



CHESTERFIELD
BOROUGH COUNCIL

Local Centre, Local Service Centre and District Centre Health Checks



February 2025

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1 Introduction

- 1.1 The [National Planning Policy Framework](#) recognises the importance of protecting and enhancing the vitality of our town centres. The NPPF states that “*Planning policies and decisions should support the role that town centres play at the heart of local communities, by taking a positive approach to their growth, management and adaptation*”.
- 1.2 Town, District and local centres provide essential goods and services to local communities including provision of retail, employment opportunities and a setting for community interaction. They are critical to the future prosperity, quality of life and sustainability of the borough. The network and hierarchy of centres in Chesterfield borough is set out by Policy CLP8 of the Chesterfield Borough Local Plan (2018-2035) as follows:
- **Sub-Regional Centre:** Chesterfield Town Centre
 - **Town Centre:** Staveley Town Centre
 - **District Centre:** Chatsworth Road and Whittington Moor
 - **Local Service Centres:** Brimington, Hasland, Holme Hall, Littlemoor & New Whittington
 - **Local Centres:** Abercrombie, Birdholme, Derby Road North, Duckmanton Grangewood, Hollingwood, Inkersall Green, Loundsley Green, Lowgates East, Newbold Road, Old Whittington, Sheffield Road, Storrs Road and Walton.
- 1.3 The Local Plan also identifies a number of retail parks and out-of-centre food stores, but these do not form part of the hierarchy in terms of identifying suitable locations for housing development.
- 1.4 The borough’s centres are constantly evolving owing to the state of the economy, consumer activities and emerging pressures such as increased shopping using e-commerce. To understand the changing nature of the borough’s Centres, Chesterfield Borough Council officers have undertaken a series of surveys between November 2024 and February 2025 to record a snapshot of their health.
- 1.5 The surveys incorporate some of the factors recommended by [National Planning Practice Guidance](#) as being indicators for the health of town centres, focusing on the identification of the use class and vacancy rates of units, alongside assessments of accessibility, parking, footfall and the quality of the public realm. Details of the planning use class classification system is presented in Appendix A; however, it should be noted that the data does not represent an assessment of the lawful planning use.
- 1.6 The health check document allows the Planning Policy section to evaluate the health of Chesterfield borough’s retail centres and understand what mechanisms may be appropriate to enhance and promote vibrant centres. Data gathered from the surveys is used to inform the planning process both in the determination of planning applications and to influence future policies. The results of the review of Chesterfield Town Centre will be published in a separate document.

2 Local Centres

2.1 Abercrombie

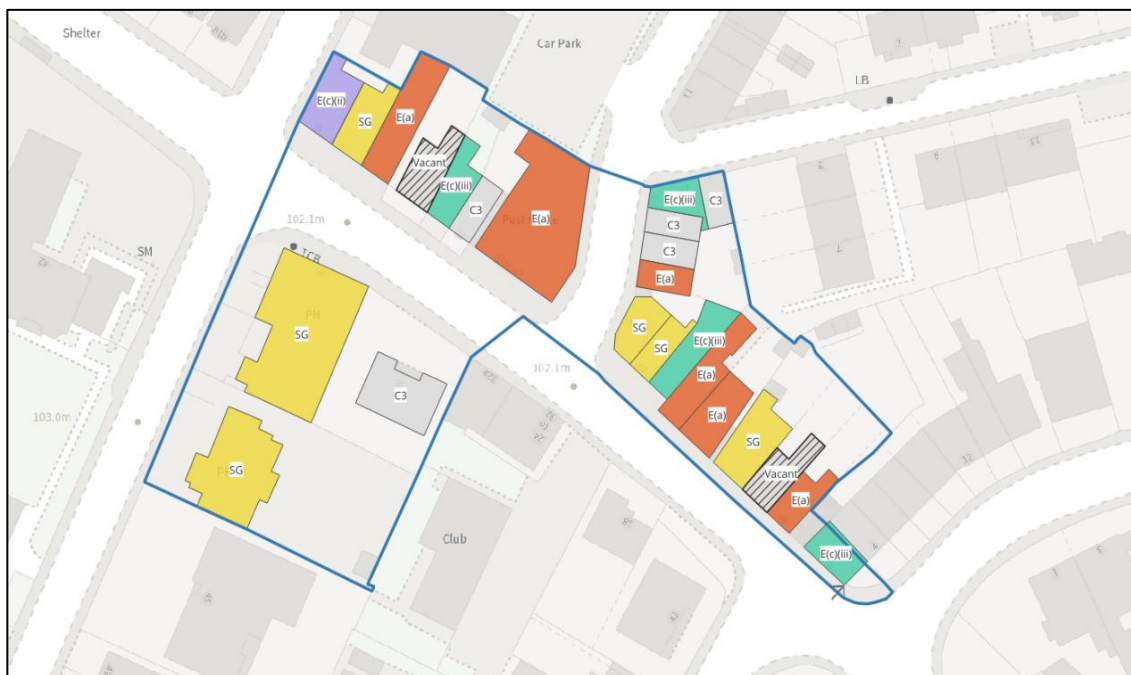
2.1.1 Description:

Abercrombie is a mid-sized Local Centre, linear in character and interspersed with five dwellings. The centre edges the relatively busy Newbold Road forming a strong primary frontage and is occupied by a range of uses. There are two public houses which is a healthy provision for a centre of this size.

Community Facilities: Convenience Retail, Specialist Retail, Hair / Beauty, Post Office, Pub, Restaurant / Café / Takeaway



2.1.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	5	21	222.3	12
E(a)	6	25	560.9	31
E(c)(ii)	1	4	65.9	4
E(c)(iii)	4	17	198.6	11
SG	6	25	666.5	36
Vacant	2	8	115.7	6
Total	24		1829.9	

2.1.3 Survey Comments:

Retailer / Leisure Representation	A fifth of units are retail at present with one convenience store (Spar) and some specialist shops. There are some limited high street services (a hairdressers and opticians), several takeaways and two public houses.
Pedestrian Activity	Pedestrian activity was minimal at the time of survey (late afternoon).
Vacancy Rates	There were two vacant units at the time of survey - approximately 12% of estimated ground floor floorspace.
Accessibility	There is a signalled crossing point outside of the centre but there is no dedicated car or cycle parking within the vicinity with the exception of dedicated parking for the Industry Inn. Step-free access is only available to some units (including the convenience store / post office). There is a bus shelter outside of the Chesterfield Arms with links to Newbold and Chesterfield.
Environmental Quality	The centre is generally well maintained with little (if any) litter or graffiti. Owing to the nature of the centre and its boundary there is little room for street furniture and landscaping.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible by bus. • Good number of pubs for a centre of this size. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of cycle parking and accessibility of some units. • Presence of some dated shop fronts. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Enhancements to quality of shop frontages and potential for new retail uses (conversion of vacant units). <p>THREATS</p> <ul style="list-style-type: none"> • Further dilution and dispersion of retail and service uses within the centre core through conversion to residential use.

	<ul style="list-style-type: none"> • Proximity to and competition from larger shopping areas with Chesterfield Town Centre.
Summary	Abercrombie is an effective centre which serves day to day needs through its limited retail and service provision. There is potential to expand the boundary of the centre to include St Joseph's Nursery within the envelope of the centre (west) and an additional Chinese takeaway (north of the centre). The designation of Abercrombie as a local centre is still considered to be appropriate.

2.2 Birdholme

2.2.1 Description:

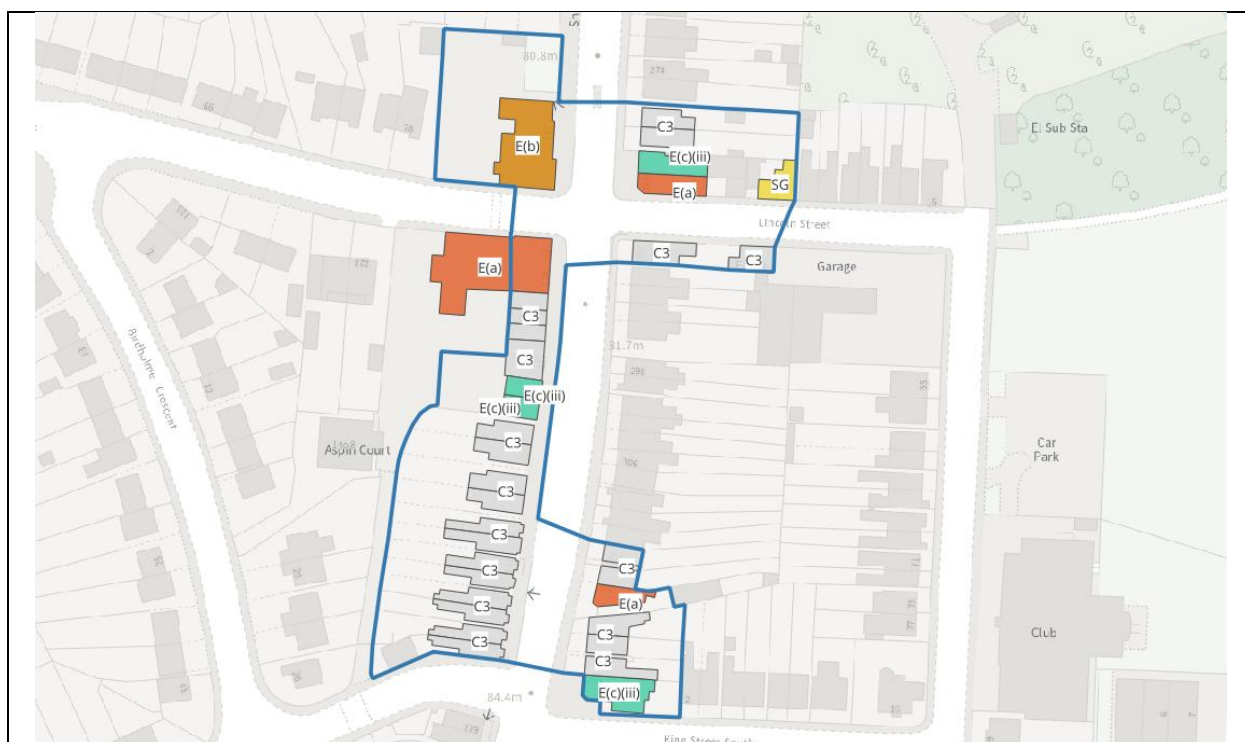
This is a mid-sized Local Centre which is linear and dispersed in character. The centre edges the A61/Derby Road and has a high proportion of residential units. There is no clear focal point given the linear character of the centre and the dispersed nature of services and facilities. The A61/Derby Road acts to divide the centre and at peak times and can be very congested.

Community Facilities: Convenience Retail, Specialist Retail, Hair / Beauty, Restaurant / Café / Takeaway



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2.2.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	25	73.5	1244.9	54.9
E(a)	3	8.8	478.3	21.1
E(b)	1	2.9	241.9	10.7
E(c)(iii)	4	11.8	245.3	10.8
SG	1	2.9	56.3	2.5
Total	34		2266.8	

2.2.3 Survey Comments:

Retailer / Leisure Representation	Retail provision is limited to a convenience store (Premier Stores) and sandwich shop. There are some limited high street services (a nail salon, beautician and nutritionist), a takeaway and restaurant. And charity shop.
Pedestrian Activity	Pedestrian activity was minimal at the time of survey (mid-morning).
Vacancy Rates	There are currently no vacant units within the local centre but there is a high proportion of residential units (74%) taking up just over half of estimated ground floor floorspace.

