

Appendix 7: District Centres Healthcheck Assessments

Allenton District Centre

Description

Allenton is a large, linear district centre running along Osmaston Road. The offering in Allenton District Centre is diverse, with a variety of retailers offering a range of convenience, comparison and service uses. The centre benefits from good public transport links and free car parking, however the quality of some of the units is poor with the high profile vacant former Mitre public house detracting from the overall quality and attractiveness of Allenton. However Allenton is a busy centre which functions as a hub for the suburb in which it is located.

Development Context

Allenton district centre is located immediately adjacent to the Osmaston Regeneration Area (which is to deliver 600 new homes) approximately 3 kilometres to the south-west of Derby city centre.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: Units at junction of Osmaston Road and Osmaston Park Road



Figure 2: Public realm on Osmaston Road



Figure 3: Planting at the junction of Whittington Street and Osmaston Road



Figure 4: The Mitre dominates the junction of Osmaston Road and Osmaston Park Road

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Allenton District Centre Floorspace (sq.m) 2018	Allenton District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	3,091	24.3	15.2
Comparison	24.6	2,928	23.0	34.7
Retail Services	13.0	669	5.2	6.8
Leisure Services	22.5	4,802	37.7	25.1
Financial and Business Services	3.4	828	6.5	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	428	3.4	9.8
TOTAL	100	12,745	100	100

Source: Composition of Allenton District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report March 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Allenton District Centre Number of Units 2018	Allenton District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	12	20.0	9.0
Comparison	26.4	17	28.3	30.8
Retail Services	22.2	8	13.3	14.5
Leisure Services	24.4	16	26.7	24.0
Financial and Business Services	6.1	4	6.7	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	3	5.0	11.2
TOTAL	100	60	100	100

Source: Composition of Allenton District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report March 2018

Overall Composition

- There are a total of 60 retail and service units within the existing district centre boundary, accounting for a total of 12,745 sq.m. of floorspace.
- National operators with a presence in Allenton include Co-operative Food, Boots, Wilko, Subway and a number of banks.
- Allenton is one of the larger and more diverse district centres in Derby. Unlike other district centres, Allenton is not dominated by convenience goods retailers.
- Allenton lacks the anchor convenience retailer found in other district centres throughout Derby. However, an Aldi is located 500 metres to the east of Allenton on Harvey Road.
- Allenton Market, located in the north of the district centre, is open on Fridays and Saturdays with a flea market on Tuesdays. It is in a poor state of repair and requires investment.
- The quality and maintenance levels of some units in Allenton reduce the attractiveness and vitality of the district centre.
- The vacant sites fronting the primary junction, including the former Mitre public house reduce the desirability of Allenton.

Catchment

Whilst there is clearly some convenience expenditure going to the centre, a negligible amount was attributed to it through the household survey.

Convenience & Comparison

Allenton contains a diverse mix of comparison and convenience uses. There are a total of 17 comparison goods retailers, amounting to 2,928 sq.m. of floorspace and equating to 23.0% of the total retail floorspace. The comparison floorspace figure is far lower than the national average (35.8%). Comparison retailers include Wilko, Boots, three charity shops and a number of independent retailers. The comparison offering is also more varied than in other district centres.

The 12 convenience goods retailers account for 3,091 sq.m. floorspace or 24.3% of total floorspace in Allenton. This figure is below both the national average and that of other district centres in the southern part of Derby. Convenience uses include two bakeries, Co-operative Foodstore and Heron Foods. Allenton is home to a moderate-size market located on Osmaston Road. It contains 90 stalls with covered walkways and dedicated car parking. The market is operational on Tuesdays, Fridays and Saturdays. Traders are predominantly provide value products.

The convenience and comparison goods retail offering is more varied and diverse than that found at other district centres. However whilst the composition of Allenton is relatively similar to UK averages (in respect of floorspace), it does lack a large convenience goods retailer within the defined district centre boundary. However the current provision is considered appropriate and more than able to serve local 'top-up' shopping needs.

It should also be noted that there is an extant permission for a Tesco store, which would have also provided for a new market hall, to the north of Harvey Road. Realisation of this scheme would help to improve the overall attractiveness of Allenton as a desintation.

Services

As one of the larger district centres, Allenton has a strong service offering. The number of leisure, retail and financial and business services are reflective of national averages, and comprise a strong offer in comparison to comparable district centres.

There are 16 leisure service units within the defined district centre boundary, including two gyms, three bookmakers, eight hot food takeaways and an amusement arcade. These amount to 4,802 sq.m. of floorspace, or 37.7% of total floorspace. There are a further seven retail service units, comprised of four beauty salons, a tattoo parlour, a Post Office and a travel agent. These cover 669 sq.m. floorspace, or 5.2% of total retail floorspace.

Allenton district centre contains four national banks, with all financial and business services in total covering 828 sq.m. of floorspace, or 6.5% of the total. Allenton is therefore notable for its concentration of financial services. The district centre has a healthy service offer and is considered capable of meeting the day to day needs of local residents.

Vacancies

There were three vacant units noted at the time of our visit. The three vacant units represent 5.0% of total units in the centre, a figure which is significantly below the national average of 11.2%. However, the vacant units are located at key points in the centre and therefore negatively impact the environmental quality in Allenton.

Miscellaneous

There are no community facilities located within the boundaries of Allenton District Centre. Allenton Library is located to the south-east of the site on Poole Street and Osmaston Park Community Centre is located 600 metres to the west.

Pedestrian Flows

The pedestrianised areas fronting the retail units along Osmaston Road ensure that pedestrian activity is found throughout the district centre, particularly on the southern side of the Ring Road.

It should be noted that Osmaston Road and the Ring Road, despite pedestrian crossings and overpasses, act as very significant barriers to pedestrian movement. This situation is not helped by the surface level car parks fronting the units along Osmaston Road. Despite this, the amount of pedestrian traffic throughout Allenton at the time of our visit was considered to be strong.

Accessibility

Allenton is located at the junction of two primary routes through Derby; the A5111 and the A514. Accordingly it is well connected to locations throughout Derby and to the wider national highway network. The linear nature of the centre ensures it is well integrated into the surrounding residential areas.

A large amount of free car parking is provided along the length of Osmaston Road. This has the effect of segregating the footways from Osmaston Road, creating pedestrianised areas. However Harvey Road and Osmaston Road act as barriers to pedestrian movement.

The centre benefits from frequent bus services into Derby city centre from stops along A514 Osmaston Road and the A5111. From these stops the city centre is accessible in approximately 20 minutes. There are up to six services per hour from Allenton to the city centre. The district centre is therefore accessible to a wide catchment area throughout Derby and beyond, with good provision of car parking and access to public transport.

Perception of Safety

The segregated footways ensure that the perception of safety in Allenton for pedestrians is good, with a number of pedestrian crossings and an elevated pedestrian walkway ensuring safe access across the ring road. The district centre also benefits from a high standard of natural surveillance.

At the time of our visit there was some loitering noted and evidence of anti-social behaviour. The occurrence of this could be reduced by the introduction of CCTV throughout the centre, which whilst present in some areas could be made more widespread.

Environmental Quality

Allenton is considered to have sufficient provision of bins and street furniture, however the district centre may benefit from the introduction of planters or landscaping to improve the overall quality and public realm of the centre.

The primary issue impacting the environmental quality of Allenton is the lack of consistency in shop frontages and façades, some of which look out of place and are of a poorer quality. This situation is not improved by vacant units to the immediate north of the Ring Road such as Allenton Market.

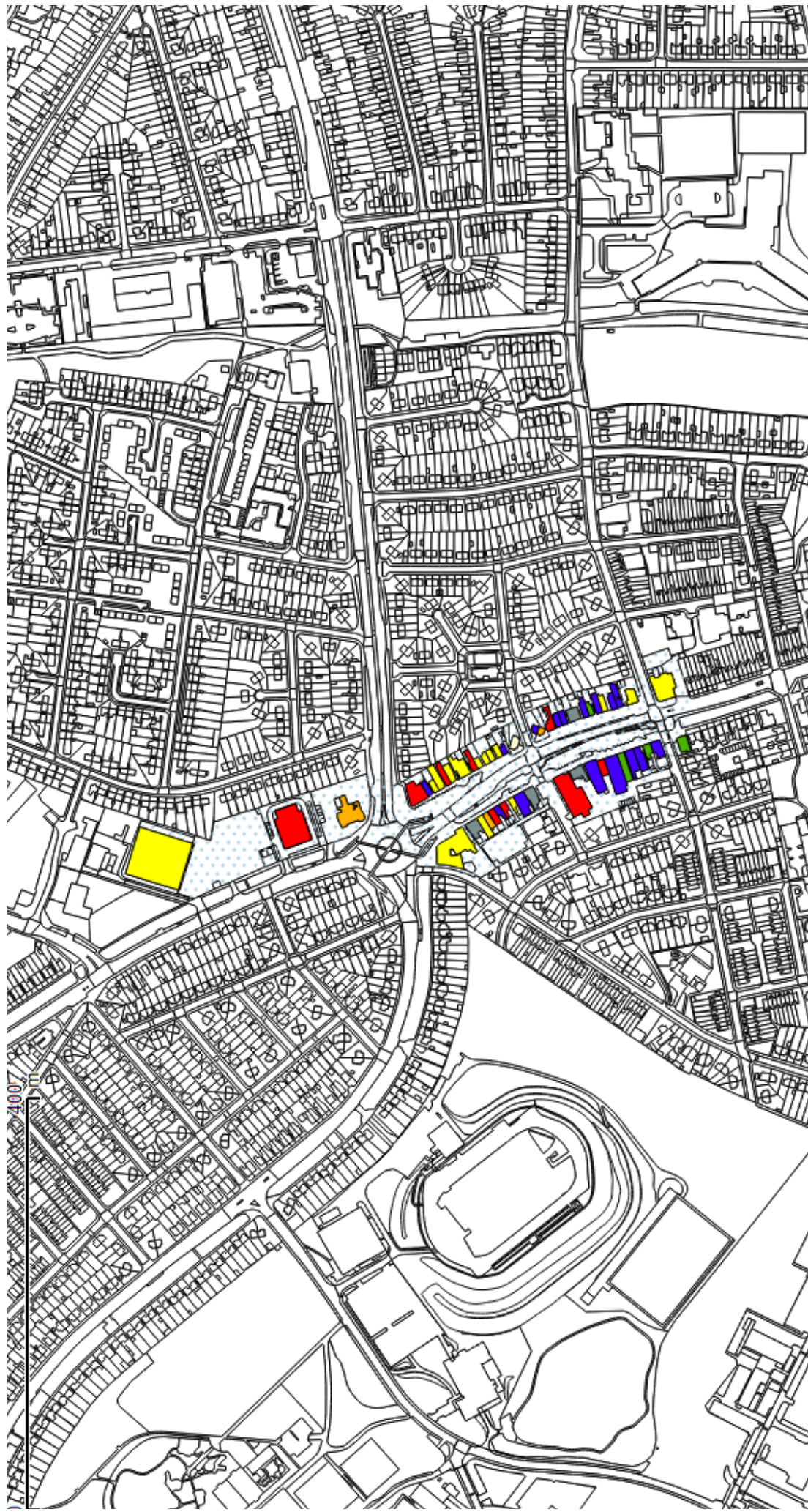
Despite the diversity of uses, the poor environmental quality of Allenton impacts on its vitality.

District Centre Boundary

As the boundary currently stands, there is significant scope for development within Allenton. However, the extant approval to the north of Harvey Road indicates some challenges around market demand and viability although at this time the centre boundary is considered to be appropriate.

Conclusion

Allenton has a good and diverse mix of uses, and benefits from a purpose built market. The centre is also accessible to areas throughout the south of Derby and to pedestrians from the surrounding residential areas. The centre therefore appears to perform an important role, but would benefit from improvements to the public realm and shopfronts. The centre has potential for expansion and is close to the Osmaston Regeneration Area, with the site of the Mitre and the Market (if no longer operational) offering the most obvious opportunity to enhance the convenience offering.



Allenton District Centre

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

Clients
Derby City Council

Project
Derby Retail Study

Date
January 2019

NEXUS
PLANNING

Allestree District Centre

Description

Park Farm Shopping Centre, which forms Allestree district centre, is located approximately 2 kilometres to the north-east of Derby city centre on the Allestree estate. The centre is a well-established and purpose built 1960s shopping mall, with integrated residential areas.

The shopping centre is managed, and therefore has a high standard of environmental quality in the public areas. It also benefits from good accessibility and high levels of car parking.

Development Context

The centre is located towards the northern fringe of the urban area, being approximately 2 kilometres to the north-east of the city centre. It is located approximately 750 metres to the south-east of the proposed urban extension in Amber Valley.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: Example of public realm in Allestree District Centre



Figure 2: View south-west towards Park Farm Drive



Figure 3: Vacant units in the north-western corner of Park Farm Centre



Figure 4: View into Park Farm Centre from the surface car park on Park Farm Drive

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Allestree District Centre Floorspace (sq.m) 2018	Allestree District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	2,870	33.6	15.2
Comparison	24.6	2,617	30.6	34.7
Retail Services	13.0	622	7.3	6.8
Leisure Services	22.5	1,552	18.1	25.1
Financial and Business Services	3.4	457	5.3	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	435	5.1	9.8
TOTAL	100	8,551	100	100

Source: Composition of Allestree District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Allestree District Centre Number of Units 2018	Allestree District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	9	17.6	9.0
Comparison	26.4	13	25.5	30.8
Retail Services	22.2	11	21.6	14.5
Leisure Services	24.4	10	19.6	24.0
Financial and Business Services	6.1	4	7.8	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	4	7.8	11.2
TOTAL	100	51	100	100

Source: Composition of Allestree District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- There are a total of 51 units within the defined boundary of the district centre, amounting to 8,551 sq.m. of floorspace.
- At the time of our visit there were four vacant units noted, representing 5.1% of total floorspace in the centre. A total of four vacant units were also noted during the previous study.
- Convenience and comparison operators dominate the district centre. Allestree is anchored by a Co-operative Foodstore and a non-convenience operator, Wilko.
- Convenience floorspace amounts to 33.6%, higher than the national figure (which is not uncommon for a lower order centre, meeting the needs of the surrounding community).
- There are a number of national operators present in Allestree, including Dominos, Papa John's Pizza, Co-operative Foodstore, Wilkos, Boots, RBS and Barclays.
- Park Farm Shopping Centre functions as Allestree district centre. This has ensured that the environmental quality is high and the perception of crime was low at the time of our visit.
- The public realm is considered to be well-maintained and clean, with

all units kept to a high standard.

- The district centre is readily and easily accessible to a large catchment, and is adequately served by public transport and a large, free-to-use, surface-level car park.

Catchment

Allestree district centre is located within Zone 9 (Allestree, Mackworth). Within this zone only a small proportion of main food spend is retained, with the overwhelming majority of this is spent in Allestree. However, just under half of top-up expenditure is directed to Allestree. The district centre attracts minimal expenditure from other zones.

Convenience & Comparison

Allestree is dominated by convenience and comparison operators. The district centre is anchored by a large Co-operative Foodstore, located at 49 Park Farm and accounting for 1,369 sq.m. of floorspace. There are eight other convenience uses in the centre, including two additional convenience stores, a health food store, butchers, a baker, a newsagent and a greengrocer. Convenience uses account for 2,870 sq.m. of floorspace, or 33.6% of total retail floorspace.

There are a total of 13 comparison operators in the district centre. These operators include four charity shops, three gift/card shops, a florist, a pharmacy, a jewellers and a large Wilko store. These units account for 2,617 sq.m. of floorspace, or 30.6% of total retail floorspace in Allestree.

The comparison floorspace in Allestree is largely similar to the national figure (30.6% in Allestree compared to 35.5% in the UK as a whole). Proportionally more floorspace is occupied by convenience goods retailers in Allestree compared to the national position (33.6% in Allestree compared to 15.2% nationally). This proportionally larger floorspace figure is considered suitable and appropriate to support the function of Allestree as a district centre.

Services

There are a total of 25 service operators within Allestree district centre, offering a broad range and diversity of services serving local needs. There are a total of 10 leisure service operators in the centre, which amount to approximately 18.1% of total retail floorspace in Allestree. Leisure operators include five hot-food takeaways, two restaurants, a book makers, a gym and a small public house.

In addition there are eleven retail service operators within the district. These units account for 622 sq.m. of floorspace, or 7.3% of total commercial floorspace. Among the eleven operators are two hairdressers, two opticians a travel agents, a post office and a tanning shop. In addition to this is the Co-operative Funeral Care, a funeral directors. There are also four financial and business service operators, consisting of two national banks, an estate agents and a solicitors. These operators account for 457 sq.m. of floorspace, or 5.3% of total retail floorspace in Allestree.

