

PLYMOUTH CITY COUNCIL

Subject: Local Development Framework: Adoption of Shopping Centres Supplementary Planning Document

Committee: Cabinet

Date: 12 July 2012

Cabinet Member: Councillor Vincent

CMT Member: Anthony Payne, Director for Place

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Ref: KB

Key Decision: No

Part: I

Executive Summary:

The report relates to the adoption of the Shopping Centres Supplementary Planning Document (SPD), which is part of the Local Development Framework.

An SPD is not a policy document in its own right. Rather, it amplifies and gives guidance on policy that is already in place through the Core Strategy. In this respect, it reflects the shopping hierarchy set out in the Core Strategy (city centre; district centres; local centres) and the Core Strategy's targets for delivering new district centres at Derriford and in the vicinity of Weston Mill and new local centres at Devonport, Millbay and Plymstock Quarry.

The purpose of the Shopping Centres SPD is to set in place guidance to ensure that development proposals in the city's shopping centres support and do not compromise the essential functions of those centres. It achieves this through:

- Identifying the boundaries of district and local shopping centres.
- Defining the primary and secondary retail frontage within these centres.
- Amplifying how the Core Strategy policy (CS11) relating to changes of use in shopping centres will be implemented in practice.
- Articulating the key issues identified through the evidence base and consultation responses in each of the centres.
- Providing a tool to assist with the management of change in these centres through the planning application process.

The Draft Shopping Centres SPD was approved for consultation by Cabinet on 18 January 2011. The consultation process was implemented between 16 February and 30 March 2011, and was run in parallel with the consultation on the Sustainable Neighbourhoods Development Plan Document.

333 representations in total were received in relation to shopping issues. 26 of these were direct responses to the Shopping Centres SPD and 307 were in response to the Sustainable Neighbourhoods DPD.

In the period since the consultation was undertaken, the evidence base supporting the SPD has been updated. This has included a review of the Plymouth Shopping Study 2012, an updated shopping survey and workshops with ward councilors to help identify updates needed for the Sustainable Neighbourhood Assessments. In addition, all of the representations have now been considered, as have the implications of the new National Planning Policy Framework (NPPF). In response, amendments to the SPD are now proposed. The main changes to the SPD are summarised as follows:

- Clarification on how the document conforms to the NPPF.
- Clarification on the use of Core Strategy Retail Policies, specifically Policy CSI I: Changes of Use in District and Local Centres.
- Clarification of key issues within the centres to better inform decision making on planning applications.
- Amendments to update and clarify the commentary text on some of the centres.
- Clarification of the approach to primary frontages, secondary frontages and primary shopping areas.
- Clarification of the shopping centre maps to provide a consistent and appropriate scale, as well as clearly define frontages and boundaries.

The purpose of this report is to seek Cabinet approval for changes which are intended to clarify the SPD, followed by a recommendation to pass the revised SPD to Full Council for adoption.

Corporate Plan 2012-2015:

The report directly supports the Council's vision for the city as well as its priority for delivering growth. The SPD will help to ensure that the city's shopping centres continue to meet the needs of the local community.

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

The publication of and statutory notice costs of the adopted SPD will be met from the Planning Services revenue budget.

Other implications: eg Child Poverty, Community Safety, Health and Safety, Risk Management and Equality, Diversity and Community Cohesion:

The LDF Core Strategy directly supports the promotion of community safety through the provision of policies to influence the design and nature of physical development. It was subject to an Equality Impact Assessment. The SPD will help to implement the LDF Core Strategy.

The SPD will also 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.

The LDF directly supports the promotion of community cohesion and health and safety through the provision of policies to influence the design and nature of physical development. Equality Impact Assessments are undertaken for each Development Plan Document.

Recommendations & Reasons for recommended action:

It is recommended that the Cabinet:

- 1 Recommend to Full Council that the Shopping Centres Supplementary Planning Document First Review be formally adopted.

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 (Planning Services) to approve the final publication version of the Supplementary Planning Document.

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

- 3 Instruct the officers to implement as soon as practicable all the statutory procedures associated with the adoption process.

Reason: To comply with the requirements of the Town and Country Planning (Local Planning) (England) Regulations 2012.

Alternative options considered and reasons for recommended action:

The consideration of alternatives is an integral part of the process of preparing the Local Development Framework, through the assessment of the evidence base. Furthermore, alternative content for each LDF document is identified and considered through the consultation process on each document. This particular report relates to the adoption stage of the plan-preparation process, once all alternatives have been carefully considered. The rationale for the content of the SPD is set out in the SPD itself; the response to the representations received is set out in a separate background paper.

Background papers:

LDF Local Development Scheme

LDF Core Strategy, adopted April 2007

The National Planning Policy Framework, March 2012

Other background papers –

Local and District Shopping Centres Study November 2010, Cushman and Wakefield

Plymouth Retail and Centres Study February 2012, Roger Tym and Partners

Individual representations and summary report on representations received

Sign off:

Fin	Plac eF TDI 213 006	Leg	LTI 5016	HR	N/A	Corp Prop	N/A	IT	N/A	Strat Proc	N/A
Originating SMT Member: Paul Barnard Assistant Director for Planning											

1.0 BACKGROUND

- 1.1 SPDs are part of the Local Development Framework (LDF) and serve to amplify policies in Development Planning Documents, in particular, the Core Strategy. This SPD supports Chapter 7: Shopping, of the Core Strategy. Its purpose is to support Plymouth's retail hierarchy by identifying the role and function of each shopping centre. Based upon detailed information for each centre, it provides a policy framework within which planning applications can be considered.
- 1.2 Following on from the draft Shopping Centres SPD being approved by Cabinet (18/01/11) for consultation purposes, a public consultation exercise was held between 16 February and 30 March 2011. In response to this, 26 representations were made on the document itself, with a further 307 representations made through the Sustainable Neighbourhoods Development Plan Document on the adequacy of shopping provision within the city's neighbourhoods. Both of these consultations concluded at the same time. Since the consultation last year, the evidence base supporting the SPD has been updated. This has included a review of the Plymouth Shopping Study, an updated shopping survey and workshops with ward councillors to help identify updates needed for the Sustainable Neighbourhood Assessments. In addition, all of the representations have now been considered, as have the implications of the new National Planning Policy Framework (NPPF).

2.0 CONTENT OF THE SHOPPING CENTRES SPD

- 2.1 The SPD is based upon evidence for each centre including information such as:
- 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
- 2.2 In line with paragraph 7.46 of the Core Strategy, the SPD identifies the boundaries of shopping centres, including primary and secondary frontages. The updated boundaries and frontages included within this SPD will replace those within Annex I of the First Deposit Local Plan 2001 and will become a key material consideration helping to inform the implementation of Core Strategy policy.

3.0 OVERVIEW OF AMENDMENTS

- 3.1 The public consultation did not raise any significant issues for change within the SPD, and most comments were made by members of the public, highlighting strengths and weaknesses of their local centres. For example:
- Comments regarding the condition of public realm within some of the centres, as well as other issues, such as limited car parking,
 - Updated information with regard unit occupancy within some centres,
 - Comments regarding certain retail facilities not being mentioned within the SPD,
 - Comments relating to support of the commentary on centres within the SPD.

- 3.2 All of the comments received have now been considered and the SPD has been amended accordingly. The main changes are summarised as follows:
- Clarification on how the document conforms to the NPPF.
 - Clarification on the use of Policy CS1 I: Changes of Use in District and Local Centres.
 - Clarification of key issues within the centres to better inform decision making on planning applications,
 - Amendments to update and clarify the commentary text on some of the centres,
 - Clarification of the approach to primary frontages, secondary frontages and primary shopping areas,
 - Clarification of the shopping centre maps to provide a consistent and appropriate scale, as well as clearly define frontages and boundaries.
- 3.3 The following text provides an overview of the amendments made to each section of the SPD, following the consultation:
- 3.4 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. There were no comments received on this section of the document and, as such, no changes have been proposed.
- 3.5 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 within the city, followed by the district and local centres. The chapter 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 and Secondary Frontages”. Changes made to this chapter include:
- A new section highlighting how the document conforms with the NPPF
 - Greater clarity and guidance on the significance of the primary and secondary frontages within the centres,
 - Further clarity on some of the terms used within Core Strategy Policy CS1 I,
 - Clarification about what the SPD does not cover, including out-of-centre retail parks and non-designated shopping facilities such as at North Hill,
 - Clarification on the Council’s approach to the proposed district centres at Weston Mill and Derriford.
- 3.6 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 key issues to consider in managing change through the development process. Changes proposed to this chapter include:
- Greater clarification of key issues for each of the centres, for example, highlighting concerns where they have been raised as part of the consultation, but equally highlighting where centres have been identified as performing well.
 - Clarification of the maps to provide appropriate and consistent scales, as well as clearly defined frontages and boundaries.

3.7 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 key issues for the management of change through the development process. Changes made to this chapter include:

- Greater clarification of the key issues for each of the centres, for example, highlighting concerns where they have been raised as part of the consultation, but equally highlighting where centres are performing well.
- Clarification of the maps to provide appropriate and consistent scales, as well as clearly defining frontages and boundaries.

4.0 NEXT STEPS

4.1 Subject to Cabinet approval, the revised Shopping Centres SPD will be considered by Full Council for formal adoption on 30 July 2012 and it can then form part of the Local Development Framework.

APPENDIX I: Shopping Centres Supplementary Planning Document – June 2012

SHOPPING CENTRES SUPPLEMENTARY PLANNING DOCUMENT

June 2012



I. INTRODUCTION

1.1. 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, most vibrant waterfront cities', and also to ensure that all development in the city contributes to the creation of sustainable linked 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.

1.2. 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.

1.3. This SPD supports the policies set out in the Core Strategy and other Development Plan Documents (DPDs) which make up the Plymouth LDF. SPDs cannot set out new policy. Instead, they expand upon and explain how planning policies should be applied. This SPD should be read alongside the Core Strategy policies set out below and other DPDs and SPDs which the Council has 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 guidance on design issues in Plymouth;
- The Development Guidelines SPD which provides planning guidance in relation to different types of development.

WHAT IS THE DOCUMENT?

1.4. 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 to retail provision as set out in the adopted Core Strategy, by encouraging new retail development to locate in existing defined centres.

1.5. 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 The National Planning Policy Framework (NPPF). The updated boundaries and frontages included within this SPD replace those within Annex I of the City of Plymouth Local Plan First Deposit 1995-2011.

1.6. 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, and considers how the role of centres may change in the future. This evidence will be used as part of the Core Strategy Review, which will provide an opportunity to re-examine the designation of shopping centres.

WHO IS THE DOCUMENT FOR?

1.7. 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

NATIONAL PLANNING POLICY

2.1. 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.

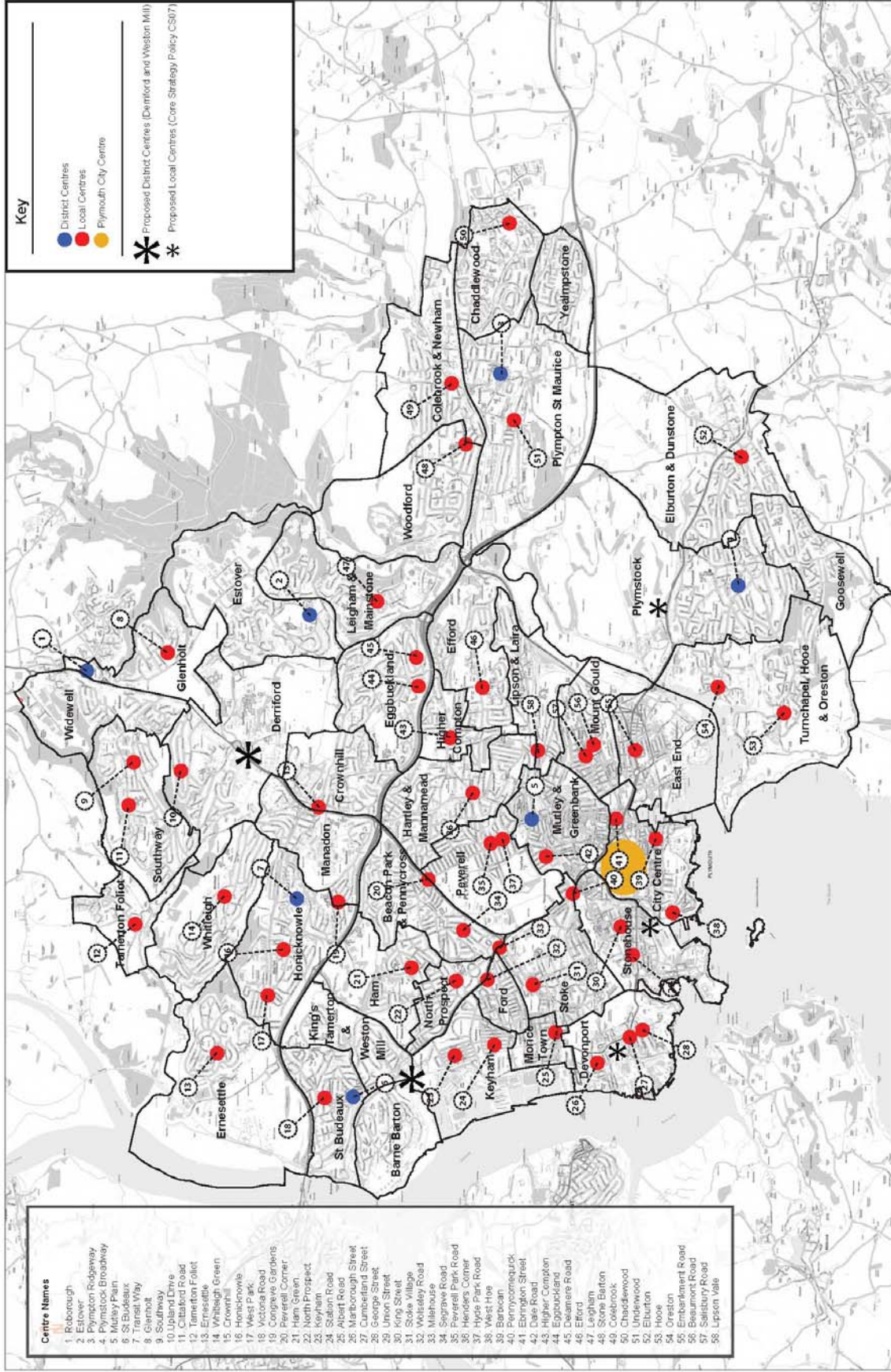
2.2. This SPD directly complies with national guidance, specifically Chapter 2 of the National Planning Policy Framework: Ensuring the vitality of town centres. The SPD seeks to achieve the Government's objectives for a prosperous economy and to provide sustainable development through the delivery and management of vital and viable shopping centres. The SPD achieves this through:

- Providing guidance and amplifying existing Core Strategy policies to support the viability and vitality of district and local centres within Plymouth.
- Clarifying the extent of the centres through defining centre boundaries along with primary and secondary frontages.
- Protecting the vitality and viability of centres through outlining the importance of retaining a predominance of retail uses within primary frontages, while allowing greater diversity of uses within secondary frontages.

LOCAL PLANNING POLICY

2.3. 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.

2.4. The Core Strategy also addresses the need to rebalance the shopping centre hierarchy through planning for growth in some centres and managing change in others, as well as addressing existing and anticipated deficiencies. Map 1 identifies the existing spatial distribution of shopping centres within Plymouth.



- Centre Names**
1. Roborough
 2. Estover
 3. Plympton Ridgeway
 4. Plympton Broadway
 5. Midley Plain
 6. St Budaux
 7. Transit Way
 8. Glenholt
 9. Southway
 10. Upland Drive
 11. Cattedford Road
 12. Tamerton Foliot
 13. Ennesettle
 14. Whitleigh
 15. Cranleigh Green
 16. Henslowe
 17. West Park
 18. Victoria Road
 19. Congreve Gardens
 20. Peverell Corner
 21. Ham Green
 22. North Prospect
 23. Keyham
 24. Station Road
 25. Mill Road
 26. Marlborough Street
 27. Cumberland Street
 28. George Street
 29. Union Street
 30. King Street
 31. Stoke Village
 32. Walsley Road
 33. Milehouse
 34. Segrave Road
 35. Payrell Park Road
 36. North Hill
 37. Hyde Park Road
 38. West Hoe
 39. Barbican
 40. Penryncombequick
 41. Ebrington Street
 42. Dale Road
 43. Higher Compton
 44. Eggockland
 45. Deamere Road
 46. Efford
 47. Eton
 48. Stone Barton
 49. Colebrook
 50. Chaddewood
 51. Underwood
 52. Elburton
 53. Hoek
 54. Oreston
 55. Embankment Road
 56. Beaufort Road
 57. Salisbury Road
 58. Lippson Vale

- Key**
- District Centres
 - Local Centres
 - Plymouth City Centre
 - Proposed District Centres (Derriford and Weston Mill)
 - Proposed Local Centres (Core Strategy Policy CS07)

Map 1: Shopping Centres in Plymouth

Scale 1:45000

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2.5. The Core Strategy recognises there are ‘gaps’ in the distribution of local and district centres across the city. As a result, Core Strategy Policy CS07 seeks to address these deficiencies through the provision of additional new district and local centres as set out in Table 1:

Table 1: 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

3.1. This section provides 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.

3.2. A healthy and vibrant City Centre is essential to Plymouth’s economic well-being. The adopted Core Strategy and the adopted City Centre & 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 & 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 over the period 2006-2021. They should therefore be used to assess how a variety of different uses will assist in emphasising the character of each area and deliver 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 strategic and responsive approach to managing changes of use and development proposals than the use of primary and secondary shopping frontages.

DERRIFORD DISTRICT CENTRE

3.3. As identified in Table 1, 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.

3.4. The Derriford district centre is intended to put a new heart into the north of Plymouth, providing a high quality place and supporting the Council’s strategy for a bi-polar economy focused on the City Centre and Derriford. The Council is seeking to develop Derriford into a “major district centre” which will be larger than a typical district centre. The district centre will form part of the major population growth planned for the north of Plymouth as well as address a current gap in the distribution of convenience floorspace. The proposed district centre will also address the qualitative need for new non-food shopping floorspace in Northern Plymouth. The Plymouth Retail and Centres Study 2012 sets out this need in more detail.

3.5. This SPD makes 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. Further information on the AAP can be viewed at: <http://www.plymouth.gov.uk/ldfderrifordseatonaap>.

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.

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

3.7. As identified in Table 1, Policy CS07 proposes a new district centre within the Weston Mill area, to help address a gap in the spatial provision of food retail in the west of the city. This district centre will improve access to foodstore shopping facilities in a deprived community, reduce the need for travel to other large 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. The precise location of this centre is yet to be determined, and will be subject to further consideration as part of the Core Strategy Review.

3.8. The proposed district centres at Derriford and in the Weston Mill area are highlighted within Core Strategy Policy CS07: Plymouth Retail Hierarchy and are therefore reflected in this SPD. These centres were identified in order to address gaps in shopping provision as highlighted within the *Plymouth Shopping Study 2006*. This approach to the provision of the new district centres has been confirmed and refreshed through further studies by retail consultants Cushman and Wakefield, including; the *Report on Proposed New District Shopping Centre at Derriford, January 2011* and *The Plymouth District and Local Centres Study November 2010*. An updated *Retail and Centres Study 2012* has been prepared by Roger Tym and Partners to inform the Plymouth Plan, which in turn will review the hierarchy of shopping centres within the city.

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.

3.9. Plymouth has a large network of local centres serving a diverse range of communities with a multitude of functions. The Core Strategy identifies 11 areas of the city which provide inadequate food store provision. In order to rectify these deficiencies Core Strategy Policy CS07 identifies three new local centres to be created within the city: Devonport, Millbay and Plymstock Quarry (also currently known as Morley Park).

3.10. It could be argued that some of the local centres within the city no longer provide the full range of facilities expected in a local centre, particularly as some include a very limited number of shops, although they do provide important and desirable services for their immediate

neighbourhood. Consideration will be given to their position within the shopping hierarchy in the forthcoming Core Strategy Review, as set out in paragraph 3.12.

3.11. Table 2 shows the Plymouth shopping hierarchy, which excludes the proposed district and local centres set out in Table 1.

Table 2: Existing shopping centre hierarchy		
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)
Cliffaford 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
Eggbuckland	North Prospect	Whitleigh Green
Elburton	Oreston	Wolseley Road
Embankment Road	Pennycomequick	
Ernesettle	Peverell Corner	
George Street	Peverell Park Road	

3.12. There are several alterations to the shopping hierarchy which the Council could consider making through its Core Strategy Review, which include:

- Showing the proposed new Derriford district centre as a second tier centre within the city's retail hierarchy; reflecting the vision statement within the adopted Core Strategy and 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 play a role in providing services, and creating a focus for local communities, and therefore their role in the shopping hierarchy should be reconsidered through the Core Strategy Review. The Adopted Sutton Harbour Area Action Plan has already taken an approach to highlighting small groups of retail facilities as neighbourhood centres and recognising their importance in meeting the community needs of a very local nature.

PRIMARY SHOPPING AREAS AND FRONTAGES

3.13. This SPD identifies Primary Shopping Area boundaries (PSA) as well as Primary and Secondary Frontages for each of the shopping centres in the city. To avoid repetition, these terms have been defined by the NPPF, as follows:

- “Primary Shopping Area - Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage)”.
- “Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods”.
- “Secondary frontages provide greater opportunities for a diversity of uses such as restaurants, cinemas and businesses”. (NPPF – Definition)

3.14. The Primary Shopping Area along with Primary and Secondary Frontages have been identified on maps for each of the district and local centres and are set out in the remainder of this SPD. In some instances, centres contain a small number of units which has resulted in all of the units within the PSA being identified as primary frontage, in order to protect the overall retail function of those centres.

USE CLASSES

3.15. The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. These are consistently referred to throughout this SPD and are referenced below for information:

- **A1 Shops** - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.
- **A2 Financial and professional services** - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.
- **A3 Restaurants and cafés** - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.
- **A4 Drinking establishments** - Public houses, wine bars or other drinking establishments (but not night clubs).
- **A5 Hot food takeaways** - For the sale of hot food for consumption off the premises.

3.16. This SPD sets out the breakdown of use classes which were operating within the centres, taken from a survey conducted in Autumn 2011*. This information is used in order to provide an overall analysis of the centres' performance.

***Note:** This information is updated annually as part of the Council's monitoring processes and therefore any decisions on planning applications will need to be made taking into account the most up to date survey information, which can be found at: www.plymouth.gov.uk/shoppingcentresspd

CHANGES OF USE WITHIN A DISTRICT OR LOCAL CENTRE

3.17. The Council takes a strategically-informed approach to considering changes of use within centres. Each centre has its own unique characteristics, whether that be in relation to its size, the issues it faces or the wider roles it plays in the neighbourhood or the city. For this reason, the SPD has not used thresholds to determine the numbers of different uses which should be provided within a centre.

3.18. Core Strategy Policy CS11 sets out guidance on changes of use within district and local centres. The following questions and associated text provides an indication of the information which will need to be considered in determining an application for a change of use within a district or local centre:

Will the proposal result in the primary function of the centre being maintained?

3.19. The primary function of a shopping centre is substantially determined by the nature of the retail role it plays within the city. The primary function of a district centre will be to provide a range of shopping needs to a district of the city, with provision especially for weekly shopping trips. On the other hand, a local centre will serve a neighbourhood or group of neighbourhoods to meet daily and top-up shopping needs. Additionally, a shopping centre will also have the function of providing a social heart for its community, where a range of facilities are provided to encourage visitors to the centre and enhance the vibrancy and vitality of the area. In order for district and local centres to achieve their primary function, a predominance of A1 uses will be needed, particularly within the primary frontage which provides a key focus for the centre.

Will the proposal result in a use which plays a complementary role to the retailing function of the centre?

3.20. The vitality of a centre can be damaged by a change of use, particularly for changes of use away from A1. Therefore it is essential that changes of use are carefully considered in terms of the positive or negative impact they could have on a centre's overall vitality and/or viability. The location of the proposal in relation to the primary and secondary frontages is a key consideration, in that proposals for non-A1 uses or community uses are more likely to be acceptable within secondary frontages. Any other role the centre plays, for example in relation to supporting the visitor and tourist offer of Plymouth, will also be an important consideration. The primary frontage, as well as the centre overall, will need to maintain a high proportion of A1 uses in order to retain the centre's primary retailing function. Other uses can play a complementary role in meeting day-to-day needs within a local community and encourage visitors to a centre, which in turn can contribute towards the centres overall vitality and viability.

Will the proposal result in a harmful concentration of non-A1 retail uses?

3.21. A concentration of non-A1 uses can be harmful for a local centre, for example, a continuous frontage of takeaways or bars can create problems for local residents and affect the overall quality of the centre. It is, therefore, important to consider proposals within the context of their surrounding uses and also within the context of the centre overall. There are some instances where a concentration of non-A1 uses has already occurred within centres, such as Mutley Plain

and its accumulation of drinking establishments and estate agents. The SPD sets out guidance on these instances and how future development proposals should be considered.

Will the proposal help to meet the day-to-day needs within the local community?

3.22. In determining whether a proposal helps to meet the day-to-day needs of a local community, it is necessary to consider the centre's overall role within the retail hierarchy i.e. whether it is a district or local centre, and whether the proposed use will contribute positively to this overall function.

WHAT THE SPD DOES NOT COVER

3.23. The adopted Core Strategy indicates the various types of retail facilities located throughout the city, including the City Centre, district and local centres, and retail parks. This SPD covers district and local shopping centres only, as designated in the retail hierarchy within the adopted Core Strategy.

3.24. The following retail facilities have not been addressed by this SPD:

Retail Parks

3.25. Out-of-town retail parks fulfil a very different role to that of a district or local centre and could be defined as:

An agglomeration of at least three retail warehouses which specialise in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne customers.

3.26. Plymouth has a number of retail parks focused mainly in the Marsh Mills area, in Plympton. Core Strategy Policy CS09 provides the policy guidance for these established retail parks and considers their potential for improvement.

Out-of-centre developments

3.27. In addition to retail parks, there are also a number of out-of-centre developments which consist of stand alone retail units operating outside of a district or local centre. Examples of these include; Morrisons supermarket located on Outland Road and Sainsburys at Marsh Mills. Core Strategy, Policy CS08: Retail Development Considerations, along with the NPPF provides the policy framework for out-of-centre development proposals.