Accessibility	There is a signalled crossing point but no dedicated car or cycle parking within the vicinity. Step-free access is only available to some units. There are bus links to Chesterfield and Danesmoor from shelters on Derby Road.
Environmental Quality	Relatively high levels of traffic though the centre detract from the overall environmental quality. Nonetheless, the centre is generally well maintained with little, if any, litter or graffiti. Owing to the nature of the centre and its boundary there is little room for street furniture and landscaping.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible by bus. • Low vacancy rate. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Dominance of residential units within the centre • Limited nature of retail and community provision. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Enhancements to quality of shop frontages and potential for new retail uses (conversion from residential use). <p>THREATS</p> <ul style="list-style-type: none"> • Further dilution and dispersion of retail and service uses within the centre core through conversion to residential use.
Summary	Owing to the constraints of the A61/Derby Road and surrounding residential areas there is very limited potential for the centre to grow. Given the high proportion of residential uses and dispersed nature of service and facility provision the centre may benefit from being condensed or broken down into smaller neighbourhood centres.

2.3 Derby Road North

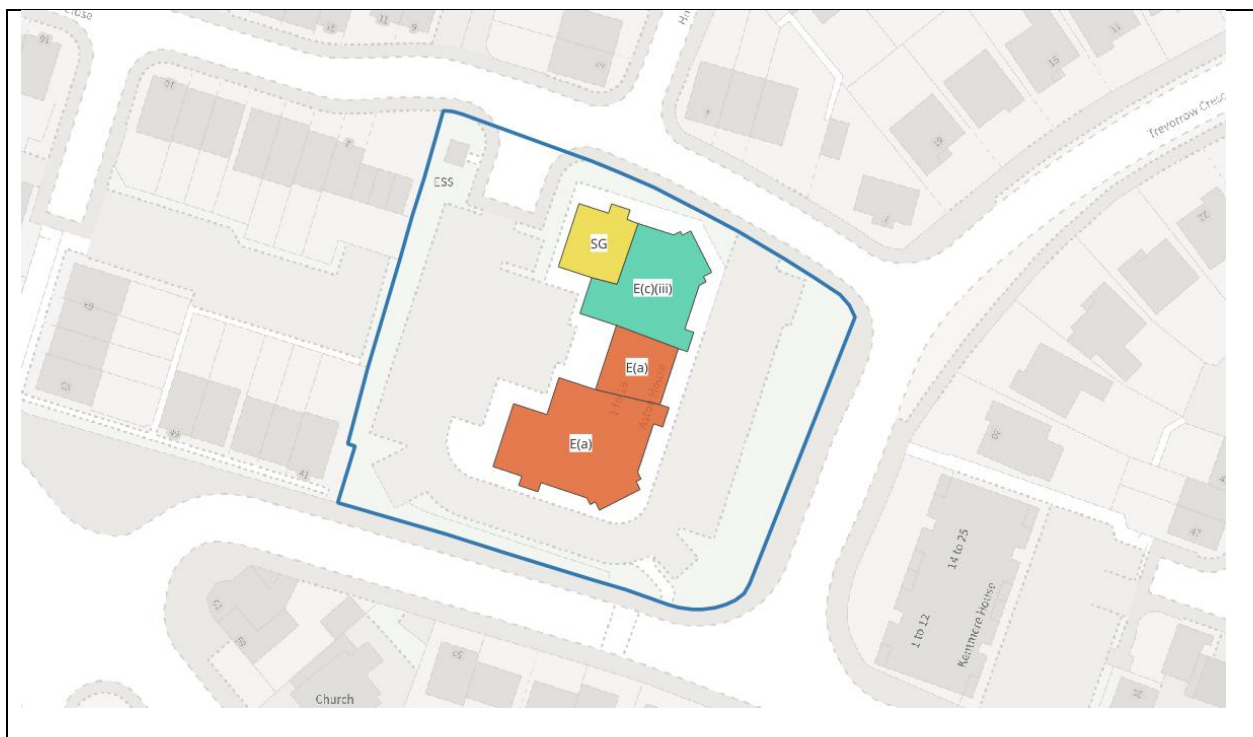
2.3.1 Description:

Debry Road North is a small Local Centre, clustered in character with no dwellings within the centre boundary. The centre is purposed built to serve a relatively new residential development and is horseshoe shaped facing out onto Horse Chestnut Close. The scope for further growth is very limited given the design of the centre and surrounding residential areas.

Community Facilities: Convenience Retail, Specialist Retail, Restaurant / Café / Takeaway



2.3.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
E(a)	2	50.0	1409.9	50.0
E(c)(iii)	1	25.0	704.9	25.0
SG	1	25.0	704.9	25.0
Total	4		2819.8	

2.3.3 Survey Comments:

Retailer / Leisure Representation	Retail provision is limited to a convenience store (One Stop) and charity shop. There is also a tanning salon and takeaway within the centre.
Pedestrian Activity	Pedestrian activity was light at the time of survey (mid-afternoon) with few visitors (<10 pedestrians counted).
Vacancy Rates	There were no vacant units within the local centre at the time of survey.
Accessibility	<p>There are no crossing points within or adjacent to the centre however it is located within a low traffic residential area. There is step free access to all units and dedicated free parking available.</p> <p>No secure cycle storage was identified during the site survey. There are bus links to Chesterfield and Dronfield from a shelter on St Augustine's Road making the centre easily accessible by public transport.</p>
Environmental Quality	The surrounds of the centre are well landscaped, and the centre itself is well maintained and free of litter and graffiti.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible for pedestrians and by bus. • Accessible with step-free access for all units. • Fully occupied with an adequate range of services and facilities. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of comparison goods offer that meets the day-to-day shopping needs of local residents. • Limited nature of retail and community service provision. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Enhancements to soft landscaping enhancements / planting. <p>THREATS</p> <ul style="list-style-type: none"> • Proximity and competition from Chesterfield Town Centre.
Summary	Derby Road North Local Centre has a reasonable range of services and is fully occupied. The centre is generally clean and well maintained and benefits from step-free access to all units. Scope for further growth is very limited given the design of the centre and surrounding residential areas. No changes to the boundary or designation as a local centre are recommended.

2.4 Duckmanton

2.4.1 Description:

The shops and facilities in Duckmanton are concentrated at the top end of Markham Road at the junction with Poolsbrook Road. Although interspersed with dwellings, there is a coherent centre based around the former Public House and play area. The Duckmanton Hotel public house is the largest single unit within the centre (35.3% of estimated ground floor floorspace) and is currently vacant. There is some scope for expansion of the centre through the change of use of residential properties.

Community facilities: Community Facilities, Convenience Retail, Hair / Beauty, Restaurant / Café / Takeaway



2.4.2 Survey Results:



Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
B2	1	16.7	224.0	20.4
E(a)	1	16.7	171.9	15.6
E(c)(iii)	1	16.7	53.5	4.9
F1(f)	1	16.7	194.7	17.7
SG	1	16.7	67.1	6.1
Vacant	1	16.7	387.9	35.3
Total	6		1099.0	

2.4.3 Survey Comments:

Retailer / Leisure Representation	The convenience retail within Duckmanton local centre consists of a 'Premier' and associated store spread over a number of mapping units (covering 15% of the floorspace). There is also a hairdresser - E(c)(iii).
Pedestrian Activity	Pedestrian activity was centred around the Premier Store and decreased at the intersection of Markham Road and Tom Lane towards the church and vacant public house.
Vacancy Rates	There is one long-term vacant unit within Duckmanton local centre – the former Duckmanton Hotel public house, which covers just over a third of the centre's estimated ground-floor floorspace.
Accessibility	<p>Limited free car parking is available outside the parade of shops and the vacant public house is fronted by a substantial car park. At the time of survey, the car parking outside the parade of shops appeared to be well used.</p> <p>There is a pedestrian crossing point in front of the takeaway (Sui Generis) providing access to the park and bus stops within the centre itself. The centre is served by the number 1 and 90 buses which provide hourly services. There is no dedicated cycle parking.</p>
Environmental Quality	The quality of the street environment, street furniture and buildings were fair throughout, with the exception of the vacant unit which is showing signs of deterioration.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Provides a small local catchment with access to a basic range of services and facilities. • Accessible local centre with car parking available. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm and lack of soft landscaping. • Presence of a vacant and poorly maintained building.

	<ul style="list-style-type: none"> • Elongated nature of the centre and slight disconnect between the two parts. • Limited range of shops and services. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Potential to bring the former public house back into use. • Large housing allocation in the vicinity which could improve footfall. <p>THREATS</p> <ul style="list-style-type: none"> • Closure of the Duckmanton Hotel / public house and loss of footfall.
Summary	Duckmanton Local centre has an adequate range of services given its size. Permissioned development at Tom Lane presents an opportunity to increase footfall and bring any vacant units back into use. The potential to expand the centre is limited without changes from residential uses.

2.5 Grangewood

2.5.1 Description

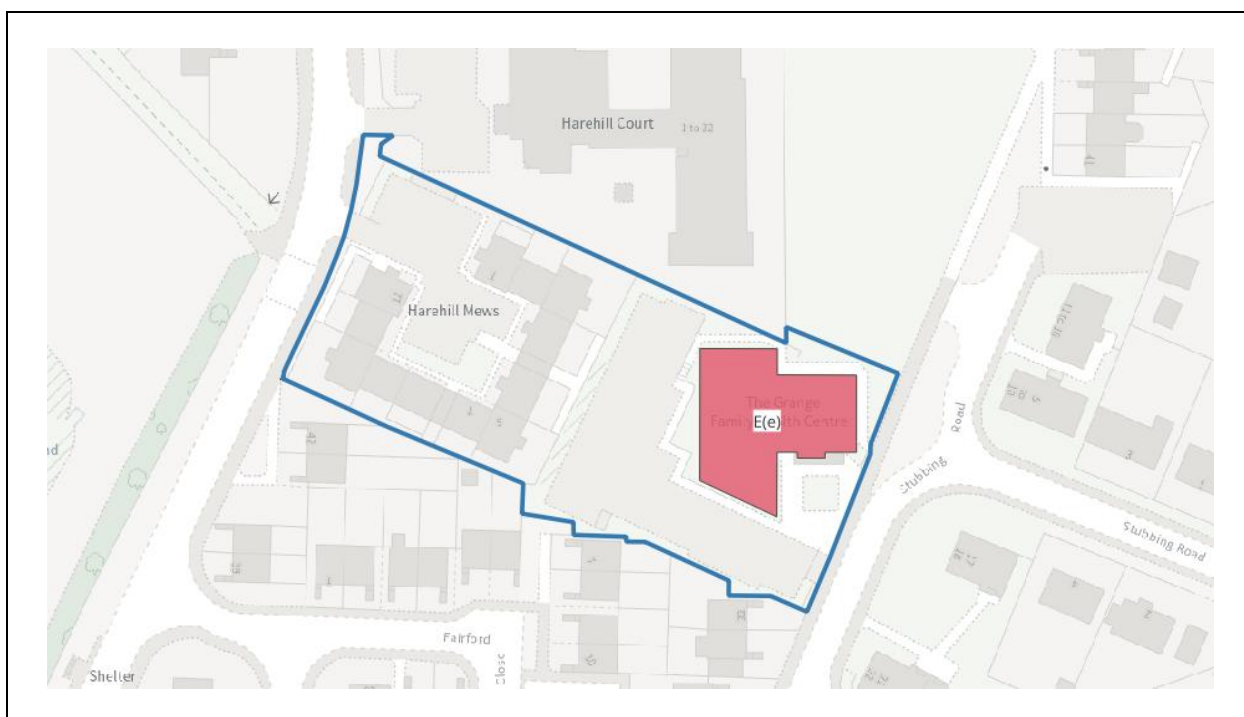
Grangewood is the smallest Local Centre and is comprised solely of a medical centre (with in-built pharmacy) following the closure of the Trumpeter pub to the west of the centre. The site of the former pub has now been built on with twelve dormer bungalows included within the local centre boundary. The scope for further growth is limited given the design of the centre and surrounding residential areas.