The service offering is lower than the national figure. However this is in part reflective of the type of accommodation in Allestree, which is able to accommodate a greater proportion of comparison goods retailers than is often found in lower order centres.

Vacancies

At the time of our visit there were a total of four vacant units noted at Allestree district centre. These units account for 435 sq.m of floorspace, or 5.1% of the total floorspace in the district centre. The four units are dispersed throughout Park Farm Centre.

The 5.1% vacancy rate compares favourably to a national vacancy rate of 9.3% of floorspace. The vacancy rate is equal to that noted at the time of the previous study in 2009.

Miscellaneous

As the main centre of the Allestree area, Park Farm has a number of community facilities. These include Allestree Library, Park Farm Medical Centre, Scarsdale Vets and Beautiful Dentures dental practice. Immediately to the south of the defined district centre boundary is the Park Farm Surgery.

Pedestrian Flows

At the time of our visit to Park Farm Shopping Centre strong pedestrian flows were noted through the district centre. Activity was noted throughout the centre, with a particular concentration around the parade between Farm Foods and the Co-operative Foodstore. Less pedestrian activity was noted to and from the site and in the secondary areas.

Publically available figures indicate that there are is an average footfall of over 25,000 visits per week. These figures indicate that there is a reliable flow of pedestrians into Park Farm and that the district centre is a well-used facility in the Allestree community.

Accessibility

Like all of Derby's district centres, Allestree is well connected and served by public transport. Bus stops are provided at Birchover Way, just beyond Park Farm Shopping Centre, with Allestree Blue and Green bus routes providing around four services per hour taking approximately 20 minutes to reach Derby city centre. The centre is located in the centre of Allestree and is therefore well located, providing easy access for pedestrians.

Adjacent to Park Farm Shopping Centre are two car parks and an area of roof car parking. Together these provide a combined total of over 400 free parking spaces. Allestree district centre is therefore easily accessible to residents throughout the suburb and in north-east Derby.

Perception of Safety

Allestree appears to be a generally safe centre, with clear evidence of safety measures taken by the management of Park Farm Centre. The contained Park Farm Centre seeks to minimise the risk of crime, with visible security measures including CCTV throughout. It should be noted that a number of enclosed paths reduce natural and passive surveillance in these areas. However the visible security measures resulted in no

evidence of graffiti or anti-social behaviour.

The pedestrianised shopping centre ensures pedestrian safety is extremely high, and pedestrian crossings on Park Farm Drive and Birchover Way guarantee pedestrian safety on roads around the centre. Safety is further secured by the slow moving traffic around the district centre.

At the time of our visit, the perception of safety was generally considered to be good. However, consideration should be given to measures that would ensure safety in areas of the centre that lack natural or passive surveillance.

Environmental Quality

Overall, the environmental quality of Allestree was considered to be high at the time of our visit. As a managed centre, it is clear that considerable efforts have been made to ensure the public realm is well-maintained and clean. There are planters, benches and litter bins provided throughout the centre and paving is laid flat, ensuring pedestrian safety is maintained. The quality of the individual units was generally considered to be high too, with the majority of units having clean and modern frontages.

The environmental quality of the centre is somewhat compromised by the aspects surrounding the site, with the unkempt back entrances of units fronting the roads surrounding the site. To combat this consideration should be given to shielding these areas through fencing.

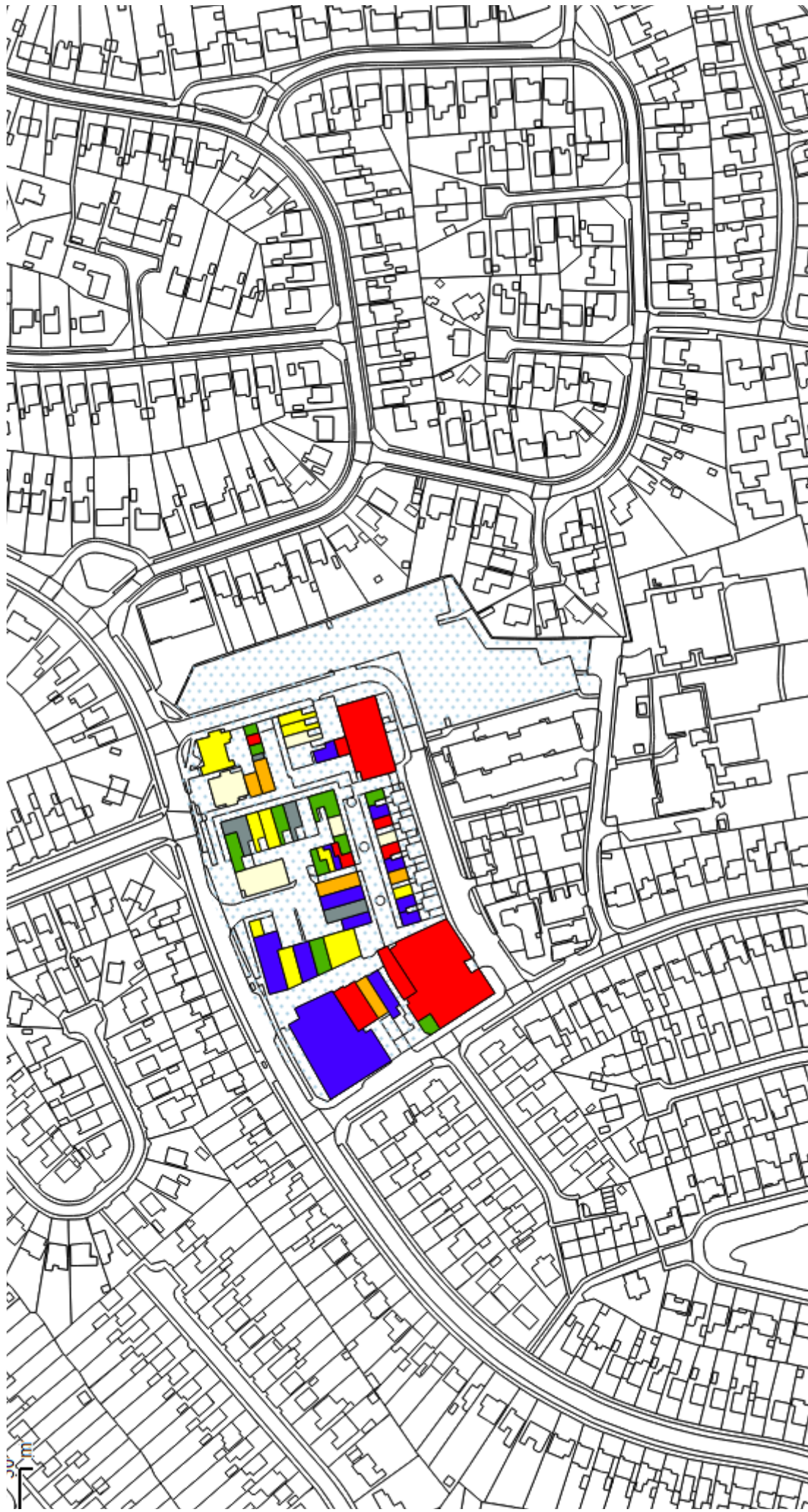
District Centre Boundary

The centre and wider area is densely developed offering limited scope to enhance the retail offer. The centre boundary is considered appropriate. A possible exception may be development on the surface level car park to the north, however this appears to be well-used.

Conclusion

Allestree performs a strong retail function in respect of both convenience and comparison foods, however there is a lesser proportion of services uses. The purpose built centre is well maintained and well used, and is considered to be vital and viable, evidenced by the low number of vacancies recorded at the time of our visit.

There is limited scope for expansion unless decked or other parking solutions could be identified to open up land to the north.



Clients
Derby City Council

Project
Derby Retail Study

Date
January 2019

Allestree District Centre

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

NEXUS
PLANNING

Alvaston District Centre

Description

Alvaston is one of the largest district centres in terms of floorspace. It is located in a residential area and centres on the junction of the A5194/A6 and A5111, which ensures a high level of accessibility but reduces the perception of pedestrian safety. Recent improvements have been made to the public realm of the centre, however these have only directly benefited the eastern half of the district. Further work is currently on hold pending a strategy review. Overall Alvaston has a good mix of operators and uses and is considered able to meet the needs of the local community.

Development Context

Located approximately 3.5 kilometres to the south-east of Derby city centre, Alvaston is located 1.3 kilometres to the north of the Boulton Moor urban extension, and an urban extension in South Derbyshire.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: Moderate traffic passing through the centre along Shardlow Road



Figure 2: Petrol filling station located at the Raynesway roundabout



Figure 3: Public realm and free-to-use car parking at the parade on Shardlow Road



Figure 4: Pedestrian crossings are located throughout Alvaston District Centre

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Alvaston District Centre Floorspace (sq.m) 2018	Alvaston District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	1,941	22.4	15.2
Comparison	24.6	2,589	29.9	34.7
Retail Services	13.0	1,555	18.0	6.8
Leisure Services	22.5	2,021	23.4	25.1
Financial and Business Services	3.4	230	2.7	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	316	3.6	9.8
TOTAL	100	8,651	100	100

Source: Composition of Alvaston District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Alvaston District Centre Number of Units 2018	Alvaston District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	12	19.0	9.0
Comparison	26.4	17	27.0	30.8
Retail Services	22.2	12	19.0	14.5
Leisure Services	24.4	15	23.8	24.0
Financial and Business Services	6.1	3	4.8	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	4	6.3	11.2
TOTAL	100	63	100	100

Source: Composition of Alvaston District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- There are a total of 63 units within the district centre, accounting for a total of 8,651 sq.m. of total floorspace. Alvaston is therefore one of the larger district centres.
- Four of these units are vacant, amounting to a vacancy rate of 3.6% of floorspace, which is significantly less than the national average. These vacant units are concentrated along London Road.
- There are a number of national operators with a presence in Alvaston, including Boots Pharmacy, Coral, Iceland, Tesco Express, Texaco and a range of charity shops.
- Unlike some district centres Alvaston is not dominated by convenience goods floorspace and contains a diverse range of operators and uses.
- The provision of comparison goods and leisure service floorspace (29.9% and 23.4% respectively) is broadly in line with the national average figures. Convenience goods uses provide more floorspace than the national average (22.4% in Alvaston compared to 15.2% nationally).
- The environmental quality of Alvaston is varied, with some areas

benefiting from recent public realm improvements and other areas blighted by poorly maintained units and increased vacancy rates.

- Alvaston is well connected to the surrounding residential areas with a generally good level of accessibility, however the main roads running through the centre impede pedestrian activity.

Catchment

For the purposes of determining convenience goods shopping patterns, Alvaston district centre is located within Zone 6 (Allenton, Alvaston and Chaddesden). Alvaston plays a strong role for top-up convenience goods shopping, with 12.9% and 11.6% of top-up expenditure in Zones 6 and 7 respectively directed towards Alvaston. Alvaston attracts a only a limited amount of main food expenditure.

Convenience & Comparison

There is a diverse and varied mix of convenience and comparison uses in Alvaston. There are a total of 12 convenience goods retailers in the centre. These amount to 1,941 sq.m. of floorspace, or 22.4% of the total stock of floorspace. This figure is less than the national figure of 15.2%. Tesco Express, Iceland and Co-operative Foodstore anchor the convenience goods offer; other convenience operators include two off licenses, two newsagents and a bakery.

There are a total of 17 comparison units within Alvaston district centre. These units account for 2,589 sq.m. of floorspace, or 27.0% of the total floorspace in the centre. This figure is broadly in line with the national average (35.5%), but higher than the average for district centres across Derby.

Alvaston's convenience and comparison goods offer is considered to be appropriate to serve the surrounding residential area and support the function of a district centre. Unlike some district centres, convenience goods retailers do not dominate in respect of the composition of floorspace, but this is partly a consequence of Alvaston being larger than most district centres, thereby affording further scope for other uses. Equally whilst the centre appears to be successful in providing for day to day needs, the Aldi foodstore approximately 1 kilometre to the west of the centre provides a greater range of convenience goods. Notwithstanding this, the concentration of charity shops in the centre indicates a need to diversify the comparison goods offer in the centre.

Services

The service offering is diverse, with a range of retail, leisure and financial and business services at Alvaston. There is a total of 30 service operators, providing a total of 3,806 sq.m. of floorspace, equating to 44.0% of the total stock.

There are three financial and business services, amounting to 230 sq.m. of floorspace or 2.7% of the total. A total of 15 leisure service units are located in Alvaston, accounting for 2,021 sq.m. of floorspace or 23.4% of the total stock. A total of 10 of the 15 leisure service units are occupied by hot-food takeaways, suggesting that efforts are required to expand

the leisure service offering. The other uses include three bookmakers, a restaurant and a café. Alvaston district centre contains 12 retail service units, including three barbers, three beauty parlours, a Post Office, a dry cleaners, a petrol filling station and an optician. These units account for 1,555 sq.m. of floorspace, or 18.0% of the total.

Alvaston's service offer is considered to be generally appropriate given its role. However, consideration should be given to managing the number of hot-food takeaways as these are likely over-represented in Alvaston.

Vacancies

At the time of our visit there were four vacant units noted throughout Alvaston district centre. These units account for 316 sq.m. of floorspace or 3.6% of total retail floorspace in the centre. This figure is considerably lower than the national average figure of 9.3%.

It should be noted that three of the vacant units are located along London Road. This concentration of vacant units indicates that the London Road area is facing greater challenges than those on Shardlow Road which have benefited from recent public realm improvements.

Miscellaneous

Other uses within the defined boundaries of Alvaston include Alvaston Library and office space. Immediately beyond the district centre boundary at Raynesway is Raynesway Dental Practices. Alvaston therefore contains a range of additional uses, which may encourage lined trips within the centre.

Pedestrian Flows

Alvaston district centre benefited from a high, constant level of pedestrian activity at the time of our visit. Activity was concentrated around the two parallel parades of shops along Shardlow Road and around Alvaston Library.

Whilst the heavily trafficked Shardlow Road does create somewhat of a barrier for pedestrians, pedestrian flows were aided by the high number of pedestrian crossings through the district centre and the accessibility between Alvaston district centre and the surrounding residential areas.

Accessibility

There are a number of bus stops throughout the district centre. Up to 15 services are provided, with buses taking approximately 15 minutes to reach Derby bus station. In addition, the Skylink Derby bus route provides up to three services per hour towards Leicester. The district centre is therefore well connected by public transport.

There is a small amount of free, short-stay car parking available within the defined district centre boundary. There is additional car parking available to the rear of Tesco Express on London Road. At the time of our visit the car parking was nearly full, indicating that at busier times parking provision may be an issue in Alvaston.

Although there are pedestrian crossing through the centre, Raynesway, London Road and Shardlow Road impede accessibility through the centre. Due to the nature of the district there is little that can be done to reduce this. Overall though, we consider that Alvaston is highly accessible.

Perception of Safety

At the time of our visit to Alvaston, no anti-social behaviour or loitering was noted. The open nature of the centre generally appears to discourage criminal activity, with a high level of natural surveillance found through the centre. Visible CCTV is found on units throughout.

Safety is reduced by the location of the centre adjacent to a two major junctions and alongside several main roads. Pedestrian safety is secured through separate crossings and segregated footpaths and pavements. Further improvements through traffic calming measures would help to strengthen pedestrian safety. However, Alvaston generally feels safe.

Environmental Quality

The environmental quality of Alvaston is varied. The frontages along Shardlow Road have recently been improved through a public realm scheme. The quality of the units is good, with the public realm being well maintained. The improvements have a positive impact on the environmental quality of this area. Both the commercial property and public realm on London Road is of a lower quality. At this point, there are a greater number of vacant units and a number of the units are poorly maintained. The continuation of the public realm scheme along London Road would be of benefit.

Environmental quality is also compromised due to London and Shardlow Roads running through the district centre. A high level of traffic was noted through the centre at the time of our visit. The public realm improvements on Shardlow Road have helped to break-up the roadways and traffic.

District Centre Boundary

The wider area is densely developed limiting the scope to extend the centre boundary, therefore the centre is considered to be appropriate. There are potential locations within the centre for redevelopment, including the vacant or poor quality units along London Road.

Conclusion

Alvaston is one of the larger district centres in Derby. It benefits from a comparatively strong comparison and retail service offering, with a low number of vacant units noted during our visit. The district centre is generally considered to be vital and viable, however London Road would benefit from some improvements to the public realm. However, the former Harrington Arms public house and land to the rear of the library offer the most obvious opportunity to enhance the convenience provision in the district centre.