Corner shops, small clusters of retail and Neighbourhood Centres

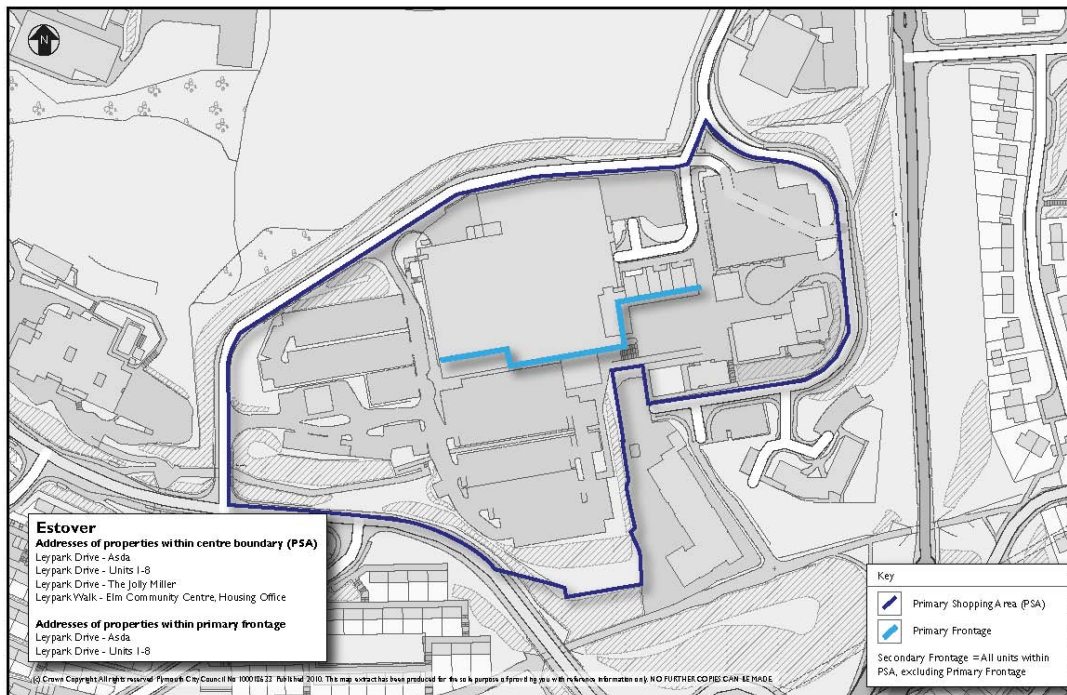
3.28. There are a number of small retail facilities located throughout the city which do not form part of a local or district centre, but which potentially play an important role in supporting sustainable linked communities. For example, corner shops in locations that are less well served by local centres may provide a valuable community facility. The SPD is not able to address such facilities directly, but any proposals relating to them will be considered on their individual merits having regard particularly to Core Strategy Policy CS08: Retail Development Considerations.

3.29. There are also areas of retail which surround the City Centre but are not considered part of the core City Centre retail area, nor are they part of a designated local centre, for example, units located along Exeter Street, Notte Street, Bretonside and Union Street. These have been considered through the Adopted Sutton Harbour, City Centre & University and Millbay & Stonehouse Area Action Plans respectively.

4. ASSESSMENT OF DISTRICT CENTRES

4.1. This chapter provides a summary of the location, history and function of each district centre. Key issues relating to their long term vitality and viability have also been identified to assist in the consideration of any proposed changes.

ESTOVER –DISTRICT CENTRE



Location, History and Function

4.2. Estover district centre is located in north east Plymouth and was built in the 1970s. It is situated towards the south of the neighbourhood and is accessed off Leypark Drive. The centre currently has eight retail units, including an Asda superstore, which is open 24 hours and 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 (one unit at first floor level). Overall, there are three national multiple retailers present within the centre.

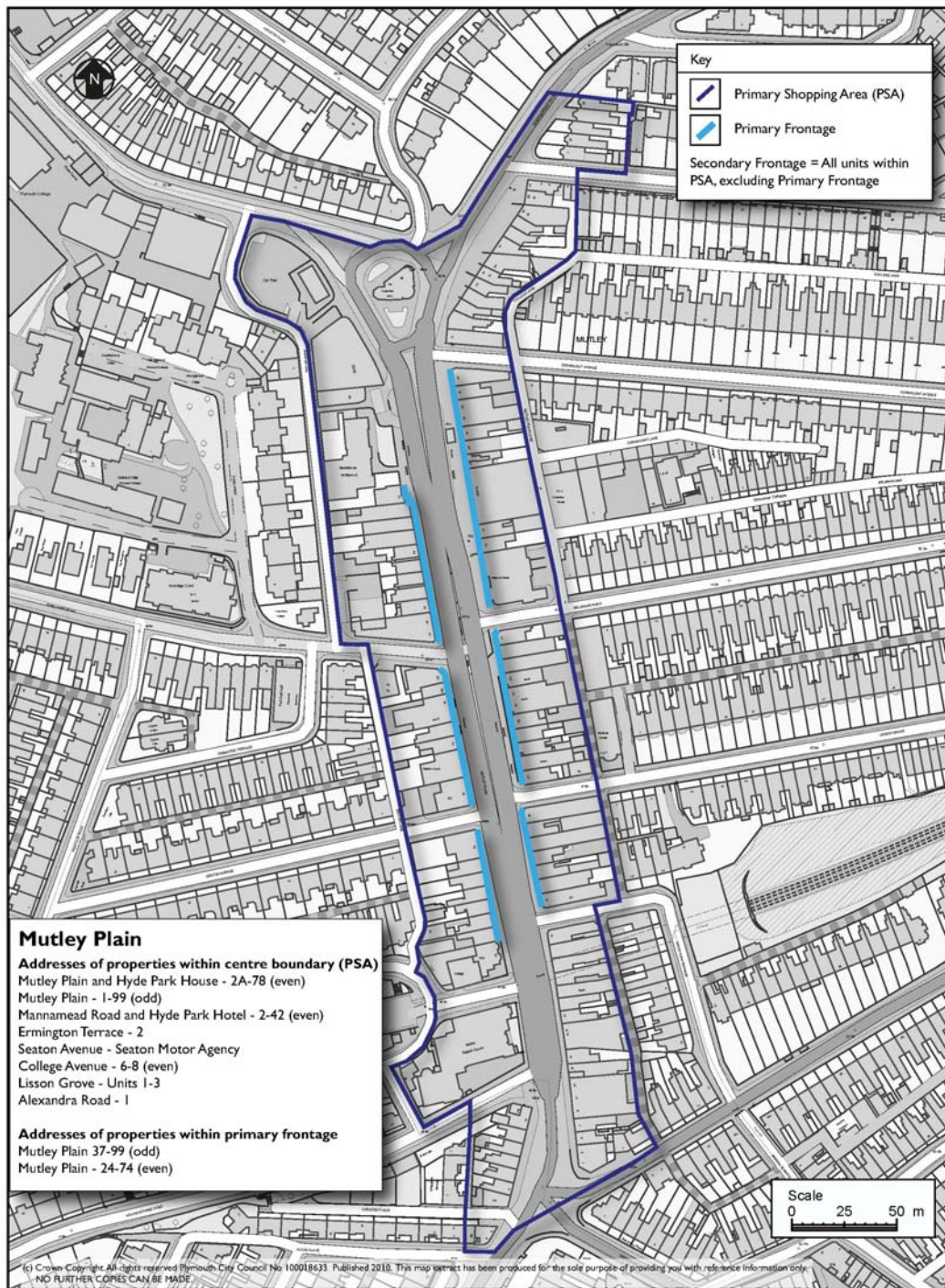
Key issues to be considered

4.3. The following key issues should be considered in relation to future development proposals for this centre:

- The centre has performed well over recent years and the level of occupation has been consistently good. The primary frontage contains the Asda superstore and an Asda Post Office, as well as 5 smaller retail units (consisting of 3 x A1, 1 x A2 and 1 x A5), which represents a balanced range of uses and has maintained a predominance of A1 uses. Due to the small number of retail units within this centre, they have all been included within the primary frontage to help ensure this predominance is maintained. The secondary frontage contains a first-floor unit, as well as a number of complementary community facilities, which attract people to the centre and contribute towards its vitality.
- The centre's public realm and overall appearance is generally becoming tired and dated, with some areas known to suffer from anti-social behaviour.

- If further development opportunities were to come forward in this district centre, they could be expected to:
 - Improve the public realm to help create a better environment and a more vibrant centre
 - Increase surveillance so as to help reduce the problems of anti-social behaviour.
 - Provide for a broader range of uses, specifically within the secondary frontage, to reinforce the centre's overall vitality and viability.
- Future proposals for the extension and/or enhancement of the retail offer at Estover will need to be considered carefully in the context of the Council's overall retail strategy.

MUTLEY PLAIN – DISTRICT CENTRE



Location/History and Function

4.4. Mutley Plain is located to the north of the City Centre. It became the alternative City Centre when department stores relocated to Mutley, following the Second World War bombing of Plymouth, which devastated much of the City Centre. At that time the centre became much larger than a typical district centre, although it has now reverted to its role as a district centre - meeting the weekly shopping needs of the surrounding communities.

4.5. Mutley Plain has approximately 157 units, comprising ground and first floor units, containing a variety of uses. The main foodstores along Mutley Plain include two local Co-op foodstores, positioned at opposite ends and on either side of the main street, with one store located within and the other just outside the primary frontage area, and a Tesco Express

foodstore which is located within the primary frontage. The centre also contains other facilities including; offices, gym, social club, Baptist church and a community outreach centre, as well as a number of other social uses. Parking provision is limited to two car parks; one located between Napier Terrace and Ermington Terrace, the other located within the north of the centre. The surrounding residential streets also offer parking provision although these areas are restricted to permit parking at certain times of the day. The way the centre functions is significantly affected by the B3250, which runs through and effectively bisects the centre.

Key issues to be considered

4.6. The following key issues should be considered in relation to future development proposals for this centre:

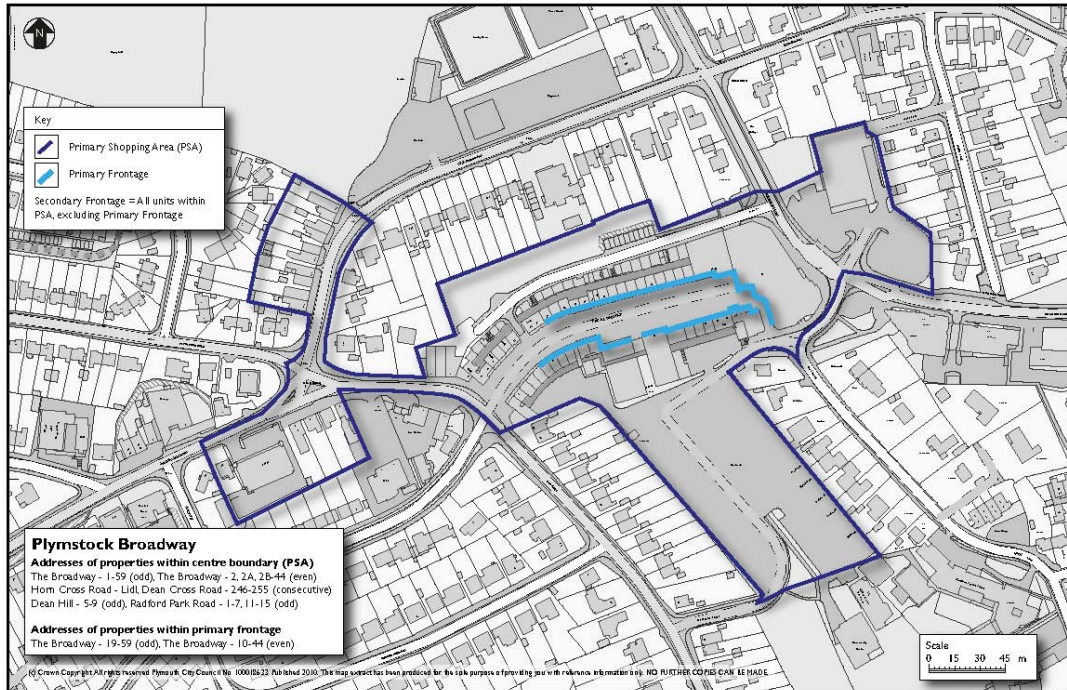
- Mutley Plain has been subject to significant change since its temporary City Centre role following the Plymouth Blitz. As a result, key areas within the centre have now become the focus for different uses. This has resulted in the primary retail function becoming focused within the central area, whereas the area to the north east of the centre is largely dominated by estate agents, and the south east area now includes many drinking establishments and takeaways. Future changes in Mutley Plain need to be considered within this context.
- A key priority for Mutley Plain is to safeguard the district centre's core retail function and enable the surrounding areas to be developed to the benefit of the centre (i.e. bringing people to the centre and supporting its vitality), as well as meeting the needs of the wider community.
- The primary frontage provides the main retail focus for the centre. This area currently contains 56 retail units made up of:- 31 x A1 uses, 12 x A2 uses, 3 x A3 uses, 2 x A4 uses, 1 x A5 use, 4 vacant units and 3 other uses. This level of provision constitutes a substantial district centre in relation to other district centres within the city. However, future change needs to be managed carefully so that this main district centre retail role is not compromised.
- To the south of the primary frontage area, in the secondary frontage area, there are 34 units made up of:- 8 x A1 uses, 4 x A2 uses, 3 x A3 uses, 4 x A4 uses, 5 x A5 uses, 4 x vacant units and 6 other uses. While it will be important to retain a level of A1 representation in this secondary frontage, it is also important to recognise that the growth in more social uses, (A3, A4 and A5 uses), has been a response to changing local needs – in particular the growth in the number of young adults living in this area compared to the City average. This is substantially influenced by the centre's proximity to the University. While this change has been a response to local needs, the level of concentration of A4 and A5 uses in a relatively small area, is causing conflicts with the amenity of some residents. Therefore any further increase in these uses, particularly in A4 and A5 uses, should be minimised so as to avoid further disruption to local residents.

4.13. To the north of the primary shopping area, within the secondary frontage, there are 25 units made up of:- 6 x A1 uses, 15 x A2 uses, 1 x A4, 1 x A5 and 2 other uses. While it will be important to retain a level of A1 representation in this secondary frontage, it is also important to recognise that the growth in the number of estate agents within this area provides an important focus within the city for this particular service and should be supported.

- In terms of the centre's appearance and the way it functions, particularly with the disruption the dual carriageway causes by running through the middle of it, there are clearly opportunities for improvement. Mutley Plain would benefit from significant public realm improvements, such as surface treatments, and the removal of street clutter to create a more vibrant street scene. Public consultation also revealed support for the provision of more cycle parking facilities. The Sustainable Design in Plymouth SPD contains further guidance on the design of public spaces.
- It should also be noted that while the centre currently has some 20 vacancies, the majority of these are first and second floor units (i.e. which are defined as secondary frontage). These first

floor units can provide opportunities, subject to other polices, for new businesses in the form of small office units, as well as provide opportunities for residential, thereby contributing to the overall vitality and vibrancy of the area.

PLYMSTOCK BROADWAY



Location/History and Function

4.7. Plymstock Broadway dates from the 1960s, is one of the largest district centres in Plymouth and is located in the south east of the city. The centre contains 65 units at ground floor level and has a good mix of convenience, comparison and service uses. It is anchored by a local Co-op supermarket and also 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.

4.8. There are 27 ground floor units within the primary frontage, which is focused around the main Broadway and includes 25 x AI units (3 of which are vacant). There are 38 ground floor units within the secondary frontage, which includes a broader mix of uses including banks, estate agents and takeaways.

Key issues to be considered

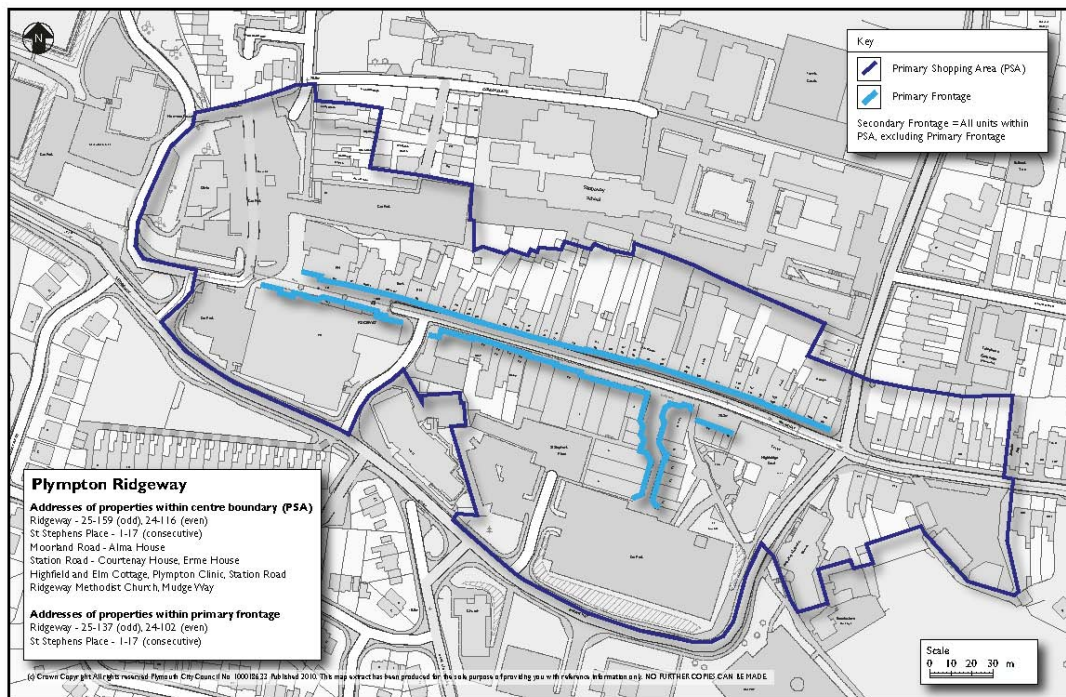
4.9. Plymstock Broadway has performed well over recent years and presents no significant challenges. There are, however, some key issues which should be considered in future, to ensure the continued success of the centre:

- Overall, the primary retail focus for the centre appears to be well defined by the primary frontage, with opportunities for alternative uses within the secondary frontage. This compact pattern of use creates a viable and vibrant retail focus, which should be maintained.
- 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 can create challenges to pedestrian

movement because of the volume of vehicles entering and leaving the car park. Opportunities to secure improved pedestrian access to the centre should be considered.

- The car park is a valuable facility which supports the overall function of the centre. Any future proposals to alter or expand the centre must, therefore, support the continued provision of high quality parking facilities for the entire centre and should be designed as an integral part of the centre as a whole.

PLYMPTON RIDGEWAY – DISTRICT CENTRE



Location/History and Function

4.10. 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 the Ridgeway.

4.11. The centre contains approximately 100 commercial ground floor units, made up of:- 68 ground floor units within the primary frontage, with 39 x A1 units, 10 x A2 and a mix of A3, A4 and A5 uses. There are also 25 ground floor units located within the secondary frontage which contains predominantly A1 and A2 uses. This variety of uses, reflects the centres relative distance from the City Centre.

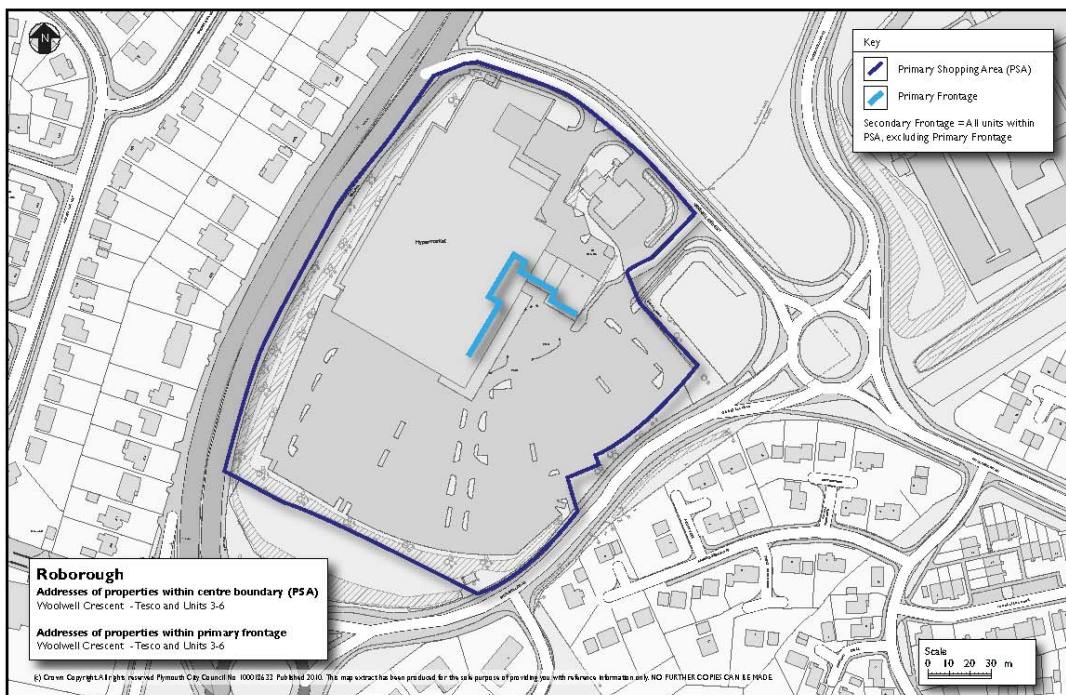
4.12. Plympton Ridgeway is anchored by two main convenience food stores, which includes the Co-op and Iceland. The Co-op supermarket is located at the west end of the centre, whereas the Iceland store is located near the centre of the shopping area. Although the east end of the centre has no anchor store, it is still performing well with long term uses such as estate agents and smaller specialist retailers. The boundary of this centre has been amended to include a nursery and the Methodist church as these facilities contribute towards the centre's overall vitality.

Key issues to be considered

4.13. The centre is currently functioning very well and does not present any significant challenges. There are, however, some key issues which should be considered in the future to ensure the centre's continued success:

- 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. Therefore any changes to the centre should have regard to its local history and respond sensitively to its character.
- The car parks are an important and valuable facility, underpinning the success of the centre. Therefore, any reduction in car parking could be to its detriment.

ROBOROUGH – DISTRICT CENTRE



Location/History and Function

4.14. Roborough is located in the north of the city and is a relatively new centre. The occupation of units within the centre has generally been consistent over recent years. The centre contains five retail units made up of:- 4 x A1 units and 1 x A2 units. Roborough district centre is anchored 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 are four retail units comprising of an estate agents, film processor/dry cleaner, travel agents and bakery. The centre does not contain any residential or business uses, nor are there any eating or drinking outlets, aside from the Tesco instore cafe.

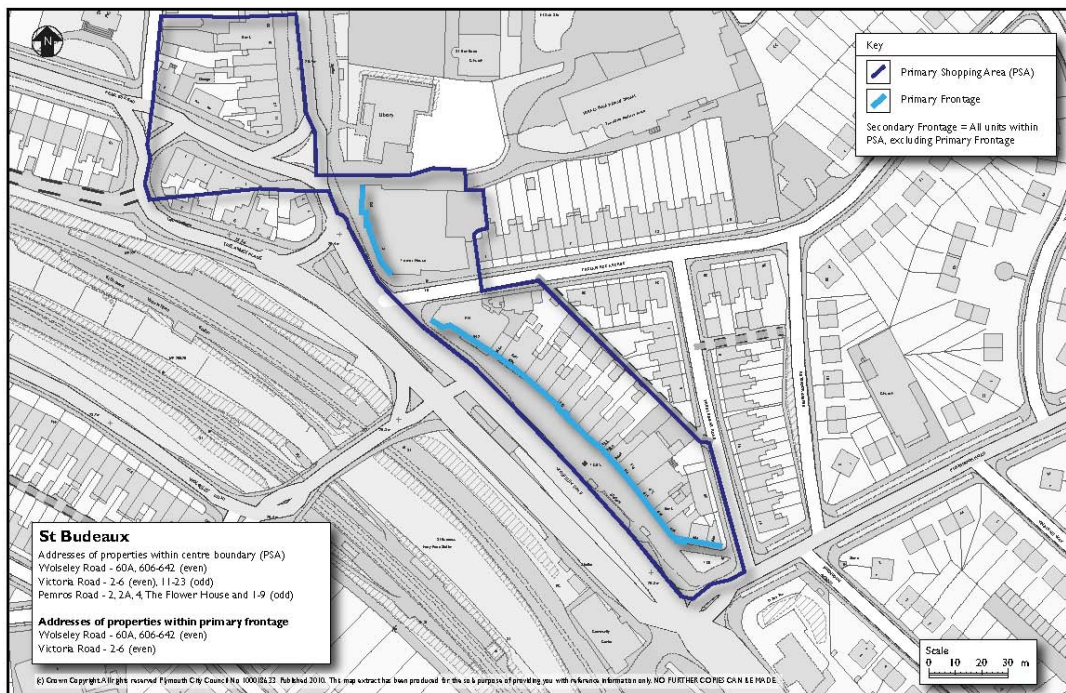
4.15. Outside of the Plymouth local authority boundary, but adjacent to Roborough district centre, is a Lidl foodstore with vacant land which has planning permission (application reference 11/00139/FUL) for 5 units (2 x A1, 1 x A2, 1 x A3 and 1 x A5) with associated landscaping and car parking.

Key issues to be considered

4.16. The centre is currently functioning well and does not present any significant challenges. There are, however, some key issues which should be considered in future to ensure the centre's continued success:

- In order to complement the existing uses, the centre would be improved by the introduction of a greater mix of uses, including more non-retail uses such as A3 uses (restaurants / cafes) and community facilities.
- Should planning permission 11/00139/FUL come to fruition, this will help to address the need for a greater mix of uses within the centre. The Lidl store and the proposed new units have not been included within the city's retail figures, as they are located outside of the Plymouth local authority boundary within South Hams. These facilities are however very valuable in terms of increasing the offer of Roborough district centre and contribute to the centre's overall vitality and viability.
- 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.
- Future proposals for the extension and/or enhancement of the retail offer at Roborough will need to be considered carefully in the context of the Council's overall retail strategy for the city.