Community facilities: GP Surgery, Pharmacy



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2.5.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
E(e)	2	100.0	703.6	100.0
Total	2		703.6	

2.5.3 Survey Comments:

Retailer / Leisure Representation	There are no retailers present within Grangewood Local Centre, with the nearest being the Co-op on Grangewood Road at the intersection with Church Street South.
Pedestrian Activity	Pedestrian activity was limited at the time of survey with a few people arriving via car to visit the health centre.
Vacancy Rates	There are no vacancies within the centre as the former Trumpeter Inn has now been demolished and replaced with a residential scheme.
Accessibility	<p>The health centre benefits from a substantial car park with disabled bays and cycle parking. The car park appears to be well used.</p> <p>There are no crossing points towards the centre and the nearest bus stop is approximately four minutes walking distance (from a stop on Harehill Road).</p>

Environmental Quality	The quality of the street environment, street furniture and buildings were good, with established planting bordering the car park.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Provides a small local catchment with a good-sized health centre and pharmacy. • Good level of soft landscaping surrounding the medical centre. • Accessible with car parking available. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited range of services available. • Disjointed from Grangewood’s convenience store and retail provision. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • New housing developments within the vicinity which could improve footfall. <p>THREATS</p> <ul style="list-style-type: none"> • Lack of room for expansion of services now that the former pub site has been re-developed.
Summary	Grangewood has a limited number of shops and community facilities. The scope for further growth is limited given the design of the centre and surrounding residential areas. Consideration should be given to amending the boundary to exclude the new residential development on the former Trumpeter pub site or removing the centre designation in its entirety.

2.6 Hollingwood

2.6.1 Description:

Hollingwood local centre is a purpose-built centre with parking provision, forming an integral part of the estate design. The scope for further growth is very limited given the design of the centre and surrounding residential uses.

Community Facilities: Community Facilities, Restaurant / Café / Takeaway



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2.6.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
F1(e)	1	16.7	69.3	11.5
F1(f)	1	16.7	254.0	42.1
SG	3	50.0	218.1	36.1
Vacant	1	16.7	62.7	10.4
Total	6		604.1	

2.6.3 Survey Comments:

Retailer / Leisure Representation	<p>There were no retailers present in the centre at the time of survey. There was once a convenience store present however this has now closed permanently (leaving a vacant unit). Fifty percent of the units within the centre are fast-food takeaways which were closed during the time of survey (morning).</p>
Pedestrian Activity	<p>There was no pedestrian activity within the centre, however all three takeaways were closed at the time of survey.</p>
Vacancy Rates	<p>There is one vacant unit within Hollingwood Local Centre which constitutes approximately 10% of the estimated ground-floor floorspace.</p>
Accessibility	<p>A limited amount of free car parking is available outside the parade of shops and the nearby Church has associated car parking (gated).</p> <p>There is a pedestrian crossing point adjacent to the shops on Private Drive, however access to the parade of shops is not step-free.</p> <p>There is a bus stop nearby on Hollingwood Crecent which is served by the number 90, 90a and 90b buses which provide services to Chesterfield and Walton Shops. There is no dedicated cycle parking.</p>
Environmental Quality	<p>Whilst there is some attractive planting around the church and community centre the core parade of units detracts from the appearance of the centre as it is dominated by hardstanding and parking. Some of the built features appear to be in need of repair and the lack of active trade provides a sense of the centre being in decline.</p> <p>There is a bench for public use however this is situated at the edge of the car park.</p>
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Provides a small local catchment with access to a basic range of facilities. • Car parking and public transit links ensure that the centre is accessible to visitors. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm and poor condition of built environment. • Low level of accessibility for wheelchair users. • No retail / convenience unit. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Potential to bring the former convenience store back in to use. • Opportunities to improve the attractiveness of the public realm. <p>THREATS</p> <ul style="list-style-type: none"> • Closure of the convenience store and loss of footfall.

	<ul style="list-style-type: none"> • High proportion of fast-food takeaways signifying there are few active uses within the day time.
Summary	<p>Hollingwood Local Centre has a limited range of services and mixed building frontage quality. The scope for further growth is very limited given the design of the centre and surrounding residential areas. Designation as a local centre is considered to be appropriate.</p>

2.7 Inkersall Green

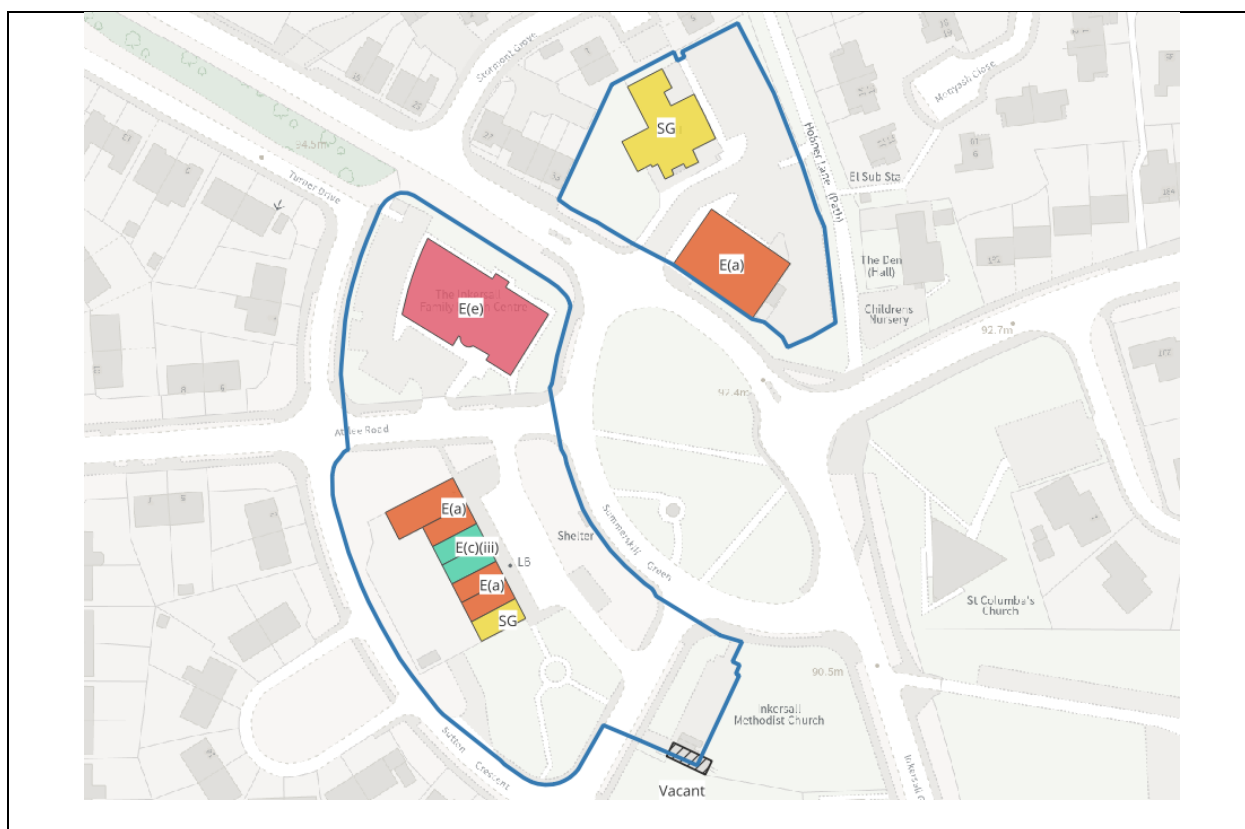
2.7.1 Description

Inkersall Green is a mid-sized local centre, facing out onto Summerskill Green. The centre is clustered in character with no dwellings within the centre boundary. It is purpose built with dedicated parking. Traffic into the centre itself was observed to be low at the time of survey.

Community Facilities: GP Surgery, Pharmacy, Convenience Retail, Specialist Retail, Hair / Beauty, Post Office, Pub , Restaurant / Café / Takeaway



2.7.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
E(a)	4	40.0	764.5	38.0
E(c)(iii)	2	20.0	134.3	6.7
E(e)	1	10.0	646.4	32.1
SG	2	20.0	425.2	21.1
Vacant	1	10.0	41.9	2.1
Total	10		2012.2	

2.7.3 Survey Comments:

Retailer / Leisure Representation	Inkersall Green is primarily host to local and independent retailers but has national retailers present – the Co-op and Spar. Inkersall's convenience offer is slightly above the national average both in terms of the amount of retail units (40% compared to the UK average of 9.1%) and proportion of floorspace (38% compared to a UK average of 15.3%). There is also a hairdresser, beauty salon, pub and vape shop present, meaning that the centre is well served.
Pedestrian Activity	The Co-op Food car park was observed to be relatively busy, with a number of people arriving/departing in vehicles and entering/exiting the Co-op Food store. A number of people were also seen parking near to

	the parade of shops. Pedestrian activity was considered to be a positive indicator (15-20 people observed).
Vacancy Rates	The centre currently contains one vacant unit (associated with the former Methodist Church) representing a low level of vacancy. The adjacent site is subject to a planning permission which seeks to erect a replacement church along with nine dwellings and associated car parking and landscaping.
Accessibility	The centre is well served with bus services with the 77 and 74 bus services (Staveley / Chesterfield) calling from a shelter located within the centre. The centre is very well served for car parking given that the pub, Co-op, health centre and parade of shops each have dedicated parking areas. Pedestrian crossing opportunities are limited and access for vehicles tends to dominate.
Environmental Quality	Whilst the parade of shops appears dated, the centre is generally well maintained, and the environmental quality of the centre is considered to be good. There is a green space immediately adjacent to the centre and shrub/tree planting borders the car park which softens the appearance of the dated buildings and presence of cars.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Good convenience retail offer and a good service offer, with little vacant floorspace. • Condensed centre with a clear focal point. • Green space and trees provide a good level of environmental quality. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Dominance of car parking and highways. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Development of a new methodist church / community space through extant planning permission. • Growing catchment of residents within walking distance. <p>THREATS</p> <ul style="list-style-type: none"> • Parking and congestion at school pick-up and drop off times.
Summary	<p>Inkersall Green is a well maintained and healthy local centre with a range of shops and facilities. The centre benefits from an accessible village location and has an ample supply of car parking.</p> <p>It may be appropriate to amend the centre boundary to include St Columbus' Church and the nearby children's nursery at 'The Den', Middlecroft Road. If expanded consideration should be given to designating Inkersall Green as a 'Local Service Centre'.</p>