Alvaston District Centre

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

Clients
Derby City Council

Project
Derby Retail Study

Date
January 2019

NEXUS
PLANNING

Cavendish District Centre

Description

Cavendish district centre is located to the south of Derby city centre. It is somewhat dominated by the traffic island, which is located adjacent to the former Cavendish public house, and has benefited from recent public realm improvements. It acts as a community centre for the surrounding residential community, and accordingly provides a range of services, some of which are specialist. The district centre is anchored by the B&M store (which was previously a Somerfield) on Stenson Road, with a relatively modest range of convenience and comparison retailers completing its retail offer.

Development Context

The centre is located approximately 1.5 kilometres to the south of Derby city centre, and is located 1 kilometre to the west of the Osmaston Regeneration Area.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: View towards B&M and the surface car parking in Cavendish district centre



Figure 2: The traffic island at the centre of Cavendish district centre



Figure 3: Evidence of public realm on Upper Dale Road



Figure 4: Retailers on Derby Lane

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Cavendish District Centre Floorspace (sq.m) 2018	Cavendish District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	713	14.2	15.2
Comparison	24.6	2,241	44.8	34.7
Retail Services	13.0	1,443	28.8	6.8
Leisure Services	22.5	459	9.2	25.1
Financial and Business Services	3.4	149	3.0	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	0	0.0	9.8
TOTAL	100	5,005	100	100

Source: Composition of Cavendish District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Cavendish District Centre Number of Units 2018	Cavendish District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	6	21.4	9.0
Comparison	26.4	6	21.4	30.8
Retail Services	22.2	9	32.1	14.5
Leisure Services	24.4	5	17.9	24.0
Financial and Business Services	6.1	2	7.1	10.3
Miscellaneous	0.0	0	0	0.2
Vacant	5.5	0	0	11.2
TOTAL	100	28	100	100

Source: Composition of Cavendish District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- The centre accommodates 28 units, comprising a total of 5,005 sq.m. of retail floorspace, located within the defined district centre boundary. A number of units, including the Walbrook Inn, are located just beyond the boundary but function as part of the centre.
- The number of retail uses expanding beyond the district centre boundary along Upper Dale Road indicate that the existing district centre boundary may no longer be appropriate.
- The number of national operators within Cavendish are limited to B&M, Specsavers and the Post Office.
- The majority of units are occupied by regionally based or independent traders.
- The centre is anchored by the large B&M store on Stenson Road.
- Unlike other district centres, Cavendish lacks a large convenience goods anchor retailer. This constrains its role and ability to act as a district centre.
- Cavendish may not be performing the role of a district centre due to a lack of diversity in convenience goods uses and due to the proximity of Normanton Road district centre.

Catchment	As a result of the limited convenience goods offer in the centre and its proximity to the larger, more diverse Normanton Road district centre (located 700 metres to the east) the household survey identified a very low level of convenience goods expenditure in Cavendish for both top-up and main spend
Convenience & Comparison	<p>Cavendish is unique among district centres in being dominated by comparison uses which amount to a total of 2,954 sq.m., or 59.0% of the total commercial stock of floorspace. There are eight comparison retail uses, including B&M, Specsavers, two 'pound stores' and a dispensing pharmacy. The quantum of comparison retail floorspace in Cavendish is around 25% more than the national average level.</p> <p>In respect of convenience goods, there are six units comprising 713 sq.m., equating to 14.2% of the total stock. Specific convenience uses include four grocers, a bakery and a newsagent.</p> <p>The proportion of floorspace which is dedicated to convenience goods sales is the lowest of any district centre in Derby and is significantly lower than the national average. However, the B&M store, which is by far the largest unit in the centre does sell some food goods. Cavendish lacks the diversity of uses for a district centre and, despite some convenience provision, lacks some of the services required to meet the day to day needs of local residents.</p>
Services	<p>There are five leisure service units in Cavendish, which represent a total of 459 sq.m. floorspace or 9.2% of the total stock, a difference of about 15% from the national figure. The leisure service offering comprises four hot-food takeaways, alongside a bookmaker and a public house.</p> <p>There are also nine retail service units in the district centre representing a total of 1,442 sq.m. of floorspace, (or approximately 28.8% of the total stock of floorspace). Whilst this figure is higher than the national average, the retail service offer is not diverse. Of the six units, four are hairdressers or beauty salons, in addition to a Post Office, an opticians and laundrette.</p> <p>Cavendish district centre includes two financial and business service units comprising 3% of the total floorspace, providing a total of 149 sq.m. This figure is less than the national average, but is not considered to be problematic given the size of the district centre.</p>
Vacancies	As with the 2009 study, there were no vacant units noted at the time of our visit.
Miscellaneous	Although the district centre functions at the centre of the immediate residential community, it lacks a variety of community facilities in comparison to other district centres.

Pedestrian Flows	<p>Pedestrian activity was noted throughout Cavendish, with the highest activity concentrated around the B&M store.</p> <p>Fewer pedestrians were observed walking on the Derby Lane/Walbrook Road side of the junction, with low pedestrian numbers noted walking to and from the district centre despite the high levels of accessibility to residential areas surrounding it.</p>
Accessibility	<p>Cavendish is well connected to the local and national highway network. The district centre is located immediately off the A5111 Warwick Avenue. However there is little surface or on-road car parking available within the district centre. The district centre is located adjacent to the junction of Stenson Road and Walbrook Road, which ensures that the centre is easily accessible to the surrounding residential areas.</p> <p>The centre is located on a primary bus route into Derby city centre, with bus routes 4 and 7 providing at least four direct services per hour from a stop on Upper Dale Road. From here, the city centre can be accessed in approximately 20 minutes.</p> <p>Although the district centre has a fairly large pedestrian catchment and is well-integrated into the wider public transport network, the district centre lacks an appropriate level of car parking, causing traffic congestion and on-road parking on surrounding residential roads.</p>
Perception of Safety	<p>The district centre is well-integrated into the surrounding residential areas and is situated at the roundabout junction of Stenson and Walbrook Road. This ensures a high level of natural and passive surveillance throughout the district centre at all times.</p> <p>There is a consistent flow of traffic through the centre which is calmed by the junction and pedestrian crossings throughout the centre. These features reduce traffic speed and ensure the safety of pedestrians at all times. Double yellow lines restrict on-street parking throughout the centre, increasing pedestrian safety and visibility.</p> <p>There was no evidence of anti-social behaviour or graffiti in Cavendish at the time of our visit.</p>
Environmental Quality	<p>The façades of the individual units are varied, and some are poorly maintained and look out of place. A number of retailers sell products on the pavement fronting the units. This reduces the quality of the frontages. At the time of our visit a moderate level of litter was noted.</p> <p>Although there are some street trees and furniture throughout the district, Cavendish would benefit from improvements to the streetscape. This could include provision of seasonal planters and reducing the amount of products located in front of individual units.</p>

District Centre Boundary The existing centre is fairly compact and well defined with little scope for additional development. Similarly the wider area is densely developed with limited scope to accommodate an expansion of the district centre. The centre boundary is considered appropriate.

Conclusion Cavendish is a small centre which has a relatively modest offer. As such it does not appear to perform the role of a district centre in practice. In particular, the centre's convenience goods offer is limited and it provides few community facilities.

Notwithstanding this, it appears relatively healthy and no vacant units were apparent at the time of our visit.

Generally the district centre appears safe and secure, but environmental quality is impacted by the number of retailers selling goods from the pavement at the front of their units.



Cavendish District Centre

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

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Project
Derby Retail Study

Date
January 2019

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Chaddesden District Centre

Description

Chaddesden is located along Nottingham Road approximately 2.5 kilometres to the east of Derby city centre. The district centre accommodates an Aldi and a Co-operative Foodstore, with a Lidl located just beyond the defined boundary. It is one of the larger district centres in Derby and is located in a principally residential area. The district centre predominantly comprises a linear parade of shops fronting Nottingham Road. There is a strong convenience and comparison goods offer, complemented by varied leisure and retail service uses. Consequently Chaddesden is a vibrant district centre.

Development Context

Chaddesden is located along Nottingham Road approximately 2.5 kilometres to the east of Derby city centre. The district centre is located approximately 1.1 kilometres to the south west of the Brook Farm urban extension and urban extensions in Erewash.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: St Mary's Retail Park on Nottingham Road



Figure 2: Pedestrian crossing at junction of Nottingham Road and Chaddesden Lane



Figure 3: ALDI adjacent to Chaddesden Park



Figure 4: Parade of shops on Nottingham Road

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Chaddesden District Centre Floorspace (sq.m) 2018	Chaddesden District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	2,759	37.4	15.2
Comparison	24.6	1,234	16.7	34.7
Retail Services	13.0	1,056	14.3	6.8
Leisure Services	22.5	2,138	29.0	25.1
Financial and Business Services	3.4	190	2.6	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	0	0.0	9.8
TOTAL	100	7,377	100	100

Source: Composition of Chaddesden District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Chaddesden District Centre Number of Units 2018	Chaddesden District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	6	14.0	9.0
Comparison	26.4	11	25.6	30.8
Retail Services	22.2	10	23.3	14.5
Leisure Services	24.4	14	32.6	24.0
Financial and Business Services	6.1	2	4.7	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	0	0.0	11.2
TOTAL	100	43	100	100

Source: Composition of Chaddesden District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- There are a total of 43 retail units within the defined district centre boundary.
- There are a number of national operators present in Chaddesden. These include Aldi, Lidl, Iceland, Co-op, Tesco, Subway, Domino's and William Hill.
- Convenience uses anchor the district centre, accounting for 37.4% of total retail floorspace. If the Lidl located beyond the current boundaries were to be included, this figure increases to 47.2%. Consideration should be given to redefining the boundary to include the Nottingham Road Lidl.
- Consideration should be given to more varied comparison provision at St Mary's Retail Park.
- The leisure and retail service provision is considered to be appropriate to serve the needs of the local community.
- There has been a reduction in vacancy since 2009, from 6 units to none at the time of our visit.
- Chaddesden benefits from a high standards of environmental quality and perception of safety.

- Constant pedestrian flows were noted at the time of our visit, with accessibility strengthened by public transport links and free-car parking throughout the centre.
- The defined district centre lacks the community facilities of comparable centres.

Catchment

Chaddesden is located within Zone 6 (Allenton, Alvaston and Chaddesden). Chaddesden district centre attracts a considerable amount of main food and top-up convenience expenditure from both Zones 6 (11.5% and 10.8% respectively) and 7 (12.3% of main-food expenditure), which can broadly be defined as areas to the east of Derby city centre up to the local authority boundary.

Convenience & Comparison

Chaddesden district centre contains 11 comparison units comprising 1,234 sq.m. of floorspace equating to 16.7% of total retail floorspace. The district centre contains four charity shops, a pharmacy, a motor parts store and a pet goods store.

The district centre is primarily anchored by convenience uses, including Aldi and Tesco Express. In addition there is a Lidl just beyond the defined boundary. There are six convenience units in the district, amounting to 2,759 sq.m. or 37.4% of the total retail floorspace. If the Lidl adjacent to the boundary is included in the total, the quantum of floorspace increases to 4,122 sq.m. or 47.2% of the total.

Chaddesden's convenience offer is comparable to other district centres, however there is a concentration of convenience retailers within Chaddesden. The comparison offering is strong, however it lacks variety.

In order to properly reflect how the district centre trades in practice, we recommend that the Council gives consideration to revising the boundary in order that it includes the Lidl on Nottingham Road.

Services

There are a range of services in Chaddesden serving local needs. There are 14 leisure units, which amount to approximately 29.0% of the total stock of floorspace. Leisure service operators include seven hot-food takeaways, two bookmakers, two restaurants, a café, and a Subway sandwich shop. Additionally there is a Travelodge hotel located within the centre.

Furthermore there are ten retail units within the district, amounting to approximately 14.3% of total retail floorspace. Amongst the operators there are six hairdressers or beauty salons, a Thomas Cook travel agent, a tattoo parlour and a petrol station.

The proportion of floorspace in retail service use is higher than the national average, whilst the proportion in leisure service use is broadly similar. Since 2009 the financial and business offer has reduced through the loss of the bank, and now consists of a financial services provider and

an estate agent. However this deficiency is also apparent at some other district centres and to some extent mitigated through the free-to-use ATM located near the Tesco Express on Nottingham Road.

Vacancies

The 2009 Chaddesden health check noted concern at the vacancy level at that time, with three vacant units recorded along Nottingham Road and three vacant units at St Mary's Retail Park. At the time of our visit no vacant units were noted. This suggests a strengthening in the vitality of Chaddesden district centre in the years since the previous study, which has been drive by leisure services and is indicative of a vital and viable centre.

Miscellaneous

In addition to the varied retail provision within Chaddesden district centre, there is also a dentist and a chiropodist. Although there are no community facilities within the defined boundary, a library can be found 450 metres to the north in Chaddesden Park.

Pedestrian Flows

At the time of our visit pedestrian activity was noted throughout the site, however it was more pronounced along the retail core on Nottingham Road and around the anchor stores, particularly the Aldi.

Accessibility

Chaddesden district centre is well integrated both in respect of the surrounding residential area and the local transport network. Nottingham Road is a major bus route, with up to 11 services per hour offering services direct into the city centre which can be accessed in under 10 minutes.

There is a large amount of free, surface level car parking throughout the centre. Car parking is provided at the foodstores which anchor the centre, at St Mary's Retail Park, and adjacent to the main parade on Nottingham Road. At the time of our visit there was a large amount of parking available.

The retail core is pedestrianised which improves overall accessibility, and the flat topography of the site ensures easy access to disabled users. As a result of these factors, the district is easily accessible to the surrounding residential area and to locations throughout Derby although Nottingham Road does impact permeability.

Perception of Safety

Chaddesden feels safe and provides few obvious opportunities to commit crime. There is a good provision of natural surveillance due to the linear nature of the centre, with multi-fronting retail and service units. This perception could be strengthened by increase provision of CCTV in the centre. At the time of our visit there was no evidence of graffiti or anti-social behaviour.

Wide pavements, segregated pedestrian pathways and crossings throughout Chaddesden ensure pedestrians are not at risk from the moderately busy traffic on Nottingham Road.

Overall Chaddesden benefits from a high standard of safety in terms of crime and for pedestrians.

Environmental Quality

Chaddesden is a well-maintained district centre, with a high level of environmental quality. The majority of units are of a high standard, with frontages sympathetic to their surroundings. The separation between the primary retail areas at Nottingham Road improves the quality of the centre. The environmental quality of the district centre benefits from its setting in a residential area and adjacent to Chaddesden Park and Nottingham Road Cemetery.

There is a good provision of bins and street furniture in the centre, and there is evidence that efforts have been made to create an attractive shopping environment for visitors to Chaddesden.

District Centre Boundary

The district centre boundaries should be expanded to include the Lidl on Nottingham Road. With the exception of this potential change the centre is tightly bound by existing development and as such the only scope for development in Chaddesden would be through redevelopment.

Conclusion

Chaddesden is a strongly performing district centre which provides a particularly strong convenience goods offering and is anchored by an Aldi foodstore. Its attraction is complemented by the adjacent Lidl and St. Mary's Retail Park. We recommend that consideration is given to revising the boundary to include the Lidl on Nottingham Road.

In general, however, the centre is well maintained and safe.



Chaddesden District Centre

- Comparison
- Convenience
- Financial & Business Services
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- Miscellaneous
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Chellaston District Centre

Description

Chellaston district centre is divided between two primary linear areas; along Derby/Swarkestone Road and along High Street, these are separated by residential uses. Unlike other district centres in south Derby, Chellaston lacks an anchor convenience store, reducing its function as a district centre and lacks the footfall of comparable centres in south Derby. The centre is accessible by bus with services running directly into Derby city centre and also benefits from a supply of free car parking.