ST BUDEAUX – DISTRICT CENTRE



Location/History and Function

4.17. 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 surrounded by residential areas to the north, east and west. There is a railway to the south which divides St Budeaux from Barne Barton. The importance of the centre extends beyond its neighbourhood boundary to other areas such as Barne Barton and Keyham.

4.18. St Budeaux district centre has declined in commercial unit numbers over the last decade, particularly around the fringes of the centre. While a Lidl store has recently been developed on part of the St Budeaux car park, this has not been included within the district centre because of its disconnection from the main shopping area.

4.19. In many respects, St Budeaux now has more of the characteristics of a local centre rather than a district centre, and is comparable to Crownhill local centre in terms of size and the facilities it offers. Nevertheless, it serves a very wide community in the west of the city, where there are currently no other existing district centres.

4.20. The Core Strategy proposes a new district centre in the Weston Mill area (Policy CS07) in order to meet an identified deficiency in food retail provision within the western part of the city. The precise location of this new district centre is yet to be determined and will be considered through the Core Strategy Review. The new district centre will provide an opportunity for a foodstore of up to 2,000 sq.m net floorspace, together with a range of community and leisure uses. It is expected that the new district centre will play a complementary role to the existing district centre in St Budeaux. The relationship between these two centres will need to be closely monitored.

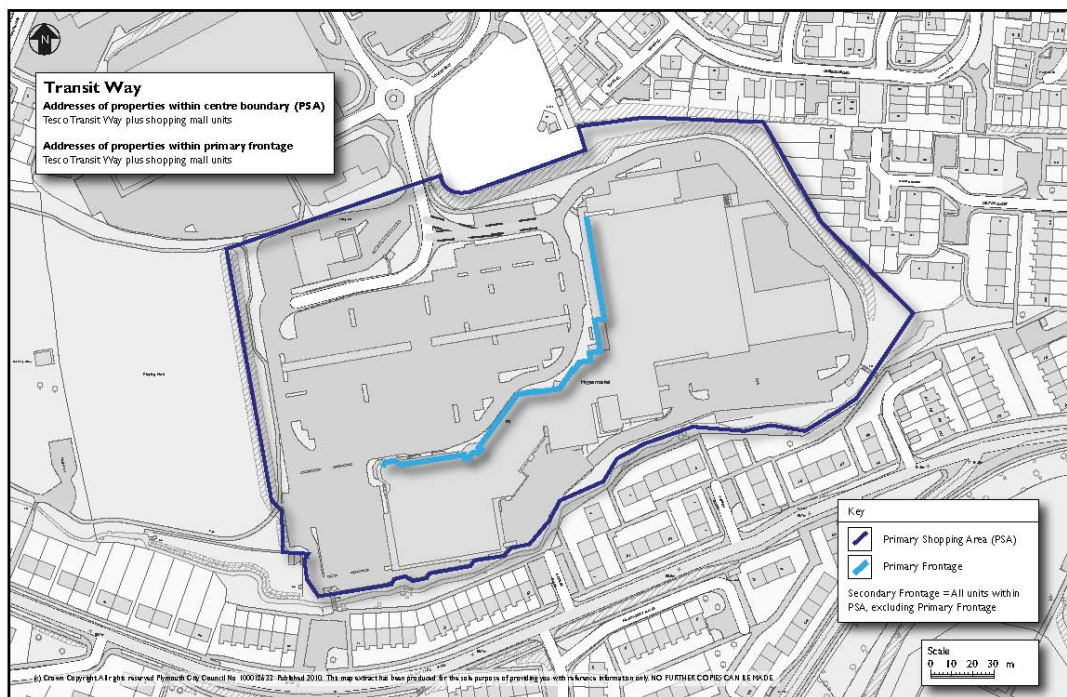
4.21. St Budeaux centre includes approximately 37 units, 20 of which are located within the primary frontage and 17 within the secondary frontage. The primary frontage contains 9 x A1 units, with a mix of other uses. The primary frontage includes a medium sized Co-op supermarket, with a predominantly 'top-up' shopping offer and which provides a valuable anchor store for the centre. The secondary frontage contains 9x A1 units (two of which are vacant) and a mix of other uses including A2 and A5. Overall, the predominance of A1 retail within the primary frontage appears to have been diluted which has resulted in a loss of focus for the centre. There are 8 x A5 units operating within the centre, representing a high proportion (20%) of the centre's units.

Key issues to be considered

4.22. Proposals within St Budeaux will need to have regard to the following issues:

- The proportion of A1 retail units within the primary frontage has been diluted and has resulted in a lack of focus for the centre. Further loss of A1 units within the primary frontage should therefore be avoided. The secondary frontage will be more appropriate for considering a wider range of uses.
- The centre contains 8 x A5 takeaways, representing 20% of the overall uses within the centre. Although takeaways help to provide a service and ensure units are occupied, the current level of provision is considered to be more than adequate and as such, a further increase in these units should be avoided.
- The centre is lacking in areas of good public realm. The centre is generally becoming tired and dated. It would benefit from improvements to the public realm, particularly the removal of street clutter, to 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.
- The Council acknowledges the significance of St Budeaux in terms of the valuable facilities it provides for the surrounding community and will therefore support further opportunities for developments which will contribute towards strengthening the overall vitality and viability of the centre.

TRANSIT WAY – DISTRICT CENTRE



Location/History and Function

4.23. Transit Way is a relatively new district centre located in the north of the city, 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 foodstore in 2001, however, few changes have happened to the remainder of the centre resulting in the internal mall becoming tired and in need of improvement.

4.24. 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 and A3 units, 745 car parking spaces, a new bus waiting area and improvements to the junction of Crownhill Road, Transit Way. This planning consent has the potential to modernise and provide significant improvements to the quality of this district centre.

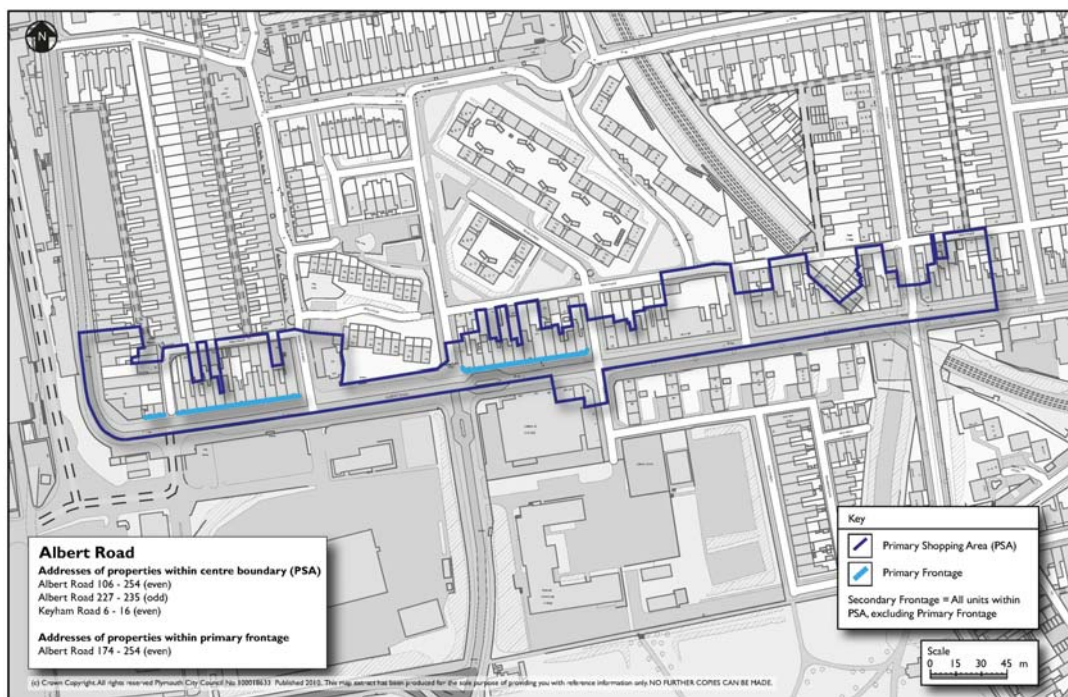
Key issues to be considered

4.25. In the future, the following issues should be considered to ensure the continued success of Transit Way:

- Some footpath connections throughout the centre are poor, particularly links to the retailers outside the defined district centre boundary. 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 alleviate existing conflicts between motorists and public transport.
- Future proposals for the extension and/or enhancement of the retail offer at Transit Way will need to be considered carefully in the context of the Council's overall retail strategy for the city.

5. ASSESSMENT OF LOCAL CENTRES

ALBERT ROAD – LOCAL CENTRE



Location/History and Function

5.1. Albert Road local centre is located in the south west of the city and has approximately 67 units which are focused on the north side and extend along Albert Road from east to west. The centre contains a Co-op foodstore, some pubs, several fast food establishments and a church. Within the centre's primary frontage there are 26 units which includes 9 x A1, 1 x A3, 4 x A5, 7 x vacant/not trading units and 5 other uses. There are 41 units within the secondary frontage comprising of 9 x A1, 1 x A2, 5 x A4, 3 x A5, 5 x other uses and 18 units which were recorded in surveys as being vacant or not trading.

5.2. Within the centre overall, there were 25 units recorded as vacant/not trading in Autumn 2011, representing a vacancy rate of almost 40%. These vacancies are dispersed throughout the centre which leaves it looking somewhat tired and disjointed. Public consultation revealed dissatisfaction with the level of parking provision within the centre.

Key issues to be considered

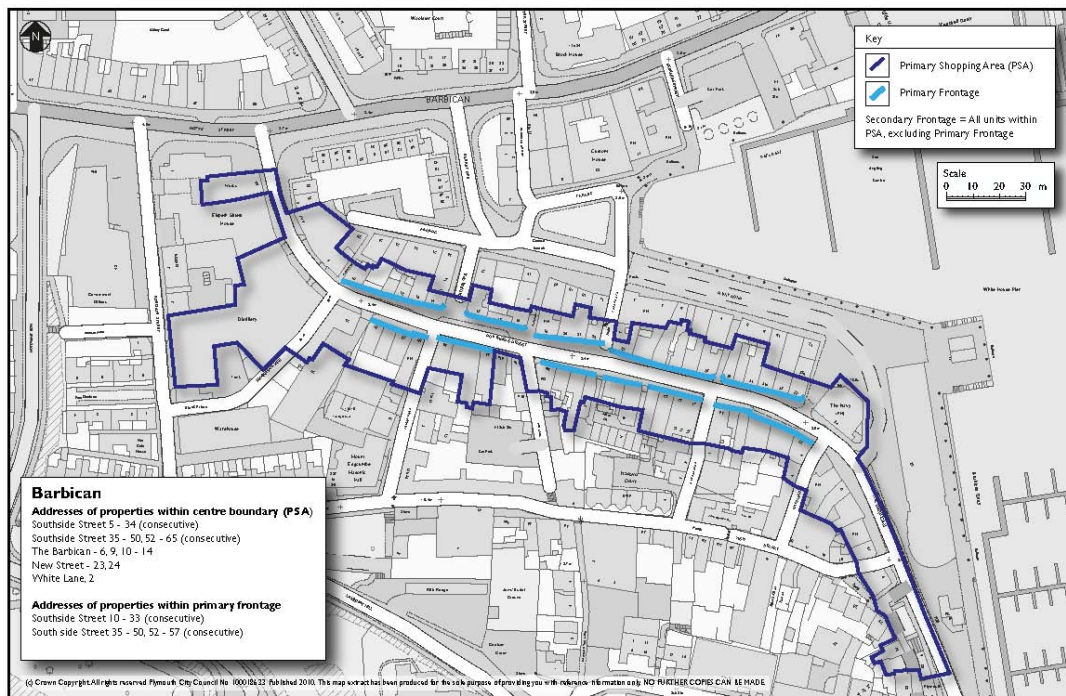
5.3. From the above analysis it can be concluded that the centre is currently not functioning as well it could. In considering future development proposals the following key issues should be used to inform decisions with a view to improving the centre's performance and vitality:

- The centre is too large for the catchment it serves and therefore needs to be consolidated to provide a more compact and viable layout.
- The primary frontage must retain a predominance of A1 uses, however the secondary frontage provides opportunities for a greater mix of uses, particularly opportunities for residential around the fringes of the centre to the east.
- There are 5 x A4 uses (drinking establishments) within the centre, which is high in comparison to many other local centres within the city. Two of these units have been vacant for

up to 3 years and opportunities for alternative uses could be considered to bring these units back into a use which will contribute to the centre's vitality and viability.

- There are 8 x A5 takeaway uses (1 vacant) within the centre, representing approximately 12% of the total units. This level of provision is considered more than adequate for a local centre and therefore, to ensure a balanced range of uses for the community, any further increase of this provision should be resisted.
- Albert Road would benefit from improvements to the public realm to create a better environment and mitigate the impact of the busy road.

BARBICAN – LOCAL CENTRE



Location/History and Function

5.4. The Barbican is the one of the original medieval areas of Plymouth and its historic street patterns and architecture provides a very strong, positive sense of place. The centre has 70 units which provide a good balance of uses. There are 43 units within the centre's primary frontage which includes 26 x A1, 1 x A2, 7 x A3, 3 x A4, 4 x A5 and 2 x vacant units. There are 27 units within the secondary frontage, comprising 12 x A1, 1 x A2, 5 x A3, 4 x A4, 1 x A5, 2 x vacant units and two other uses.

5.5. Although the Barbican does function as a local centre providing convenience shopping facilities which support its residential population, it is far more than this. The Barbican's historical and waterfront setting, and its location in relation to major tourist attractions such as the National Marine Aquarium, make it one of the most popular destinations in Plymouth and the region for leisure and tourist visits. It attracts visitors from across the city and sub region and holiday makers visiting from other parts of the UK and other nations, and therefore plays a vital role in the city's economic well-being.

5.6. The centre includes a Co-op foodstore, as well as a range of different shops, tourist and visitor attractions, pubs, clubs, cafés and restaurants. There are a good number of quality independent retailers within the centre including, restaurants, art galleries, jewellers and bakeries.

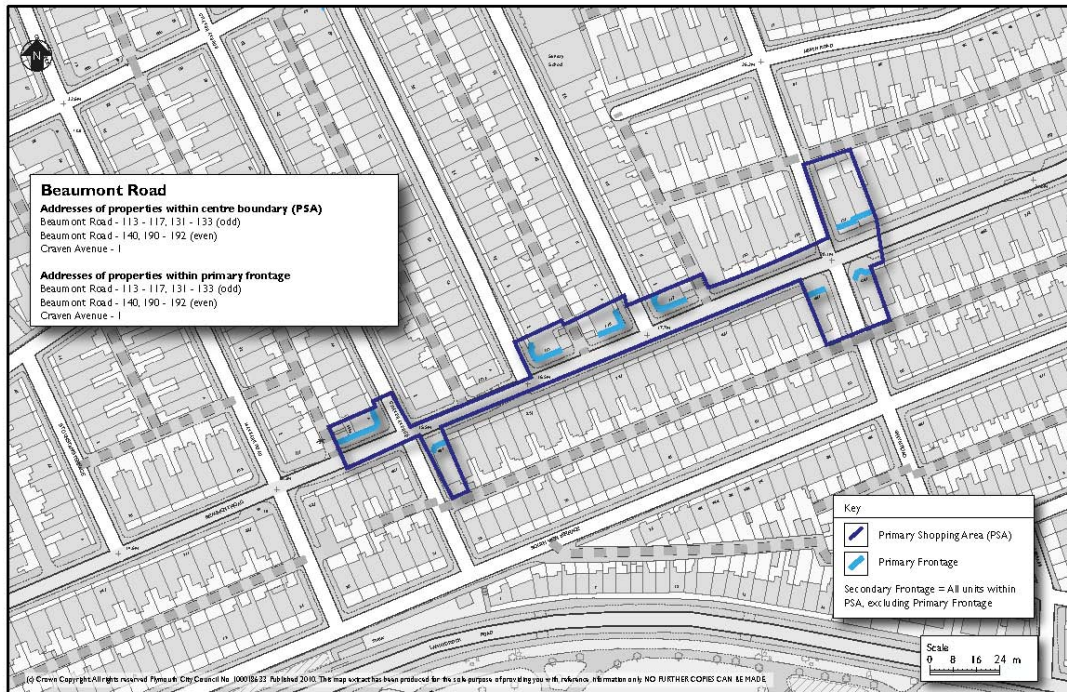
Surveys in Autumn 2011 revealed that the centre had 4 vacant units, representing a vacancy rate of just 5%.

Key issues to be considered

5.7. The centre is functioning well and there is no evidence to suggest any need for consolidation. There are, however, some important considerations which should be used to inform future development proposals to ensure the centre's continued success. These are:

- The adopted Sutton Harbour Area Action Plan provides the framework within which the area's future development should be considered.
- Future proposals also need to be considered in the context of the Barbican's different functions as a residential community with a local shopping centre and a leisure and tourism destination for visitors from within and outside the city. Proposals will need to deliver high quality facilities/services, which are in keeping with the overall characteristics of the Barbican.
- The primary frontage has retained a predominance of A1 uses. It will be important to ensure that this predominance of retail units is maintained and any non-retail uses within the primary frontage should positively contribute to the centre's visitor and tourism function.
- The secondary frontage contains a good mix of uses and provides opportunities for alternative uses to A1 which contribute positively to the centre's visitor and tourism function.
- The centre has 12 x A3 units operating within it, which represents 17% of the total units. Although this is a higher level of provision than would normally be expected in a local centre, the consideration of proposals for A3 uses must also be seen in the context of the Barbican's leisure and tourism function.
- There are 7 x A4 uses (drinking establishments) within the centre, representing 10% of the total number of units. Given the significant number of drinking establishments which are located outside of the centre boundary, the need to retain a vital local centre for the community, and the fact that the centre is located within a residential area, a further increase of this provision within the centre should be resisted.
- Over recent years, retail units have operated along Notte Street, Vauxhall Street and Exchange Street. The Adopted Sutton Harbour Area Action Plan provides guidance on retailing in these areas.
- 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 proposals need to respect the Barbican's high quality, unique character and historic character and have regard to the Barbican Conservation Area and Appraisal Management Plan which can be viewed at:
www.plymouth.gov.uk/conservationareas

BEAUMONT ROAD – LOCAL CENTRE



Location/History and Function

5.8. Beaumont Road is centrally located in the area of Mount Gould. The centre has some 8 units which includes 7 x A1 uses, including a convenience store, hairdressers/beauty salon, a second hand electrical retailer, as well as 1 x A2 unit. There is a Co-op foodstore which provides the only convenience food retailing within the centre and is therefore important to the centres overall vitality.

5.9. Evidence has shown that the centre has been declining over recent years and a number of units previously located within the centre boundary have been converted into residential use. This is likely to be a result of the level of competition caused by the close proximity of Salisbury Road local centre, to the north of Beaumont Road. The shopping centre boundary has been amended to exclude the units which have been converted into residential units, which has resulted in a more compact centre.

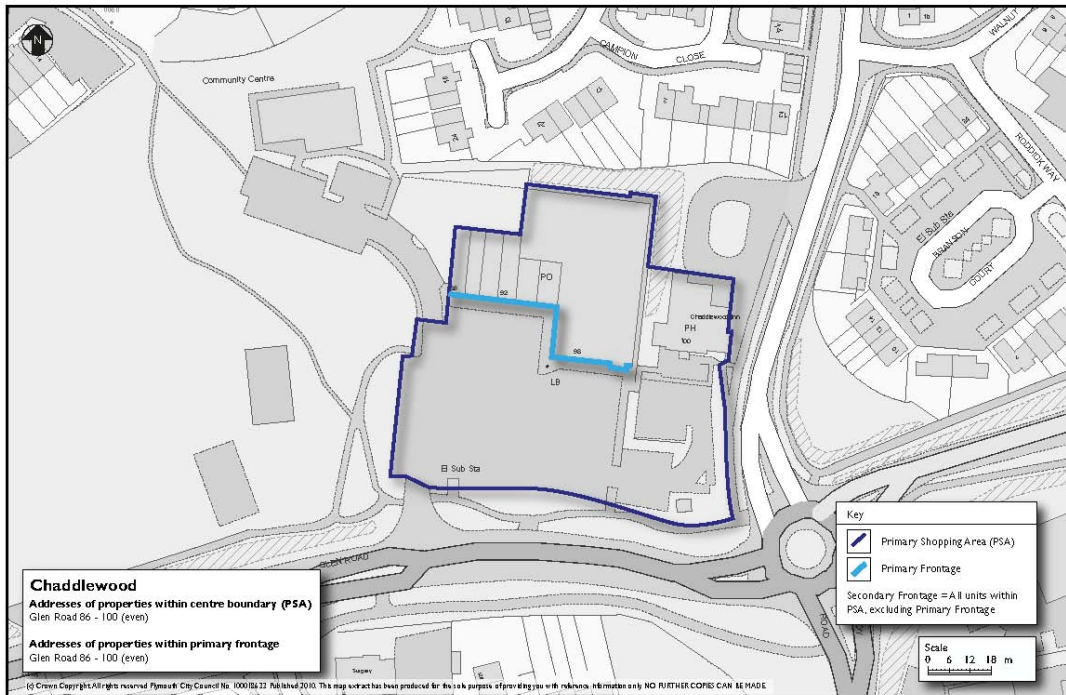
5.10. Beaumont Road lacks a sufficient number and range of shops for it to meet the normal criteria expected of a local centre, however, the services provided are still considered important to the local neighbourhood.

Key issues to be considered

5.11. From the above analysis it can be concluded that this centre is not functioning well as a local centre. While its location, at the centre of its neighbourhood, indicates it should remain as a local centre, its viability needs to be closely monitored. In considering future development proposals consideration should, therefore, be given to:

- Encouraging opportunities for some alternative uses within the primary frontage to improve the vitality of the centre.
- Supporting proposals which lead to a more compact and viable centre.
- Given the limited range of uses within the centre, it may be appropriate to reconsider the role of Beaumont Road within the shopping hierarchy through the Core Strategy Review.

CHADDLEWOOD – LOCAL CENTRE



Location/History and Function

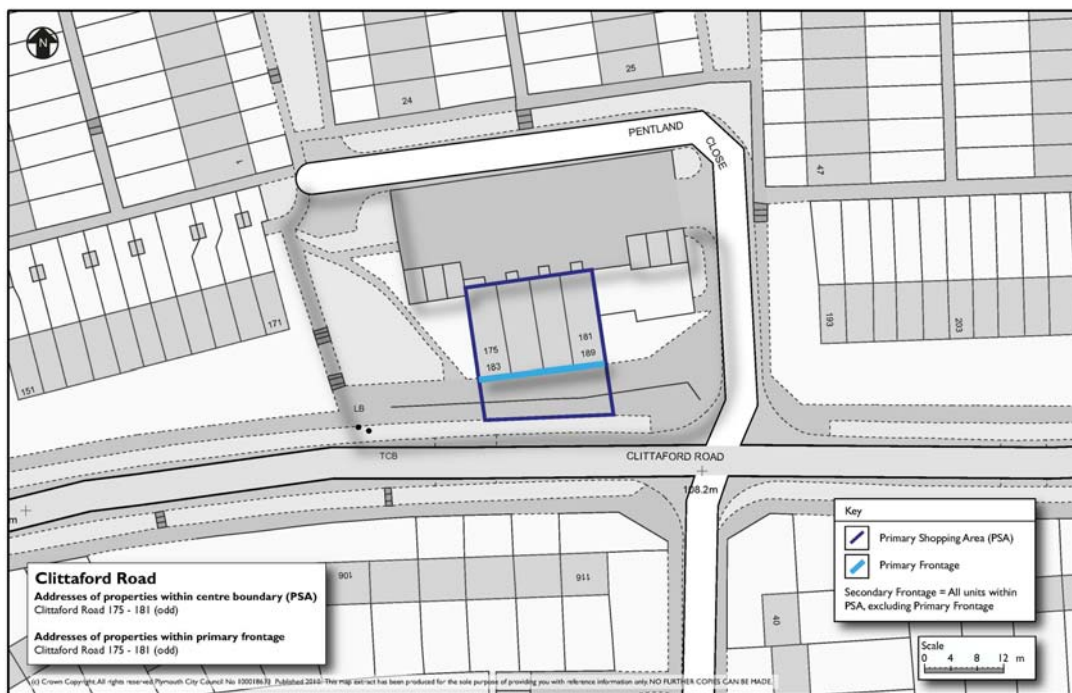
5.12. Chaddlewood local centre is a fairly modern, compact centre consisting of a medium-sized Co-op foodstore and a number of smaller retail units including a pharmacy, a betting shop and two takeaways. The centre also has a surface car park, a public house and a community centre is located just outside the centre boundary. It provides the only local shopping facility within this neighbourhood and is also located in close proximity to an area of greenspace. There are 7 units within the centre which contain the following uses: 2 x A1, 1 x A2, 1 x A3, 1 x A4 and 2 x A5.

Key issues to be considered

5.13. The centre is currently functioning well and does not present any significant challenges. In continuing to support this position, there are some key issues which should be considered in future to ensure its continued success. These are:

- Chaddlewood is the only local centre within the neighbourhood and therefore, the Council will continue to support opportunities which maintain and enhance the centre.
- The car park is a valuable facility which underpins the success of the centre, therefore, any proposals will need to ensure its retention.
- 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.
- There are currently only 2 x A1 units within the centre, which suggests a predominance of A1 may have been lost. In order to maintain the level of retailing currently present, further loss of A1 units within this centre should be avoided.
- As there are only 7 units within the centre overall, 2 x A5 units is considered adequate. A further increase in A5 units would exceed the number of A1 units and would result in an over-concentration of this particular use within the centre overall. A further increase in A5 units should therefore be avoided.

CLITTAFORD ROAD – LOCAL CENTRE



Location/History and Function

5.14. Clittaford Road centre is located in the north west of the city, within the Southway area. The centre is a post war development with residential flats above the retail units. There are three units within the centre including a small convenience store, a hairdressers and the Southway Information Centre.

5.15. Although the centre lacks character, the buildings are in good condition and the shop fronts are maintained to a good standard. The centre is limited in terms of the facilities it provides, however, the units appear to be performing well.

Key issues to be considered

5.16. 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 only provides for local needs. The following key issues should be used to inform future developments regarding this centre:

- There are two remaining AI units within the centre which provide key local services. In order to maintain the predominance of AI within the centre and provide services for the local community, these AI uses should be retained.
- Given the limited number of facilities within the centre, it may be appropriate to reconsider the role of Clittaford Road within the shopping hierarchy in the next Core Strategy Review.