2.8 Loundsley Green

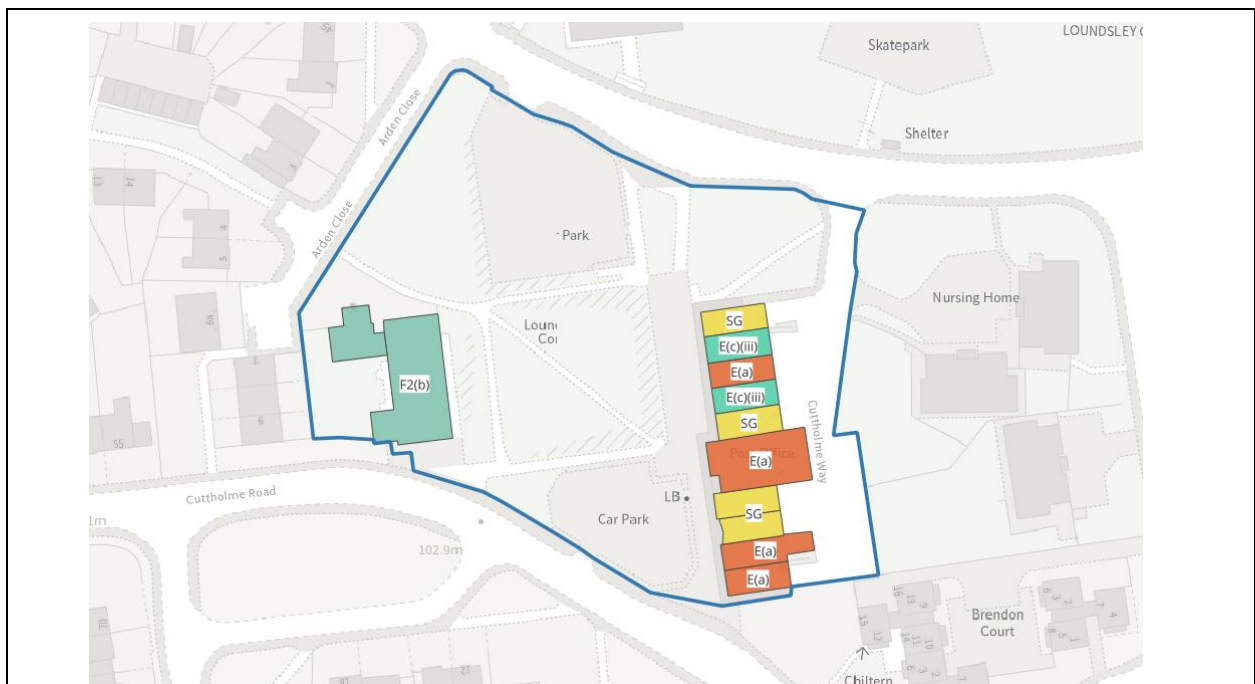
2.8.1 Description

Loundsley Green has a mid-sized, purpose-built Local Centre which is relatively enclosed focus given the position of the Loundsley Green Community Centre and car parks opposite the primary retail frontage. Traffic into the centre is fairly light and very well serviced by two large car parks.

Community Facilities: Community Facilities, Convenience Retail, Specialist Retail, Hair / Beauty, Restaurant / Café / Takeaway



2.8.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
E(a)	4	40	559.2	33.1
E(c)(iii)	2	20	154.0	9.1
F2(b)	1	10	449.8	26.6
SG	3	30	526.7	31.2
Total	10		1689.7	

2.8.3 Survey Comments:

Retailer / Leisure Representation	Loundsley Green Local Centre is primarily host to local and independent retailers but has a national retailer present – Morrisons Daily. Approximately a third of the centre’s floorspace is given over to retail with some high street services (hairdressers and spa) and Sui Generis uses.
Pedestrian Activity	The centre car park was observed to be relatively busy, with a number of people arriving/departing in vehicles and entering/exiting the convenience store. Pedestrian activity was moderate (approximately 10-15 visitors).
Vacancy Rates	There were no vacant units within the centre at the point of survey.
Accessibility	The centre is well served with bus services with the 39 (Chesterfield) calling from a shelter located adjacent to the centre. The centre is very well served for car parking with dedicated parking for both the community centre and shops. Pedestrian crossing opportunities are limited but this is not a significant issue given the low-traffic nature of the centre.
Environmental Quality	Whilst the parade of shops appears to be quite dated, the centre is generally well maintained, and the environmental quality of the centre is considered to be good. There is a green space immediately adjacent to the centre which would benefit from shrub/tree planting to soften the appearance of the dated buildings and presence of cars.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Good convenience retail offer and a good service offer, with no vacant floorspace. • Accessible location with lots of parking and electric vehicle charging points. • Condensed centre with a clear focal point. • Green space provides some amenity value. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Dominance of car parking and dated appearance of some shopfronts, <p>OPPORTUNITIES</p>

	<ul style="list-style-type: none"> • Further enhance environmental quality through provision of additional soft landscaping and planting in the surrounding amenity space. <p>THREATS</p> <ul style="list-style-type: none"> • N/A
Summary	<p>Loundsley Green Local Centre has a strong retail and service offering with no vacancies, good accessibility, ample parking, and nearby green space. The dominance of car parking and dated shopfronts could be improved by enhancing the surrounding environment with additional landscaping and planting.</p> <p>No modifications to the centre boundary or designation are recommended.</p>

2.9 Lowgates East



2.9.1 Description:

The centre is a mixed in use, comprising a mix of residential and commercial uses on both sides of the road. There is some scope for expansion through the change of use of residential properties, and there is an A5 takeaway adjacent to Staveley Legionnaires Club in close proximity. Around 40% of the estimated floorspace is vacant at present.

Community facilities: Convenience Retail, Pub

2.9.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	2	33.3	104.9	13.4%
E(a)	1	16.7	97.8	12.5%
SG	1	16.7	274.7	35.2%
Vacant	2	33.3	303.7	38.9%
Total	6		781.1	

2.9.3 Survey Comments:

Retailer / Leisure Representation	Lowgates East is currently host to one local / independent retailer and a traditional pub.
Pedestrian Activity	Pedestrian activity was very limited at the time of survey and was focused on the convenience store (<5 visitors).
Vacancy Rates	There are two vacant units within the centre, including the former 'Cee Dee's Sandwich shop and the single storey brick building at the junction of Wharf Lane and Staveley. The building was initially constructed as a Co-operative store however over the last 30 – 40 years the site has been divided into separate units at different phases of time. The last uses appear to have been a tattoo studio and garden centre. Approximately 40% of the estimated ground floor floorspace in this centre is thought to be vacant.

Accessibility	There is a crossing point just west of the local centre and a number of bus stops in the vicinity, with frequent connections to Worksop and Chesterfield. No provision for cycle parking was identified. There is no dedicated car parking, with on-street being the only option.
Environmental Quality	The vacant / underused buildings are a visual detractor and the dominance of traffic means that very little planting / green infrastructure is present.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible for pedestrians and by bus. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm and lack of soft landscaping. • Low level of environmental quality with presence of dated and poorly maintained buildings. • Traffic dominated. • Limited and dispersed nature of retail and service provision. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Soft landscaping enhancements. <p>THREATS</p> <ul style="list-style-type: none"> • Proximity and competition from Staveley Town Centre where free parking is available.
Summary	<p>Lowgates East suffers from mixed building frontage quality and some visual street clutter. The centre has a lack of seating and soft landscaping throughout.</p> <p>Whilst the defined boundary does include residential uses these do provide opportunities for expansion. The boundary could be tightened to exclude the former sandwich shop, and it could be expanded in places to take in the nearby takeaway and Legionnaire’s club. The designation as a Local Centre is considered to be appropriate.</p>

2.10 Newbold Road

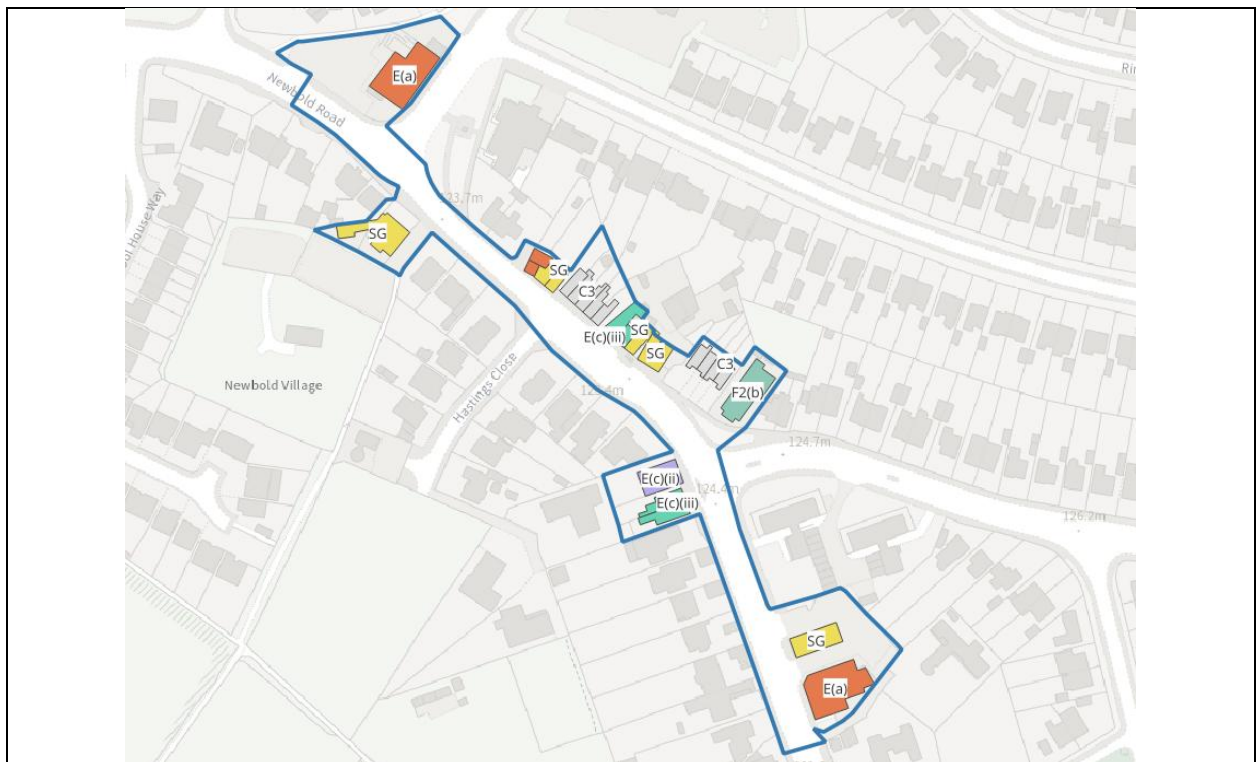


2.10.1 Description:

Newbold Road forms a relatively large Local Centre, which is linear in character and interspersed with nine dwellings. The centre edges the relatively busy B6051, which can get congested at peak times. Despite this it retains a relatively strong primary frontage.

Community facilities: Community Facilities, Convenience Retail, Specialist Retail, Hair / Beauty, Pub , Restaurant / Café / Takeaway

2.10.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	9	39.1	353.6	15.6
E(a)	3	13.0	714.9	31.5
E(c)(ii)	1	4.3	140.7	6.2
E(c)(iii)	4	17.4	274.7	12.1
F2(b)	1	4.3	208.6	9.2
SG	5	21.7	579.3	25.5
Total	23		2271.7	

2.10.3 Survey Comments:

Retailer / Leisure Representation	There are two convenience retailers (Tesco Express & Co-op) and a number of high street services including a kitchen show room and a number of hair stylists and takeaways. There is one pub (SG use class). Retail floorspace (use class E(a)) makes up approximately a third of the estimated ground-floor floorspace.
Pedestrian Activity	Pedestrian activity was moderate at the time of survey (mid-afternoon), with 10-15 pedestrians counted.
Vacancy Rates	There are no vacant units within the centre at present, although a relatively high proportion (40%) of the centre's units are residential.
Accessibility	There is a crossing point on Newbold Road, but no signalled crossing point towards the Co-op. Bus stops within the centre benefit from frequent connections to Chesterfield and Dronfield. There is a public car park associated within Co-op which benefits from some Sheffield cycle hoops. There is a small amount of parking provided for visitors to the public house.
Environmental Quality	The buildings within the centre are generally well maintained and whilst there is minimal green/infrastructure / planting within the centre itself there is some planting around adjacent properties.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible for pedestrians and by bus. • Good range of services provided. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm. • Dilution of retail and service uses within the centre owing to proliferation of residential uses. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Soft landscaping and public realm enhancements.

