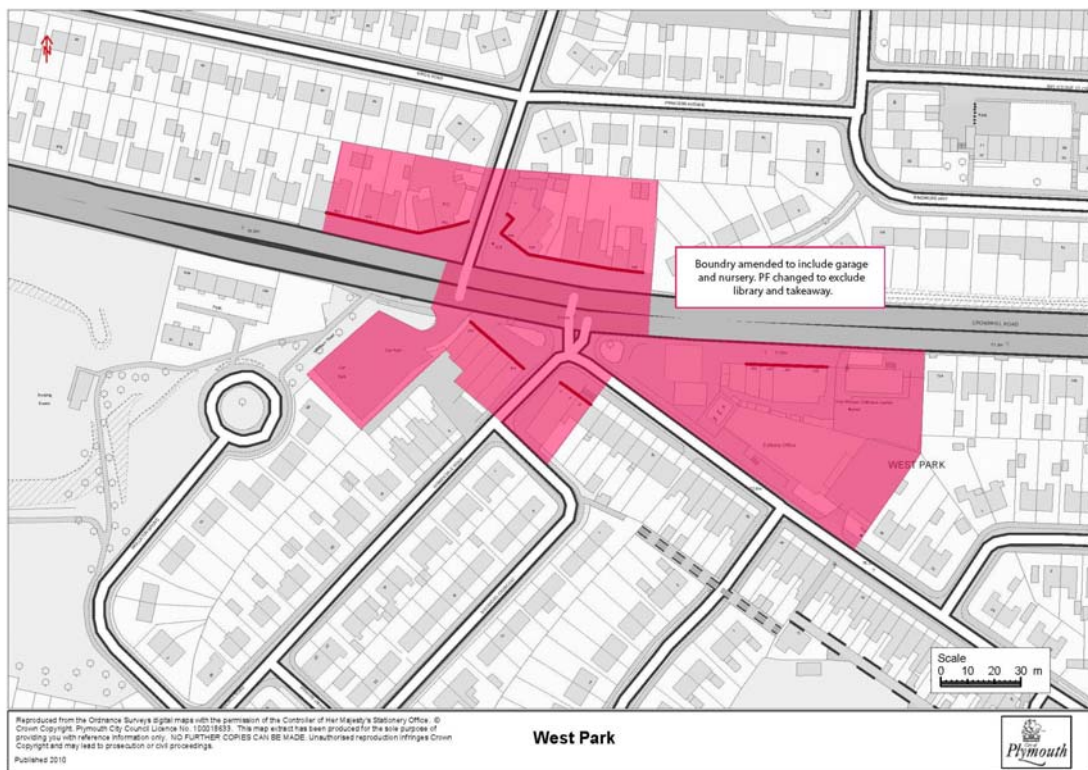
### Location/History and Function

West Park local centre is located in the north west of Plymouth on the busy Crownhill Road. It comprises 21 units in parades of shops on either side of the road, which forms a significant barrier to movement, although there is a conveniently located pedestrian crossing. There are a range of retailers in the centre including a general store and post office, a florist, butchers, video shop, bakery, and takeaways etc. There is also a library and community centre. There is one car park serving the local centre.

### Future objectives for West Park

The centre appears to be functioning well and there is no evidence to suggest the need to consolidate the centre. As such, the following objective should be used to ensure its success in the future:

- The council will continue to balance the range of uses in order to meet the needs of local communities.