COLEBROOK – LOCAL CENTRE



Location/History and Function

5.17. Colebrook local centre is located in the north east of the city, within the Colebrook and Newnham area. It has 17 retail units which provide a range of uses including 10 x A1, 1 x A4, 1 x A5 uses 3 x vacant units and 2 other uses including a Methodist church and a dog groomers.

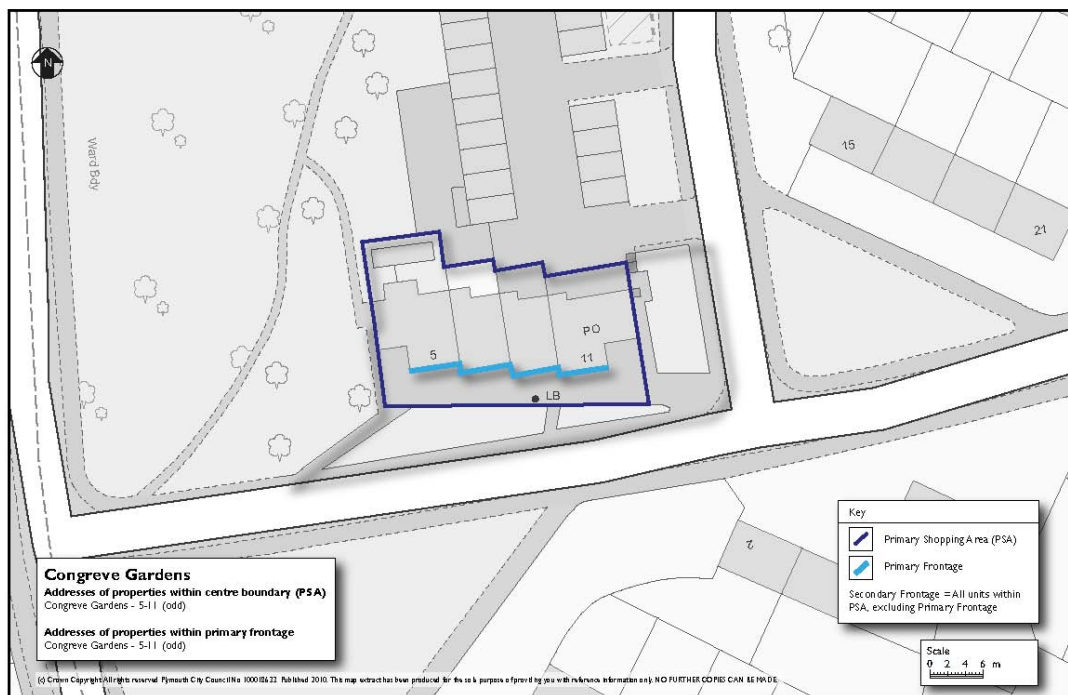
5.18. There are a number of residential uses between the retail units, and while this may make the centre appear disjointed, it does not seem to affect its viability. The vacancy rate within the centre has remained consistently low and the units around the fringe of the centre are performing well, which suggests there is no need for consolidation.

Key issues to be considered

5.19. The following issues will need to be considered in future to ensure the centre's continued success:

- The Council will encourage any new developments which help to provide a focus for the centre.
- There is a high proportion (58%) of A1 units within the centre, and while this predominance needs to be retained, if viability becomes an issue then there may be limited scope to consider alternative uses which are compatible with the centre's overall function and residential amenity.

CONGREVE GARDENS – LOCAL CENTRE



Location/History and Function

5.20. Congreve Gardens is located fairly centrally within the city, in close proximity to the A38, within the area of Manadon. It is based on a small shopping hub containing four AI units including a newsagent, post office, hair salon and butchers. The centre has performed well over recent years and maintains a low vacancy rate.

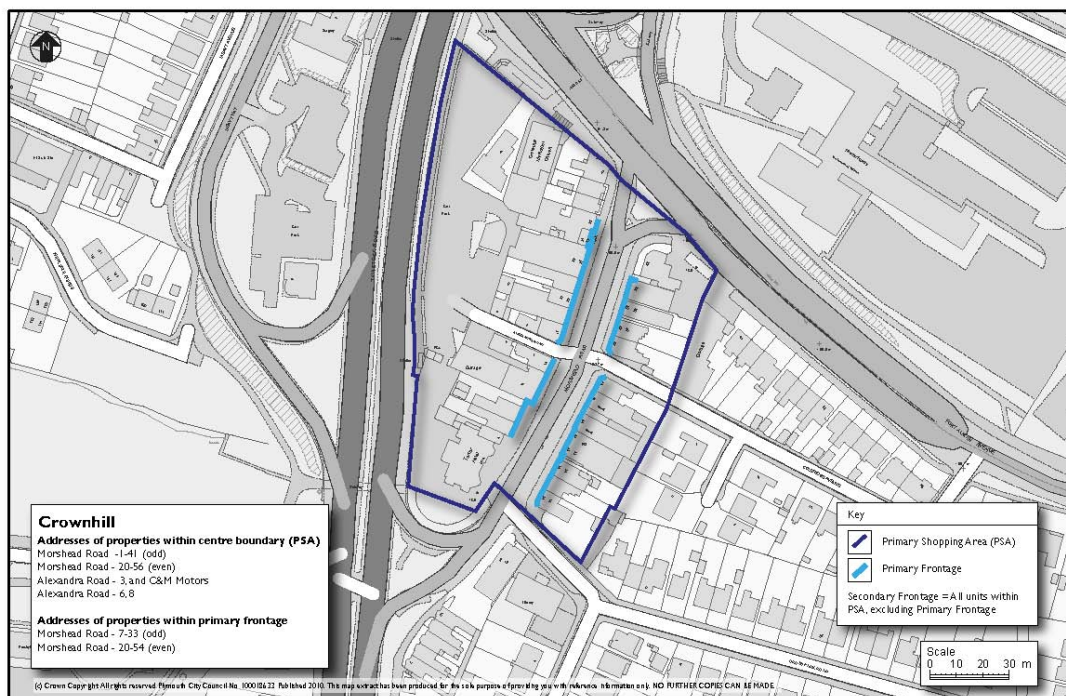
5.21. The centre is located within a residential development, which is not a busy through route, resulting in the centre providing shopping provision of a very local nature. Pedestrian movement in and around the centre is good and on street car parking is considered adequate. There is also a frequent bus service to the city centre with bus stops in close proximity to the centre.

Key issues to be considered

5.22. The following issues affecting the centre will need to be considered in future, to ensure its continued success:

- Given the limited number of facilities available, the centre does not correspond to the definition of a local centre. It may, therefore, be appropriate to reconsider the role of Congreve Gardens within the shopping hierarchy in the next Core Strategy Review.

CROWNHILL – LOCAL CENTRE



Location/History and Function

5.23. Crownhill local centre is located fairly centrally within the city and contains some 44 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, dentist and optometrist. The number and range of services within Crownhill creates a vibrant local centre. Crownhill was redesignated from a district centre to a local centre within the Core Strategy and its function now corresponds to its designation.

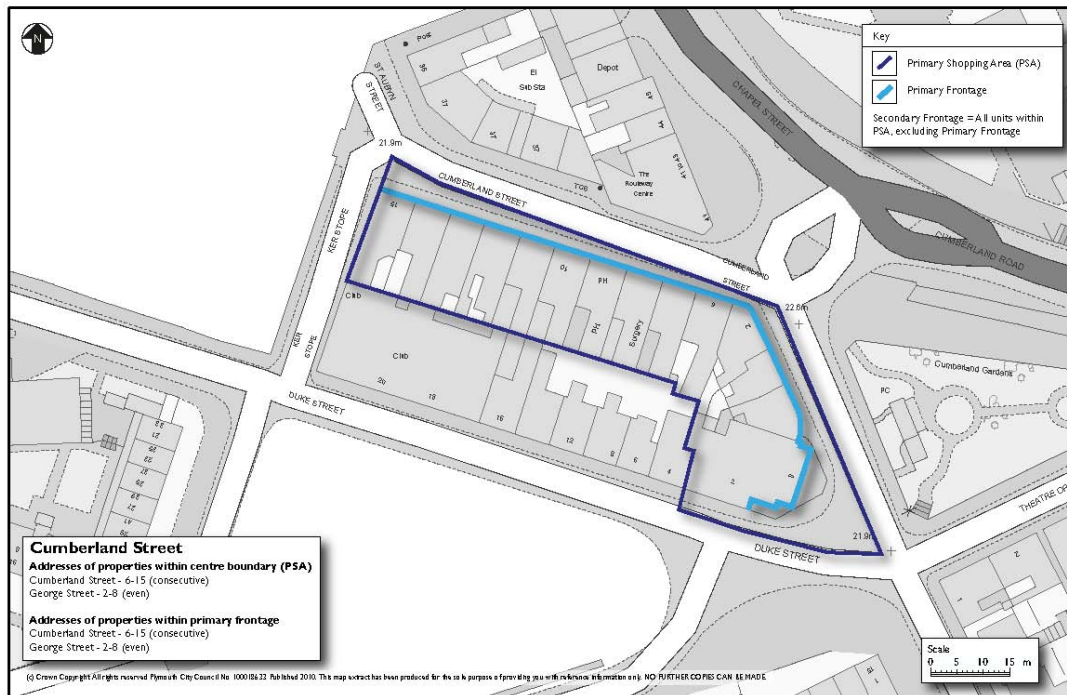
5.24. Crownhill local centre is located on a primary connecting route to the A386, Tavistock Road and the B3413 Crownhill Road and as a result experiences high volumes of traffic throughout the day. This can create challenges for pedestrians using the centre and there is only one pedestrian crossing to mitigate this problem.

Key issues to be considered

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

- The primary frontage within the centre contains 22 units of which 12 are A1. There are 4 x A1 units within the secondary frontage, which is considered to be a limited number overall. The Council will therefore need to take a cautious approach towards any further changes of use away from A1, particularly within the primary frontage.
- There are 5 takeaways (A5) located within the centre, which represents almost 11% of the centre's overall units. Public consultation revealed dissatisfaction with the high number of takeaways.
- The Council acknowledges the significance of Crownhill local centre in providing valuable local facilities for the surrounding community and will, therefore, continue to support measures which enhance the vibrancy and vitality of the centre.

CUMBERLAND STREET – LOCAL CENTRE



Location/History and Function

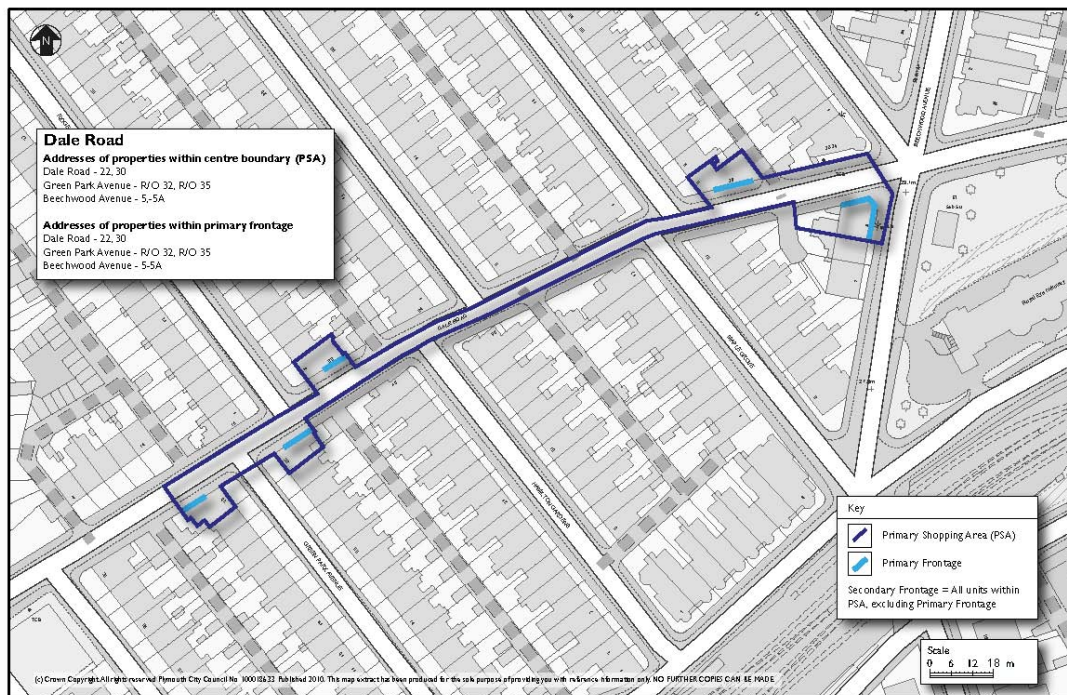
5.26. Cumberland Street centre is located in the south west of the city within Devonport. It has a total of 15 units providing a range of facilities including a Co-op convenience store, a public house, a gym and a takeaway. The centre has experienced some long standing vacancies, which appears to have resulted in some uses converting back to residential. Some shop units appear tired and dated, although public realm improvements to Cumberland Gardens have helped to enhance the centre’s overall environment. The adopted Devonport AAP provides the overall context for considering future developments in this area.

Key issues to be considered

5.27. The following key issues should be used to inform future developments to help improve the centre’s performance:

- The centre consists of 5 x A1 uses (one vacant) with the remainder of the centre comprising of a mix of other uses. In order to protect the overall retailing function of the centre, any further loss of A1 units should be avoided.
- Devonport Area Action Plan Proposal DP01 may provide an opportunity to anchor and enhance Cumberland Street with new retail space.
- Given the history of vacancy issues within the centre, and the limited number of facilities, it may be appropriate to reconsider the role of Cumberland Street within the retail hierarchy in the next Core Strategy Review.

DALE ROAD – LOCAL CENTRE



Location/History and Function

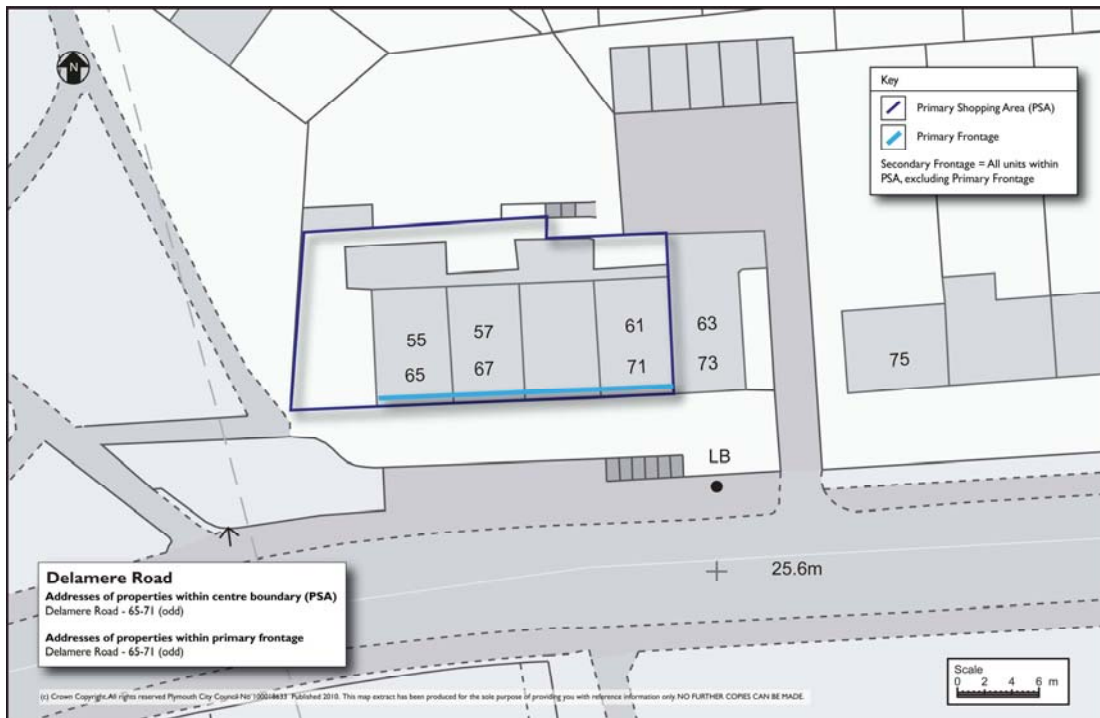
5.28. Dale Road centre is located within the Mutley and Greenbank area. It consists of five retail units which includes 3 x A1, 1 x A2 and 1 x A3 unit. The centre has performed well over recent years, with minimal vacancies. On-street parking within the centre is considered adequate and the quality of the public realm is good.

Key issues to be considered

5.29. The following key issue should be used to inform future developments to ensure the centre continues its role:

- 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. It may be appropriate to reconsider the role of Dale Road within the shopping hierarchy in the next Core Strategy Review.

DELAMERE ROAD – LOCAL CENTRE



Location/History and Function

5.30. Delamere Road local centre is located in the north east of the city within the area of Eggbuckland, within walking distance of Austin Farm Primary School. It comprises four shops which includes 2 x A1, 1 x A5 and a dog groomers.

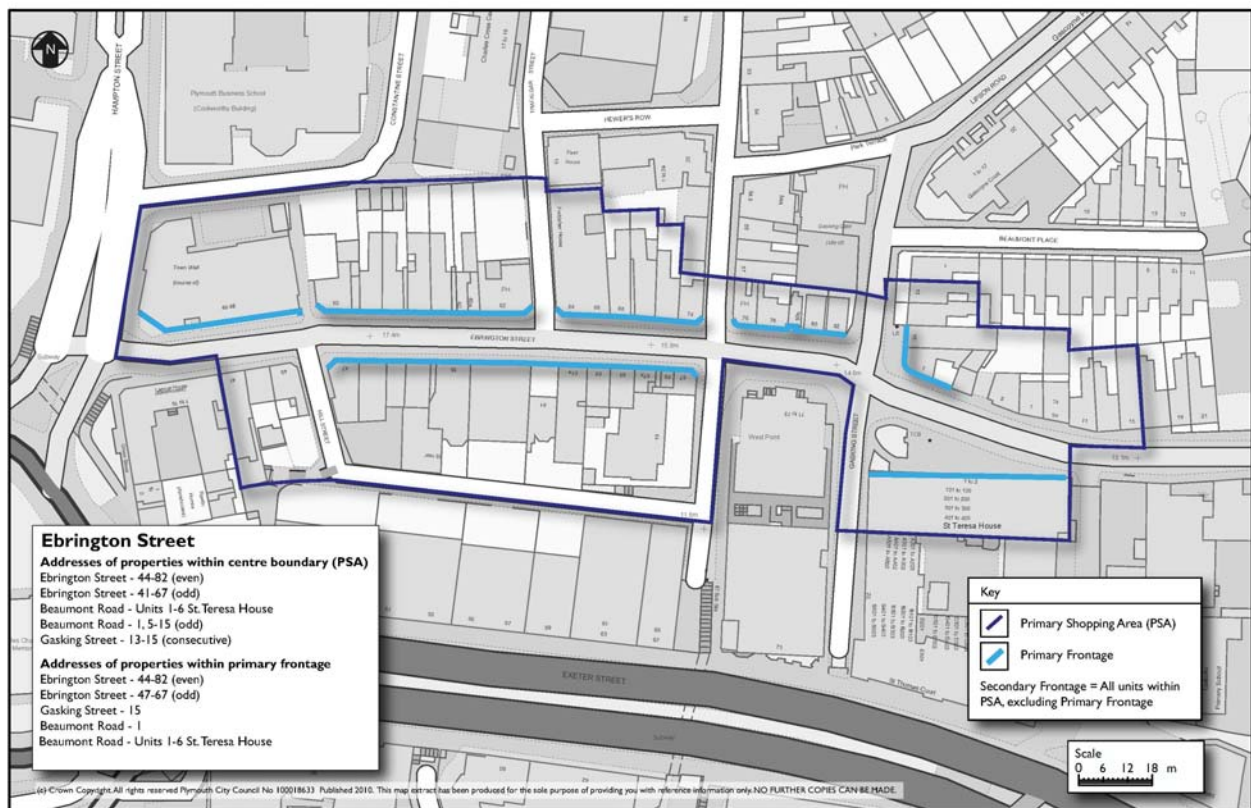
5.31. The centre has on-street car parking which is considered adequate. Footpaths are generally well maintained although the public realm within the centre is fairly limited. The units within the centre are raised and set back from the road, which requires pedestrians to negotiate steps in order to reach the shops.

Key issues to be considered

5.32. The following key issues should be considered in relation to future proposals for this centre:

- The accessibility of the units within the centre is poor because of the need to use steps; however, it is likely that this would only be resolved through redevelopment of the site, which is recognised as being unlikely.
- In order to maintain a predominance of A1 units within this small centre, the existing number of A1 units should be retained.
- The centre 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. Because of the limited nature of the shopping provision, it may be appropriate to reconsider the role of Delamere Road within the shopping hierarchy in the Core Strategy Review.

EBRINGTON STREET – LOCAL CENTRE



Location/History and Function

5.33. Ebrington Street is a busy shopping centre located to the north east of the City Centre. It contains 50 retail units. The primary frontage contains 38 units consisting of 24 x A1 units (4 which are vacant), 1 x A2, 3 x A3, 2 x A4, 4 x A5, 4 other non-retail uses. The secondary frontage contains 18 units consisting of: 9 x A1 units, 2 x A2 (1 which is vacant), 1 x A3, 1 x A3/A5, 1 x A4, 1 x A5 and 3 other non-retail uses.

5.34. Ebrington Street is a busy road, particularly at peak times of the day, as traffic passes through it en route to and from the City Centre. The centre is served by a frequent bus route and is also in close walking distance to the City Centre and Bretonside Bus Station. There are some areas of on-street parking available in and around the centre. Consultation has revealed that visitors to Ebrington Street do experience difficulties with parking, which indicates that the current level of parking provision may not be sufficient.

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

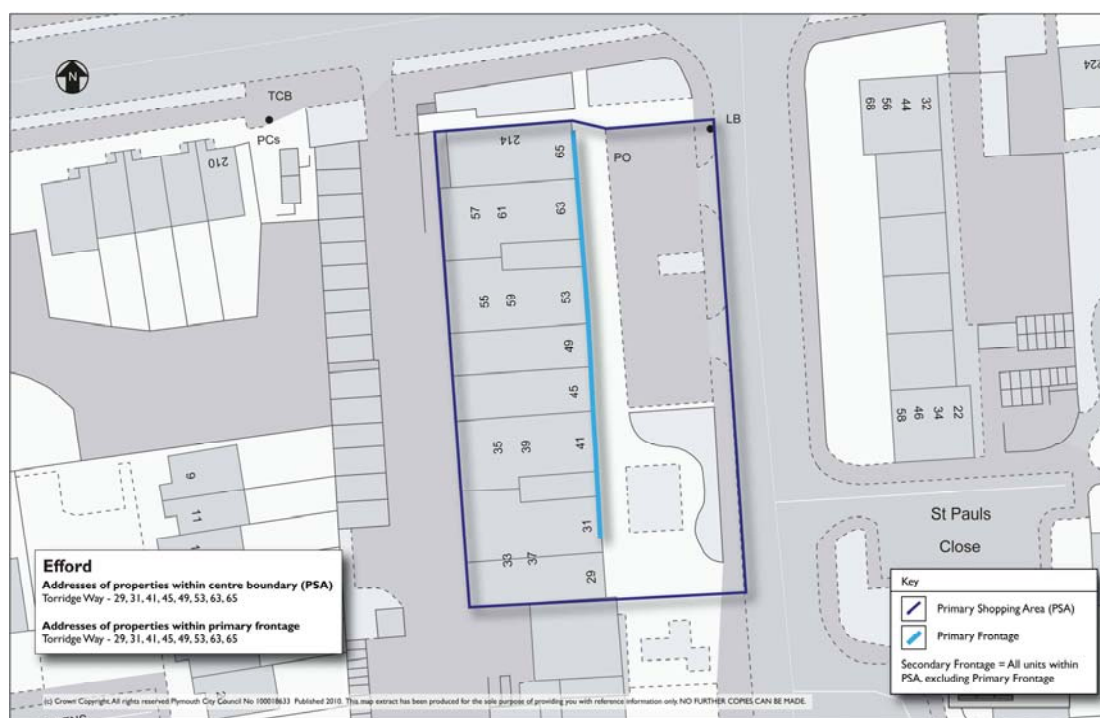
Key issues to be considered

5.36. In future, the following key issues need to be considered to ensure the centre's continued success:

- The centre has performed well over recent years and is likely to continue its role as a local centre within the shopping hierarchy.

- There have been a small number of longstanding AI vacancies identified within yearly surveys. There may be opportunities for alternative uses to operate within the secondary frontage, however it will be important to maintain the predominance of AI units within the primary frontage.
- Ebrington Street is within a conservation area and is therefore covered by a Conservation Area Appraisal and Management Plan which can be viewed at: www.plymouth.gov.uk/conservationareas
- 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 particularly difficult. The council will support opportunities to improve pedestrian access throughout the centre.

EFFORD – LOCAL CENTRE



Location/History and Function

5.37. Efford local centre is located in the north east of the city. It contains 5 retail units which are all identified by the primary frontage, 4 of which are AI and 1 x A5 use. There is also a medical centre and Efford library close by which both contribute towards the overall vitality of the shopping centre.

5.38. The centre has performed well over recent years and the vacancy rates have remained low. 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. The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a local centre, although the services it provides are considered important to the local neighbourhood.

Key issues to be considered

5.39. The following key issues should be considered to ensure the centre's continued success:

- Public consultation revealed support for a small supermarket and greater retail choice within the centre.
- The council will encourage opportunities to improve the public realm throughout the centre, particularly the provision of more trees and other planting.
- 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.

EGGBUCKLAND – LOCAL CENTRE



Location/History and Function

5.40. Eggbuckland centre is located in the north east of the city and consists of 3 x A1 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.