	<ul style="list-style-type: none"> • New development in the area has increased the catchment of the centre. <p>THREATS</p> <ul style="list-style-type: none"> • Further dilution of services owing to conversion to residential uses.
Summary	Newbold Local Centre has a good range of shops and services which serve a significant catchment. There are currently no vacancies, although there is a significant proportion of dwellings. Further growth of the centre itself is limited by surrounding residential areas and no modifications to the centre boundary or designation are recommended.

2.11 Old Whittington

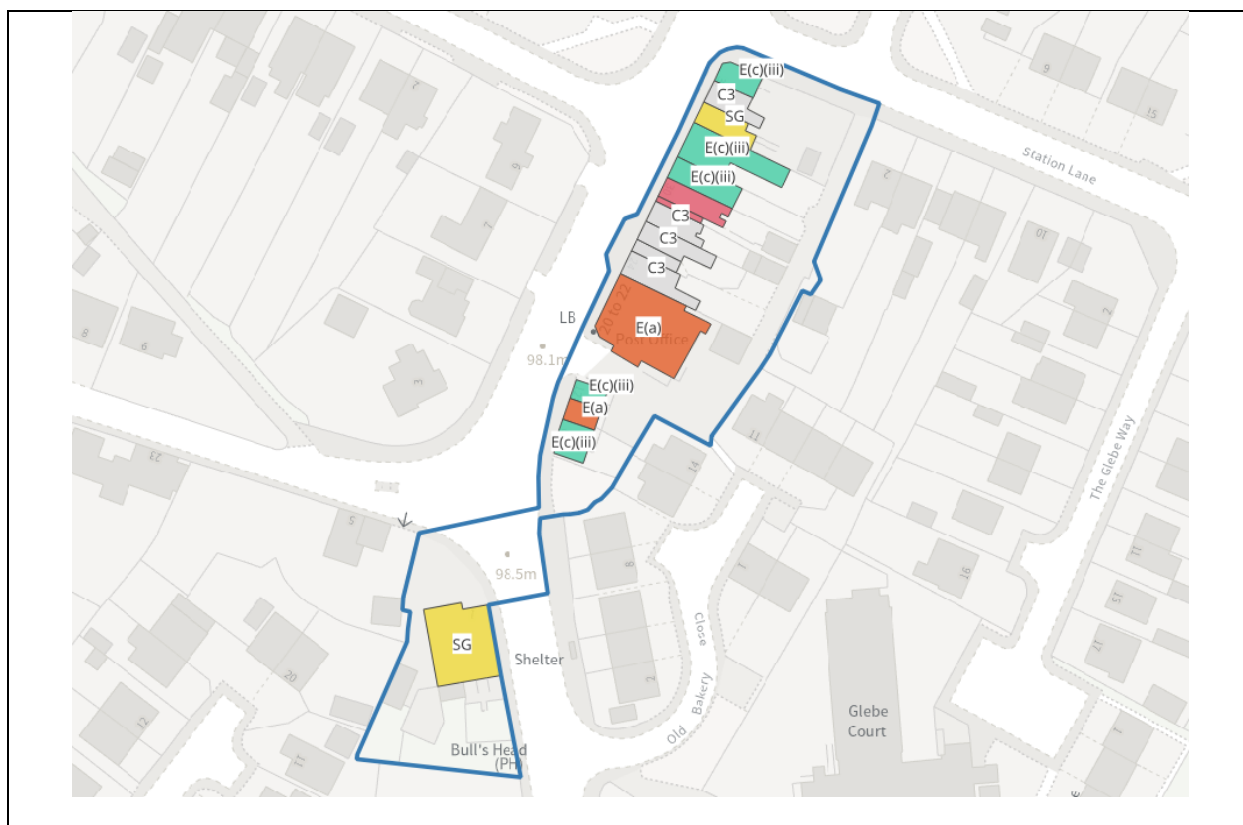


2.11.1 Description:

Old Whittington is a mid-sized Local Centre, linear in character and interspersed with dwellings. The centre edges the relatively busy High Street and retains a strong, primary frontage, with the addition of the Bulls Head public house to the south.

Community facilities: Pharmacy, Convenience Retail, Specialist Retail, Hair / Beauty, Pub, Restaurant / Café / Takeaway

2.11.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	4	28.6	229.2	21.4
E(a)	2	14.3	272.0	25.4
E(c)(iii)	5	35.7	274.8	25.7
E(e)	1	7.1	64.1	6.0
SG	2	14.3	229.1	21.4
Total	14		1069.3	

2.11.3 Survey Comments:

Retailer / Leisure Representation	At the time of survey there was one convenience retailer (One Stop), four hair stylists, takeaway and a pub. Retail floorspace makes up approximately a quarter of the estimated ground-floor floorspace.
Pedestrian Activity	Pedestrian activity was moderate at the time of survey (mid-afternoon).
Vacancy Rates	There are no vacant units within the centre at present, although one of the hairdressers was not open at the time of survey.

Accessibility	There is a crossing point on High Street immediately adjacent to the local centre boundary and a number of bus stops in the vicinity, with connections to Sheffield and Chesterfield. No provision for cycle parking was identified. There is no dedicated public car parking, however there is a small amount of parking associated with the pub.
Environmental Quality	The buildings within the centre are generally well maintained and whilst there is no green/infrastructure / planting within the centre itself there is some planting around adjacent properties.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible for pedestrians and by bus. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm. • Limited nature of retail and service provision. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Soft landscaping enhancements. • Potential to include community facilities and public house to the North of the centre on High Street / Church Street North. <p>THREATS</p> <ul style="list-style-type: none"> • Lack of car parking opportunities. • Dilution and dispersion of retail and service uses within the district centre core through conversion to residential use.
Summary	Whilst the centre has a lack of seating and soft landscaping throughout it is generally well maintained. Although disjointed from the linear parade of shops/services, there are a number of community facilities located to the north of the centre boundary which would benefit from inclusion or a linked designation (Whittington Medical Centre, Library, public house and hairdressers around Church Street North).

2.12 Sheffield Road



2.12.1 Description:

Sheffield Road Local Centre is clustered around a short stretch of Sheffield Road and includes some residential properties. The surrounding uses are predominately residential, although there is a Toyota garage situated immediately to the North.

Community Facilities: Convenience Retail, Specialist Retail, Hair / Beauty, Restaurant / Café / Takeaway

2.12.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	2	18.2	84.3	12.1
E(a)	4	36.4	320.5	46.0
E(c)(iii)	1	9.1	43.6	6.3
E(g)(i)	1	9.1	43.8	6.3
SG	1	9.1	61.8	8.9
Vacant	2	18.2	142.8	20.5
Total	11		696.8	

2.12.3 Survey Comments:

Retailer / Leisure Representation	Sheffield Road Local centre is a short linear centre which edges the busy Sheffield Road which can become very congested at peak times. There are a range of retail units (including fireplace and doors specialists and a locksmiths) and high street services such as a beautician and driving school. The centre does not contain any retail / convenience units but does host a sandwich shop.
Pedestrian Activity	Pedestrian activity was limited at the time of survey (<5 pedestrians noted).
Vacancy Rates	There are two vacant units within the centre (taking up 20% of estimated ground floor floorspace), including a former vegan restaurant and long-term vacant electronics store. The latter has received prior approval for conversion into a dwelling.
Accessibility	There is a pedestrian crossing to the centre and a number of bus stops within walking distance. There is no dedicated off-street car parking or secure cycle parking. Some of the retail units have stepped access.
Environmental Quality	The shop fronts appear to be in good condition with little evidence of shop signs in need of repair. Whilst there are few opportunities for planting and street furniture, the area would benefit from some improvements to the public realm (such as small scale planting in hanging baskets) to improve the environmental quality of the area.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible by bus. • Variety of independent shops and businesses. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm and lack of soft landscaping. • Car dominated street scene. • Limited convenience retail offer. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Return of active uses to vacant units.

	<p>THREATS</p> <ul style="list-style-type: none"> • Proximity to and competition from Chesterfield Town Centre. • Permitted development conversions to residential diluting the services offered. • Lack of significant opportunity sites within or adjacent to the centre to accommodate additional car parking.
<p>Summary</p>	<p>There is no fully public car park present close to the centre and on-street car parking is limited. Considering the centre's size there are a good range of high street services present. The defined centre boundary encompasses residential uses at the centre's periphery so it may be worth tightening the boundary to exclude this area.</p> <p>The scope for expanding the centre is limited by Sheffield Road and surrounding residential areas. There is a wider range of service provision along Sheffield Road to the south of the current boundary heading into Chesterfield town centre, however there is no cohesive way to include these services in a single centre boundary.</p>

2.13 Station Lane



2.13.1 Description:

Station Lane Centre consists of a single row of two-storey brick-built units surrounded by residential uses. The units are set back which enables free parking provision within the centre.

Community Facilities: Convenience Retail, Restaurant / Café / Takeaway

2.13.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
E(a)	1	25.0	44.2	11.3
SG	1	25.0	71.4	18.3
Vacant	2	50.0	275.2	70.4
Total	5		390.8	

2.13.3 Survey Comments:

Retailer / Leisure Representation	The Station Lane Local Centre has a large proportion of vacant floorspace (70% of estimated ground floor floorspace); however, a new convenience store has recently opened following the closure of the Nisa Local store. There is a poor overall mix of services and facilities.
Pedestrian Activity	Pedestrian activity was light at the time of survey (mid-afternoon), with <5 pedestrians visiting the centre.
Vacancy Rates	There are two vacant units within the centre, including the former Nisa Local store. A planning permission to convert the first floor into two flats was completed in late 2021. The other unit appears to be long-term vacant.

<p>Accessibility</p>	<p>There are no crossing points within the centre and no secure cycle storage. There are however frequent bus links to Chesterfield (every twenty minutes) from stops on Station Lane. There is limited free parking immediately outside of the centre's units. Two units appear to have wheelchair suitable access (the takeaway has ramp access).</p>
<p>Environmental Quality</p>	<p>The vacant / underused buildings are a visual detractor and whilst there are two raised grassed areas outside of the vacant convenience unit, planting is very limited. Despite this, the local centre however was generally clean and well maintained.</p>
<p>Key Issues & Opportunities</p>	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible for by bus. • Some wheelchair friendly access. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm and lack of soft landscaping. • Low level of environmental quality – car dominated. • Limited nature of retail and service provision. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Soft landscaping enhancements / planting. • Return of an active ground floor use to the former Nisa unit. <p>THREATS</p> <ul style="list-style-type: none"> • Proximity and competition from New Whittington Local Centre.
<p>Summary</p>	<p>Despite suffering from the presence of vacant units the facilities within the centre serve an important role for a local catchment. The centre is accessible by foot and bus and the environmental quality is considered to be fair. The scope for further growth is very limited given the design of the centre and surrounding residential areas. No changes to the centre boundary or designation are recommended.</p>