Development Context

Chellaston is a residential suburb located 6 kilometres to the south of Derby city centre. The district centre is located approximately 600 metres to the north of the South Chellaston urban extensions which will deliver approximately 600 new homes. Additionally Boulton Moor urban extension is located 1 kilometre to the north-east of the centre.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: Shopping parade on Derby Road



Figure 2: Bike storage and public realm on High Street



Figure 3: Shopping parade on High Street



Figure 4: The Rose and Crown public house on Swarkestone Road

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Chellaston District Centre Floorspace (sq.m) 2018	Chellaston District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	707	24.5	15.2
Comparison	24.6	330	11.5	34.7
Retail Services	13.0	448	15.6	6.8
Leisure Services	22.5	789	27.4	25.1
Financial and Business Services	3.4	238	8.3	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	371	12.9	9.8
TOTAL	100	2,883	100	100

Source: Composition of Chellaston District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Chellaston District Centre Number of Units 2018	Chellaston District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	4	19.0	9.0
Comparison	26.4	3	14.3	30.8
Retail Services	22.2	5	23.8	14.5
Leisure Services	24.4	5	23.8	24.0
Financial and Business Services	6.1	2	9.5	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	2	9.5	11.2
TOTAL	100	21	100	100

Source: Composition of Chellaston District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- Chellaston appeared quiet at the time of our visit, with low pedestrian activity throughout the centre, with the principle exception being around the Co-operative Foodstore.
- The two areas of the district centre, around Derby Road and High Street, appear to function as two distinct centres.
- The environmental quality of units and streetscape along Derby Road is poor.
- There are currently 21 units within the existing district centre boundary, comprising a total gross floorspace of approximately 2,883 sq.m.
- Whilst the 2009 study recorded no vacancies in the centre, at the time of our visit there were two vacant units.
- There has been some growth in uses beyond the boundaries of the district centre, notably the Tesco Express along Derby Road which saw a change of use from A4 to A1. As such, we recommend that the Council gives consideration to expanding the centre boundary.
- The district centre lacks an anchor or dominant use. This reduces Chellaston's function as a district centre, but allows the presence of a

	<p>variety of comparison (comprising 11.5% of floorspace) and convenience (24.5% of floorspace) retailers.</p> <ul style="list-style-type: none"> With the exception of the Co-operative Foodstore, Chellaston contains few national operators.
Catchment	<p>Chellaston district centre is located within Zone 5 (Allenton, Chellaston, Sinfen) for the purposes of determining convenience goods shopping patterns. The survey identifies that the centre largely serves top-up shopping needs in Zone 5, suggesting that Chellaston serves a localised and immediate catchment area.</p>
Convenience & Comparison	<p>Within the defined boundaries of Chellaston district centre there are four convenience good units totalling 707 sq.m. and equating to 24.5% of the total retail floorspace. This figure is higher than the national average, but lower than other district centres which are anchored by a large convenience retailer. The offering includes two convenience stores, a newsagent and a butcher. Just beyond the defined boundaries of the district centre is another convenience unit, this being Tesco Express.</p> <p>An application for a Lidl store (reference: 9/2016/1208) was refused in 2017 at the former Rose and Crown public house. An amended scheme (reference: 02/18/00176) was subsequently approved in April 2018. Similarly Aldi have secured permission for a new foodstore at Chellaston Fields to the south of the centre.</p> <p>In terms of comparison uses, there are four units covering 330 sq.m., and equating to 11.5% of the total retail floorspace. This figure is close to the national average for comparison goods floorspace. Comparison goods uses include a florists, dispensing pharmacy and a charity shop.</p> <p>The district centre contains a greater balance between convenience and comparison uses than comparable centres in Derby, with no one retailer dominating the centre.</p>
Services	<p>Chellaston has a comprehensive retail and leisure service offering. Six leisure service units account for 789 sq.m. of floorspace, equating to 27.4% of the total. These include three hot food takeaways, two public houses and a café. There are five retail service units which provide a total of 448 sq.m. of floorspace, and equate to 15.6% of the stock of commercial floorspace. Despite lacking a bank, there is a free-to-use ATM located at the Co-operative Foodstore.</p> <p>The amount of leisure and retail floorspace in Chellaston is comparable to the national average. The composition of uses is similar to other district centres in south Derby and is more varied than its size might suggest.</p>
Vacancies	<p>There were two vacant units noted at the time of our visit; one on High Street and the former Corner Pin public house. These vacant units</p>

account for 12.9% of the total stock of commercial floorspace. These vacancies impacts the appearance of the centre from Derby Road, however they do have little impact on the vitality and viability of the rest of the district centre.

The 2009 study noted no vacant units at that time, suggesting a reduced demand for units.

Miscellaneous

Whilst Chellaston accommodates library and community centre, there are few other facilities and services meeting local needs. However, Chellaston is a relatively small district centre and its overall provision is reflective of this. Chellaston Academy is located immediately to the south of the district centre.

Pedestrian Flows

Pedestrian activity is concentrated along Derby Road and, in particular in proximity to the Co-operative Foodstore. Pedestrian footfall throughout Chellaston was relatively quiet, with low levels of activity noted in the retail core of the centre. Moreover pedestrian flows between the two parts of the district centre appeared to be quiet.

Accessibility

Chellaston benefits from a moderate amount of free car parking and, at the time of our visit, the 17 space car park adjacent to the Co-operative Foodstore was full, causing overspill on-road parking along Barley Croft. Further parking is located in front of the parade of shops along Derby Road (this is at the same level and not separated from the footpath).

Along Derby Road, the retail units are all located on the same side of the road meaning that pedestrians are able to access units without crossing Derby Road. Whilst pedestrian crossings are located throughout Chellaston, the constant flow of traffic reduces overall accessibility.

The centre is well integrated to the residential areas surrounding it, with a bus stop located on Derby Road adjacent to the parade. Bus services (including 2, 2A, 2B among others) offer around four services an hour direct into Derby city centre, which is accessible in about 25 minutes.

Perception of Safety

Chellaston feels secure, with few opportunities to commit crime. This is assisted through parking being in close proximity to shopfronts particularly along Derby Road which allows natural, passive surveillance.

Due to the volume of traffic using Derby Road, the risk of pedestrian/vehicle incidents would appear to be high. This risk is increased due to the narrow footpaths that run throughout the district centre. Although it may be difficult to widen the footpaths, consideration could be given to implementing traffic calming measures, such as speed bumps and reduced speed limits. Consideration could also be given to segregating the parking and footpath along Derby Road to improve pedestrian safety.

Environmental Quality The environmental quality of Chellaston is varied as the district centre is split over two distinct areas, both of which have a different environment. Throughout the centre the overall appearance is positive, with no obvious graffiti, litter, vandalism or anti-social behaviour.

Along High Street, despite low footfall being noted, the quality of the shopfronts and public realm is high, and the setting of the Church ensures a high quality environment.

The environment along Derby Road, whilst not negative, is less attractive. The vacant Corner Pin public house provides a poor impression along Derby Road and some of the shop façades are also poor with the paving being cracked and uneven. Attention should be given to improving the public realm along Derby Road and securing a long-term use for the Corner Pin.

District Centre Boundary Chellaston is a compact centre split into two distinct parts, and the defined district centre boundary encompasses the key district centre uses. The centre boundaries should be expanded to include the Tesco Express on Derby Road, and consideration should be given to re-designating the High Street area of the district centre as a neighbourhood centre.

The redevelopment of a number of sites within the existing boundary, most notably the Rose and Crown, should also be promoted to add to the offer of the centre.

Conclusion Chellaston is a small district centre, which lacks a foodstore of a scale sufficient to anchor the centre however the possible redevelopment of the Rose and Crown could remedy this. It does however meet basic day-to-day retail and service needs, and also accommodates a library and community centre.

However the offering is relatively limited for a district centre, and environmental quality throughout the Chellaston is mixed but it is a largely functional and viable centre, that may benefit from a review of the district centre boundaries.



Chellaston District Centre

- Comparison
- Convenience
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- Retail Service
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Littleover District Centre

Description

Littleover is a linear district centre along Burton Road and is well integrated to the residential areas surrounding it. The centre is anchored by two small supermarkets at either end of the centre, a dispensing pharmacy and a number of leisure service uses. The Grange Banqueting Suite is located to the rear of the Co-operative Foodstore. Littleover is located on a primary bus route with services running directly into Derby city centre. There is also a good amount of free parking available throughout the centre.

Development Context

Littleover is located in a residential area approximately 2.5 kilometres to the south of Derby city centre. The district centre is located 1 kilometre to the south of the Manor/Kingsway Hospitals and 2.5 kilometres to the north east of Rykneld Road, Littleover strategic housing sites.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: Planters on Burton Road adjacent to the shopping parade



Figure 2: Parade of shops on Burton Road



Figure 3: Co-operative Foodstore and car park on Burton Road



Figure 4: View along Burton Road toward the retail core of Littleover

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Littleover District Centre Floorspace (sq.m) 2018	Littleover District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	1,884	38.4	15.2
Comparison	24.6	391	8.0	34.7
Retail Services	13.0	1,365	27.8	6.8
Leisure Services	22.5	1,193	24.3	25.1
Financial and Business Services	3.4	76	1.6	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	0	0.0	9.8
TOTAL	100	4,910	100	100

Source: Composition of Littleover District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Littleover District Centre Number of Units 2018	Littleover District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	5	11.4	9.0
Comparison	26.4	7	15.9	30.8
Retail Services	22.2	17	38.6	14.5
Leisure Services	24.4	13	29.5	24.0
Financial and Business Services	6.1	2	4.5	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	0	0.0	11.2
TOTAL	100	44	100	100

Source: Composition of Littleover District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- Littleover district centre currently contains a total of 44 retail uses within the defined boundary, accounting for 4,910 sq.m. of retail floorspace.
- The district centre functions at the core of the surrounding residential area. It is a linear area along Burton Road and lacks the community facilities of some other district centres.
- At the time of our visit there were no vacant uses recorded.
- Approximately 38.4% of total retail floorspace is comprised of convenience uses, with the centre being anchored by a Co-operative Foodstore and Iceland.
- Littleover contains a few national operators, including the Co-operative Foodstore, Iceland, Thomas Cook and Subway.
- There are few comparison goods retail uses in the centre, and opportunities should be explored to improve this offering.
- Leisure and retail services comprise a large share of retail floorspace in Littlewood, comprising a total of 24.3% and 27.8% respectively. The diversity of the offering is poor, with an over-concentration of hot-food takeaways.

- There has been investment in the streetscape since the 2009 study, improving the environmental quality of Littleover.
- The district is well-used, with a constant flow of pedestrians noted at the time of our visit.
- The centre benefits from public transport links and free-car parking, however the traffic on Burton Road has the effect of reducing pedestrian safety.

Catchment

Littleover district centre is located within Zone 2 (Littleover, Normanton Road), and the survey identified that in terms of convenience goods shopping patterns the centre provides a top-up shopping role for Zones 2 and 3.

Convenience & Comparison

Littleover is anchored by two convenience uses which may serve to increase visits to the centre, these being a Co-operative Foodstore and Iceland. There are five convenience retail units in total, with the other uses including a butcher, a baker and an off licence. These amount to 1,884 sq.m. and equate to 38.4% of the total stock of floorspace.

There are seven comparison retail units in Littleover, including a florists, a pharmacy, a clothing store and two charity shops. In total, comparison goods uses account for 391 sq.m. of floorspace or 8.0% of the total floorspace stock. This represents a significant under-representation in respect of the comparison goods sector.

Although these figures deviate considerably from the national average, they are reflective of the limited size of Littleover. Notwithstanding this, it may be worth exploring the opportunities for increasing the range of comparison uses in Littleover to broaden its comparison goods offer with the vacant land in the centre providing a potential location.

Services

Littleover has a large range of service operators providing retail and leisure services. There are a total of 13 leisure service units, accounting for approximately 24.3% of total retail floorspace. Amongst these uses are six hot food takeaways, two restaurants, two sandwich shops and a public house. There are 17 retail units in Littleover which amount to 1,365 sq.m., and equate to 27.8% of total floorspace in the centre. Amongst these uses are nine hairdressers or beauty salons, two estate agents, a travel agent, a laundrette and a Post Office. This figure is substantial higher than the national average (and similar district centres in Derby) and is largely a consequence of the number of hairdressers and beauty salons in the centre. There are also two financial and business service operators in Littleover, which account for 76 sq.m of floorspace and equate to 1.6% of the total stock of commercial floorspace.

Opportunities should therefore be explored to improve the diversity of the retail and leisure service offer, thereby improving the overall vitality of Littleover.

Vacancies At the time of our visit no vacancies were apparent within Littleover district centre, however there was one substantial vacant site at the junction of Burton Road/Middleton Avenue. This is a slight improvement in performance since the 2009 study, which found one vacant unit at that time.

Miscellaneous Unlike many district centres in south Derby, Littleover lacks community facilities such as a library, church or community centre. Delivering one of these features in the district could improve the strength of and increase the variety of uses in Littleover.

Littleover does have two educational establishments, The Tutoring Room and Learning Hub, which improve the diversity of the centre.

Pedestrian Flows The centre is well integrated with the residential area in which it is situated, however the district feels dominated by car uses due to its location adjacent to Burton Road, which is a relatively busy route.

At the time of our visit there was constant pedestrian flow through the centre, with most activity concentrated around the Northview Parade, Co-operative Foodstore and bus stops. The crossing points along Burton Road were well utilised, with these acting to calm traffic.

Accessibility Free car parking is available in Littleover, with a sizeable surface car park located at the Co-operative Foodstore, which provides approximately 110 car parking spaces.

Littleover is located on a major bus route into Derby city centre, with routes 5, 35, Harlequin and Villager V3 providing around eight services per hour directly into the city centre. The city centre is accessible in around 15 minutes from numerous bus stops along Burton Road. Pedestrian access is ensured by a number of wide footpaths running along Burton Road, with pedestrian crossing provided throughout the centre ensuring pedestrian safety. The topography of the centre gently rises towards the south-west.

The district centre is therefore accessible to the surrounding area.

Perception of Safety The district centre is well maintained and there was no evidence of litter, graffiti or anti-social behaviour in Littleover at the time of our visit. The linear nature of Littleover ensures that most parts of the centre benefit from natural surveillance. However, to ensure user's safety in all areas, visible CCTV should be considered.

Burton Road is a busy route which runs adjacent to the pedestrian footpaths. Although the traffic is relatively slow moving, it is constant and has some detrimental impact on pedestrian safety.

Environmental Quality The environmental quality of Littleover is good, with evidence of considerable investment. Along Burton Road there are a number of seasonal planters provided by 'Littleover in Bloom', with streetscaping and well-maintained street furniture throughout. Shop frontages are clean and modern. This is a noted improvement over the 2009 study, which noted deficiencies in public seating and planting.

Northview Parade looks out of place in the district centre when compared to surrounding units and could benefit from investment and further public realm improvements, especially to the parking areas.

The environmental quality of the centre is compromised by its location along Burton Road and the long vacant Ken Ives car sales site. This is due to the constant flow of traffic negatively impacting its quality. The pedestrian crossings do have the effect of calming the traffic which is generally slow moving.

District Centre Boundary There is considerable scope for development within the existing district centre boundary. There is a substantial vacant site at the corner of Burton Road/Middleton Avenue where development opportunities should be explored. The existing district centre boundary is considered to be appropriate.

Conclusion The centre is bookended by Iceland and Co-operative Foodstores, which help to both anchor the centre and attract footfall. There is, however, a relatively limited service offer which is principally focused around hairdressers and beauty salons. Littleover would therefore benefit from a broader offering. However there are few comparison goods retail uses in the centre, and opportunities should be explored to improve this offering through utilising disused land within the centre. The most obvious sites in which the offer could be improved are 574 Burton Road and the surface car park to the rear of Jet petrol station.

The centre is accessible via public transport and through the large, free to use car park at the Co-operative Foodstore. Littleover also has a good standard of environmental quality.



Clients
Derby City Council

Project
Derby Retail Study

Date
January 2019

Littleover District Centre

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

NEXUS
PLANNING

Mackworth District Centre

Description

Mackworth is the smallest district centre within Derby and as such has a limited function, primarily serving a very localised catchment. It consists of a purpose built shopping parade which dates from the late 1950s set back from Prince Charles Avenue, opposite a large area of public open space. There are a small number of uses within the district centre, meeting the 'top up' shopping needs of the local community. The centre includes a small supermarket, a chemist, a post office and Mackworth Library. Recent improvements have been made to the car parking serving the centre and is linked directly to Derby city centre by bus services.