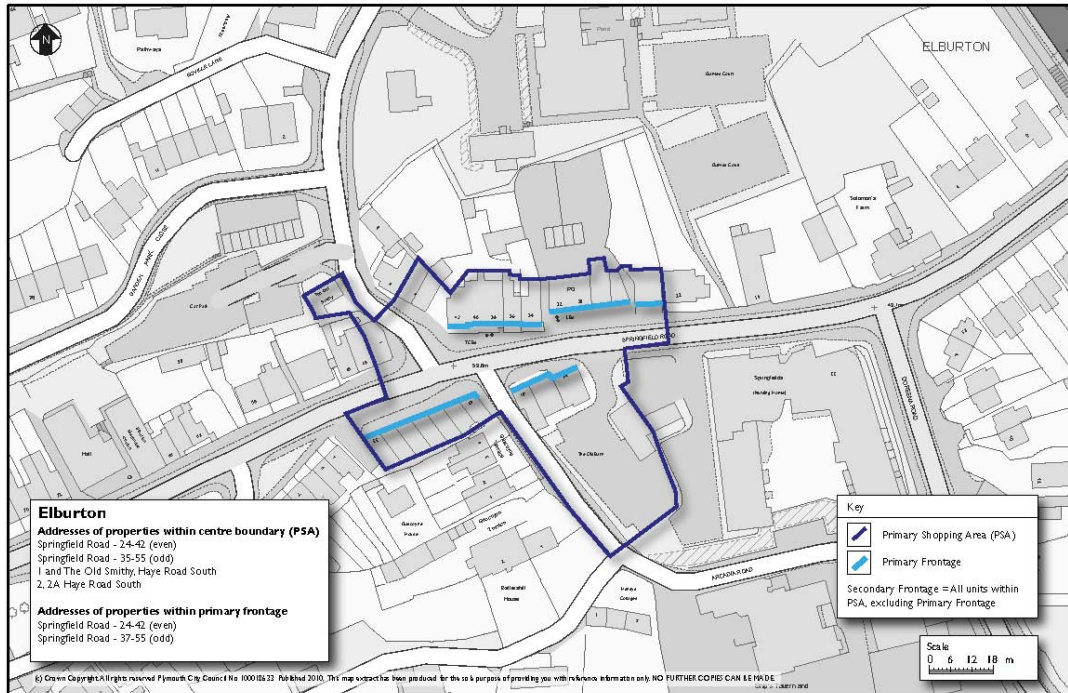
5.41. The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a Local Centre, however, the services it provides are considered important to the local neighbourhood.

Key issues to be considered

5.42. The following key issues should be considered in future to guide development in relation to this centre:

- In determining any proposals for development or change of use within the centre, regard should be had to the predominantly residential character of the area.
- Because of the limited nature of shopping provision, together with the restricted opportunities for growth, it may be appropriate to reconsider the role of Eggbuckland centre within the shopping hierarchy through the Core Strategy Review.

ELBURTON – LOCAL CENTRE



Location/History and Function

5.43. Elburton centre is located in the south east of the city, within the Elburton and Dunstone neighbourhood. It contains 24 units, 17 of which are located within the primary frontage with the following uses 12 x A1, 1 x A2 and 4 x A5 uses. There are 7 units within the secondary frontage consisting of: 3 x A1, 1 x A3, 2 x non retail uses and one vacant unit. The level of vacancies within the centre has remained low over recent years and there are other uses in close proximity to the centre, such as a Methodist church and a primary school, which contribute to the centre's overall vitality and viability.

5.44. 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. The A379 is a significant barrier and pedestrian movement across the road can be difficult during peak hours. 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.

Key issues to be considered

5.45. The following key issues should be considered in future to guide development in relation to this centre:

- The balance of uses within the centre has proven viable which is demonstrated by the centre's low vacancy rate. There are 4 takeaway (A5) units operating within the centre. In order to support a balanced range of uses within Elburton, further changes of use to A5 should be discouraged.
- A predominance of A1 units has been maintained within the centre overall (approximately 63%) and given the low vacancy rates appears to be viable.
- The Council will support opportunities which improve pedestrian access in and around the centre.

EMBANKMENT ROAD – LOCAL CENTRE



Location/History and Function

5.46. Embankment Road centre is situated east of the City Centre, within the East End area, in close proximity to Cattedown Roundabout. It consists of 31 units, which includes 22 x A1 (two vacant), 3 x A2, 1 x A3, 2 x A5 and 3 x other non-retail uses. The centre is also located in close proximity to a church and The Cattedown Business Centre. Car parking within the centre is limited, as surrounding residential streets are subject to permit parking. The centre is well served by public transport and is located along the city's eastern corridor, forming part of Plymouth's High Quality Public Transport network. The local centre has recently experienced significant public realm improvements as part of the East End Transport Scheme. Some of these improvements are outlined below:

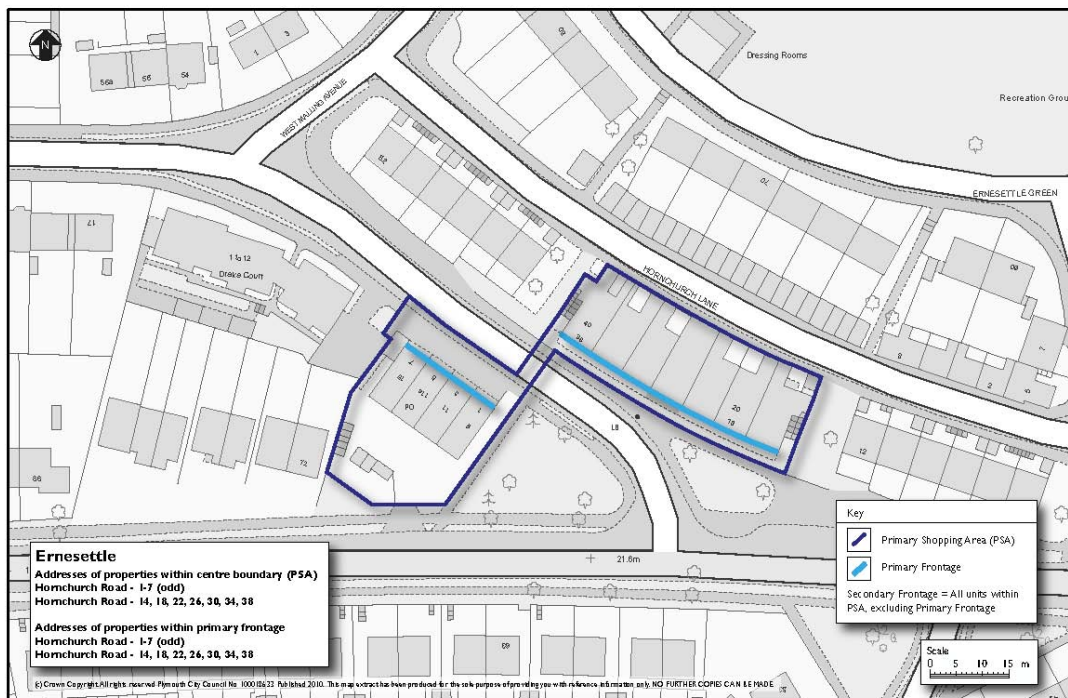
- New bus lanes along Embankment Road
- Improved bus stops
- The relocation of Plympton-bound traffic via Gdynia Way
- Removal of the central reservation barriers and replacement with a new wide central pedestrian refuge
- New and improved pedestrian and cycle crossing facilities
- Widened footways
- New tree planting and landscaping
- Removal of street clutter
- New granite paving and other surfacing
- New street furniture, including lighting, benches, cycle parking and litter bins

Key issues to be considered

5.47. The following issues should be considered in determining future proposals within the centre:

- The centre has maintained a high predominance of A1 units and is also supported by a number of other non-retail uses. This balance has generally worked well and has proven viable due to the limited number of vacancies.
- The centre appears to be functioning well and the public realm has been improved significantly. There is no evidence to suggest the need for consolidation and it is therefore likely that the centre will continue its role as a local centre.

ERNESETTLE – LOCAL CENTRE



Location/History and Function

5.48. Ernesettle local centre is located within the north west of the city, centred on either side of Hornchurch Road and historically included some units to the north, along Hornchurch Lane. In 2011, the centre contained 12 units.

5.49. The units along Hornchurch Lane include the Ernesettle Information Centre and The Budshead Trust Offices. These units are disconnected and do not relate well to the remainder of the centre, along Hornchurch Road. As well as being poorly related to the remainder of the centre, the units have security bars covering the windows and face onto the rear of residential houses. This creates an isolated and unwelcoming environment.

5.50. The units located along Hornchurch Road clearly provide the main focus for Ernesettle local centre. These contain a range of uses which meet the needs of the immediate community. The units form part of a post-war development 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.

5.51. 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 steps. Excluding the units along Hornchurch Lane the centre now contains 9 units comprising of 6 x A1, 2 x A5 (one vacant) and a library.

Key issues to be considered

5.52. The following key issues should be considered in relation to future development proposals for this centre:

- The primary shopping area and the shopping centre boundary for Ernesettle centre has been amended to exclude the units on Hornchurch Lane. This reflects the fact that the units do not contain any retail provision, are located within an isolated lane which has poor levels of surveillance, and are poorly related to the primary retail area.
- While the centre's vacancy rate has remained consistently low, there are very limited opportunities for its growth, due to layout and the surrounding residential uses. Growth and significant improvements could potentially be achieved through redevelopment, but there is no evidence at present that this would be a viable solution. It may be appropriate therefore to reconsider the role of Ernesettle local centre within the shopping hierarchy in the Core Strategy Review.

GEORGE STREET – LOCAL CENTRE



Location/History and Function

5.53. George Street centre is located within the west of the city in the Devonport area. It consists of three 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.

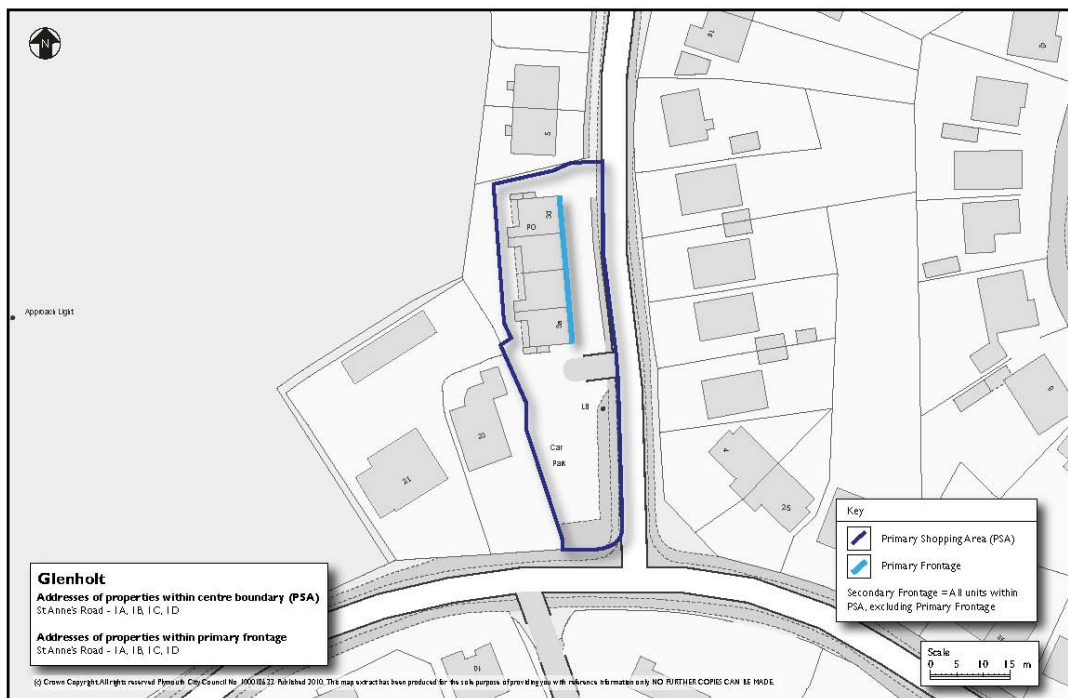
5.54. The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a local centre, however, the services it provides are considered important to the local neighbourhood.

Key issues to be considered

5.55. The following key issues should be considered in future in relation to proposals for this centre:

- Given the location of the centre within a residential area, with a limited number of uses, it may be appropriate to reconsider the role of George Street within the shopping hierarchy in the Core Strategy Review.
- In the longer term, the council should monitor the progress of the centre, particularly in terms of vacancies, as it may become appropriate to allocate the site for alternative uses or redevelopment.

GLENHOLT – LOCAL CENTRE



Location/History and Function

5.56. Glenholt centre is located within the north of the city. It consists of a convenience store, one beauty salon and one vacant unit. The centre is located within a residential area and is not far from the district centre in Roborough. Parking provision surrounding the centre is very limited, and the centre serves a large elderly population. Any loss of the existing parking provision could, therefore, have a detrimental effect for the community and the centre.

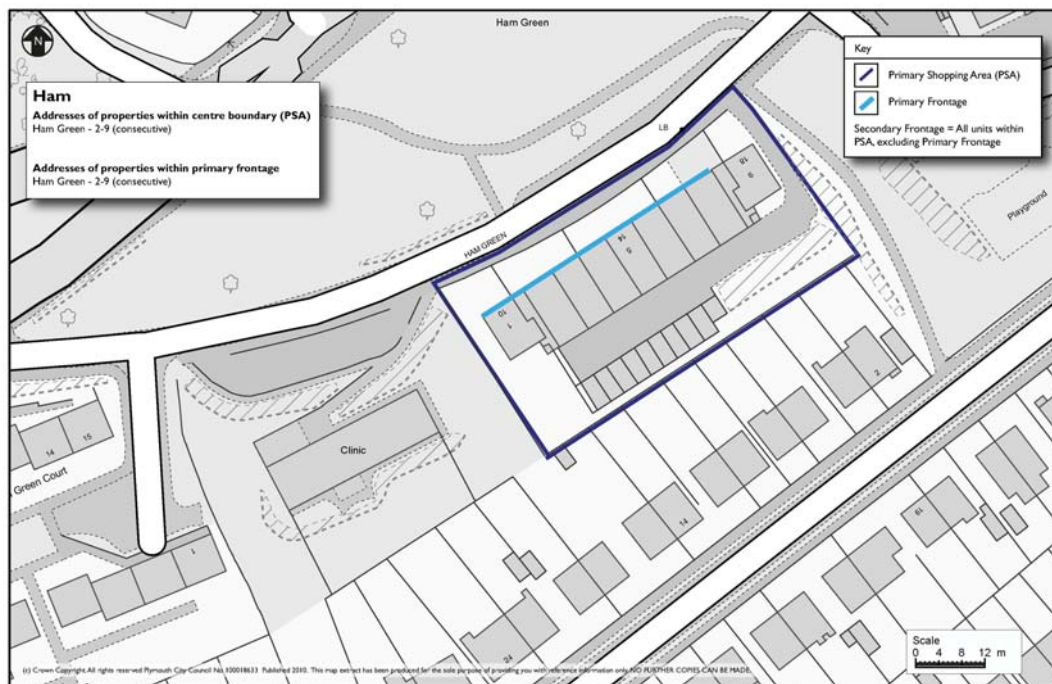
5.57. The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a local centre, however, the services it provides are considered important to the local neighbourhood.

Key issues to be considered

5.58. The following key issue should be considered in relation to future development proposals for this centre:

- Due to the location of the centre within a residential area and the limited number of uses, it may be appropriate to reconsider the role of Glenholt local centre within the shopping hierarchy through the Core Strategy Review.

HAM GREEN – LOCAL CENTRE



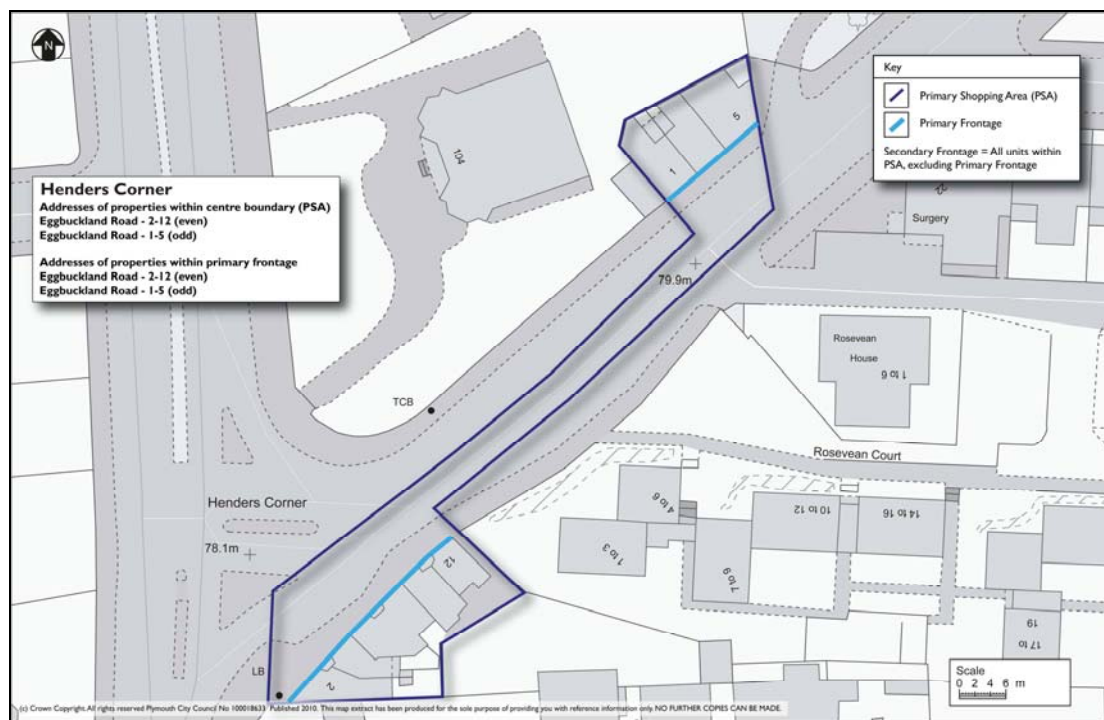
Location/History and Function

5.59. Ham Green is located within the west of the city. It is a small centre, consisting of 7 units including: 5 x A1, 1 x A3/A5 and one other non retail use. 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.

Key issues to be considered

- Due to the limited retail offer, the centre does not fulfill the role of a local centre. It may be appropriate to reconsider the role of Ham Green within the shopping hierarchy through the next Core Strategy Review.

HENDERS CORNER – LOCAL CENTRE



Location/History and Function

5.60. Henders Corner is located fairly centrally within the city, within the area of Hartley and Mannamead. The centre consists of six retail units which includes 4 x A1 and 2 x A2 units. A GP surgery and a church are also located within close proximity to the centre.

5.61. The on-street car parking available within the centre is considered adequate. However, pedestrian access within the centre can be difficult at times. This is because the centre is situated very close to the junction of Eggbuckland Road and Mannamead Road, which can experience high volumes of traffic at peak times of the day. This problem has been addressed by pedestrian crossings, which better facilitate movement around the centre.

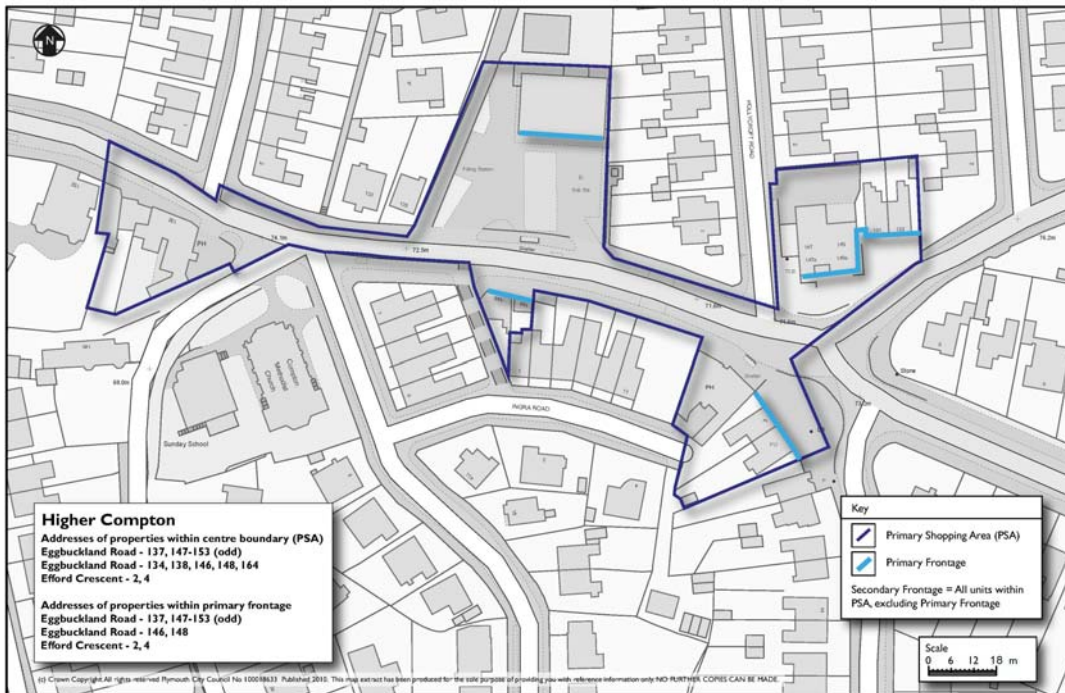
5.62. While the centre has maintained a high occupancy level over recent years and appears to be performing well, it lacks a sufficient number and range of shops for it to meet the normal criteria expected of a local centre. The services it provides, however, are considered important to the local neighbourhood.

Key issues to be considered

5.63. The following key issues should be considered in future in relation to proposals for the centre:

- The balance of uses operating within the centre appears to work well and this has been demonstrated by the centres low vacancy rates.
- Given the limited nature of this shopping provision, together with the restricted opportunities for its growth, it may be appropriate to reconsider the role of Henders Corner within the shopping hierarchy through the Core Strategy Review.

HIGHER COMPTON – LOCAL CENTRE



Location/History and Function

5.64. Higher Compton local centre is located fairly centrally within the city and consists of 12 units which includes 9 x A1, 1 x A2 and 2 x A4.

5.65. The centre benefits from a Co-op convenience store and a Tesco 24-hour garage/convenience store. The public realm and shop fronts within Higher Compton appear well maintained, although there are limited facilities for people to sit and interact in and around the centre. Car parking consists of on-street parking as well as a small car park provided within the Tesco Garage. This car parking provision is considered adequate for the centre which is also served by bus routes to and from the City Centre, Derriford Hospital and other parts of the city.

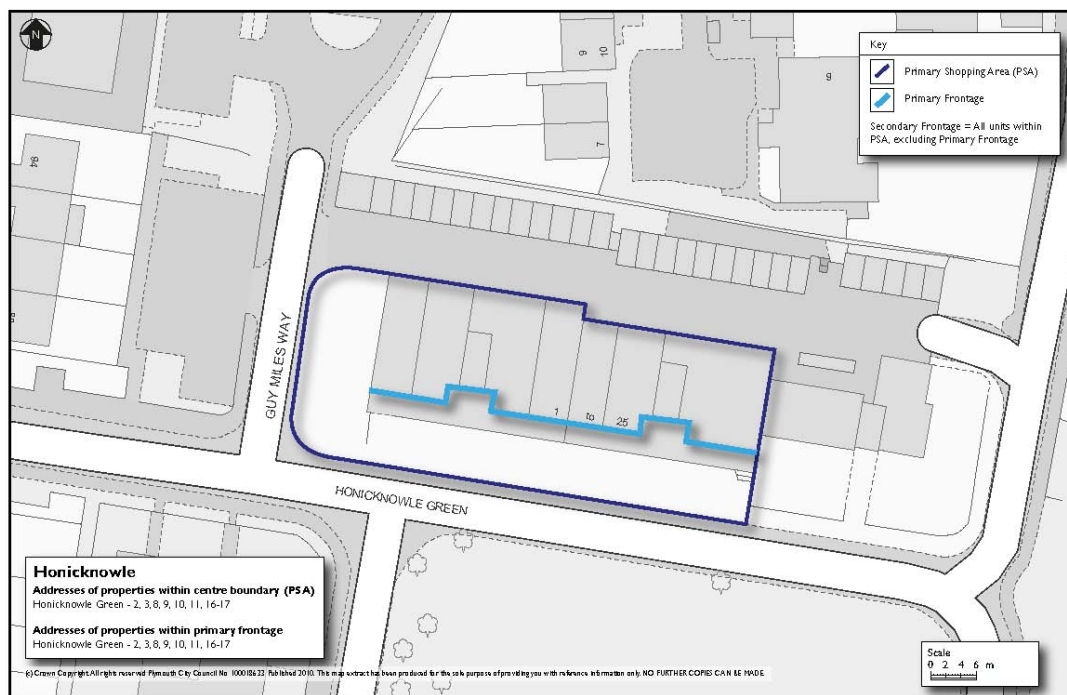
5.66. The Sustainable Neighbourhood Assessments previously revealed that the population of Higher Compton is not sufficient to support a local centre, yet the centre appears to function and perform well and the retail units situated on the fringe of the centre contain active uses. There is no evidence of a need to consolidate or expand the centre, although, if the opportunity for further development arose this could be beneficial in providing a more focused and compact centre.

Key issues to be considered

5.67. The following key issues should be considered in future in relation to proposals for the centre:

- The council will encourage any future changes or growth to provide a focus for the centre in creating a compact layout, therefore reducing the number of units which appear dispersed along the street.
- The Council will support opportunities which improve the public realm and create a more vibrant centre for the local community.

HONICKNOWLE GREEN – LOCAL CENTRE



Location/History and Function

5.68. Honicknowle Green local centre is located in the north west of the city. The centre consists of seven retail units which includes 5 x A1, 1 x A3 and 1 x A5. Although a small centre, Honicknowle Green benefits from other uses located in close proximity to it, including a medical centre, a youth and community centre and an area of open greenspace.

5.69. 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 provide an important focus for the local community.