2.14 Storrs Road

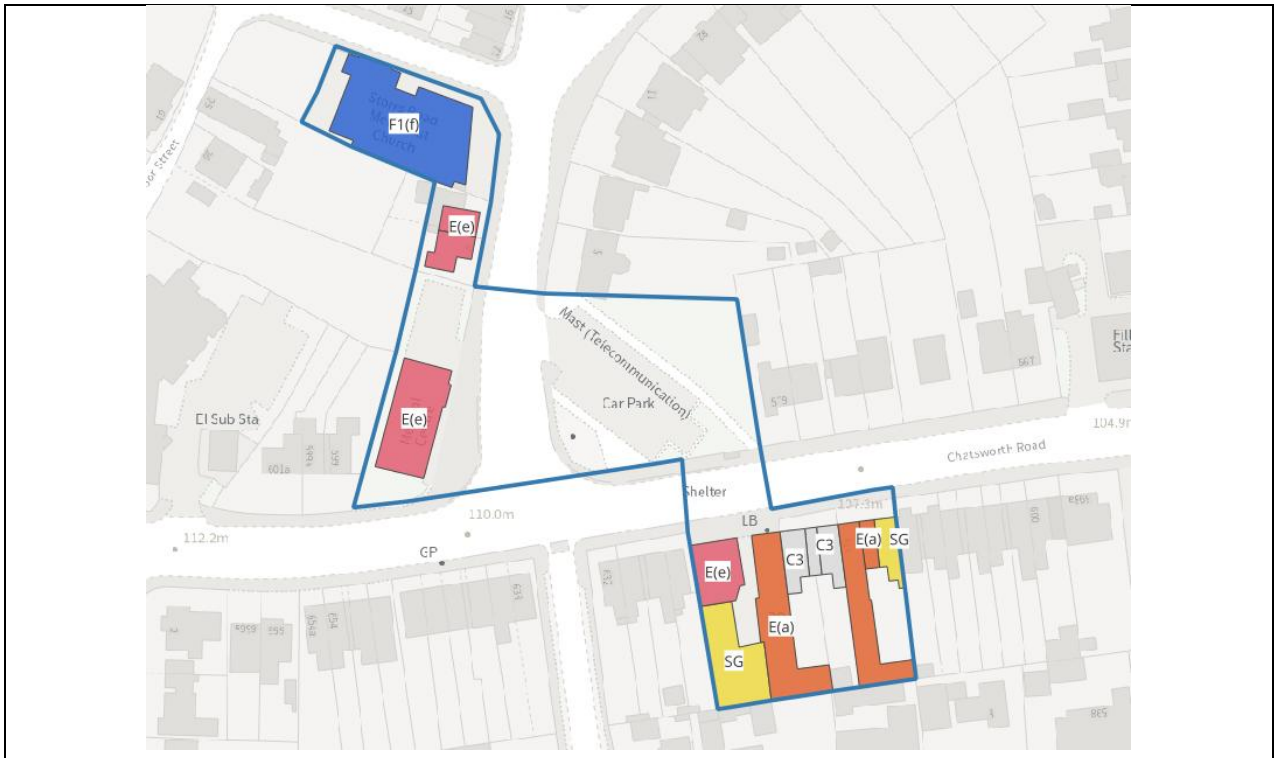
2.14.1 Description:

Storrs Road is a small Local Centre, dispersed in character and interspersed with dwellings. There are two focal points to the centre the first being around the very small retail frontage along Chatsworth Road and the second around the GP surgery. Chatsworth Road acts to fragment the centre and traffic can be very busy during peak times.

Community Facilities: Community Facilities, GP Surgery, Pharmacy, Convenience Retail, Restaurant / Café / Takeaway



2.14.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	2	20	137.6	7.6
E(a)	2	20	469.6	26.0
E(e)	3	30	459.1	25.4
F1(f)	1	10	484.1	26.8
SG	2	20	258.8	14.3
Total	10		1809.3	

2.14.3 Survey Comments:

Retailer / Leisure Representation	The Storrs Road Local Centre has a retail convenience store, bakery, takeaway and Pharmacy. Approximately 26% of estimated ground floor floorspace is retail. There is a good overall mix of services and facilities considering the small size of the local centre.
Pedestrian Activity	There was a moderate level of pedestrian activity at the time of survey (mid-morning) – approximately ten visitors.
Vacancy Rates	There are no vacant units within the centre, however there are two residential units present which fragment the services present.
Accessibility	There is a pedestrian crossing point and a free car park within the centre, and some limited cycle parking outside of Chatsworth Road Medical Centre. There are frequent bus links to Chesterfield and Clay Cross from stops on Chatsworth Road. Some but not all units have step free access.
Environmental Quality	The centre is dominated by traffic on Chatsworth and Storrs Road which are busy throughout the day. Whilst the centre is generally well maintained there was some evidence of graffiti and litter which detracts from the centre’s environmental quality. Planting is limited to the periphery of the health centre and car park but it would be difficult to add additional greenery.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible for by bus. • Good level of retail and service provision. • Some wheelchair friendly access. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm and lack of soft landscaping. • Low level of environmental quality - car dominated and presence of graffiti. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Opportunities to improve quality of public realm by removing graffiti and adding planting / hanging baskets. <p>THREATS</p> <ul style="list-style-type: none"> • Proximity and competition from Chatsworth Road District Centre. • Dilution and dispersion of retail and service uses within the district centre core through conversion to residential use.
Summary	Whilst not necessarily cohesive in form the overall centre service provision including the GP Surgery means the Storrs Road is a valuable centre for local residents. The options for expansion of the centre are limited by Chatsworth Road and surrounding residential areas. No changes to the centre boundary or designation are recommended.

2.15 Walton

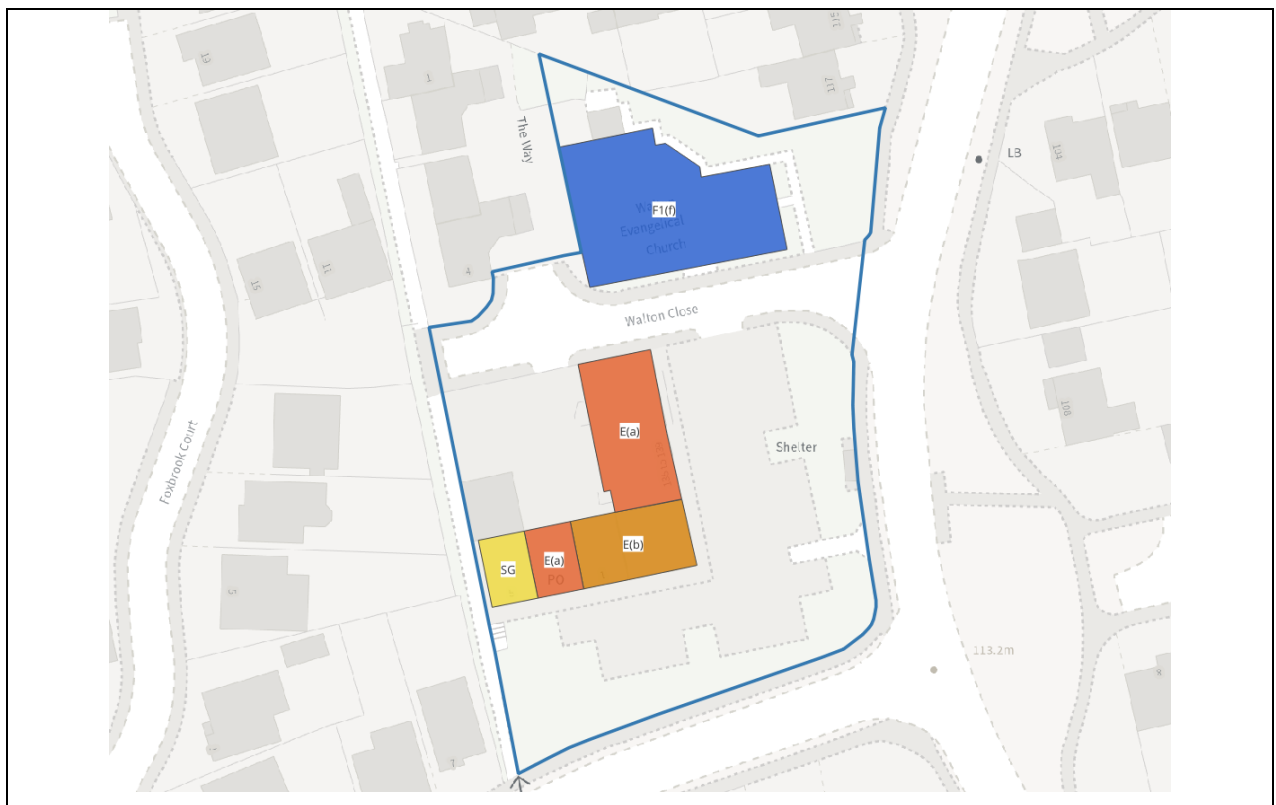


2.15.1 Description:

Walton Local Centre is clustered in character and has no dwellings within the centre boundary. The centre is purposely built and is 'L' shaped, facing out onto Moorland View Road. The scope for further growth is very limited given the design of the centre and surrounding residential areas.

Community Facilities: Community Facilities, Convenience Retail, Post Office, Pub, Restaurant / Café / Takeaway

2.15.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
E(a)	2	40	378.6372	38.5
E(b)	1	20	62.565	6.4
F1(f)	1	20	478.762	48.7
SG	1	20	63.4875	6.5
Total	5		983.5	

2.15.3 Survey Comments:

Retailer / Leisure Representation	Walton Local Centre has convenience retail provision (a One Stop) and a post office. In terms of food/ drink there is a pub and restaurant. Although the centre is small there is considered to be a good mix of facilities for local residents.
Pedestrian Activity	Pedestrian activity was light at the time of survey (mid-afternoon).
Vacancy Rates	There are currently no vacant units within the local centre.
Accessibility	There are no crossing points within the centre however it is located within a low traffic residential area. There is step free access to all units and dedicated free parking available. There is no secure cycle storage. There are frequent bus links to Chesterfield (90, 90a and 91 services) from a shelter on Moorland View Road.
Environmental Quality	There is a good level of tree/shrub planting around the centre. The centre itself is free of litter / graffiti and is well maintained.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible for pedestrians and by bus. • Step-free access possible for all units. • Fully occupied with an adequate range of services and facilities. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of comparison goods offer that meets the day-to-day shopping needs of local residents. • Limited nature of retail provision. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Soft landscaping enhancements / planting. • Growing local catchment with residents on Walton Hospital site. <p>THREATS</p> <ul style="list-style-type: none"> • Proximity and competition from Chatsworth Road District Centre

Summary	Walton Local Centre has a reasonable range of services and is fully occupied. The centre is generally clean and well maintained. The scope for further growth is very limited given the design of the centre and surrounding residential areas. No changes to the centre boundary or designation are recommended.
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3 Local Service Centres