Development Context

The district centre is located on the western fringe of the urban area, 2.3 kilometres to the west of the city centre. Mackworth is about 2 kilometres from Onslow Road, Mickleover and the former Mackworth College strategic housing sites and an urban extension in Amber Valley.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: Bus stop on Prince Charles Avenue



Figure 2: Units along the parade



Figure 3: Public realm adjacent to the purpose built parade on Prince Charles Avenue



Figure 4: The Co-operative Foodstore that anchors Mackworth district centre

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Mackworth District Centre Floorspace (sq.m) 2018	Mackworth District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	799	55.3	15.2
Comparison	24.6	258	17.9	34.7
Retail Services	13.0	128	8.9	6.8
Leisure Services	22.5	259	17.9	25.1
Financial and Business Services	3.4	0	0.0	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	0	0.0	9.8
TOTAL	100	1,444	100	100

Source: Composition of Mackworth District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Mackworth District Centre Number of Units 2018	Mackworth District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	5	38.5	9.0
Comparison	26.4	3	23.1	30.8
Retail Services	22.2	2	15.4	14.5
Leisure Services	24.4	3	23.1	24.0
Financial and Business Services	6.1	0	0.0	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	0	0.0	11.2
TOTAL	100	13	100	100

Source: Composition of Mackworth District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- The district centre is small and well defined. It is considered that it adequately serves the needs of the surrounding community.
- Mackworth contains only a limited number national operators, namely the Co-operative Foodstore, Greggs and Betfred. The remaining operators are regional or independent.
- There are currently 13 units within the existing district centre boundary, comprising a total gross floor space of 1,444 sq.m.
- Convenience uses dominate the floorspace uses, accounting for 55.3% of the total. This is due to the Co-operative Foodstore anchoring the centre.
- The comparison, retail service and leisure service offering is lower than the national average and the diversity of the offer is very limited. However it clearly serves an important function as a district centre for Mackworth, meeting the needs of the local community.
- There are few community facilities located in the district centre, with only a library within the defined boundary.

- Despite recent improvements to the overall streetscape, some of the shop frontages appear dated and reduce the attractiveness of the district centre.

Catchment

For the purposes of understanding convenience goods shopping patterns, Mackworth is located within Zone 9 which is identified as 'North-West Derby' and includes Allestree and Mackworth. The survey identified that 9.3% of top-up convenience expenditure in Zone 9 was directed to Mackworth, however no additional expenditure from outside of Zone 9 was directed to Mackworth. This indicates that the centre serves an immediate, localised catchment area.

Convenience & Comparison

As the centre is one of the smaller district centres in Derby, it accommodates a relatively limited range of convenience and comparison operators.

The centre is anchored by the Co-operative supermarket at Prince Charles Avenue and a small number of other convenience uses including an off licence, two bakers (including Greggs) and a newsagent. There are currently five convenience uses in Mackworth, accounting for 799 sq.m. of floorspace which equates to 55.3% of total floorspace.

There are three comparison uses within Mackworth, including a hardware shop, charity shop and a pharmacy, which account for 258 sq.m of floorspace or 17.9% of the total stock.

In comparison with larger district centres, there is a greater representation in respect of convenience goods floorspace. However given the nature and function of Mackworth this is unsurprising as it primarily serves the immediate local community's 'top up' needs. The larger figure for convenience goods floorspace is due to the Co-operative Foodstore anchoring the centre.

Services

Mackworth centre contains a moderately diverse retail and leisure service offering. There are three leisure service units, consisting of two hot food takeaways and a Betfred betting office. These uses amount to 259 sq.m. of floorspace, equating to approximately 17.9% of the total stock of floorspace. Mackworth also has two retail service uses, a Post Office and a hairdressers and tanning salon which collectively provide 128 sq.m. of floorspace.

Whilst the range of services available is more limited than would generally be expected at a district centre, the uses reflect the nature of the centre and its apparent role and function.

Whilst the centre lacks a bank, it does have a free-to-use ATM.

Vacancies

There were no vacancies in the district centre at the time of our visit.

Miscellaneous

Within the defined district centre is Mackworth Library, however there were no other community facilities within the defined boundary of the district centre.

A church, Christ the King, is located immediately adjacent the centre at the corner of Mornington Crescent and Prince Charles Avenue.

Pedestrian Flows

Pedestrian activity was strongest around the pedestrianised areas of the centre, around the bus stop and along the primary frontages of the parade (particularly around the Co-operative Foodstore).

Pedestrian flows were relatively modest at the time of our visit, again suggesting that Mackworth, role is as a 'top up' centre meeting the needs of the immediate community.

Accessibility

The district centre is well integrated into the local highway network and to the residential estate in which it is located. Prince Charles Avenue links the district centre to the A52 Ashbourne Road, which provides access into Derby city centre.

Approximately 60 free car parking spaces are provided at a surface car park at Prince Charles Avenue and additional car parking is available on the road immediately adjacent the parade. These recent improvements have evidently had a positive impact to car parking provision at the centre. At the time of our visit, parking was readily available for users.

A bus stop on Prince Charles Avenue provides frequent bus connections into the city centre, with services 8 and 403 providing up to six services per hour.

Perception of Safety

At the time of the visit there was no litter, graffiti or anti-social behaviour noted. There are no areas of enclosure and the parade frontages felt secure and safe with all areas being overlooked with high levels of natural surveillance. The centre is lacking in obvious CCTV cameras, the installation of which may improve the feeling of security further.

Pedestrian safety is ensured by provision of a pedestrian crossing across Prince Charles Avenue.

Environmental Quality

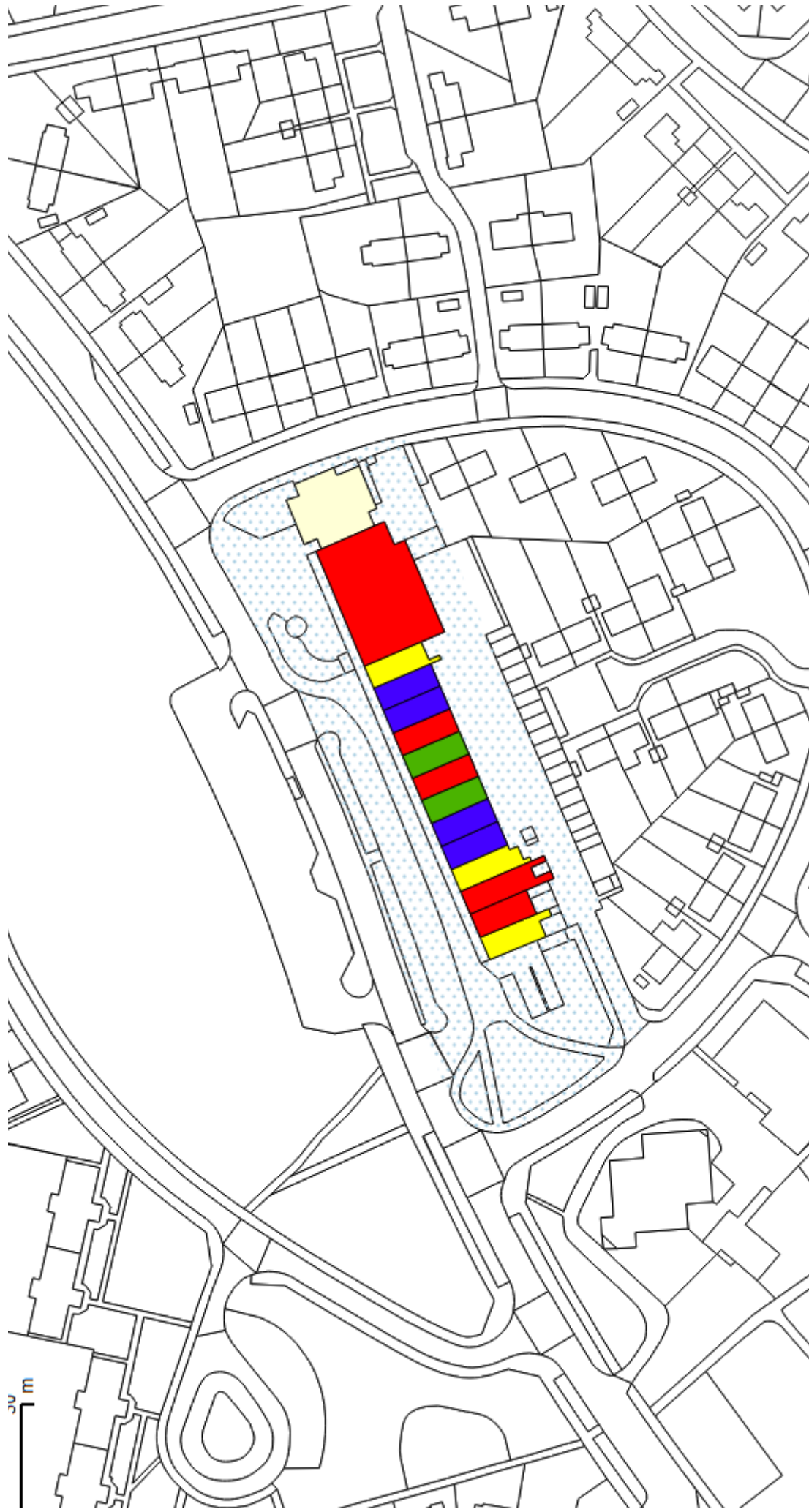
Recent efforts to improve the public realm of the district centre have been largely successful, with contemporary paving being laid around the bus stop. Trees lining Prince Charles Avenue improve the attractiveness of Mackworth, and litter bins and street furniture ensure the usability and tidiness of the district centre.

Despite these recent improvements some of the shop frontages looked tired and dated. Overall the district centre is maintained, well-kept and has a good standard of environmental quality.

District Centre Boundary Although Mackworth is currently tightly bounded by its defined boundary which limits the scope for development in the district centre. The existing district centre boundary is considered to be appropriate.

Conclusion Mackworth is a relatively small centre comprising a 1950s purpose built parade. It is focused around convenience goods provision, but also accommodates community facilities, namely Mackworth Library. Whilst there has been some recent investment in the public realm, the centre is of its time and some of the shopfronts appear dated.

Notwithstanding this, the centre does not have any vacant units and appears to be generally performing well with few immediate obvious need or opportunities to expand. Mackworth is ideally placed to serve the increasing needs of the catchment with significant growth planned to the west of the city, however with the exception of the public open space opposite few opportunities exist within or around the centre to benefit from this expansion.



Mackworth District Centre

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

Clients
Derby City Council

Project
Derby Retail Study

Date
January 2019

Mickleover District Centre

Description

Mickleover is a former village, dominated by a linear centre running along Uttoxeter Road at the junctions of Station Road/Kipling Drive. The district centre is anchored by a Tesco superstore, but has a modest and diverse range of convenience and comparison uses, as well as leisure and retail services. In addition to this there are a number of community facilities either within or in close proximity to the district centre boundary.

Development Context

Mickleover is located in the south-west of Derby, 5 kilometres from the city centre. The district centre is located 1.5 kilometres to the south of Hackwood Farm strategic housing site and substantial urban extensions are located to the west of the site in South Derbyshire which could deliver approximately 1,650 dwellings.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: Shopping parade of Uttoxeter Road



Figure 2: The Tesco superstore anchors Mickleover



Figure 3: Vacant sites are clearly visible on Uttoxeter Road



Figure 4: Littleover district centre includes a number of community facilities

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Mickleover District Centre Floorspace (sq.m) 2018	Mickleover District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	5,307	60.1	15.2
Comparison	24.6	1,078	12.2	34.7
Retail Services	13.0	598	6.8	6.8
Leisure Services	22.5	1,218	13.8	25.1
Financial and Business Services	3.4	384	4.4	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	246	2.8	9.8
TOTAL	100	8,832	100	100

Source: Composition of Mickleover District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Mickleover District Centre Number of Units 2018	Mickleover District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	4	11.8	9.0
Comparison	26.4	8	23.5	30.8
Retail Services	22.2	8	23.5	14.5
Leisure Services	24.4	7	20.6	24.0
Financial and Business Services	6.1	5	14.7	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	2	5.9	11.2
TOTAL	100	34	100	100

Source: Composition of Mickleover District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- The district centre is anchored by a Tesco superstore. Whilst the Tesco does not dominate the setting of the centre, it does ensure that convenience goods uses dominate the retail offer, comprising 60.1% of total retail floorspace in Mickleover.
- Comparison operators account for a total of 12.2% of floorspace, and the variety of uses is considered to be limited.
- National operators with a presence in Mickleover include Tesco, Nationwide, Lloyds, Co-operative Funeralcare, BP, the Post Office and M&S Food.
- There are 34 units within the existing district centre boundary, accounting for 6,386 sq.m. of floorspace.
- The retail and leisure service uses are lower than the national figure, presenting an opportunity to expand the current offering.
- Derelict sites on Uttoxeter Road reduce the attractiveness and vitality of the district centre.
- The vacant sites also have the effect of dividing the district centre.

Catchment

For the purposes of analysing convenience shopping patterns Mickleover district centre is located in Zone 4 (Mickleover, Heatherton). Due to the location of Tesco within the centre, almost all of the main food shopping within zone 4 is directed towards Mickleover. Additionally there is substantial inflow into Mickleover from other zones, with these primarily being areas in the west of and to the west of Derby.

Convenience & Comparison

Although the Tesco superstore dominates the retail floorspace in Mickleover, it does not dominate the district centre itself. The Tesco is located in the east of the district centre and does not provide active frontage onto Uttoxeter Road. Four convenience retail units account for 5,307 sq.m. of floorspace, and equate to 60.1% of the total stock of floorspace. The proportion of floorspace in convenience goods use is greater than the national average, which is reflective of the role of the superstore in the district centre.

There is a greater comparison goods offer than in some district centres. Eight comparison goods retail units account for 1,078 sq.m. of floorspace, or 12.2% of the total stock. Comparison uses include three charity shops, two furniture shops and a florist. The comparison offering is not varied with uses recurring in the district centre.

Despite the size of Mickleover and the amount of comparison retail floorspace, the comparison goods offer is considered to be relatively poor given the size of the district centre, which is most likely due to the range of goods sold by the Tesco superstore.

Services

Mickleover has one of the most diverse retail, leisure and financial and business services offers in any of Derby's district centres.

There are seven leisure service units in Mickleover, this includes three public houses, two hot-food takeaways, a café and a betting shop. These units account for 1,218 sq.m of floorspace or 13.8% of the total stock. In addition to this there are eight retail service units which account for 598 sq.m. of floorspace, or 6.8% of the total stock. The retail offering includes four hairdressers, an opticians, a Post Office and a skincare centre.

Mickleover is a focal point for financial and business services, with five units amounting to 384 sq.m. or 4.4% of the total stock of floorspace. These units include three estate agents and two banks (Nationwide and Lloyds).

Although the proportion of floorspace occupied by service uses is lower than the national average, the offer is more varied than at other district centres in Derby. However, unlike other centres, Mickleover lacks a national food/takeaway operator.

Vacancies

The 2009 study identified four vacant units within Mickleover. At the time of our visit, there were three vacant units. This figure represents 5.9% of all units within the district centre, which is slightly lower than the national figure.

There are two vacant, brownfield sites at the junction of Uttoxeter Road and Limes Avenue which reduce the vibrancy and vitality of the district centre. It would appear that these sites have been vacant for some time, despite marketing attempts. Long-term uses should be sought to improve the appearance of these sites.

Miscellaneous

The district centre functions as the focal point of Mickleover, and as such contains a variety of community uses. These include a library, a community centre, a music school, two dental practices, a veterinarian and a petrol station (which includes an M&S convenience store).

The community facilities were well used at the time of our visit and help act to anchor the district centre.

Pedestrian Flows

Pedestrian activity is most concentrated around the Tesco superstore and its parking area. However there were steady pedestrian flows across the rest of Mickleover.

The strongest footfall away from Tesco was found along The Parade on Uttoxeter Road. However, few pedestrians were observed walking to and from the district centre despite the high levels of accessibility to residential areas surrounding it. This is perhaps a consequence of the dominance of the Tesco superstore and the car parking it provides.

Accessibility

Mickleover is located along a bus route providing direct and regular access into Derby city centre, which can be accessed within 25 minutes. The Villager V1 and Mickleover (blue) bus routes operate up to eight services per hour from Uttoxeter Road.

Mickleover centre is integrated into the surrounding highway network, with Uttoxeter Road linking to the A38 and A516. The district centre is located adjacent to the junction of Uttoxeter Road and Station Road/Kipling Drive which ensures easy linkages to residential areas throughout Mickleover and south-west Derby.

The district centre is therefore easily accessible to both a wide catchment area and the surrounding estate, and the amount of free parking at the Tesco superstore benefits users. At the time of our visit the parking facilities along Uttoxeter Road were full, causing traffic congestion along the main road.

Perception of Safety

The district centre is located in a residential suburb and its linear environment ensures natural surveillance throughout the majority of Mickleover. This ensures the safety and security of users at all times. At

the time of our visit no litter, graffiti or anti-social behaviour was evident.

The footpaths and pedestrian crossings felt somewhat unsafe, in part due to the volume of traffic. Traffic calming measures, including a reduced speed limit or the introduction of speed bumps may have some benefit in improving the perception of pedestrian safety.