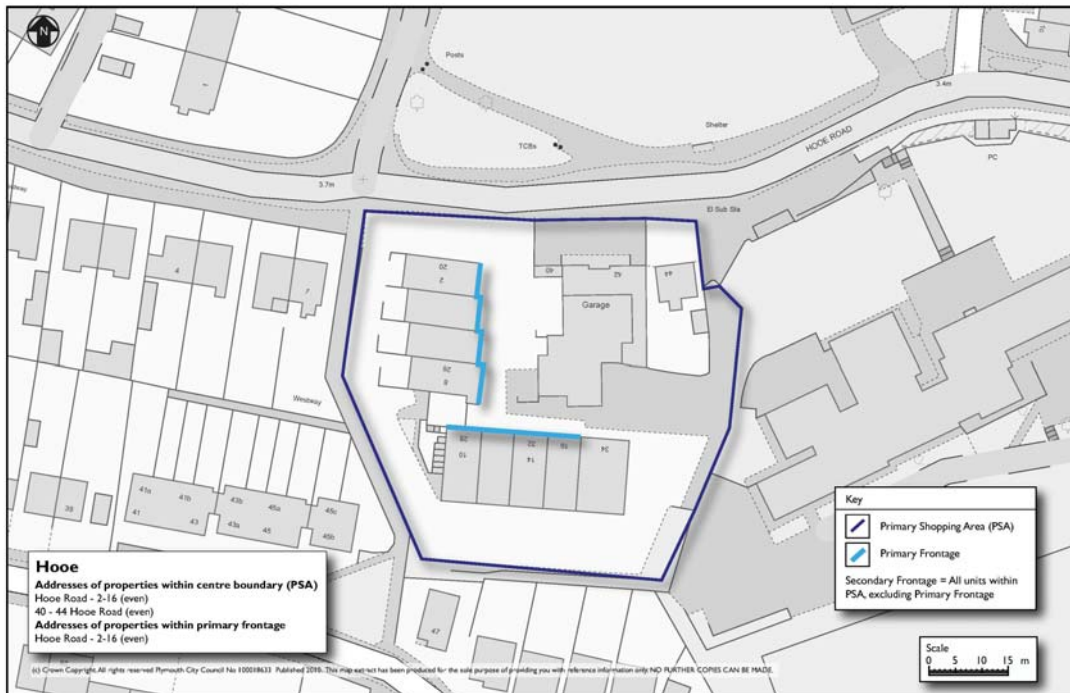
5.70. There have been visible attempts to improve the immediate surroundings of the centre over recent years, through improvements to planting, benches and repainting of railings. The area feels safe and there is good natural surveillance.

Key issues to be considered

5.71. The following key issues should be considered in future in relation to proposals for the centre:

- Further public realm improvements, such as more seating could create a more welcoming environment for the local community and encourage social interaction in and around the centre. The Council will therefore support opportunities to improve the public realm within the centre.
- Due to the limited nature of this shopping centre, it may be appropriate to reconsider the role of Honicknowle Green within the shopping hierarchy through the Core Strategy Review.

HOOE – LOCAL CENTRE



Location/History and Function

5.72. Hooe local centre is located in the south east of the city. The centre contains 11 units, consisting of 4 x A1, 2 x A5, a garage and 4 units not trading. Over the years, Hooe has decreased in its number of units and many have reverted back to residential uses.

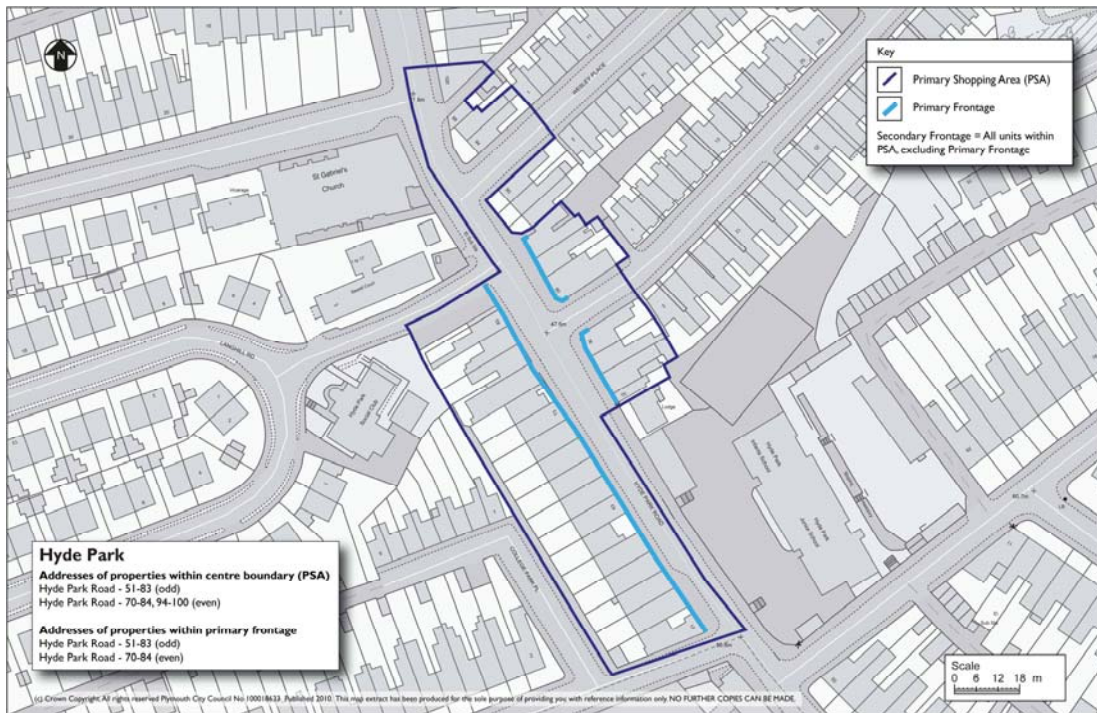
5.73. The centre is a post war development which turns its back onto Hooe Road. The centre is located in an area which is characterised by its waterfront setting, yet the centre turns its back on the local park and the waterfront area located to the north of the centre. The quality of the buildings are generally poor, although shopfronts are fairly well maintained. Due to the orientation of the centre, visitors have to walk into the centre before they can actually see a retail unit. Traffic levels along Hooe Road can be high and there is a pedestrian crossing available to aid pedestrian movement.

Key issues to be considered

5.74. 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.

- Due to the limited nature of this shopping provision, it may be appropriate to reconsider the role of Hooe local centre within the shopping hierarchy through the Core Strategy Review.
- The Council will encourage opportunities to reinforce the role of this centre.

HYDE PARK ROAD – LOCAL CENTRE



Location/History and Function

5.75. Hyde Park Road local centre is located fairly centrally in the city, within the area of Peverell. It contains 32 units including 25 units within the primary frontage and 7 within the secondary frontage. The primary frontage contains 18 x A1 units (of which 1 was vacant in 2011), 2 x A2, 2 x A3, 2 x A5 and 1 x non retail use.

5.76. The centre functions well and is surrounded by uses which support the role and function of the centre such as a primary school and church. Some on street parking is available outside the retail units to the west of the centre and there is one pedestrian crossing located within the centre. There are limited cycle facilities within the Hyde Park Road local centre, although there is a bus stop, as well as numerous other bus stops located along Mutley Plain.

Key issues to be considered

5.77. The following key issues should be considered in future in relation to proposals for the centre:

- The centre is currently functioning well and does not present any significant challenges. It is expected to continue its role as a local centre.
- The 18 x A1 units within the centre's primary frontage represents a high predominance of this use. The centre has experienced some minor issues with vacancies in the past, although in 2011 only one A1 unit was vacant which suggests the existing range of uses is still viable.

KEYHAM – LOCAL CENTRE



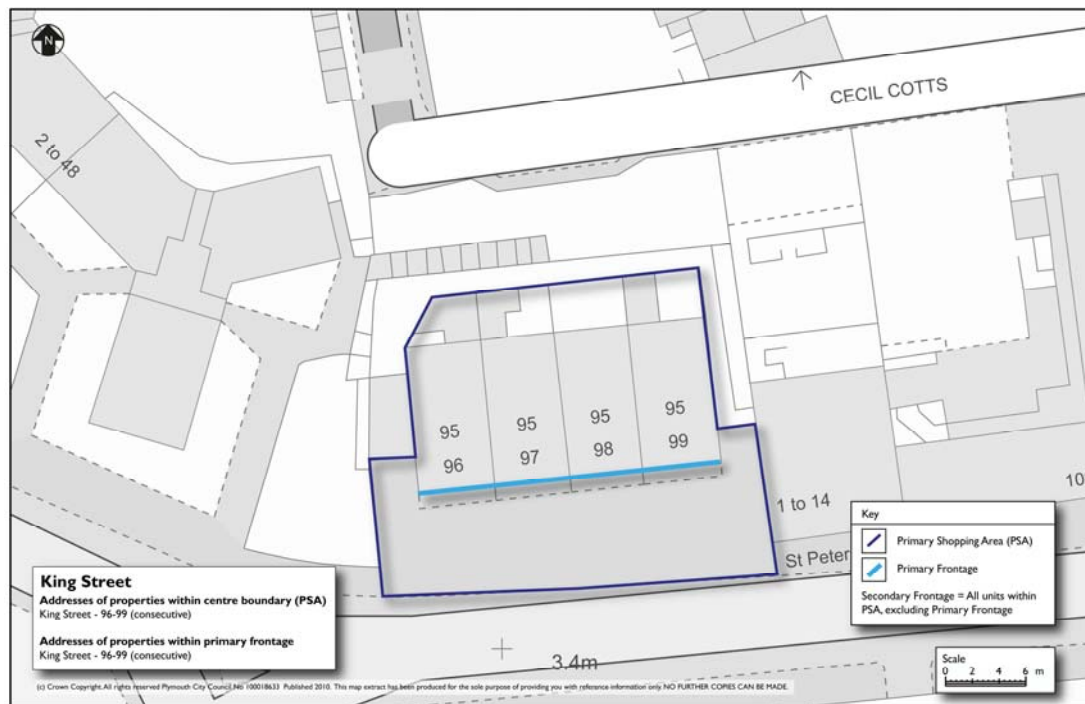
Location/History and Function

5.78. Keyham local centre is located in the west of the city and contains 4 units. The centre is not easily identifiable, as facilities are spread along a residential street and are not located within a continuous retail frontage. This is a result of some shops closing down and later being converted for residential use. The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a local centre.

Key issues to be considered

- The Council will support proposals which contribute towards creating a more compact centre for the local community.
- Due to the limited nature of the shopping provision, together with the restricted opportunities for its growth and the previous vacancies which have led to the centre contracting, it may be appropriate to reconsider the role of Keyham local centre within the shopping hierarchy through the Core Strategy Review.

KING STREET – LOCAL CENTRE



Location/History and Function

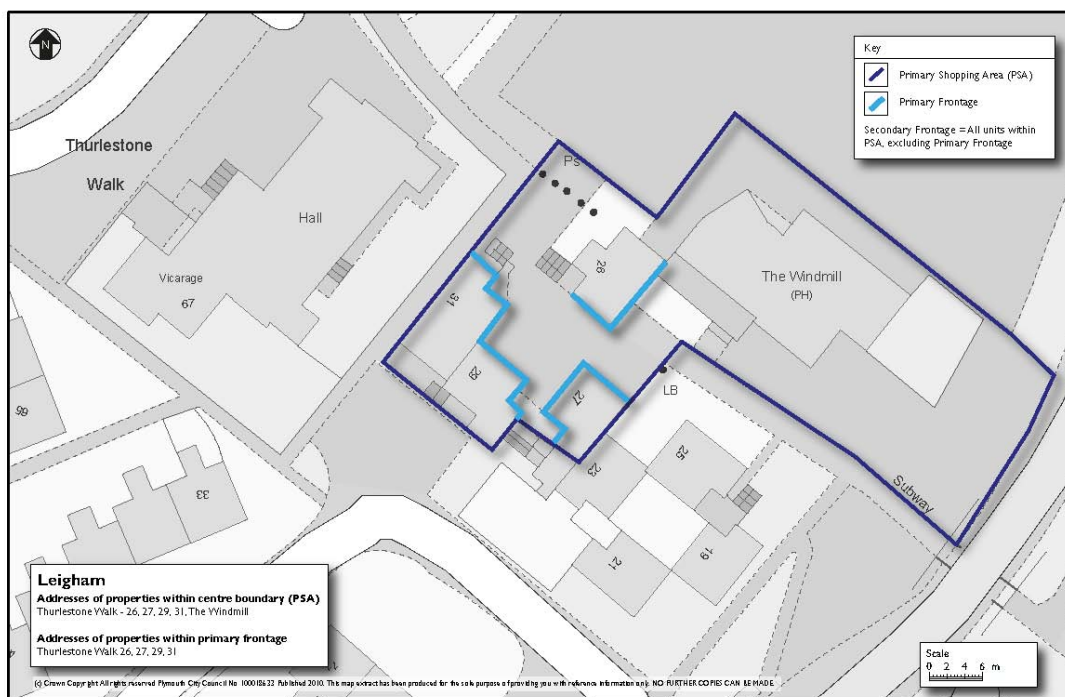
5.79. King Street is a small local centre in Stonehouse comprising just four shops (3 x A1 and 1 x A5). The units are ground floor shops which are part of a post war block of flats. Despite the lack of character, the buildings and shop fronts are fairly well maintained, although the public realm is limited. 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.

Key issues to be considered

5.80. The following key issue should be considered in future in relation to proposals for the centre:

- Due to the limited nature of the shopping provision within King Street, it may be appropriate to reconsider the role of the centre within the shopping hierarchy through the next Core Strategy Review.

LEIGHAM – LOCAL CENTRE



Location/History and Function

5.81. Leigham local centre is located in the north east of Plymouth. There are 5 units in the centre, including 3 x A1, 1 x A4 and 1 x A5. Adjacent to the pub, there is a large car park, which is much 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.

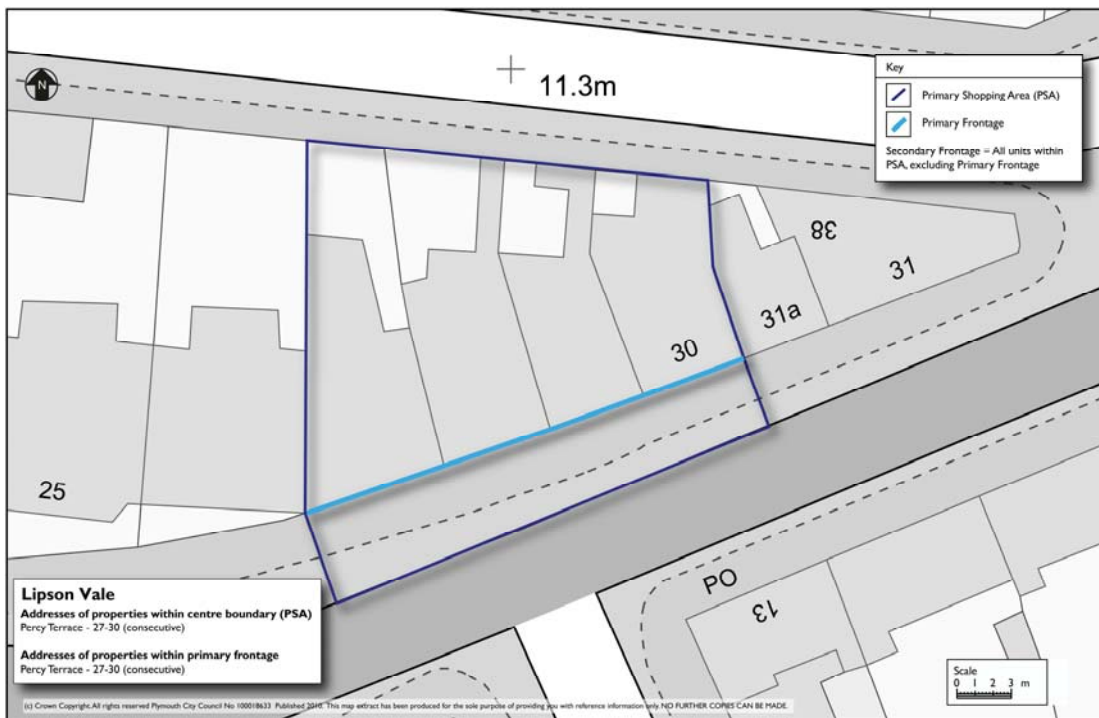
5.82. The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a local centre. However, the services it provides are considered important to the local neighbourhood.

Key issues to be considered

5.83. The following key issues should be considered in future in relation to proposals for the centre:

- The Council will support any opportunities in the future which will create a more vibrant community hub for the neighbourhood.
- Due to the limited nature of the shopping provision within Leigham, it may be appropriate to reconsider the role of the centre within the shopping hierarchy through the next Core Strategy Review.

LIPSON VALE – LOCAL CENTRE



Location/History and Function

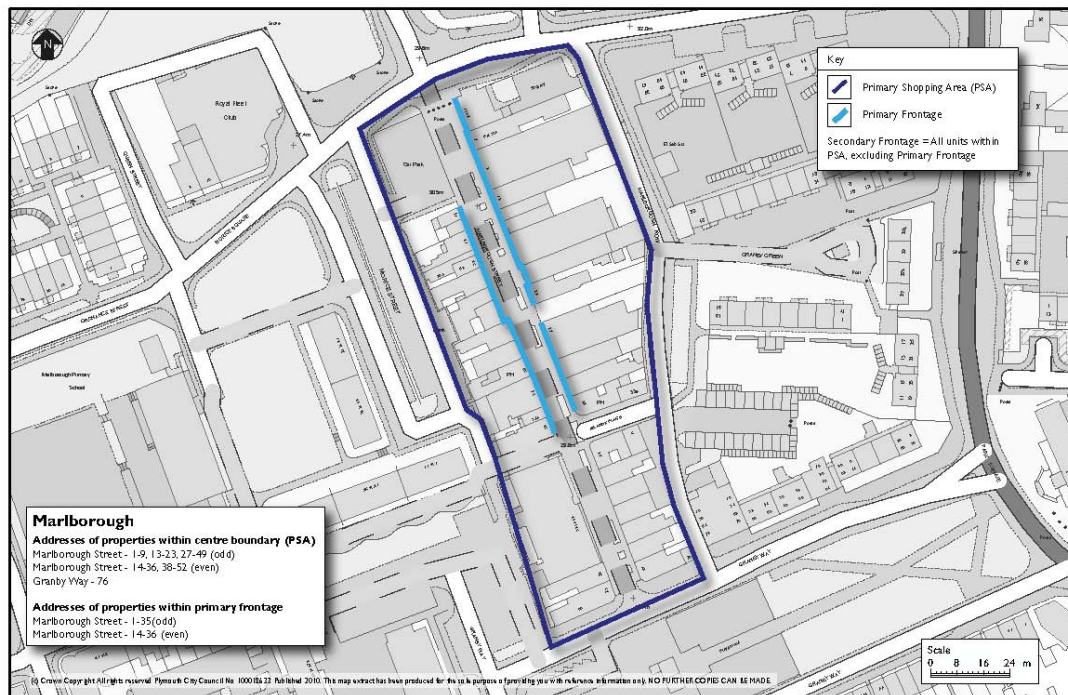
5.84. Originally Lipson Vale was a more diverse local centre. In the last decade, many shops have closed down and the units have converted to housing. There are now four shops remaining, which includes; 3 x A1 (2 which were vacant in 2011) and 1 x A5. There is a convenience shop located in a filling station on the same side of the road, but this is 300 metres away and is not included within the centre boundary for this reason. The centre has contracted substantially over the years, and as a consequence, it no longer contains any food/convenience retailing.

Key issues to be considered

5.85. The following key issue should be considered in future in relation to proposals for the centre:

- Due to the very limited nature of this shopping provision, together with the restricted opportunities for growth, it may be appropriate to reconsider the role of Lipson Vale within the shopping hierarchy through the Core Strategy Review.

MARLBOROUGH STREET – LOCAL CENTRE



Location/History and Function

5.86. Marlborough Street is a local centre in the west of the city. The centre consists of 37 units arranged along Marlborough Street which is pedestrianised and has a classic ‘high street’ character. There is a car park located within the centre which is a valuable facility in serving the local centre. There are 2 foodstores within Marlborough Street; a Co-op and an Iceland, and a good range of other shops and cafes. Over recent years there have been a number of vacancies within the centre and the quality of the shops declines noticeably towards the southern end of the street. As a result, the primary frontage has been amended to reflect the fact that the commercial success of the centre seems to be concentrated towards the northern part of Marlborough Street. This amendment will allow the remaining area, now defined by the secondary frontage, to provide for a broader range of uses which will support the overall vitality of the centre. In 2011, the amended primary frontage contained 23 units consisting of: 14 x A1, 1 x A2 (vacant), 1 x A4, 2 x A5 and 5 other units including a surgery, a community office and 3 units which were surveyed as not trading.

5.87. The following key issues should be considered in future in relation to proposals for the centre:

- Devonport Area Action Plan Proposal DP02 promotes new commercial uses in addition to new residential accommodation on Granby Green North site to the immediate east. This may present an opportunity to anchor the Marlborough Street local centre and create a positive connection towards new Chapel Street retail space that forms part of AAP Proposal DP01.
- Marlborough Street is referred to within the Devonport Area Action Plan, Proposal DP01: Former Ministry of Defence South Yard Enclave. Proposal DP01 is contributing to significant population growth within the immediate vicinity of the centre and the development has also included a physical link to Marlborough Street centre. Given the existing strength of Marlborough Street, in addition to the population growth and the physical links to the new development, Marlborough Street will be further reinforced as a local centre. It is therefore expected that

Marlborough Street will continue within this local centre role in supporting local communities with a range of facilities.

- The primary frontage has been amended to reflect the commercial success of the centre which is concentrated in the northern area. To maintain the predominance of AI retail within the primary frontage, there will only be limited opportunities for changes of use away from AI. The secondary frontage will therefore provide opportunities for a broader range of uses within the centre.

MILEHOUSE – LOCAL CENTRE



Location/History and Function

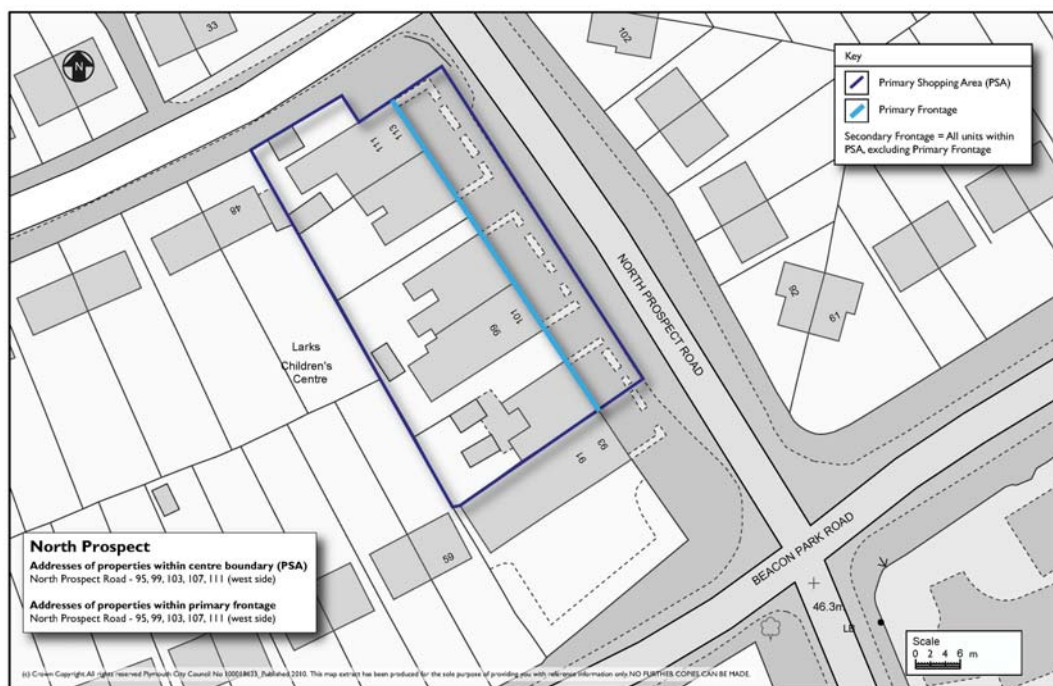
5.88. Milehouse local centre comprises a small parade of shops on a busy route to and from the City Centre, close to Central Park. On the opposite side of the road there is a pub and a garage, but these are cut off from the local centre by the busy road, which is several lanes wide, with barriers. The complicated road arrangements and the complexity of Milehouse junction makes the centre very difficult to approach by foot or cycle from the east. In 2011, surveys showed that the centre contained 7 units consisting of 4 x AI and a mix of other uses. Overall, the centre does not have the range of facilities which might be expected in a local centre.

Key issues to be considered

5.89. The following key issue should be considered in future in relation to proposals for the centre:

- Due to the limited nature of this shopping provision, it may be appropriate to reconsider the role of Milehouse local centre within the shopping hierarchy through the Core Strategy Review.

NORTH PROSPECT – LOCAL CENTRE



Location/History and Function

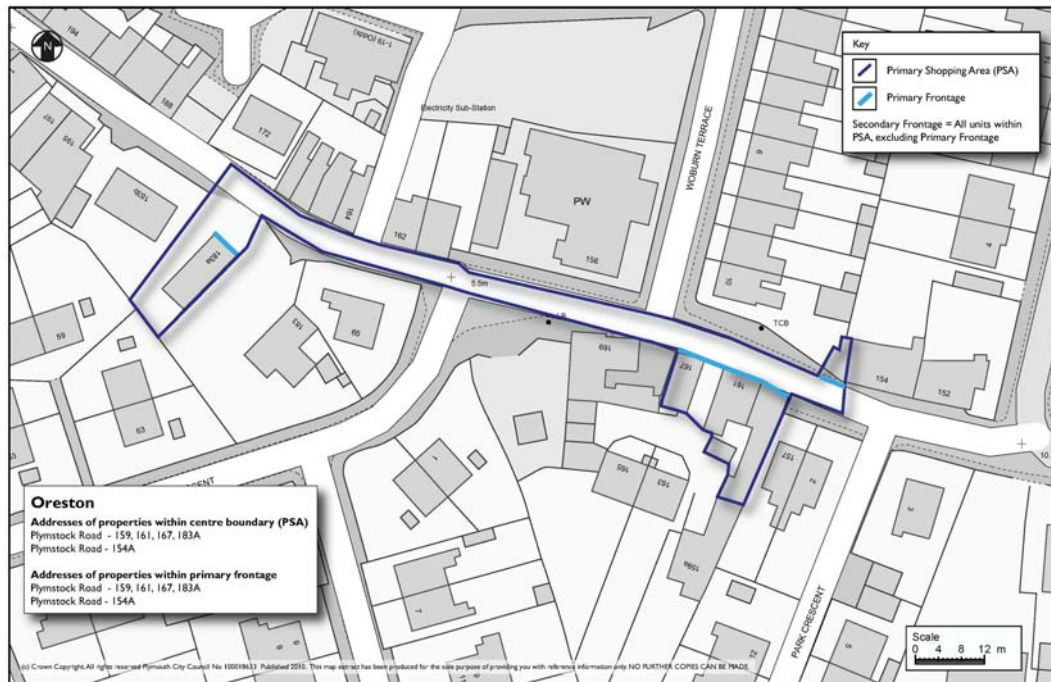
5.90. North Prospect local centre consists of a small parade of shops located on North Prospect Road, at the crossroads with Beacon Park Road. The centre includes 3 x A1 and 2 x A5. The centre serves the area of North Prospect and is in close proximity to residential and employment areas. North Prospect is identified as an area for major renewal and regeneration and it is likely that these changes could have an effect on the viability of the local centre. At the present time, this centre does not have the range of facilities which would be expected in a local centre.