3.1 Brimington



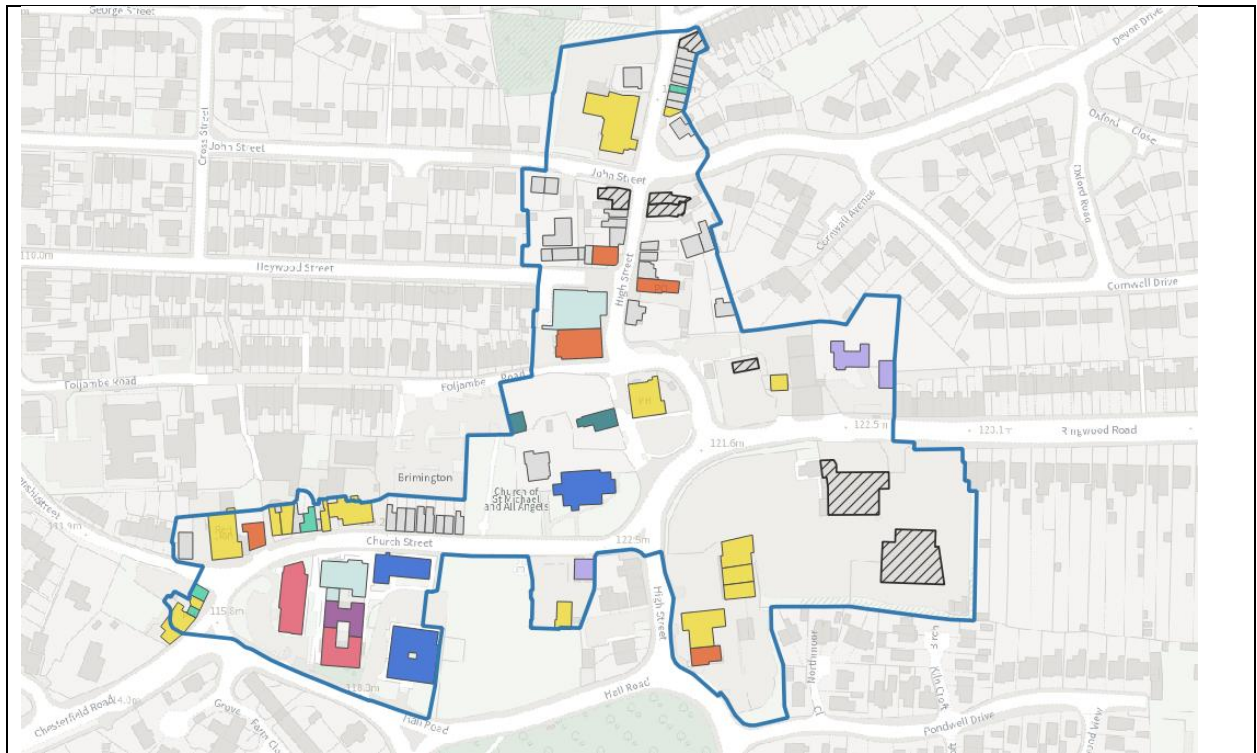
3.1.1 Description

Brimington Local Service Centre is a large centre which is dispersed in character and contains a mix of uses including thirty-seven dwellings. There are arguably two focal points the first being around the Brimington Parish Council and Community Centre and the second being around the library and GP surgery. Brimington also has a petrol station which should also be noted as a key service.

The busy A619 road runs through Brimington acting to break up the centre and at peak times the road can become very congested. Heavy traffic is predominant and, exacerbated by the narrowness of the street and pavements which undermines the qualities of the street. Nonetheless, Brimington has a strong mix of services with numerous businesses and social facilities.

Community Facilities: Community Facilities, GP Surgery, Pharmacy, Library, Convenience Retail, Specialist Retail, Hair / Beauty, Post Office, Pub, Restaurant / Café / Takeaway.

3.1.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	37	48.7	1905.0	18.6
E(a)	5	6.6	722.0	7.1
E(c)(ii)	2	2.6	356.6	3.5
E(c)(iii)	4	5.3	156.7	1.5
E(e)	2	2.6	618.3	6.0
E(f)	1	1.3	191.3	1.9
F1(d)	1	1.3	210.4	2.1
F1(e)	1	1.3	778.9	7.6
F1(f)	3	3.9	1186.0	11.6
SG	13	17.1	2462.5	24.1
Vacant	7	9.2	1645.4	16.1
Total	76		10233.1	

3.3.3 Survey Comments:

<p>Retailer / Leisure Representation</p>	<p>There are currently two retail convenience stores (Co-op and Londis), however only 7% of the estimated ground floor floorspace has been recorded as retail. Despite the limited range of retail opportunities there is a strong overall mix of services and facilities.</p> <p>Other notable business services include funeral directors, several hairdressers, a post office, library, community hall and a tattoo studio. There are a strong number of food and drink uses with five takeaways and six drinking establishments.</p>
<p>Pedestrian Activity</p>	<p>Footfall was moderate at the time of survey with a number of pedestrians using the crossing facility to access the GP.</p>
<p>Vacancy Rates</p>	<p>Approximately 9% of units within the centre are vacant, including the former Robinson's caravan site and a number of former retail units on High Street (long term vacancies). The former Robinson's caravan site has an extant planning permission for conversion into a new Aldi superstore, which will significantly increase retail floorspace within the centre and act as a draw for visitors.</p>
<p>Accessibility</p>	<p>The town centre is small and of a walkable scale but does not benefit from many pedestrian footpath links between the focal areas. There is a pedestrian crossing to the surgery, methodist Church and Library on church street which have associated car parking. There is also a car park off High Street.</p> <p>No public cycle parking spaces were observed in the centre which may be a barrier to those wishing to cycle to / from the Local Service Centre.</p> <p>Brimington is well served by bus, with seven bus routes and stops located around the centre.</p>
<p>Environmental Quality</p>	<p>There are some trees and benches, and whilst the materials and design of the High Street are looking dated, they are reasonably robust. The grounds of the churches provide a pleasant green setting to the service centre.</p> <p>Whilst the vacant / underused buildings are a visual detractor, the centre is generally clean and well maintained.</p>
<p>Key Issues & Opportunities</p>	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Ample parking opportunities for visitors. • Good public transport links. • Buildings of heritage merit including The Parish Church of St. Michael and All Angels. • Good number of pubs and services for a centre of this size. <p>WEAKNESSES</p>

	<ul style="list-style-type: none"> • Poor sense of arrival – land dominated by former Robinsons site and congestion on the A619. • Limited range of retail offering and presence of long-term vacant units. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Opportunity to bring vacant units back into use. • New superstore could attract additional visitors to the centre and improve the gateway to the centre. • New development in the area has increased the catchment of the centre. <p>THREATS</p> <ul style="list-style-type: none"> • Further dilution of services owing to conversion to residential uses.
<p>Summary</p>	<p>Given the constraints of the A619 and surrounding residential areas there does not appear to be many areas where the centre could grow but given the scale and offer of Brimington the centre could support wider appropriate growth.</p> <p>No boundary / designation changes are recommended.</p>

3.2 Hasland

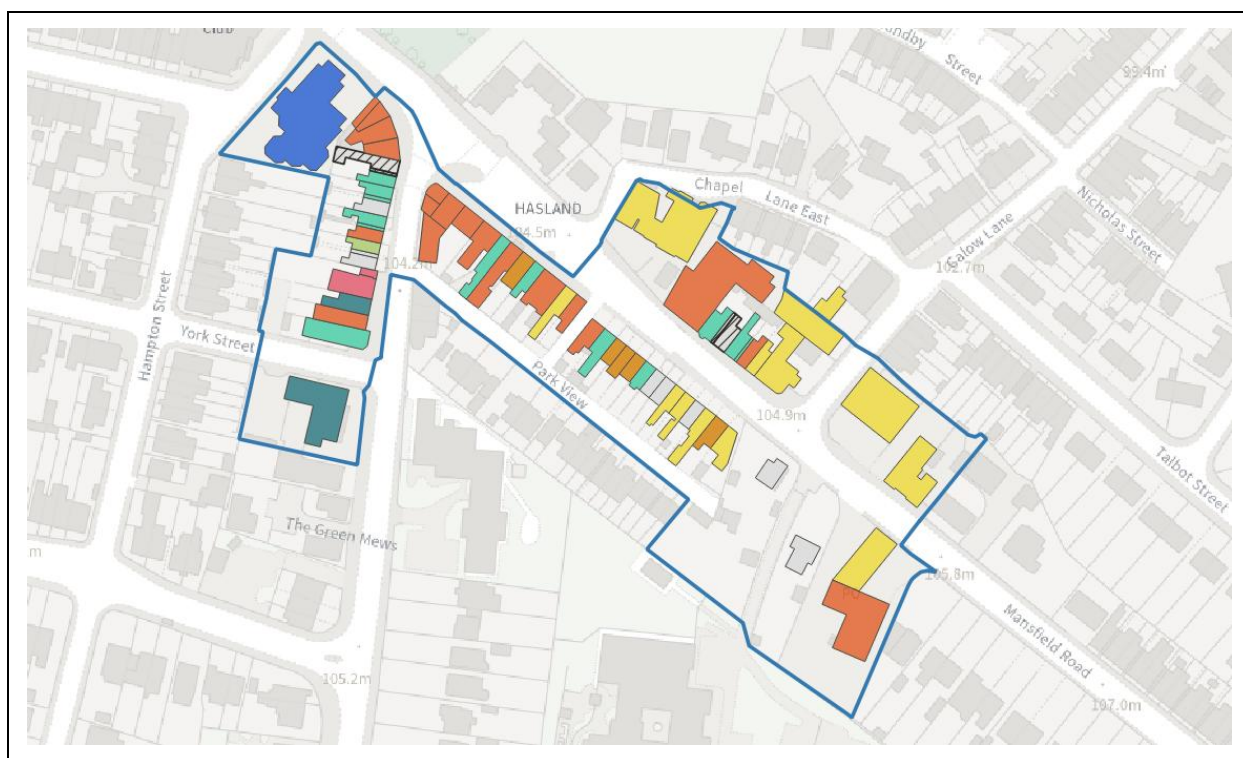


3.2.1 Description

Hasland Local Service Centre is linear in character and interspersed with 7 dwellings. The centre runs along the relatively busy Hasland/Mansfield Road forming a strong primary frontage and is well occupied by a range of retail uses. Hasland has a petrol station which should also be noted as a service. Traffic along Hasland/Mansfield Road is relatively busy but does not suffer with regular congestion.

Community Facilities: Pharmacy, Convenience Retail, Specialist Retail, Hair / Beauty, Post Office, Pub , Restaurant / Café / Takeaway

3.2.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	7	13	336.5	6
E(a)	15	28	1818.4	30
E(b)	3	6	225.1	4
E(c)(i)	1	2	37.3	1
E(c)(iii)	10	19	623.5	10
E(e)	1	2	112.0	2
E(f)	2	4	332.8	5
F1(f)	1	2	562.3	9
SG	11	21	1904.1	31
Vacant	2	4	151.3	2
Total	53		6103.4	

3.2.3 Survey Comments:

Retailer / Leisure Representation	Approximately 28% of units (and 30% of estimated ground floor floorspace) is retail within Hasland Local Service Centre. There are three retail convenience stores including a Spar, OneStop and Co-op. Other retail categories include party, pet, sweets, sandwiches and vape shops. There are a number of specialist services including hair, beauty tattoo parlours and a print shop.
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Pedestrian Activity	Pedestrian activity was moderate at the time of survey (mid-afternoon), with approximately 15-20 visitors noted. Car parking alongside the parade of shops was relatively full.
Vacancy Rates	There are two vacant units within the centre: a former hairdressing unit adjacent to the OneStop and a unit on Mansfield Road.
Accessibility	<p>A limited amount of free car parking is available outside the parade of shops and the Church has a good amount of car parking (gated). There are a few Sheffield cycling hoops along the street parking, some of which appear to be in poor condition. Public transport access is good, with a regular service (54) to Chesterfield.</p> <p>There is a light controlled pedestrian crossing point within the centre and a zebra crossing where Mansfield Road adjoins The Green. A significant number of shops are without shop free access which may act as a barrier to accessibility for some visitors.</p>
Environmental Quality	Despite the road dominated nature of the centre the environmental quality is considered to be good. The centre was clean at the time of our visit with little, if any, litter or graffiti and all premises well maintained. The centre benefits from a border with Eastwood Park which has many mature trees at its edge, enhancing the setting and environmental quality of the service centre.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Provides a large local catchment with access to a good range of services and facilities, with a low vacancy rate. • Good public transit links. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Low level of accessibility for wheelchair users and limited space for pedestrians. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Large residential catchment area (growing catchment). <p>THREATS</p> <ul style="list-style-type: none"> • Lack of opportunity sites within or adjacent to the centre that would enable any new and additional operators to open or the centre to expand.
Summary	There is room for the expansion of the centre to include Hasland Junior School to the south of the centre boundary and the Hasland WMC on Hasland Road to the west of the centre boundary. Given the scale and offer of Hasland the centre could support wider appropriate growth.