# Whitleigh Green – Local Centre

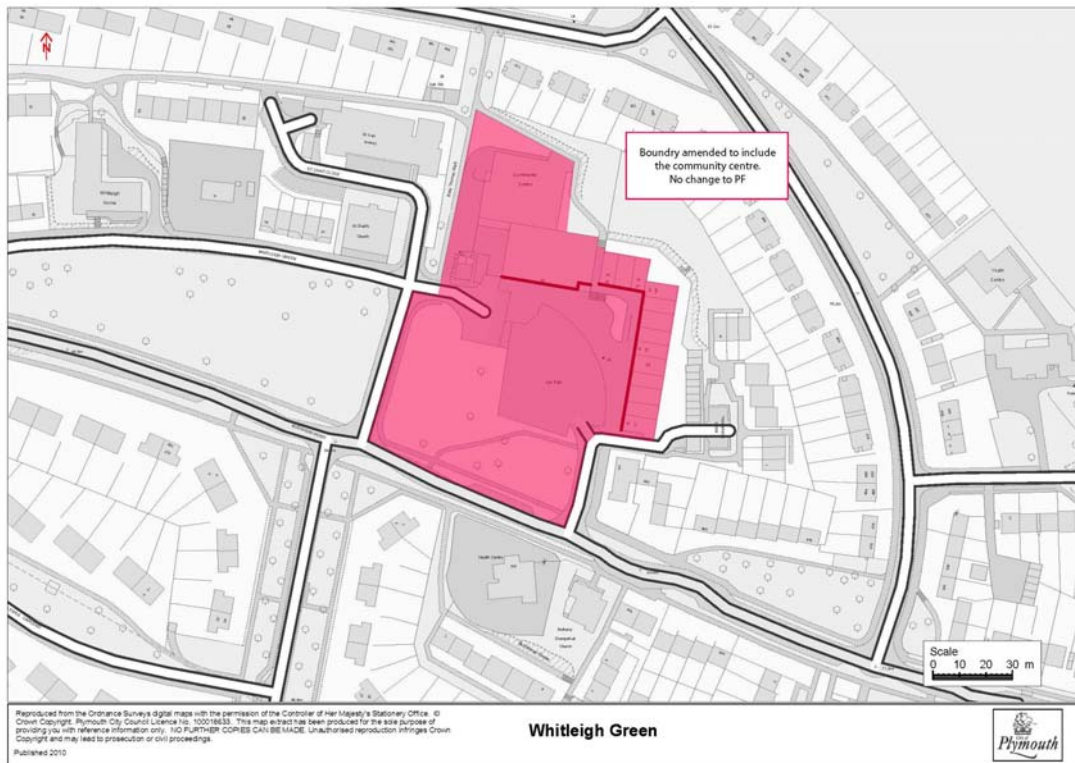
## Location/History and Function

Whitleigh Green is a large Local Centre in the north of Plymouth, on one of the key routes to the Derriford area. It comprises 13 units including a Co-op foodstore and a number of non food businesses. Outside of the local centre boundary are a range of community facilities including a community centre, health centre, crèche, playground and church. There is a good sized car park in front of the local centre and bus routes pass along Budshead Road. The area has seen investment recently as part of the development of the Whitleigh Campus.

## Future objectives for Whitleigh Green

The centre appears to be functioning well and there is no evidence to suggest the need to consolidate the centre. As such, the following objective should be used to ensure its success in the future:

- The council will continue to balance the range of uses in order to meet the needs of local communities.



## Wolseley Road – Local Centre

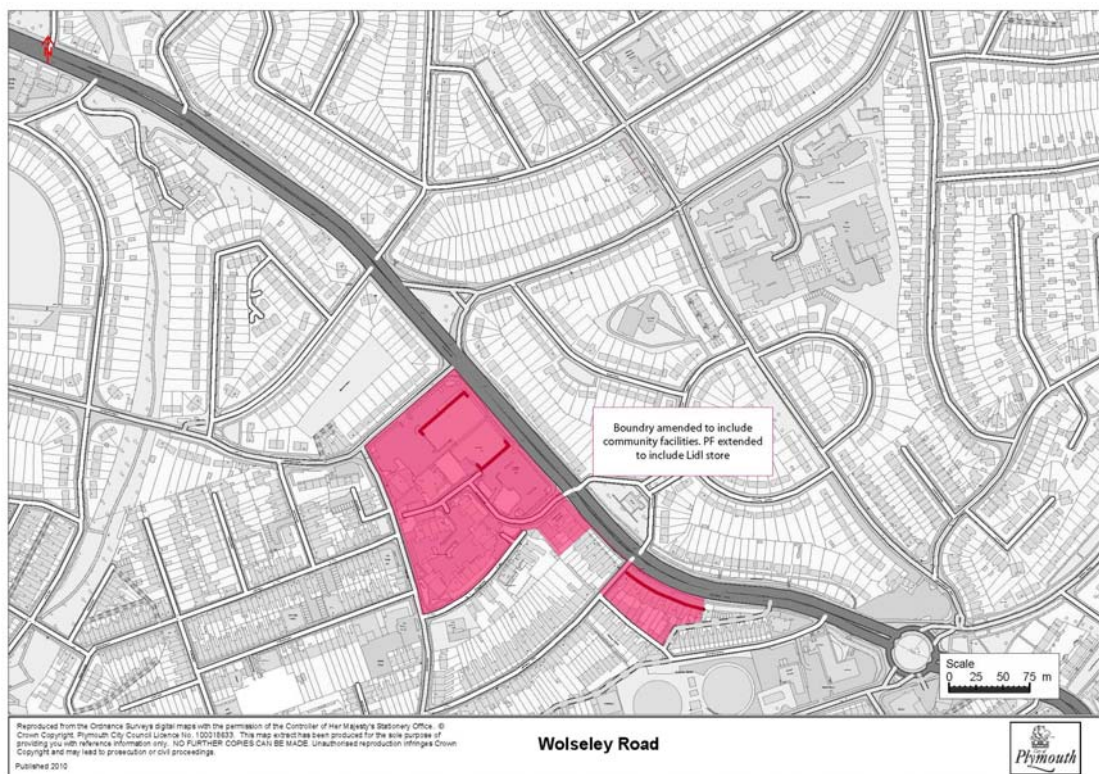
### Location/History and Function

Wolseley Road Local Centre is located in the west of Plymouth on one of the key routes into the City Centre. It comprises a parade of shops along Wolseley Road itself and two medium sized foodstores – a Co-op and a Lidl – adjacent to each other. The Co-op and Lidl stores have their own car parks, and there is limited parking outside the parade of shops. In total there are 17 units making up the local centre including 3 foodstores and a number of non food retailers. Adjacent to the Co-op is a small business park which includes a number of community facilities such as a dentist, and a nursery with a community resource centre. Wolseley Road forms a significant barrier to movement by pedestrians from the east.

### Future objectives for Wolseley Road

The centre appears to be functioning well and there is no evidence to suggest the need to consolidate the centre. As such, the following objectives should be used to ensure its success in the future:

- The council will continue to balance the range of uses in order to meet the needs of local communities.
- The Council will support developments which improve pedestrian access to the centre.



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