Key issues to be considered

5.91. The following key issues should be considered in future in relation to proposals for the centre:

- 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 will be developed, including an amount of retail floorspace, approximately 150 sq metres. North Prospect local centre will need to adapt to these changes to ensure it serves the needs of new and existing residents.
- Due to the limited nature of this shopping provision, it may be appropriate to reconsider the role of North Prospect local centre within the shopping hierarchy through the next Core Strategy Review.

ORESTON – LOCAL CENTRE



Location/History and Function

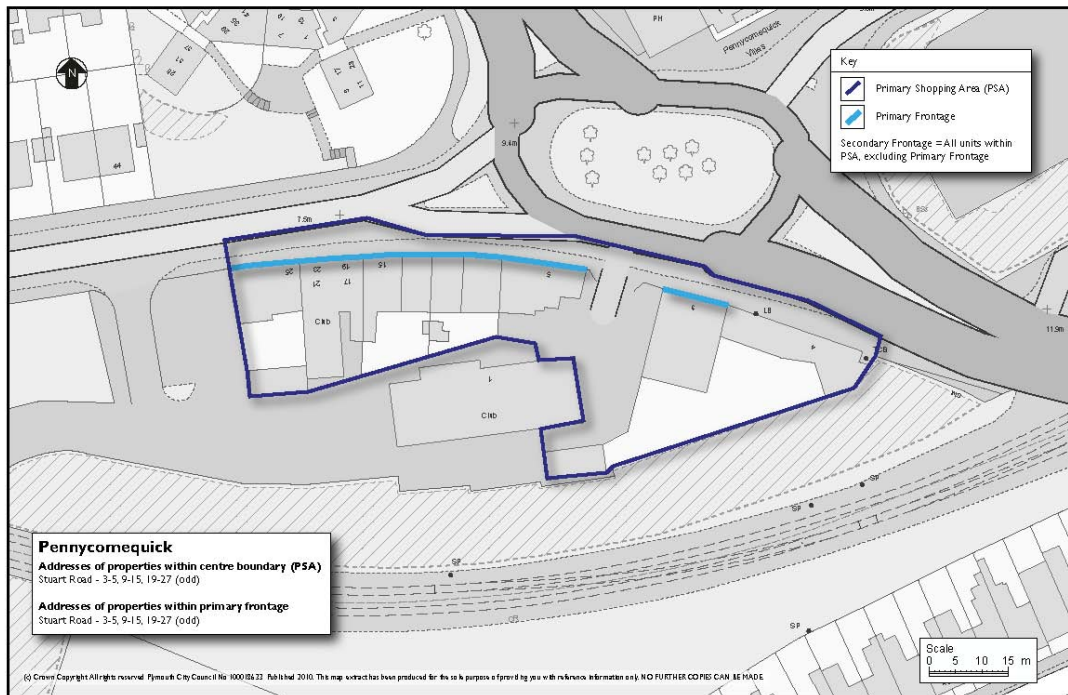
5.92. Oreston local centre is in the east of the city in the Plymstock area. There are five units (containing 4 x A1 and 1 x A1/A5). There is a Methodist Church and a primary school nearby. The centre provides an important focus for the community in the local area and has proven viable over recent years, which is evident from the low vacancy rate. The units within the centre are well maintained and overall the centre has a pleasant ‘village’ feel to it. Public consultation revealed that many residents consider the range of facilities within the centre to be adequate.

Key issues to be considered

5.93. The following key issue should be considered in future in relation to proposals for the centre:

- The centre lacks a sufficient number and range of shops for it to meet the normal criteria expected of a local centre. Due to the limited provision, together with the restricted opportunities for its growth, it may be appropriate to reconsider the centres’ role within the shopping hierarchy through the Core Strategy Review.

PENNYCOMEQUICK – LOCAL CENTRE



Location/History and Function

5.94. Pennycomequick local centre is a small centre of just six shops situated on a roundabout on one of the key routes into the City Centre. The centre is disconnected from nearby neighbourhoods by the road layout; however it is close to Central Park, the railway station and the City Centre. It includes 6 x A1 units, as well as a social club. All of the roads surrounding the centre are busy, which can make pedestrian and cycle movement to the centre difficult from most directions.

Key issues to be considered

5.95. The following key issue should be considered in future in relation to proposals for the centre:

- The centre does not have the range of uses and facilities which would be expected of a local centre. Due to the limited nature of this shopping provision, together with the restricted opportunities for growth and difficulties in accessing the centre, it may be appropriate to reconsider the centre's role within the shopping hierarchy through the next Core Strategy Review.

PEVERELL CORNER – LOCAL CENTRE



Location/History and Function

5.96. Peverell Corner local centre is located on the corner of Peverell Park Road and Outland Road – which is one of the busiest routes to and from the City Centre. The centre is immediately adjacent to Central Park and comprises 8 units including 7 x A1, 1 x A2 units. Nearby roads are particularly busy and can present barriers to movement on foot or by cycle, although pedestrian crossings go some way to mitigate this. There is a church near to the centre which contributes towards the centre’s vitality.

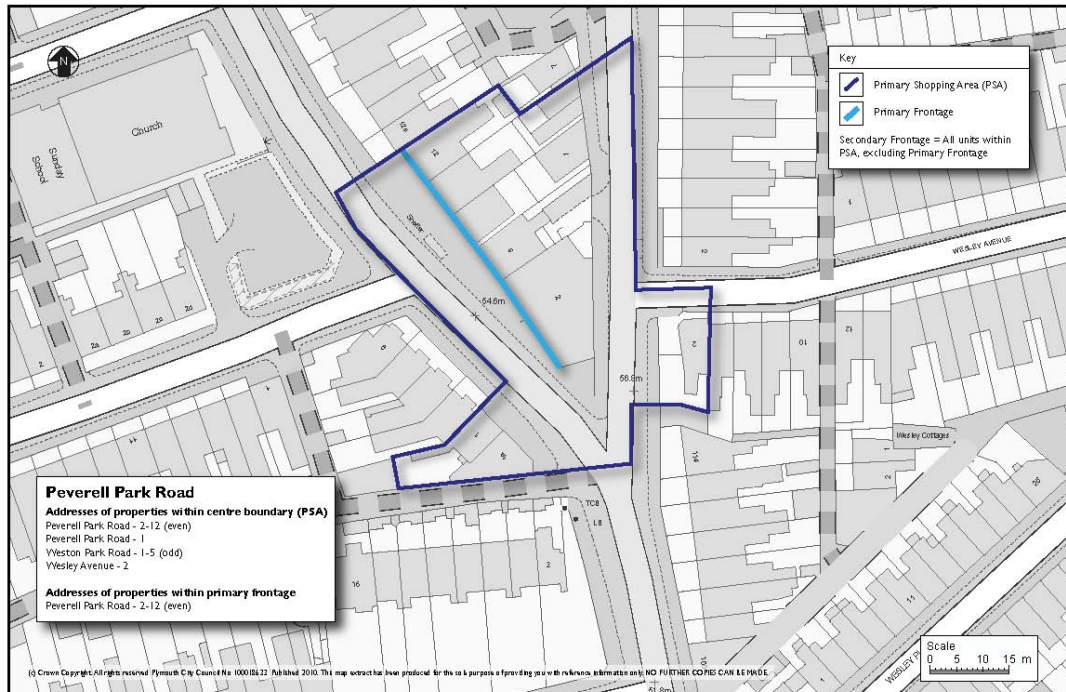
5.97. Part of the local centre has been allocated within the Central Park Area Action Plan for redevelopment. Proposal CP05 covers land to the west of the local centre at the corner of Outland Road/Peverell Park Road. The proposal is for redevelopment of the corner site with a mixed use development including 26 homes, 700m² retail floor space and car parking for the residential and retail uses. The development will provide replacement retail accommodation for existing businesses located on the site.

Key issues to be considered

5.98. The following key issues should be considered in future in relation to proposals for the centre:

- The proposed redevelopment as set out in Proposal CP05 of the Central Park Area Action Plan will provide significant improvements to the centre’s overall vibrancy and provide a more focused local centre for the community.
- There have been some issues with longstanding vacancies within the centre, particularly for units located to the east, along Outland Road. Should the land to the west of the centre be redeveloped, this could increase the viability of the existing businesses through the provision of car parking and improved accessibility. The centre will need to be monitored in future, and should vacancies continue to remain, it may be appropriate to reconsider the role of the centre within the shopping hierarchy in the next Core Strategy Review.

PEVERELL PARK ROAD – LOCAL CENTRE



Location/History and Function

5.99. Peverell Park Road local centre is a parade of shops located on a relatively busy road, within close proximity of Hyde Park local centre. It is close to Central Park and the residential areas of Peverell and contains 9 units, which includes 5 x A1, 2 x A2, and 2 other uses which includes a veterinary centre and a nail salon.

Key issues to be considered

5.100. The following key issues should be considered in future in relation to proposals for the centre:

- The centre appears to be functioning well, despite its close proximity to Hyde Park local centre, which has also performed well. As a result, there is no evidence to suggest the need to consolidate the centre and the Council will continue to support proposals which contribute towards the centre's vitality and viability.
- In terms of the uses operating within the centre, there are only 5 x A1 uses remaining. In order to retain a predominance of A1 uses in accordance with Policy CS11 and provide a range of uses for the local community, a further loss of A1 units within the centre should be avoided.

SALISBURY ROAD – LOCAL CENTRE



Location/History and Function

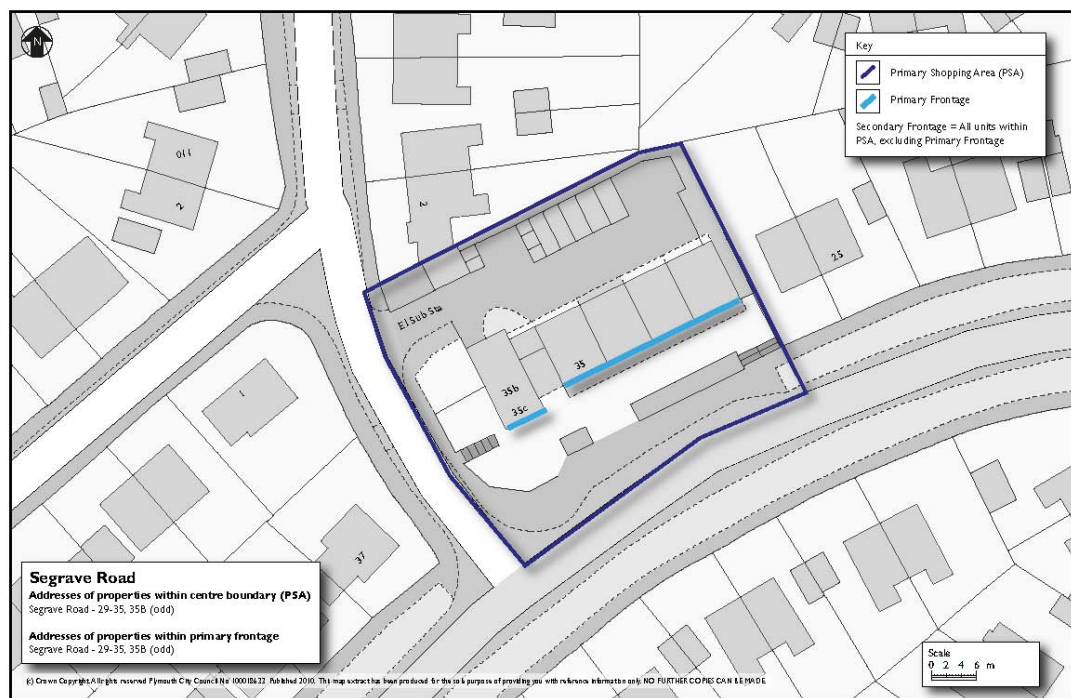
5.101. Salisbury Road local centre runs parallel with Beaumont Road for most of its length, separated by streets which cut across both roads. Salisbury Road has a total of 13 units, including 8 x A1 uses (one which is vacant), 2 x A2 (one which is vacant), 1 x A5 and 2 other uses. A Co-op foodstore provides the only food retailing within the centre.

Key issues to be considered

5.102. The following key issues should be considered in future in relation to proposals for the centre:

- The centre is currently functioning well and does not present any significant challenges or evidence to suggest the need for consolidation.
- The centre is distributed along Salisbury Road with some residential uses often dividing the shopping frontage. This has resulted in a centre which can appear disjointed. The council will support proposals which continue to contribute towards the centre's vitality and provide a more compact, focused local centre.
- In terms of the uses operating within the centre, there remains a predominance of A1 units which seems to work well. In order to retain this predominance, there are only likely to be very limited opportunities for changes of use away from A1.

SEGRAVE ROAD – LOCAL CENTRE



Location/History and Function

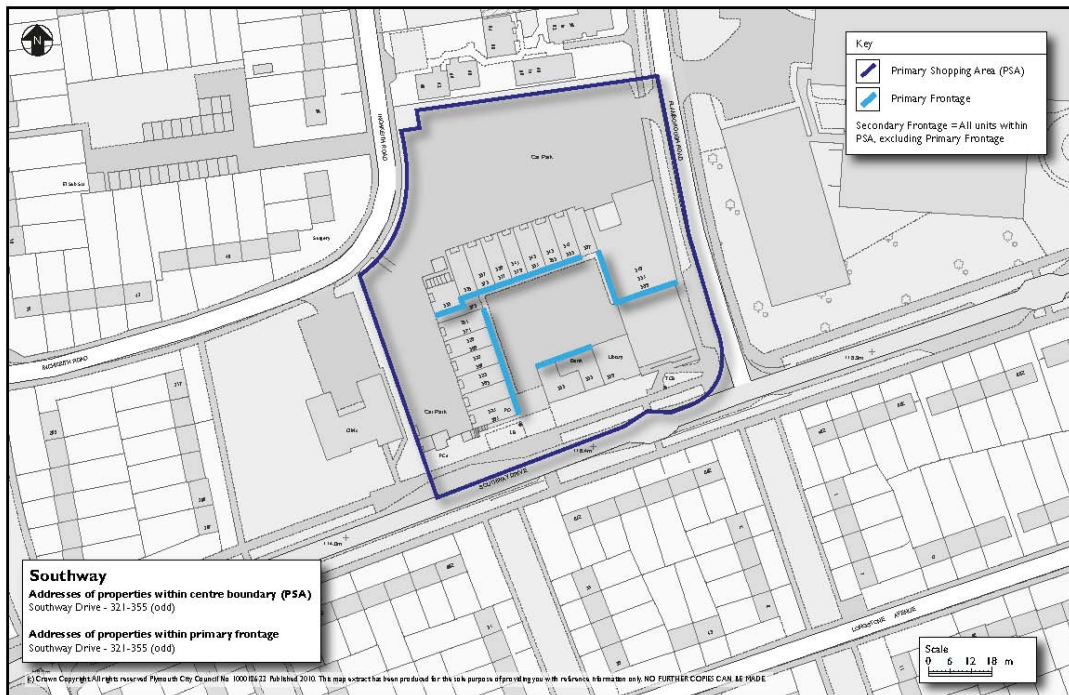
5.103. Segrave Road local centre, is based around a small centre consisting of four units which includes 3 x A1 uses and a beauty salon. While this centre fulfils a useful local function, it is limited in terms of the facilities it provides and does not fulfil the role of a local centre.

Key issues to be considered

5.104. The following key issue should be considered in future in relation to proposals for the centre:

- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. Due to the limited nature of this shopping provision, it may be appropriate to reconsider the role of Segrave Road within the shopping hierarchy through the Core Strategy Review.

SOUTHWAY – LOCAL CENTRE



Location/History and Function

5.105. 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 consisting of the following uses: 10 x A1 (one of which is vacant) 4 x A2, and 2 x A5. There is also a library within the local centre which backs onto Southway Drive.

5.106. Southway local centre is purpose designed, functions well, but faces inwards and therefore seems unwelcoming. The centre lacks natural surveillance due to its layout and in recent years has experienced vandalism in the form of graffiti and damage to street furniture. To the rear of the centre is a large car park which is well used, likely to be a result of the hilly topography within the neighbourhood.

Key issues to be considered

5.107. The following key issues should be considered in future in relation to proposals for the centre:

- Despite the centre's aesthetic issues, it appears to be functioning well with vacancy rates consistently below average. There is no evidence to suggest the need for consolidation.
- Excluding the very small local centre located on Clifford Road, Southway local centre provides the only community focus for the neighbourhood of Southway. The Council will, therefore, continue to support proposals which enhance the centre's vitality and viability.
- 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's vitality and viability.

STATION ROAD – LOCAL CENTRE



Location/History and Function

5.108. Station Road is located in the west of the city within the area of Keyham. The centre has a total of 13 units. When the centre was surveyed in 2011, it contained: 3 x A1 units, a vacant A3 unit, a social club, a launderette and 7 units which were either not trading or had been converted to residential.

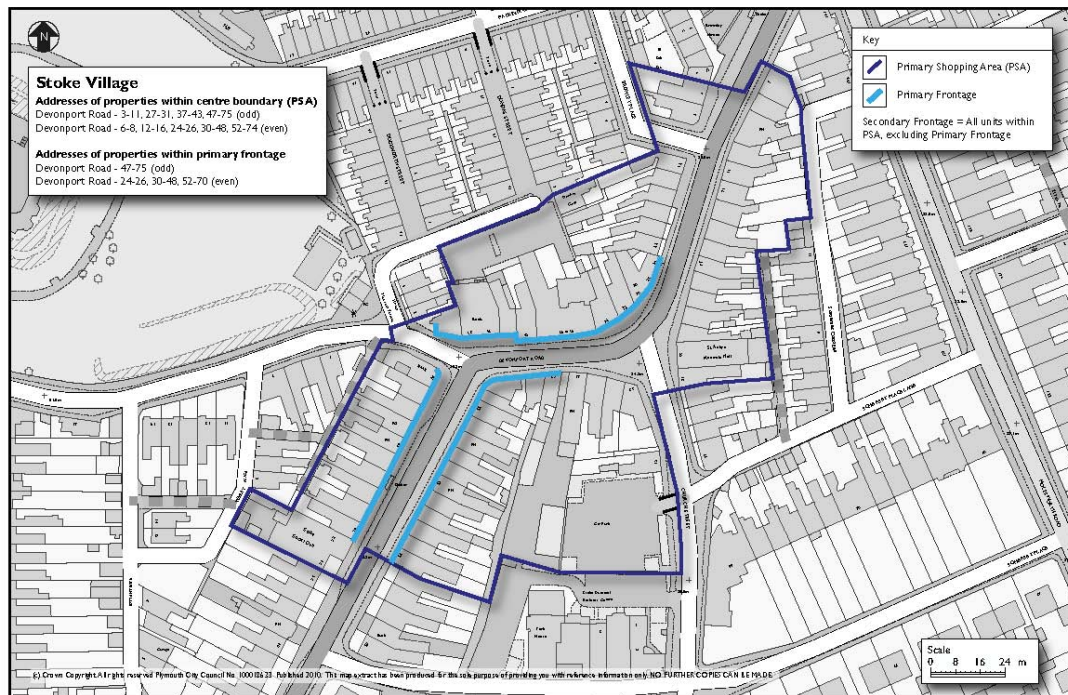
5.109. All of the units are dispersed along the street over a distance of approximately 300 metres. This disjointed layout within Station Road has been a result of retail units, previously located within the centre, converting to residential uses.

Key issues to be considered

5.110. The following key issues should be considered in future in relation to proposals for the centre:

- The number of units dispersed throughout the centre has created a disjointed layout and there are also some instances of longstanding vacancies, highlighting the fact that the centre appears to be consolidating further.
- The convenience store provides the only food retailing within the centre and is in close proximity to the social club, which together provides the main focus for the centre and should be retained.
- Given the centre's performance, it is unlikely to improve in terms of viability, unless the catchment population of the centre is increased, however there are limited opportunities for this to happen. The Council will therefore support proposals which will provide a more compact, viable layout for the centre. This may involve the conversion of some long-standing vacant retail units to residential, particularly on the fringes of the centre.
- Due to the limited shopping provision within the centre, it may be appropriate to reconsider the role of Station Road within the shopping hierarchy through the next Core Strategy Review.

STOKE VILLAGE – LOCAL CENTRE



Location/History and Function

5.111. Stoke Village is a large local centre in the west of the city, which has a vibrant, 'High Street' character. It has 52 units including a Co-op food store and a number of high quality independent shops.

5.112. The 52 units within the centre contain 26 x A1 units, 6 x A2, 2 x A3, 2 x A3/A5, 5 x A4 (one of which is vacant), 3 x A5, and 8 other uses, such as a tanning salon, social club and dentist.

5.113. The primary frontage consists of 32 units including 16 x A1, 5 x A2, 1 x A3, 1 x A3/A5, 3 x A4, 3 x A5, and 3 other non retail uses.

5.114. The secondary frontage consists of 20 units including 10 x A1, 1 x A2, 1 x A3, 1 x A3/A5, 2 x A4, and 5 other uses.

5.115. Mount Pleasant Redoubt provides nearby green space for the local community. The centre has an adequate amount of car parking provided both on-street and off-street. The centre does experience large amounts of traffic passing through it at certain times of the day, and this can create problems for pedestrians visiting the centre.

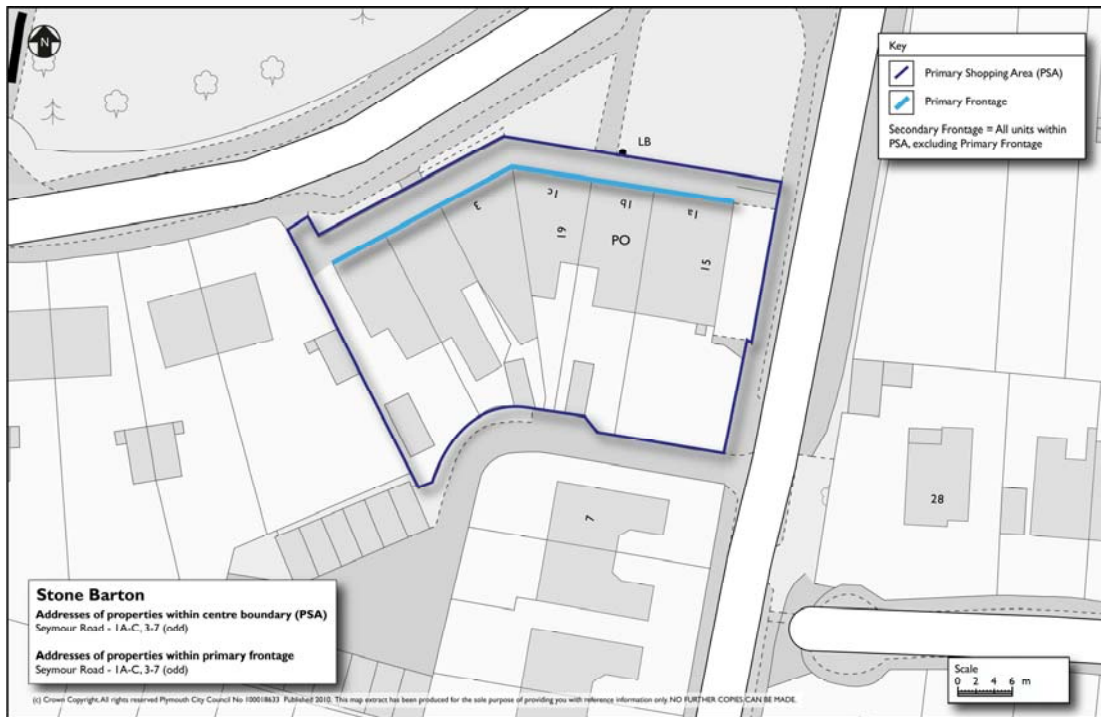
Key issues to be considered

5.116. The following key issues should be considered in future in relation to proposals for the centre:

- The primary frontage within the centre has maintained a predominance of A1 uses and in order to maintain a focus for the centre, a further loss of A1 units should be avoided.
- The secondary frontage will provide opportunities for alternative uses to A1, although it will still remain important to retain a predominance of A1 within the centre overall. As a result, the Council will need to take a cautious approach to any proposals which would lead to a further loss of A1 uses within Stoke Village.

- The centre appears to be functioning well and there is no evidence to suggest the need to consolidate the centre.
- The council will support developments which continue to provide a focus for the centre, particularly avoiding proposals which result in units becoming disjointed from the centre.
- The volume of traffic passing through the centre has been identified as an issue and proposals which improve accessibility for pedestrians will therefore be supported.