Environmental Quality

The shop façades and frontages are generally of a high standard, and the streetscape has been well designed through the provision of seasonal planters, street furniture and litter bins. Trees line Uttoxeter Road around the parade and the footpaths are kept separate from the road.

Beyond The Parade, the vacant units (which have been vacant for many years) around Lime Avenue appear to have deteriorated in quality since they have lain vacant, although the former HSBC is being brought back into use as a Dominos. This impacts on the environmental quality of the district centre. As discussed previously, long-term solutions should be found for these sites in order to improve the attractiveness and secure the vitality of the district centre.

Whilst Mickleover has a generally high standard of environmental quality, this should be enhanced through further investment to bring vacant sites and buildings back into active use.

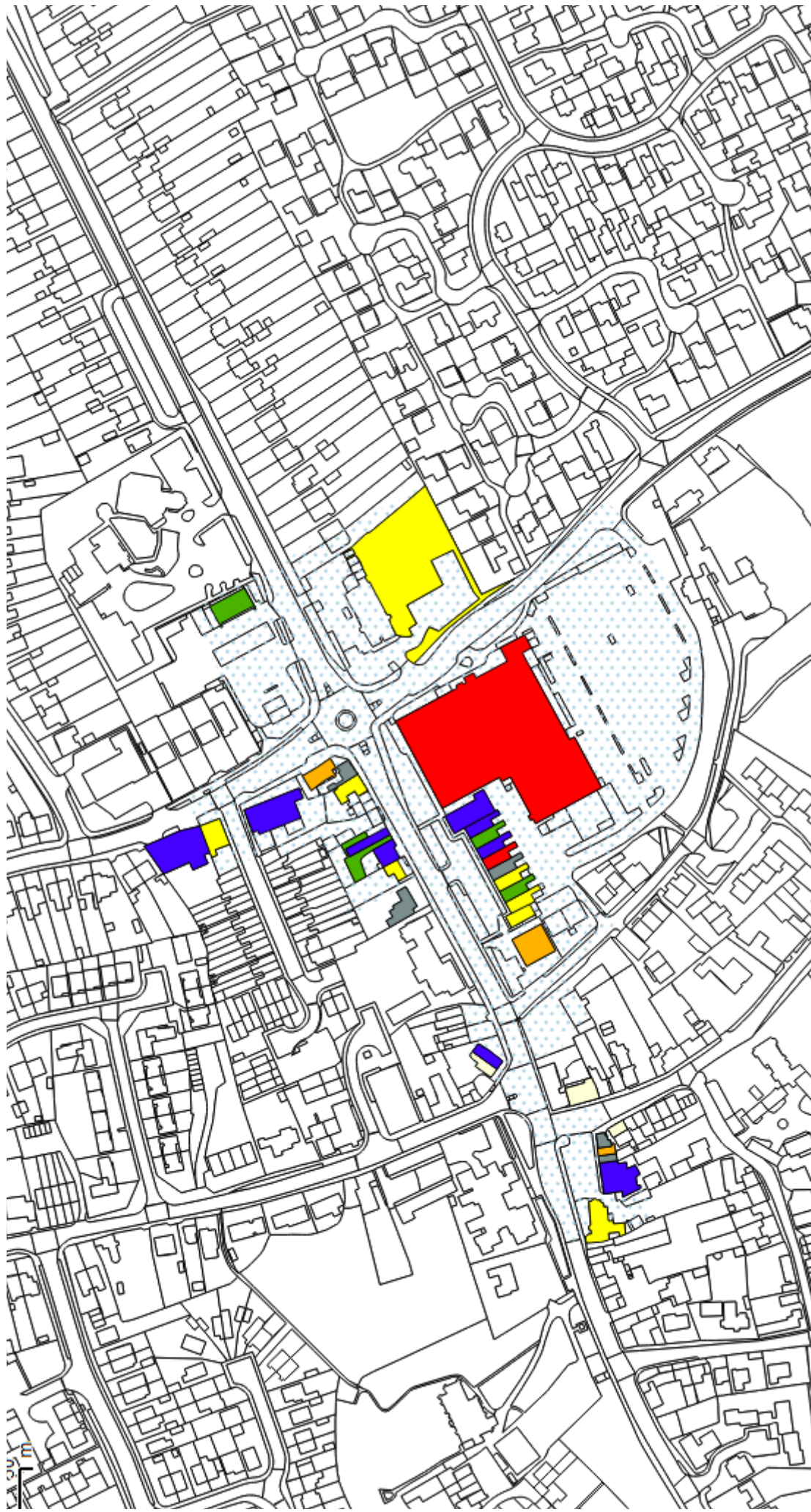
District Centre Boundary

The current boundary of the district centre is considered to be appropriate, and there is limited scope to accommodate expansion of the district centre as the wider area is densely developed. The development of currently vacant sites within the centre should therefore be explored as offering the most obvious means of expanding the centre. However the existing district centre boundary is considered to be appropriate.

Conclusion

Mickleover district centre is focused around the Tesco superstore which anchors the centre. As a consequence the centre provides a relatively limited number of services, but the services are varied and include two banks. However significant development opportunities are located at the vacant, brownfield sites within the defined boundary.

The centre has a pleasant environment though this could be further improved through redevelopment of vacant sites at the junction of Uttoxeter Road and Limes Avenue. Due to its very low proportion of floorspace that is currently vacant the centre is considered to be vital and viable.



Mickleover District Centre

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

Clients
Derby City Council

Project
Derby Retail Study

Date
January 2019

NEXUS
PLANNING

Normanton Road District Centre

Description

Normanton Road is a busy, diverse centre running approximately 1.5 kilometres north to south through a diverse community. The district centre contains a range of operators, facilities and services that serve the immediate and wider communities. The units vary in quality, which is a consequence of the stock being dated and comprising conversions of terraced residential properties. There is a noted lack of available car parking, leading to congestion. The location of the centre means that it is accessible both from the city centre and areas throughout south Derby.

Development Context

Normanton Road is located to the south of Derby city centre and is close to three strategic housing sites (City Centre, Castleward and former Derbyshire Royal Infirmary) and 600 metres north-east of the Osmaston Regeneration Area. These amount to approximately 2,800 dwellings.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: Traffic and congestion were noted along Normanton Road and Pear Tree Road



Figure 2: Evidence of litter was noted throughout the centre



Figure 3: The centre is anchored by the Lidl foodstore and Mill Hill Corner



Figure 4: The majority of the commercial stock are adapted terrace residential properties

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Normanton Road District Centre Floorspace (sq.m) 2018	Normanton Road District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	5,589	18.7	15.2
Comparison	24.6	11,519	38.5	34.7
Retail Services	13.0	4,025	13.6	6.8
Leisure Services	22.5	6,131	20.5	25.1
Financial and Business Services	3.4	986	3.3	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	1,640	5.5	9.8
TOTAL	100	29,889	100	100

Source: Composition of Normanton Road District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Normanton Road District Centre Number of Units 2018	Normanton Road District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	31	12.6	9.0
Comparison	26.4	77	31.3	30.8
Retail Services	22.2	47	19.1	14.5
Leisure Services	24.4	59	24.0	24.0
Financial and Business Services	6.1	14	5.7	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	18	7.3	11.2
TOTAL	100	246	100	100

Source: Composition of Normanton Road District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- Normanton Road is (by some distance) the largest district centre in Derby. There are 246 units within the defined boundaries of the centre, accounting for 29,889 sq.m. of floorspace.
- At the time of our visit 18 vacant units were noted, amounting to a vacancy rate of 5.5% of floorspace. This represents a reduction in the vacancy rate as 24 units were noted at the time of the previous study.
- There are few national multiples located within the district centre and the vast majority of operators are independent or regional. National operators include TSB, Subway, Lidl and Poundworld.
- Comparison operators account for 38.5% of total floorspace within the district centre, with convenience uses accounting for 18.7%. The Mill Hill Corner, a large comparison operator, and Southgate Retail Park (which accommodates a Lidl) anchor the district centre.

Catchment

Normanton Road district centre is located within Zone 2 for the purposes of analysing convenience goods shopping patterns. The survey shows that the district centre provides a significant role in main food and top-

up shopping needs in Zones 2 and 3, which can broadly be defined as areas to the south-west of the city centre including Littleover, Cavendish and Normanton Road..

Convenience & Comparison

Normanton Road district centre is dominated by convenience and comparison operators. Southgate Retail Park, in the north of the centre, comprises some of the centre's largest operators, including Lidl, Poundworld and The Gym. Furthermore an Aldi has recently opened at the former Mackworth College to the north-west of the centre.

There are 31 convenience operators within the defined boundaries of the centre. Reflecting the diversity of the area, there are a number of Halal butchers and Polish and Caribbean foodstores. There are also a number of newsagents and off licenses, alongside a Lidl foodstore. These units account for 5,589 sq.m. of floorspace, or 18.7% of total retail floorspace within the centre.

Comparison operators dominate retail floorspace in the centre. 84 comparison operators account for 12,225 sq.m. of floorspace, or 39.1% of total retail floorspace at the district centre. The largest comparison goods unit is Mill Hill Corner located at 90 Normanton Road. This unit alone accounts for 3,198 sq.m. of floorspace.

The convenience and comparison floorspace figures at Normanton Road are broadly reflective of national average levels, showing that the district centre contain a good range of operators.

Services

The number and variety of service operators within the district centre is greater than other centres in Derby. There is a total of 120 service operators within the defined boundaries of the district centre.

There are 47 retail service operators within Normanton Road, which account for 4,025 sq.m. of floorspace, or 13.5% of the total stock of floorspace. The operators are diverse and include a number of hairdressers and barbers, beauty salons, travel agents, a laundrette and a hand car wash. Leisure service uses account for 6,131 sq.m. of floorspace or 20.5% of the total commercial stock. There are 59 leisure service operators, which is reflective of 29 hot food takeaways, seven restaurants, five public houses, bookmakers and two fitness centres.

The centre also accommodates a diverse range of financial and business services uses. Our survey recorded 14 operators, accounting for 986 sq.m. of floorspace or 3.3% of total stock of floorspace. Operators include a bank (TSB) and five estate agents.

Normanton Road has a varied and strong service offer which helps underpin its role.

Vacancies	<p>Within Normanton Road district centre there are 18 vacant units, accounting to a total of 1,640 sq.m. of floorspace or 5.5% of the total within the centre. These units are located throughout the district centre, and includes two units at the Southgate Retail Park.</p> <p>The number of vacant units has declined since the undertaking of the previous study which recorded 24 vacant units. The vacancy rate of 5.5% is higher than the average for district centres in Derby at 3.5%, but lower than the national average at 9.3%.</p>
Miscellaneous	<p>Normanton Road functions as a focal point for the surrounding community. The range of community facilities is diverse, and includes five places of worship, two medical centres, two dentists, two childcare centres, Pear Tree Library and Derby West Police Station. Other community uses include the Hindu Cultural Centre, the Derby Asian Women's Training Association and the Mandela Centre.</p> <p>The range and diversity of community facilities ensures that Normanton Road fulfils a key role. It also has the potential to increase the number of linked visits in the district centre.</p>
Pedestrian Flows	<p>Pedestrian activity is strongest between the junction of Normanton/Pear Tree Roads and Southgate Retail Park.</p> <p>Activity in the central part of the district centre was strong at the time of our visit. Although the centre is dominated by vehicles, some measures have been introduced to ensure pedestrian safety. These measures include a number of crossings on Normanton Road and Pear Tree Road, which ensure that pedestrians can access both sides of the road without too much inconvenience.</p>
Accessibility	<p>Normanton Road district centre is well integrated into the Derby public transport network. Bus stops are found throughout the district centre, with services 240, 4 and 7 amongst others taking up to approximately 25 minutes to reach the city centre bus station.</p> <p>The district centre also benefits from areas of surface level car parking at Southgate Retail Park, Moore Street and Grove Street. These further help to ensure the centre has a high level of accessibility. Normanton Road also benefits from high accessibility to the surrounding residential areas, with provision made for pedestrians through a number of crossing on Normanton and Pear Tree Roads.</p> <p>Overall the district centre is easily accessible to a wide area.</p>
Perception of Safety	<p>The district centre is dominated by the busy Normanton Road and Pear Tree Road which ensures the centre benefits from a high level of passive and natural surveillance. However, as would be expected a lesser level of activity was noted in more peripheral areas, which feel less safe and</p>

secure as a consequence. Little evidence of CCTV use was noted through the centre. However, at the time of our visit there was no evidence of anti-social behaviour or loitering.

Pedestrian safety is compromised by the congested roads that run through the centre. Efforts have been made to minimise the impacts of traffic on pedestrians, including double yellow lines and the traffic moves relatively slowly.

Environmental Quality

The environmental quality of Normanton Road is poorer than that at most other district centres in Derby. This is principally a consequence of traffic and congestion along Normanton Road and Pear Tree Road. The lack of street furniture and public realm throughout the majority of the district centre reduces the quality of the environment in the district centre further.

The quality of the units varies considerably, with a number of buildings being poorly maintained and having an unsightly appearance. This was particularly noted around the Pear Tree Road portion of the district centre. Planting opposite the Rosehill Business Centre is of low quality and is overgrown, and considering the size of the district centre there was a noted lack of planting throughout. A high level of litter was noted along in Normanton Road.

As such, consideration should be given to improving environmental quality in Normanton Road. Improvements to the public realm, planting and removal of litter should be prioritised, and owners should be encouraged to upgrade poorly maintained buildings.

District Centre Boundary

The centre is a compact one and the defined district centre boundary encompasses the key district centre uses, with the exception of the new Aldi foodstore. There is therefore limited scope for additional development within the defined centre, as the site of the former Mackworth College is being developed. There is a moderate sized surface-level car park at the junction of Normanton Road and Grove Street that could potentially accommodate additional future growth although it appears to be well used. However the existing district centre boundary is considered to be appropriate.

Conclusion

Normanton Road is by far the largest district centre in Derby, with varied uses which serve a diverse community. The key anchors of the district centre include Mill Hill Corner and the Lidl foodstore. There is a good level of activity apparent and few vacancies, however the environment is affected by the centre's location adjacent to Normanton Road and Pear Tree Road.

The centre shows some signs of being vital and viable, but the commercial property stock is in need of investment.



Normanton Road District Centre

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

Clients
Derby City Council

Project
Derby Retail Study

Date
January 2019

NEXUS
PLANNING

Oakwood District Centre

Description

Oakwood is a purpose built district centre serving a large 1980s housing development located to the north east of Derby. As a centre it primarily serves the local community, with a modest range of convenience and comparison goods. It is anchored by a Co-op Foodstore, but also contains various community functions including two medical centres, an opticians, dentist, public house, church and a nursery. The centre is accessible by public transport, with bus services running directly into Derby city centre. Additionally there is a moderate amount of free parking available in the district centre.

Development Context

Oakwood district centre is located in the north of the Derby Urban Area and is around 1 kilometre to the south of the proposed urban extension at land south of Mansfield Road.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: The shopping parade is well maintained



Figure 2: Community facilities and car parking surround the shopping parade



Figure 3: The Co-operative Foodstore anchors the centre



Figure 4: The facilities at the centre are sufficient to support the local community

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Oakwood District Centre Floorspace (sq.m) 2018	Oakwood District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	1,184	27.9	15.2
Comparison	24.6	302	7.1	34.7
Retail Services	13.0	323	7.6	6.8
Leisure Services	22.5	2,347	55.3	25.1
Financial and Business Services	3.4	86	2.0	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	0	0.0	9.8
TOTAL	100	4,242	100	100

Source: Composition of Oakwood District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Oakwood District Centre Number of Units 2018	Oakwood District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	3	21.4	9.0
Comparison	26.4	2	14.3	30.8
Retail Services	22.2	3	21.4	14.5
Leisure Services	24.4	5	35.7	24.0
Financial and Business Services	6.1	1	7.1	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	0	0.0	11.2
TOTAL	100	14	100	100

Source: Composition of Oakwood District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- The district centre is moderately sized and well defined by the residential areas around it and functions at the core of the surrounding residential area.
- Due to the sloping topography of the centre the community facilities fronting Bishops Drive feel separated from the retail terrace at Saffron Drive.
- Oakwood contains a limited number of national operators, including a Co-operative foodstore, Specsavers and Betfred. The remaining operators are regional or independent.
- There are currently 14 units within the existing district centre boundary accounting for 4,242 sq.m. of floorspace.
- Approximately 28% of retail floorspace is comprised of convenience uses, this is principally a consequence of the Co-operative Foodstore which anchors the centre. Leisure service operators account for 55.3% of floorspace as a result of the inclusion of Springwood Leisure Centre within the defined boundary.
- There were no vacant units at the time of our visit.