STONE BARTON – LOCAL CENTRE



Location/History and Function

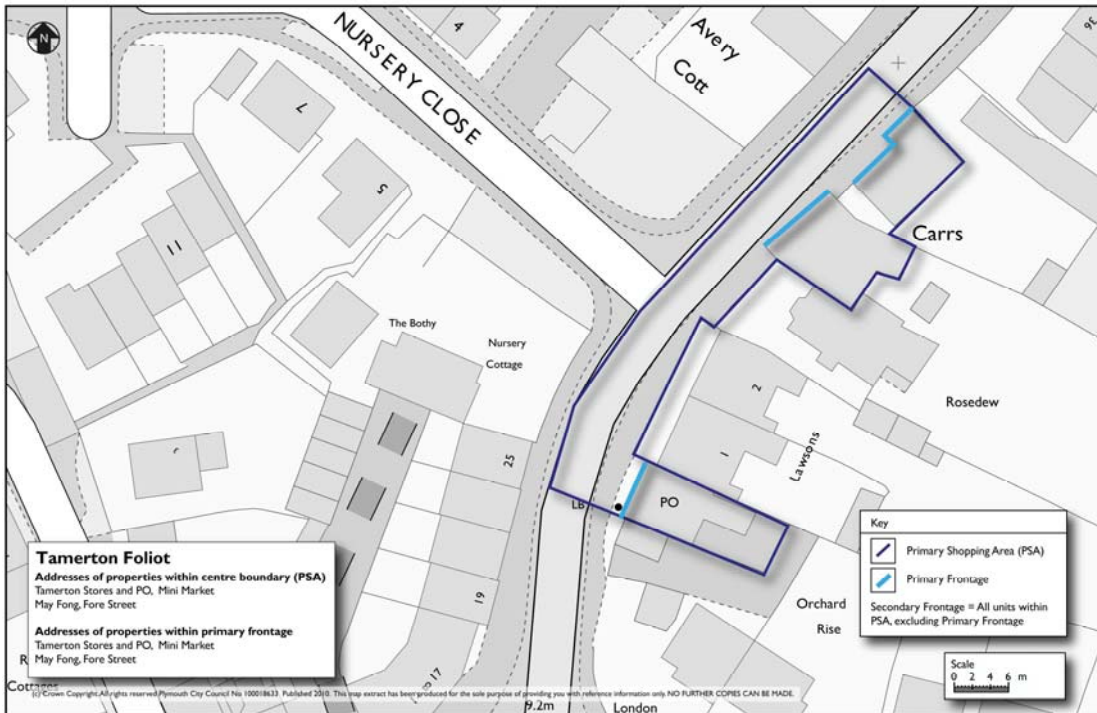
5.117. Stone Barton local centre is located opposite Hele's School within the area of Woodford. The centre has a total of 7 units (1 first floor unit), which includes 6 x A1 (one vacant) and 1 x A5. While this centre provides a useful local function, it is limited in terms of the facilities it provides and therefore does not correspond to the definition of a local centre.

Key issues to be considered

5.118. The following key issue should be considered in future in relation to proposals for the centre:

- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre, it may therefore, be appropriate to reconsider the centre's role within the shopping hierarchy through the next Core Strategy Review.

TAMERTON FOLIOT – LOCAL CENTRE



Location/History and Function

5.119. 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 three units providing a newsagents, convenience store, and a Chinese takeaway (2 x A1 and 1 x A5). The centre is located on a busy route, along Fore Street which is steep and narrow. The only parking in and around the centre is on street. While the centre provides a useful local function, it is limited in terms of the facilities it provides.

Key issues to be considered

5.120. The following key issue should be considered in future in relation to proposals for the centre:

- The centre lacks a sufficient number and range of shops which would normally be expected of a local centre. However, the services it provides are considered important to the local area. It may be appropriate to reconsider the role of the centre within the shopping hierarchy through the next Core Strategy Review.

UNDERWOOD – LOCAL CENTRE



Location/History and Function

5.121. 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 14 units which includes 10 x A1 (4 vacant), 1 x A4 and 2 x A5 (one vacant) as well as a chiropodist. 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 shop fronts are well maintained.

Key issues to be considered

5.122. The following key issues should be considered in future in relation to proposals for the centre:

- The centre has been performing fairly well over recent years, however, five vacancies could suggest the centre is undergoing a degree of consolidation.
- Care should be taken to avoid units becoming dispersed from one another, creating a disjointed layout.
- Underwood lacks the sufficient number and range of shops which would normally be expected of a local centre. However, the services it provides are considered important to the local area. It may be appropriate to reconsider the role of the centre within the shopping hierarchy through the next Core Strategy Review.

UNION STREET – LOCAL CENTRE



Location/History and Function

5.123. 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 foodstore, a Lidl foodstore and a small parade of shops. The small parade of shops to the north contains: a convenience store, a bakery, a nail salon, a sandwich shop and one vacant unit. There are also two larger AI units trading to the east of the Aldi foodstore.

5.124. Union Street has a number of differences when compared to other local centres within the city. It is located on the edge of the City Centre and contains some facilities of a local nature, as well as a very prominent night time economy, including nightclubs, bars and takeaways.

5.125. Union Street is allocated within the Millbay and Stonehouse Area Action Plan (AAP) which highlights opportunities for the area to be improved through regeneration initiatives in the Millbay area. Policy MS08 specifically refers to the preservation, viability and vitality of the existing local centre located between the Palace Theatre and Stonehouse Bridge. This SPD has focused on those facilities, which are considered to be key local facilities for the surrounding community and is in line with the policies in the Millbay and Stonehouse AAP.

5.126. Union Street is also a designated conservation area and the Millbay and Stonehouse AAP supports the preservation and enhancement of the historic character of Union Street, with particular reference given to the Union Street Conservation Area Appraisal and Management Plan.

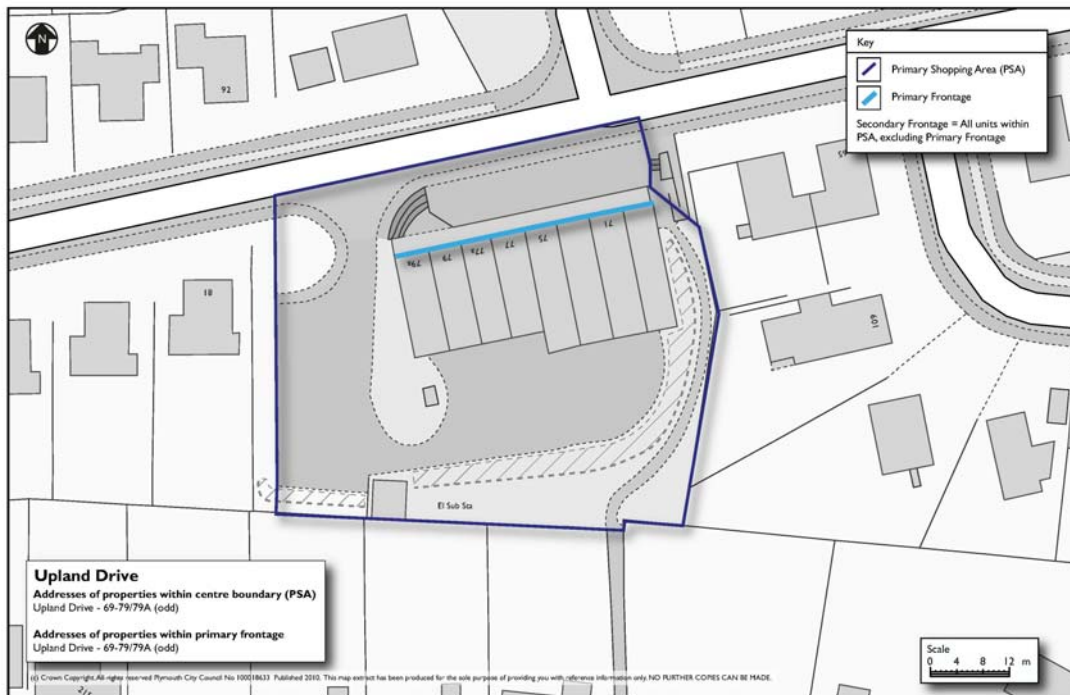
Key issues to be considered

5.127. The following key issues should be considered in future in relation to proposals for the centre:

- The centre has performed relatively well over recent years, and with the inclusion of a Lidl Store is starting to correspond with the range of uses which would normally be expected of a local centre.

- 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 subject to a policy MS08 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 in support of the AAP.

UPLAND DRIVE – LOCAL CENTRE



Location/History and Function

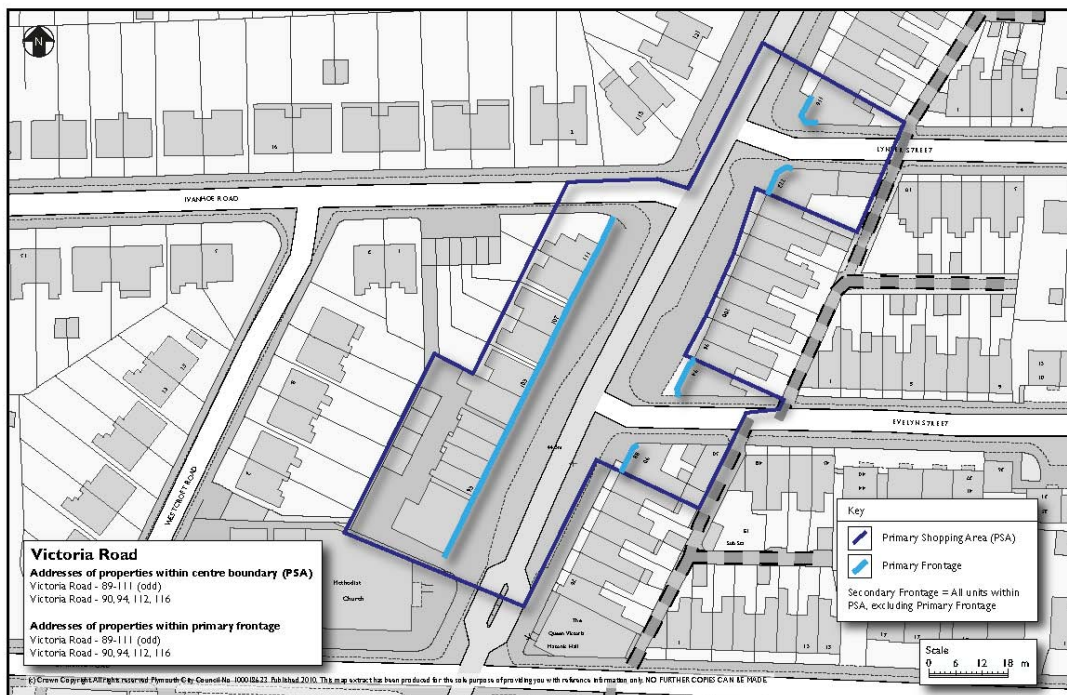
5.128. Upland Drive local centre is in the north of the city close to the Derriford area. It is based around a small shopping hub of seven units, which includes 5 x A1 (one vacant), 1 x A2 and 1 x A5. While this centre provides a useful local function, it is limited in terms of the facilities it provides and therefore does not correspond to the definition of a local centre.

Key issues to be considered

5.129. The following key issue should be considered in future in relation to proposals for the centre:

- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. It may, therefore, be appropriate to reconsider the role of Upland Drive within the shopping hierarchy through the next Core Strategy Review.

VICTORIA ROAD – LOCAL CENTRE



Location/History and Function

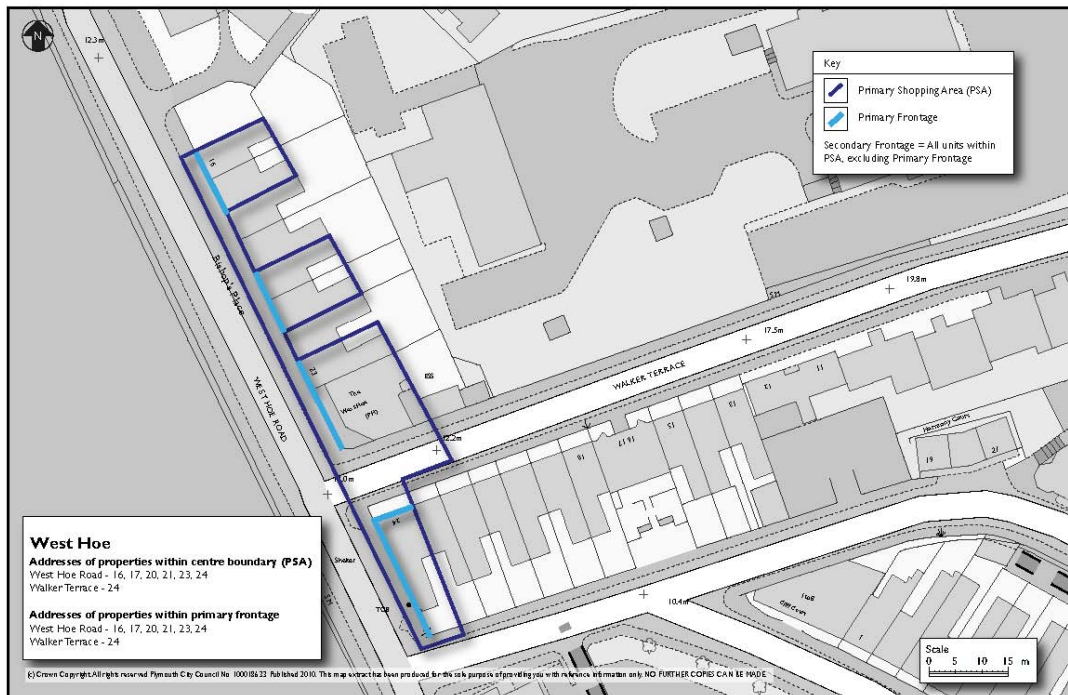
5.130. Victoria Road local centre is in the west of the city, one of a limited number of local centres in the St Budeaux area. It comprises 16 retail units, most of which are in non-food retail use. Car parking availability is adequate, but pedestrian and cycle movement to the centre is difficult due to steep gradients. The uses operating within the centre include: 10 x A1 (1 vacant), 2 x A5, a florist, a nail salon and 2 units that were surveyed as not trading.

Key issues to be considered

5.131. The following key issue should be considered in future in relation to proposals for the centre:

- Victoria Road local centre has been performing well over recent years and presents no significant challenges or any evidence to suggest the need to consolidate the centre.

WEST HOE – LOCAL CENTRE



Location/History and Function

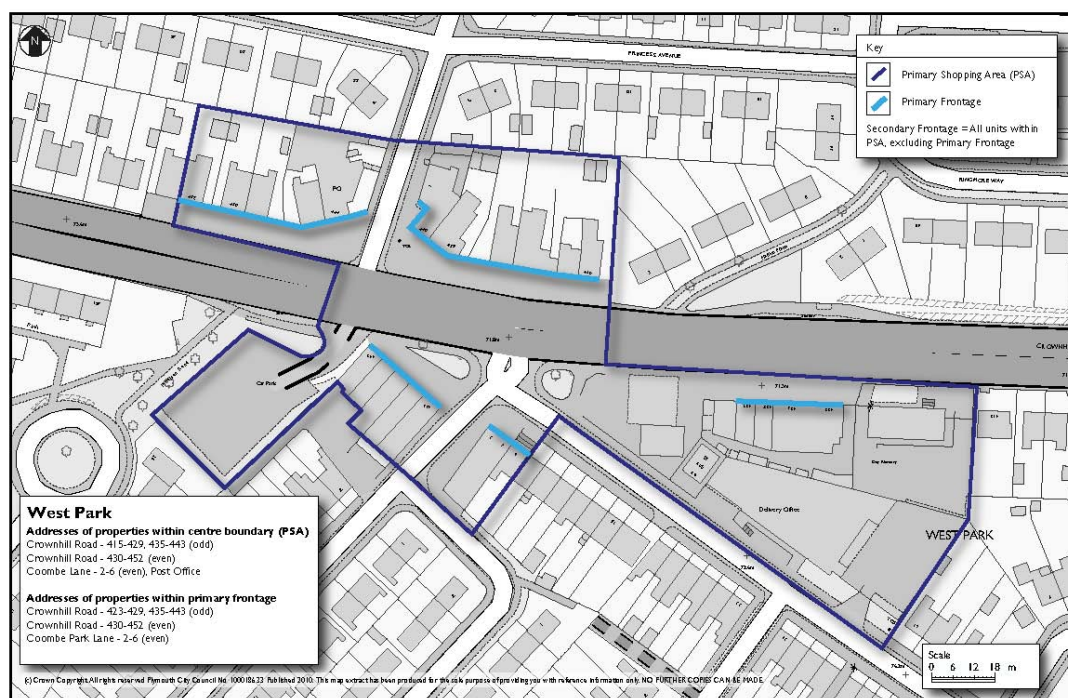
5.132. West Hoe and the Hoe have a distinct community characterised by late Georgian and early Victorian housing located on the waterfront of Plymouth Sound. The local centre comprises 7 units containing the following uses: 4 x A1, 2 x A3 and 1 x A4. There is also an A5 unit located in close proximity to the centre. 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.

Key issues to be considered

5.133. The following key issues should be considered in future in relation to proposals for the centre:

- West Hoe local centre has been performing well over recent years with low vacancy levels and the limited number of uses operating within the centre are well balanced and provide a good range of facilities for a small centre.
- The centre as it currently exists does not have the range of uses and facilities which would be expected of a local centre. It does however, provide an important focus for the community. It may be appropriate to reconsider the role of West Hoe local centre within the shopping hierarchy through the next Core Strategy Review.

WEST PARK – LOCAL CENTRE



Location/History and Function

5.134. West Park local centre is located in the north west of Plymouth on the busy Crownhill Road. It comprises 24 units in parades of shops on either side of the road consisting of the following uses: 12 x A1, 1 x A2, 1 x A3/A5, 4 x A5, and 6 other uses including a nursery and a library.

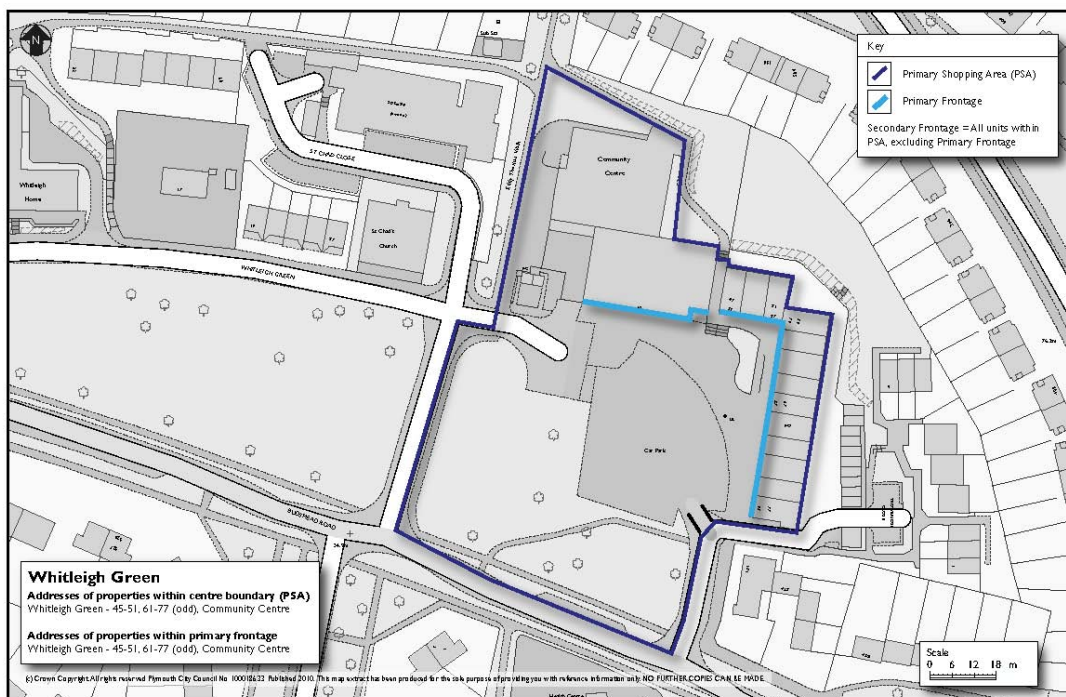
5.135. The road forms a significant barrier to movement, although there is a conveniently located pedestrian crossing. There is also one car park serving the local centre.

Key issues to be considered

5.136. The following key issues should be considered in future in relation to proposals for the centre:

- The centre appears to be functioning well and there is no evidence to suggest the need to consolidate the centre.
- There are 12 x A1 units within the centre which represents 52% of all units within the centre. It is important to retain a focus for the centre and therefore any proposals which dilute this provision further will need to be carefully considered.
- There is a high proportion of takeaways (A5) operating within the centre, and in order to maintain the predominance of A1 and a range of other uses, proposals for further A5 units should be resisted.

WHITLEIGH GREEN – LOCAL CENTRE



Location/History and Function

5.137. Whiteleigh Green local centre is located in the north of Plymouth, on one of the key routes to the Derriford area. It comprises 11 units containing the following uses: 8 x A1, 1 x A3 and 2 x A5.

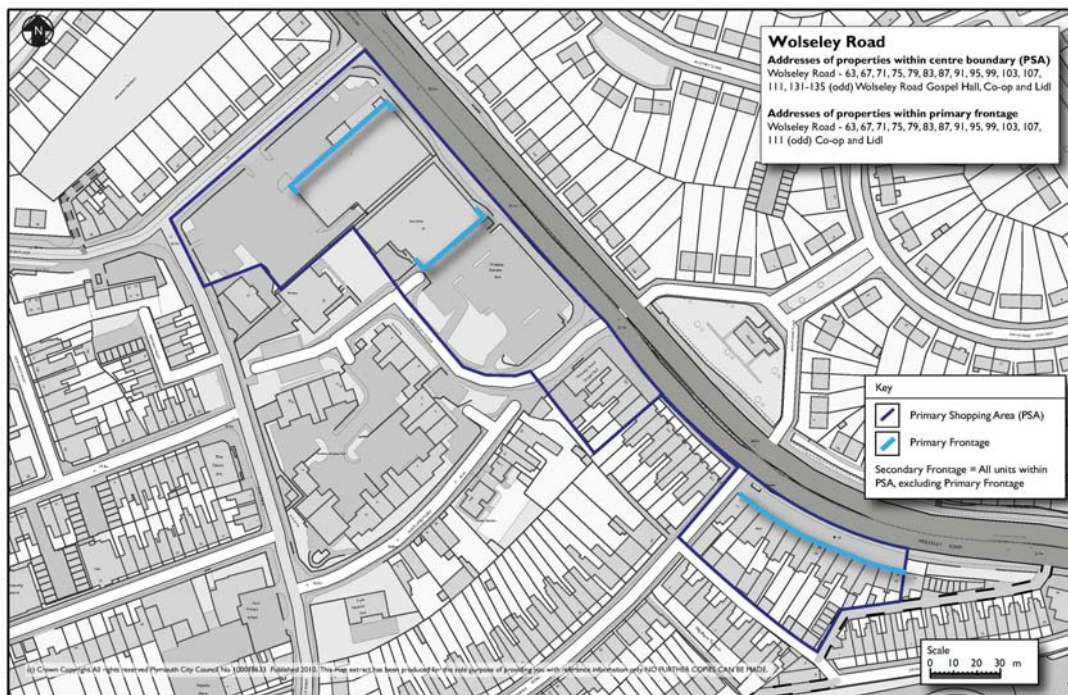
5.138. The centre benefits from a Co-op foodstore, a number of non-food businesses and there is also a disused community centre located within the centre boundary and some community facilities just outside the centre including a GP Surgery and a church. These facilities contribute towards the vibrancy and vitality of the centre as they attract visitors to the area. There is a good sized car park which serves the local centre and bus routes pass along Budshead Road.

Key issues to be considered

5.139. The following key issue should be considered in future in relation to proposals for the centre:

- Whiteleigh Green has been performing well over recent years and because of the range of facilities, creates a strong focus for the neighbourhood. There is no evidence to suggest the need to consolidate the centre and it is expected to continue functioning within its current role.

WOLSELEY ROAD – LOCAL CENTRE



Location/History and Function

5.140. 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 19 units making up the local centre. The breakdown of uses operating within the centre includes: 12 x A1, 2 x A2, 1 x A3, 2 x A5 and 2 other non retail uses, including a beauty salon and a dog groomers.

5.141. 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. These facilities contribute towards the overall vitality of the centre as they attract people to the area. Wolseley Road forms a significant barrier to pedestrian movement from the east.

Key issues to be considered

5.142. The following key issues should be considered in future in relation to proposals for the centre:

- Wolseley Road has been performing well and there is no evidence to suggest the need to consolidate the centre. It is therefore expected that the centre will continue to function within its existing role.
- The Council will support developments which improve pedestrian access to the centre.

GLOSSARY OF TERMS

Area Action Plan (AAP) – A Development Plan Document that will be used to provide a planning framework for areas of significant change or conservation.

A1 Shops - Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices (but not sorting offices), pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes.

A2 Financial and professional services - Financial services such as banks and building societies, professional services (other than health and medical services) including estate and employment agencies and betting offices.

A3 Restaurants and cafés - For the sale of food and drink for consumption on the premises - restaurants, snack bars and cafes.

A4 Drinking establishments - Public houses, wine bars or other drinking establishments (but not night clubs).

A5 Hot food takeaways - For the sale of hot food for consumption off the premises.

Character – A term relating to an area, in terms of its landscape or the layout of streets and open spaces, often giving places their own distinct identity.

Core Strategy – One of the key Development Plan Documents in the Local Development Framework. It sets out the long-term spatial vision and policies and proposals to deliver that vision.

Council – The local authority, Plymouth City Council.

Local Development Framework (LDF) – This will include a portfolio of Local Development Documents that will provide a framework for delivering the spatial planning strategy for the area. It will also contain a number of other documents, including the annual monitoring report, and any ‘saved’ plans that affect the area.

NPPF (National Planning Policy Framework): This document provides the national planning policy framework. It replaces previous Planning Policy Statements and Planning Policy Guidance notes and forms a key part of the Coalition Government's reforms to make the planning system less complex and more accessible, to protect the environment and to promote sustainable growth.

Natural surveillance – The placement of buildings around a space or along a street which are designed and sited such that people within the buildings can see what is happening outside. It can act as a discouragement to anti-social behaviour.

Primary Frontage – Areas which are likely to include a high proportion of retail uses.

Primary Shopping Area – A 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)”.
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Public realm – Spaces and streets within a city which are used and occupied by the public.

Secondary Frontages are located within the Primary Shopping Area, however, provide greater opportunities for a diversity of uses.

Sense of place – 'Cultural identity'. The elements that make up an area and give it a particular character or uniqueness.

Street furniture – A general term for objects/equipment erected in the street, e.g. traffic lights, road signs, litter bins, bus shelters, bollards, lighting columns etc.

Supplementary Planning Document (SPD) – It covers a wide range of issues on which the plan-making authority wishes to provide policies or guidance to supplement the policies and proposals in development plan documents. It will not form part of the development plan or be subject to independent examination.

Sustainable linked communities – Places where people want to live and work, now and in the future, that minimise the use of resources.

Sustainability – Meeting the needs of the present without compromising the ability of future generations to meet their own needs.

Topography – The shape and configuration of the surface of the land, for example hilly or flat.

Viability – In relation to shopping centres, this term relates to a centre's long-term survival and its ability to be sustained over a period of time.

Vibrant – A place which is active, lively and interesting.

Vitality - This term is used to highlight the role that shopping centres can play in providing a strong and active focus for local communities.