Catchment

For the purposes of determining convenience goods shopping patterns, Oakwood district centre is located within Zone 8 (Oakwood). Over half of the total top-up expenditure retained within Zone 8 is spent within Oakwood, and approximately 10% of main food spend is directed towards Oakwood. This is significant given the relatively limited convenience goods provision found in Oakwood district centre.

Convenience & Comparison

The centre is dominated by a Co-operative Foodstore, which was formerly a Sumerfield. In addition there are a few other convenience uses in Oakwood including a convenience store and bakery. Convenience uses account for 1,184 sq.m. of total retail floorspace, equating to 27.9% of the total stock. Although this figure is greater than the national average, it is reflective of the important role of the Co-operative Foodstore within the centre.

In terms of comparison goods uses, the centre contains a dispensing pharmacy and a charity shop. The centre therefore lacks a broad range of comparison choice compared to other district centres. Comparison uses account for 302 sq.m. of floorspace, equating to 7.1% of the total stock of commercial floorspace.

The range of convenience and comparison goods retailers is constrained by the limited number of units within the centre.

Services

In line with its role at the centre of the surrounding residential area, Oakwood offers a number of leisure services accounting for 2,347 sq.m. of floorspace and equating to 55.3% of the total stock. Oakwood's services offer includes two hot-food takeaways, the Oak & Acorn public house, Springwood Leisure Centre and a Betfred betting office.

In terms of retail services there is a Specsavers and a Post Office. These equate to a floorspace of 332 sq.m., or 7.6% of the total stock. In addition, Oakwood also contains 86 sq.m. of financial and business services floorspace. Whilst the centre does not accommodate a bank, there is a free-to-use ATM located at the Co-operative Foodstore.

Although the service offering is more diverse than similarly sized district centres in Derby, it lacks certain common retail service operators, such as a hairdresser. However, service uses account for a greater amount of floorspace than the national average, and the offering is considered appropriate given the relatively modest size of the centre and Oakwood's function as a key community centre.

Vacancies

Unlike 2009, when one vacancy was noted, there were no vacancies at the time of our visit.

Miscellaneous

One of Oakwood's strengths is its concentration of a number of key community facilities, including two medical centres, a church, a dentist and a nursery. This is partially due to Oakwood being purpose built to meet and serve the needs of the adjacent residential estate.

At the time of our visit the community facilities appeared well utilised, and a main driver for user visits and provide the potential for linked trips.

Pedestrian Flows

The centre is well integrated with the surrounding residential estate and pedestrian footfall was consistent and strong during our visit. It was strongest along the frontage of the district centre units and around the Co-operative Foodstore. The footpath leading from the car park to the medical centres and dentists was also well used.

The car park was well used, but not full to capacity at the time of our visit. Most visitors to the centre appeared to arrive by car.

Accessibility

Oakwood is located along a bus route providing direct access into Derby city centre. Bus routes 24 and 26 can be accessed from Wayfaring Road. Up to 13 bus services per hour link Oakwood to Derby, taking around 12 minutes to reach Derby bus station.

The centre is well integrated into the surrounding highway network and is easily accessible to the residential areas in Oakwood. The centre also benefits from a relatively large surface level car park offering approximately 100 spaces.

Whilst Oakwood is generally accessible to the surrounding estate, the topography of the site is sloping which could prove challenging for less mobile users.

Perception of Safety

The district centre appeared to be well maintained, with little litter noted at the time of our visit. No graffiti or anti-social behaviour was apparent. Due to the nature of the site having no areas of enclosure, all primary areas benefit from natural and passive surveillance.

Traffic calming measures, a 10 mph maximum speed limit and single lane traffic are utilised throughout the site to ensure pedestrian safety. No traffic congestion was noted at the time of our visit.

Environmental Quality

The centre feels safe, and the shop frontages and streetscape are well kept. The modern, purpose built nature of the district centre ensures a high standard of quality throughout Oakwood with no uses detracting from it. Some building works at Treetops Nursey were noted, but these had no substantial effect on the quality of the centre.

At the time of our visit there was a good quality of environment at Oakwood, which as a district centre is well maintained. However the dominance of surface level car-parking does reduce the amount of

greenspace in the centre. Oakwood could therefore benefit from some improvements including seasonal planters or appropriate public realm improvements.

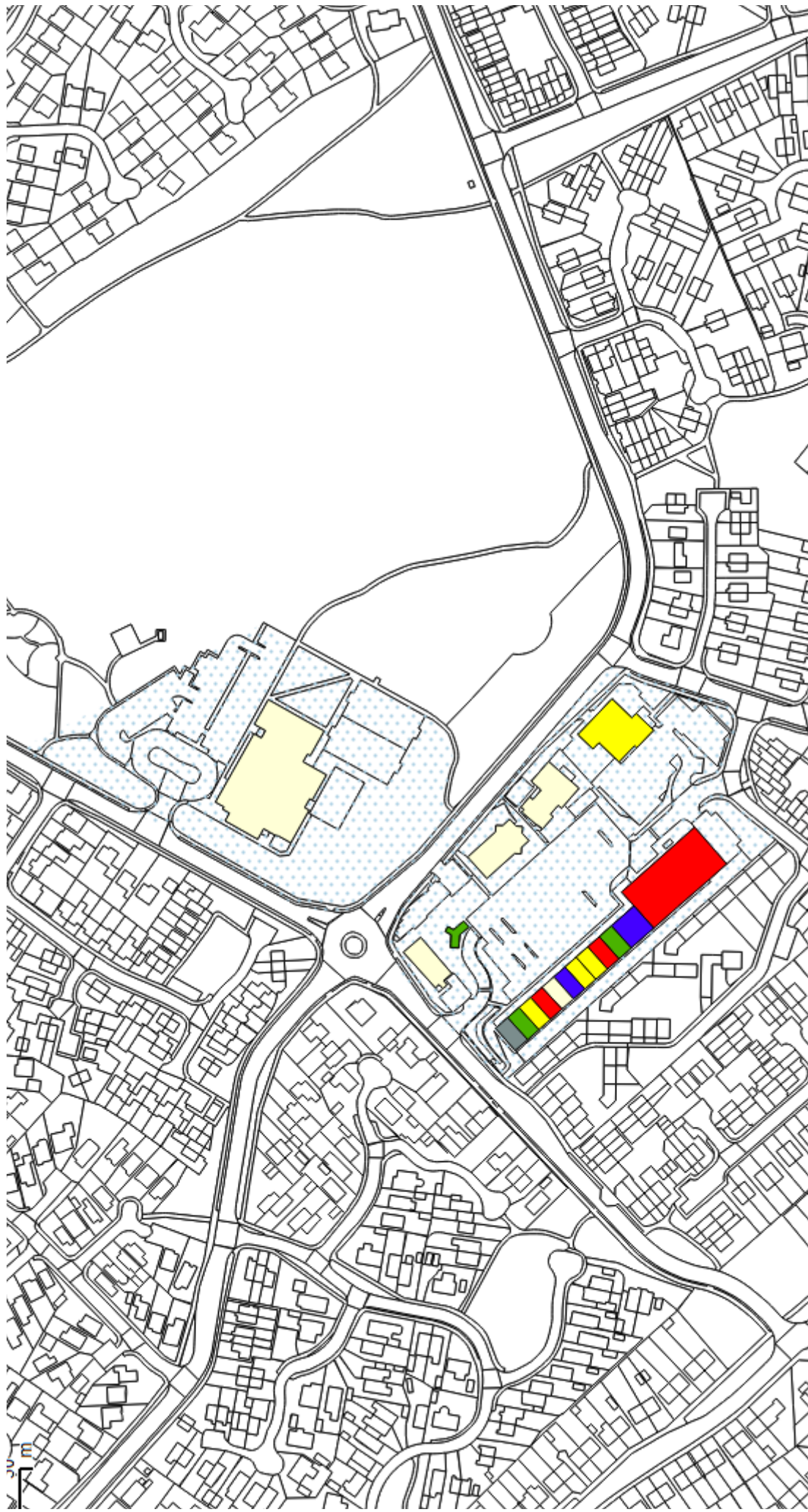
District Centre Boundary

The centre is a compact one and the defined district centre boundary encompasses the key district centre uses. Additionally there is limited scope for additional development within the defined centre other than through redevelopment. However, the existing district centre boundary is considered to be appropriate.

Conclusion

Oakwood is a relatively small centre, which appears popular and is accessible to the surrounding residential area. There is a strong convenience goods focus as a consequence of Co-operative Foodstore.

At the time of our visit there were no vacant units recorded. Oakwood is well maintained and benefits from a pleasant environment. The centre is therefore a vital and viable centre.



Oakwood District Centre

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

Clients
Derby City Council

Project
Derby Retail Study

Date
January 2019

NEXUS
PLANNING

Sinfin District Centre

Description

Sinfin district centre is a purpose built precinct centre located to the south of the city centre. It is surrounded by the Sinfin estate which was built in the 1970s. It is dominated and anchored by an Asda superstore, with a number of smaller units surrounding it which serve local needs. Its significant non-retail offer, which includes a pub, medical centre, library and church, helps it to function. There is a large amount of surface level parking which dominates the frontage of the district centre. The centre is also accessible by bus, with services running directly into Derby city centre from Grampian Way.

Development Context

Sinfin district centre is located approximately 4.5 kilometres to the south of Derby city centre and is located within a kilometre of the Stenson Fields urban extension (of approximately 1,950 homes) in South Derbyshire.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: View of the shop parade



Figure 2: View of the centre from the car park at the front of the parade



Figure 3: Discarded packaging to the rear of units



Figure 4: View from the car park a Arleston Lane

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Sinfin District Centre Floorspace (sq.m) 2018	Sinfin District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	8,969	76.3	15.2
Comparison	24.6	567	4.8	34.7
Retail Services	13.0	698	5.9	6.8
Leisure Services	22.5	1,358	11.6	25.1
Financial and Business Services	3.4	0	0.0	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	166	1.4	9.8
TOTAL	100	11,759	100	100

Source: Composition of Sinfin District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Sinfin District Centre Number of Units 2018	Sinfin District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	2	11.8	9.0
Comparison	26.4	2	11.9	30.8
Retail Services	22.2	6	35.3	14.5
Leisure Services	24.4	5	29.4	24.0
Financial and Business Services	6.1	0	0.0	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	2	11.8	11.2
TOTAL	100	17	100	100

Source: Composition of Sinfin District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- The district centre was busy at the time of the visit, with the areas adjacent to the Asda being the busiest. The shopping frontages in the rest of the centre had lower footfall.
- There are currently 17 units within the existing district centre boundary, comprising a total gross floor space of approximately 11,759 sq.m.
- The dominance of the Asda, which accounts for 80% of total retail floorspace, has reduced the diversity of the convenience and comparison offer.
- Sinfin contains a limited number of other national multiple operators, notably the Asda but also Coral betting office, a Post Office, Thomas Cook, Subway and Co-operative Funeral Care.
- The service offer has changed since 2009 with the loss of the bank.
- Since the previous 2009 health check, the former garage has been demolished, the petrol station re-sited and three new units (21, 22 and 23) built.
- The façades of the units in the district centre may benefit from improvement work to increase overall attractiveness and desirability

of the centre as a place to shop.

- There has been a significant decrease in vacant units since 2009 from six to two. The letting of the remaining vacant units would help to boost the vitality of Sinfin.

Catchment

For the purposes of analysing convenience goods expenditure, Sinfin is located within Zone 5 (Allenton, Chellaston, Sinfin). Within Zone 5 Sinfin attracts 25% and 22% of main food and top-up expenditure respectively. Additionally the survey identified a proportion of expenditure from Zones 1-7 directed towards Sinfin, with a significant proportion of main food expenditure (43.7) from Zone 3 (Cavendish, Sunnyhill) directed to Sinfin.

Convenience & Comparison

Sinfin is anchored by the Asda superstore, and thereby the centre is dominated by convenience goods floorspace which account for 8,969 sq.m. floorspace. This is approximately 76.3% of the total commercial floorspace. It is clear from pedestrian flows that the majority of trips to Sinfin district centre are to the superstore.

Throughout the rest of the centre there are few other comparison and convenience uses. These include a bakery, a charity shop and a dispensing pharmacy. Comparison uses comprise just 4.8% of total floorspace, equating to 567 sq.m. of floorspace.

The figures for convenience and comparison uses are vastly different from the national average, which is reflective of the size of the Asda superstore. The Asda provides sells a range of comparison goods, and, as such, the strength of the store may inhibit the potential for other retail uses.

Due to the challenges noted above, the convenience and comparison offer lacks variety when compared to other centres.

Services

Sinfin has a diverse offering of retail and leisure services. There are five leisure service units, accounting for 11.6% of the total stock of floorspace. These include The Ferrers Arms public house, a betting office, a social club, a hot food takeaway and Subway sandwich shop. There are also six retail service units which account for around 5% of total retail floorspace. The retail offering is diverse, with two hairdressers, a travel agent, a Post Office and an optometrist. The proportion of floorspace occupied by retail service and leisure services uses is in both cases lower than the national average. Again, this can be attributed to the scale of the Asda superstore rather than being reflective of any particular deficiency.

Since the previous health check assessment was undertaken in 2009, the bank that was located in the district centre has closed and the unit in which it was located is now vacant. However the centre does have an ATM.

Vacancies

There were two vacancies noted in the district centre at the time of the visit, accounting for 11.8% of total units which is broadly in line with the national figure.

Since 2009 the number of vacancies has decreased from six to two, aided by the development of three new retail units. The letting of the remaining two vacant units would help to further boost the vitality of Sinfin district centre.

Miscellaneous

The centre functions as a focus for the Sinfin estate and wider Stenson Fields area and therefore has a number of community facilities. These include a church, health centre, community room, social club and library.

These features are well-used and, due to their location requiring users to walk past the district centre units, increase footfall in the centre.

Pedestrian Flows

Although footpaths links the centre to the surrounding estate, the centre is dominated by vehicles with the majority of users arriving this way.

As a result, the majority of pedestrian flows are located around the Asda entrance, with secondary flows along the frontages of the district centre units. However activity was constant throughout our visit.

Accessibility

A large amount of free car parking is available at the centre, and is readily accessible to the Sinfin housing estate, newer housing development at Stenson Fields, and the City of Derby Academy to the east of the centre.

The centre is also located on bus route 7 which provides around four services an hour direct into Derby city centre, which is accessible in 30 minutes on public transport. The nearest stop to the site is on Grampian Way.

A number of wide footpaths run throughout the centre which assists pedestrian and disabled access, and slow moving traffic throughout the centre ensures pedestrian safety.

Perception of Safety

There was an issue with litter on the day of our visit, including discarded packing from operators being visible around the back of the units, close to the car park at Arleston Lane. In addition, the number of discarded trollies throughout the site and the vacant units reduce the perception of safety in the centre.

The access from the main car park to the medical centre and library is enclosed, and at night this could decrease the feeling of safety for users by reducing natural and passive surveillance. The overall feeling of safety throughout the centre could be improved by increasing the presence of CCTV.

Traffic calming measures and segregated pedestrian walkways would improve pedestrian safety throughout the site.

Environmental Quality

Sinfin is dominated by the large surface car park at the front of the centre. Due to this the environmental quality of the centre is relatively poor, with areas of greenspace present along Arleston Lane only. There is a noted lack of street furniture, especially benches, in the centre. The issues noted above, including litter and vacant units, further impact the centre's environmental quality.

It is evident that, despite the reoccupation of a number of vacant units in Sinfin in recent years, other district centres in Derby have been subject to greater recent investment. The centre would benefit from improvements to the streetscape, efforts to improve the litter situation and reduce the discarding of trollies.

District Centre Boundary

The existing district centre boundary is considered to be appropriate, however there is significant scope for development within the existing district centre boundary. The poor quality units that front the car park immediately adjacent to Asda represent the most obvious potential location.

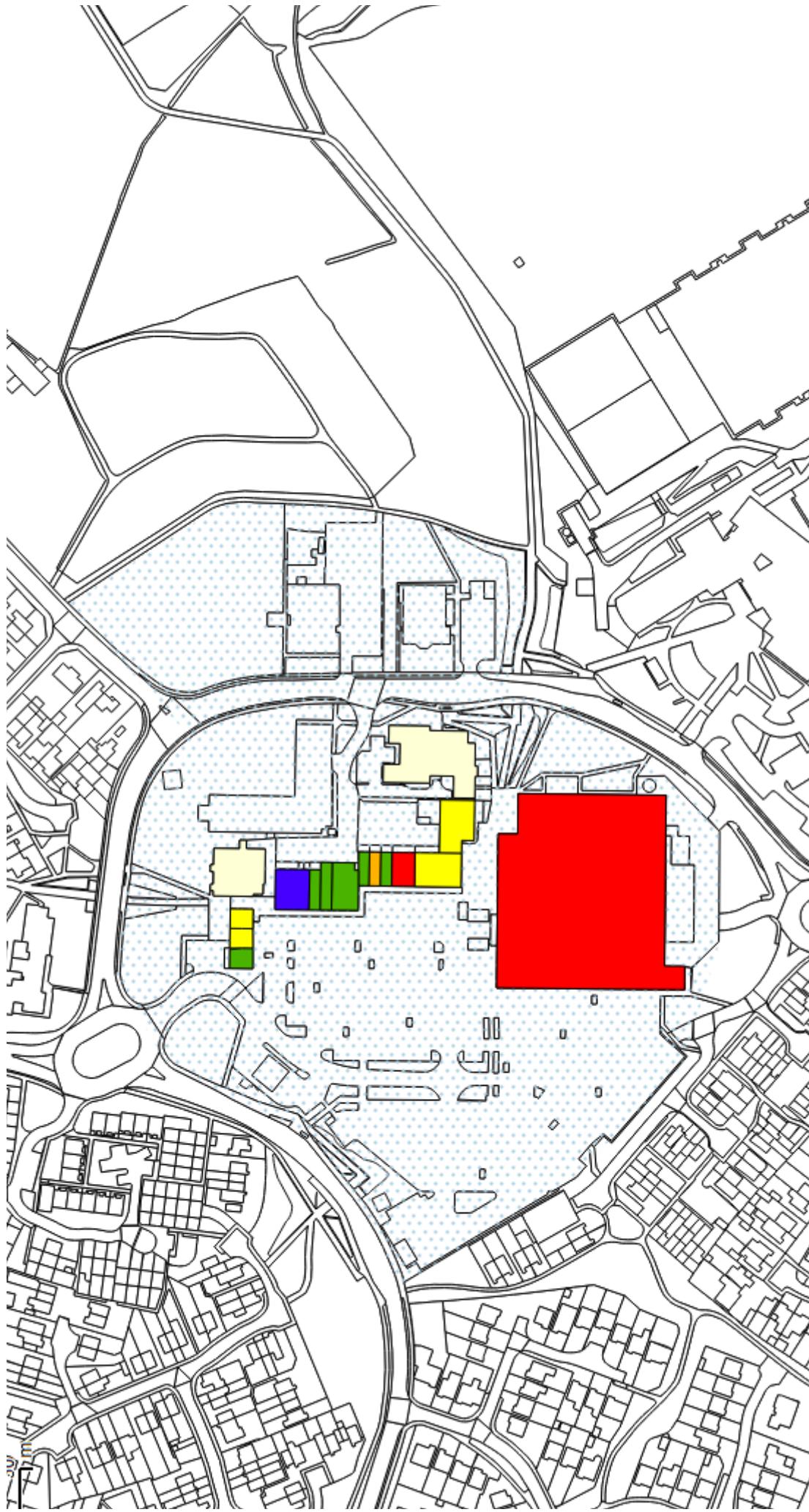
Areas directly adjacent to the existing development centre, such as land adjacent to Arleston Lane, could easily accommodate expansion of Sinfin.

Conclusion

Sinfin is dominated by the Asda superstore and has a limited number of units. As such, the centre takes the form of a food superstore and additional retail units, rather than being a traditional 'high street'. Notwithstanding this, the centre does accommodate a good range of general facilities, including a church, health centre, community room social club and library.

With the expected urban extension at Stenson Fields, there are few opportunities to accommodate expansion of the centre through a discount food store with the exception being the large surface car park. Any growth would therefore be better accommodated at the planned centre on Wragley Way.

The general environment would benefit from improvement maintenance and investment. Notwithstanding this, the vacancy rate has decreased in recent years and the centre appears to be performing relatively well.



Sinfin District Centre

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

Clients
Derby City Council

Project
Derby Retail Study

Date
January 2019

NEXUS
PLANNING

Spondon District Centre

Description

Spondon district centre is located approximately 4.5 kilometres to the east of Derby city centre and is to the immediate east of the Spondon Conservation Area.

Primarily located along narrow Sitwell and Chapel Streets, Spondon district centre abuts a roundabout and suffers from some congestion. Spondon's offer, particularly in respect of convenience goods uses is considered appropriate to support the centre's role. Spondon also has a good level of environmental quality, with the village having previously won a 'Britain in Bloom' award.

Development Context

Spondon district centre is located in the east of the Derby Urban Area, and is situated approximately 1 kilometre from proposed urban extensions at Borrowash and Ockbrook.

Status

District Centre (as defined by the Derby City Local Plan – Part 1, adopted January 2017)



Figure 1: Co-operative Foodstore on Sitwell Street



Figure 2: Spondon Village Club on Chapel Street



Figure 3: Purpose built parade of shops on Chapel Street



Figure 4: Traffic is a dominating feature throughout Spondon

Table 1.1 District Centre Composition

GOAD Category	Derby District Centre Average Floorspace (%) 2018	Spondon District Centre Floorspace (sq.m) 2018	Spondon District Centre Floorspace (%) 2018	Floorspace UK Average (%)
Convenience	33.0	1,385	21.6	15.2
Comparison	24.6	1,653	25.8	34.7
Retail Services	13.0	1,691	26.4	6.8
Leisure Services	22.5	1,085	17.0	25.1
Financial and Business Services	3.4	208	3.2	7.7
Miscellaneous	0.0	0	0.0	0.7
Vacant	3.5	378	5.9	9.8
TOTAL	100	6,400	100	100

Source: Composition of Spondon District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Table 1.2 District Centre Unit Composition

GOAD Category	Derby District Centre Average Units (%) 2018	Spondon District Centre Number of Units 2018	Spondon District Centre Units (%) 2018	Units UK Average (%)
Convenience	15.4	8	13.6	9.0
Comparison	26.4	17	28.8	30.8
Retail Services	22.2	16	27.1	14.5
Leisure Services	24.4	12	20.3	24.0
Financial and Business Services	6.1	3	5.1	10.3
Miscellaneous	0.0	0	0.0	0.2
Vacant	5.5	3	5.1	11.2
TOTAL	100	59	100	100

Source: Composition of Spondon District Centre and District Centre Average derived from Nexus Planning Survey of January 2018; UK Average from Experian GOAD Report January 2018

Overall Composition

- There are a total of 59 convenience, comparison and service units within Spondon. These account for 6,400 sq.m. of floorspace.
- National operators with a presence in Spondon include two Co-operative Foodstores, Lloyds Pharmacy and Sue Ryder Charity Shop. The overwhelming majority of operators are either independent or regionally based.
- There are a number of community facilities within Spondon, including two medical centres, a village hall, library and a day nursery.
- Spondon has a relatively strong comparison goods offer for a district centre, with 25.8% of total floor space in comparison goods use. In addition 21.6% of floorspace is in convenience goods use.
- Spondon has a vacancy rate lower than the national average at 5.9%, and the number of vacant units has decreased since the previous study.
- The diversity of service operators in the centre is considered to be appropriate to support the district centre. However, since the previous study reported in 2009 Spondon, has lost its three banks.

- Although Spondon provides limited opportunities for criminal activity, the volume of traffic sometimes impacts on users' perception of safety.

Catchment

Spondon is located within Zone 7 (Spondon, Alvaston) for the purposes of determining convenience goods shopping patterns. Over half of the top-up expenditure retained within Zone 7 is directed towards Spondon, reflective of the convenience operators located within the centre. Conversely Spondon is the source of a negligible amount of main food expenditure.

Convenience & Comparison

Within Spondon are a diverse mix of comparison and convenience operators. There are eight convenience operators within the district centre accounting for a total of 1,385 sq.m. of floorspace, equating to 21.6% of the total stock. The centre is anchored by two Co-operative Foodstores, one on Sitwell Street and the other on Chapel Street. The six other convenience operators comprise three newsagents, two bakeries and a butcher.

There are 17 comparison operators in Spondon. These units account for 1,653 sq.m. of floorspace, equating to 25.8% of the total stock. Operators include three charity shops, three vehicle related traders and two pharmacies. The remaining comparison uses are varied and diverse, with a number of small and independent retailers.

A similarly diverse range of comparison and convenience uses was noted at the time of the last study, and the current range of uses is considered appropriate to support Spondon's function as a district centre and to serve the immediate community.

Services

Spondon district centre is well-served by a range of service uses. There are 12 leisure service operators in the district centre, accounting for 1,085 sq.m. of floorspace, or 17.0% of the total stock. The operators are diverse and include five restaurants, three hot-food takeaways, two public houses, a social club and a bookmakers.

Sixteen retail service operators are located in Spondon accounting for 1,691 sq.m. of floorspace, which represents 26.4% of the total stock. Operators include five hairdressers, two laundrettes and dry-cleaners, two beauty parlours, a travel agents and an optician. There are three financial and business service operators in Spondon, accounting for 207.5 sq.m. of floorspace or 3.2% of the total. It should be noted that since the previous study the three banks located in the centre at that time are no longer operating.

The service offer in Spondon is considered appropriate to serve the community, with a diverse range of operators and uses. There has been some change in operators since the previous study; however, the range of uses remains strong.

Vacancies

At the time of the previous study six vacant units were recorded within Spondon centre. At the time of our visit, three vacant units were noted, indicating that the centre has seen an improvement in demand in the intervening period.

The three vacant units account for 378 sq.m of floorspace, or 5.9% of total retail floorspace in Spondon. This figure is lower than the national average of vacant floorspace which is 9.3%.

Miscellaneous

A number of additional facilities are available in Spondon, including two medical centres, a village hall, library and a day nursery. Spondon is therefore well served by community facilities, with a number of these located in the district centre. These facilities may increase the number of linked visits that occur.

Pedestrian Flows

At the time of our visit strong pedestrian flows were noted throughout Spondon. However, the majority of pedestrian activity was found along Sitwell Street rather than around the parade on Chapel Street.

It should be noted that the pedestrian footpaths throughout the centre are narrow, occasionally forcing pedestrians to walk in the street despite high levels of traffic. Consideration should be given to improvements to pedestrian areas as a means to increase pedestrian flows through the centre.

Accessibility

Spondon is well served by public transport, with bus stops located along Sitwell Street providing up to 13 service per hour direct into Derby city centre. Services take approximately 10 minutes to reach the city centre on the Ilkeston Flyer route.

There are small car parks located throughout Spondon, but concentrated at Chapel Street and to the rear of the Co-operative Foodstore on Sitwell Street. On road parking is restricted throughout the district centre.

The district centre is centrally located in Spondon, ensuring easy accessibility. Spondon is located on a moderate slope, with this topography presenting challenges to less abled users.

Perception of Safety

Spondon benefits from a high standard of natural and passive surveillance due to the centre's location on two well-used roads. This resulted in a low perception of crime at the time of our visit.

Safety, notably pedestrian safety, is compromised by the heavy traffic that was noted on Sitwell Street at the time of our visit. The narrowness of the pavements that line Chapel Street also reduce pedestrian safety. Consideration should therefore also be given to traffic calming or reduction measures, including investigation as to the appropriateness of one-way routes in the centre.

Aside from the potential issues in respect of pedestrian safety, the overall perception of safety in Spondon was considered to be high.

Environmental Quality

Spondon district centre is located adjacent to the Spondon Conservation Area and, as a historic village, contains a varied architecture. This ensures that the environmental quality of Spondon is good, and generally the units are well-maintained with no litter or graffiti noted.

The area along Sitwell Street has a lower overall environmental quality, with traffic dominating the public realm. Considerable congestion was noted at the time of our visit, with some of the units being poorly maintained. Planting fronting the library and village hall improves the quality of the area, and consideration should be given to continuing this along Sitwell Street. Environmental quality along Chapel Street is of a higher standard, with less traffic and congestion noted.

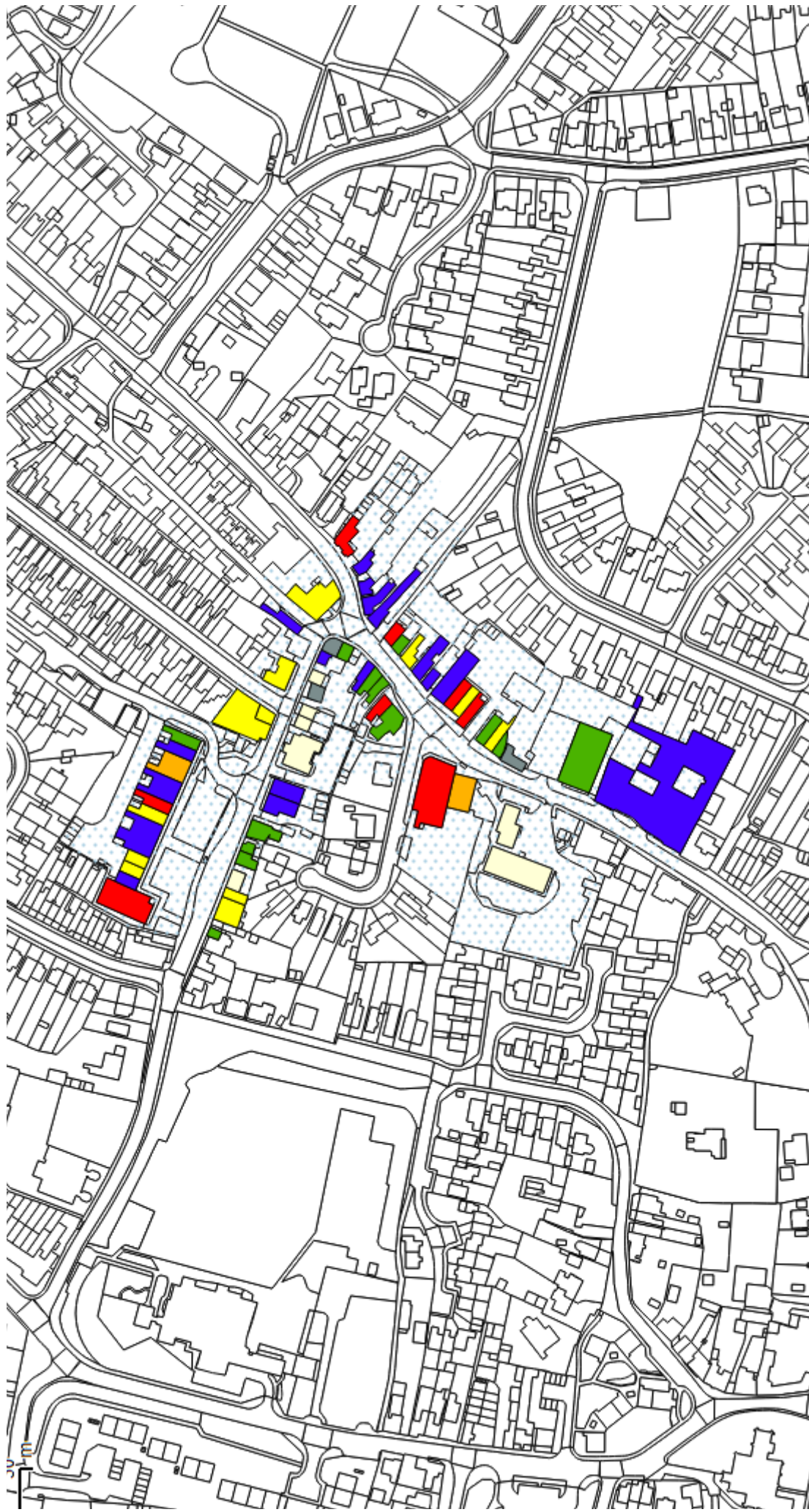
Significant improvements to environmental quality could occur if traffic calming measures and consideration is given to reducing the amount of traffic on the narrow roads in Spondon district centre.

District Centre Boundary

The centre is well contained and the defined district centre boundary encompasses the key district centre uses, therefore there is limited scope for development within the existing district centre boundary. The existing district centre boundary is considered to be appropriate.

Conclusion

Spondon is a traditional centre focused around retail but benefits from a range of complementary facilities and services, including a particularly strong variety of community facilities. The centre has a high standard of environmental quality. It is therefore considered to be a generally healthy centre.



Spondon District Centre

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

Clients
Derby City Council
Project
Derby Retail Study
Date
January 2019

NEXUS
PLANNING