3.3 Holme Hall

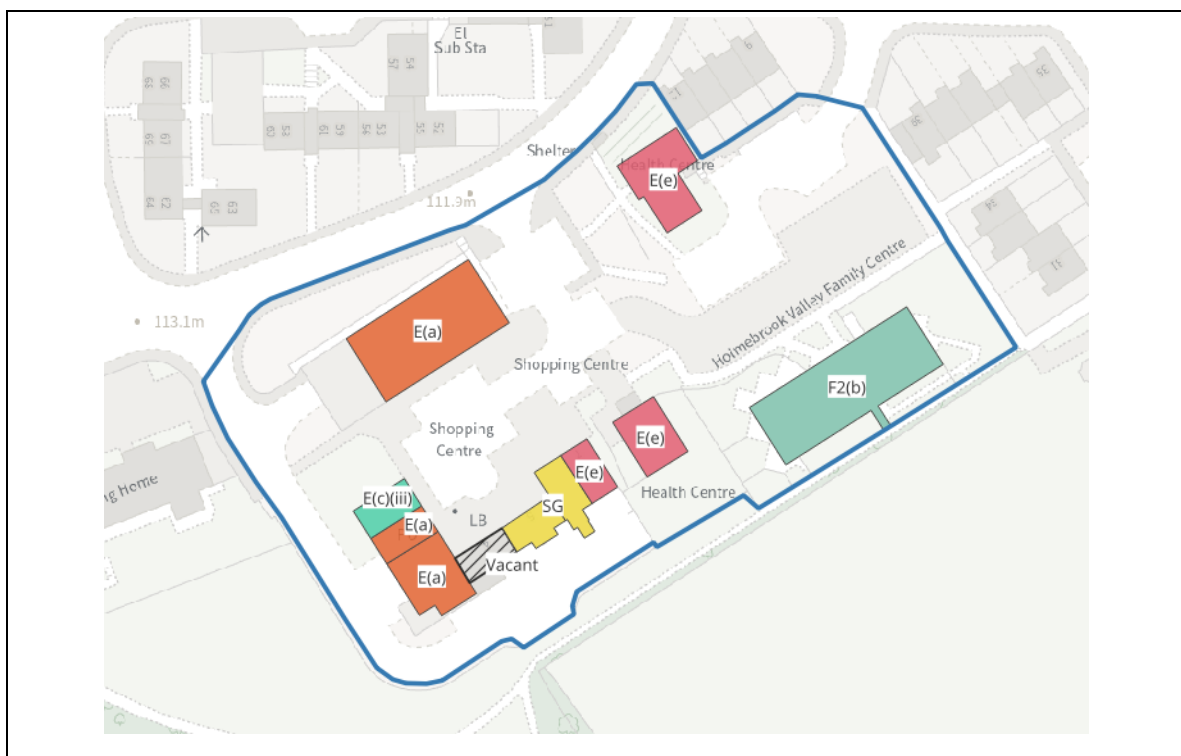


3.3.1 Description

The Holme Hall Local Service Centre is clustered in character and has no dwellings within the centre boundary. The centre is purpose built and retains an enclosed courtyard focus away from the adjoining Wardgate Way with dedicated parking provision. As a result, the traffic into the centre is fairly light.

Community Facilities: Community Facilities, GP Surgery, Dentist, Pharmacy, Convenience Retail, Hair / Beauty, Post Office, Restaurant / Café / Takeaway

3.3.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
E(a)	3	30	610.3	36.1
E(c)(iii)	1	10	70.5	4.2
E(e)	3	30	341.3	20.2
F2(b)	1	10	464.1	27.5
SG	1	10	145.5	8.6
Vacant	1	10	57.6	3.4
Total	10		1689.2	

3.2.3 Survey Comments:

Retailer / Leisure Representation	Holme Hall Local Service centre has some local and independent retailers but has a number of national retailers present – the Co-op, Lloyds Pharmacy and Farmfoods. There is an excellent range of services with approximately 38% of ground-floor floorspace being retail and approximately 27.5% as community uses. There is also a hairdresser, beauty salon, pub and vape shop present, meaning that the centre is well served.
Pedestrian Activity	Moderate pedestrian activity within the centre (particularly around food stores).
Vacancy Rates	There is one vacant unit which constitutes approximately 3% of the estimated ground-floor floorspace.
Accessibility	A dedicated parking area is provided and there is a pedestrianised and accessible route around the courtyard of shops. The 39 bus stop is nearby on Wardgate Way which provides access to Chesterfield. Some Sheffield cycle stands have been installed to provide cycle parking.
Environmental Quality	Whilst there are some attractive trees and planting in the vicinity, the courtyard itself would benefit from planting as is dominated by hardstanding and parking. The built features appear to be in good condition.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Provides a small local catchment with access to a good range of facilities. • Car parking and public transit links available. • Able to support further growth. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Little room for expansion opportunities.

	<p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Development at Linacre and link to Wardgate Way / centre providing additional footfall. • Further enhance environmental quality through provision of additional soft landscaping and planting. <p>THREATS</p> <ul style="list-style-type: none"> • The scope for further physical growth of the centre is very limited.
Summary	The centre has a diverse range of shops and facilities and appears to be well used. Although the scope for further physical growth of the centre is very limited, the scale and offer of Holme Hall signifies that the centre could support wider appropriate growth. No boundary / designation changes are recommended.

3.4 Littlemoor

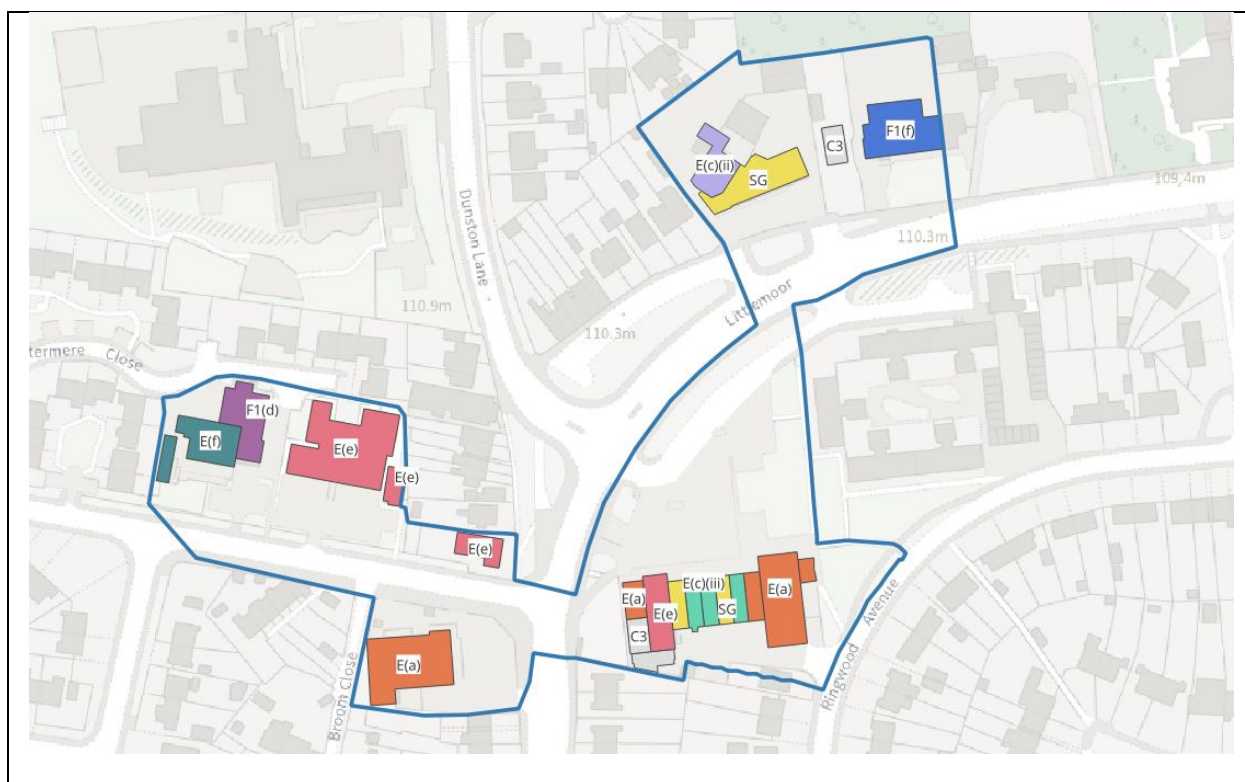


3.4.1 Description

Littlemoor is a large Local Service Centre, dispersed in character with three ground floor dwellings within the centre boundary. There are three focal points; the first being around the Littlemoor Centre primary retail frontage, and the second being around the library and GP surgery. There is also the Littlemoor Gospel Chapel, vets practice, and garage to the north (off Littlemoor). The relatively busy B6150 road runs through Littlemoor acting to partially break up the centre with a consistent flow of steady traffic.

Community Facilities: Community Facilities, GP Surgery, Dentist, Pharmacy, Library, Convenience Retail, Specialist Retail, Hair / Beauty, Post Office, Pub , Restaurant / Café / Takeaway

3.4.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	3	14.3	216.7	5.4
E(a)	4	19.0	1022.9	25.7
E(c)(ii)	1	4.8	186.5	4.7
E(c)(iii)	3	14.3	218.0	5.5
E(e)	4	19.0	994.0	25.0
E(f)	1	4.8	284.2	7.1
F1(d)	1	4.8	249.0	6.3
F1(f)	1	4.8	362.4	9.1
SG	3	14.3	445.6	11.2
Total	21		3979.1	

3.4.3 Survey Comments:

Retailer / Leisure Representation	Littlemoor Local Service Centre is primarily host to local and independent retailers but has some national retailers present – Spar, Peak Pharmacy and Co-op. Approximately a quarter of the centre’s floorspace is given over to retail with some high street services (e.g. hairdressers) and other Sui Generis and community uses.
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Pedestrian Activity	The centre car park was observed to be relatively busy, with a number of people arriving/departing. Pedestrian activity was moderate (10-15 visitors observed).
Vacancy Rates	There are currently no vacant units within the centre.
Accessibility	The centre is well served with regular bus services with the 10 (Chesterfield) calling from a shelter located adjacent to the centre. The centre is very well served for car parking with dedicated parking for both the primary retail frontage, Co-op, health centre, vets /garage and church. There is a signalled pedestrian crossing but no cycle parking available. Step-free access is possible for most shops and facilities.
Environmental Quality	Whilst the parade of shops appears dated with some evidence of graffiti, the centre is generally well maintained. There amenity spaces and verges adjacent to the main car parking area would benefit from shrub/tree planting to soften the appearance of the dated buildings and presence of cars.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Strong convenience retail offer and service offer, with no vacant floorspace. • Accessible location with ample parking opportunities. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Dominance of car parking and some evidence of graffiti on street furniture. • Disjointed nature of centres – shops and facilities are not clustered around one location. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Further enhance environmental quality through provision of additional planting in the surrounding verges. <p>THREATS</p> <ul style="list-style-type: none"> • Proximity to and competition with Newbold Local Centre.
Summary	Littlemoor Local Service Centre has a strong retail and service offering with no vacancies, good accessibility and ample parking. The dominance of car parking and dated shopfronts could be improved by enhancing the surrounding environment with additional landscaping and planting. No boundary / designation changes are recommended.

3.5 New Whittington

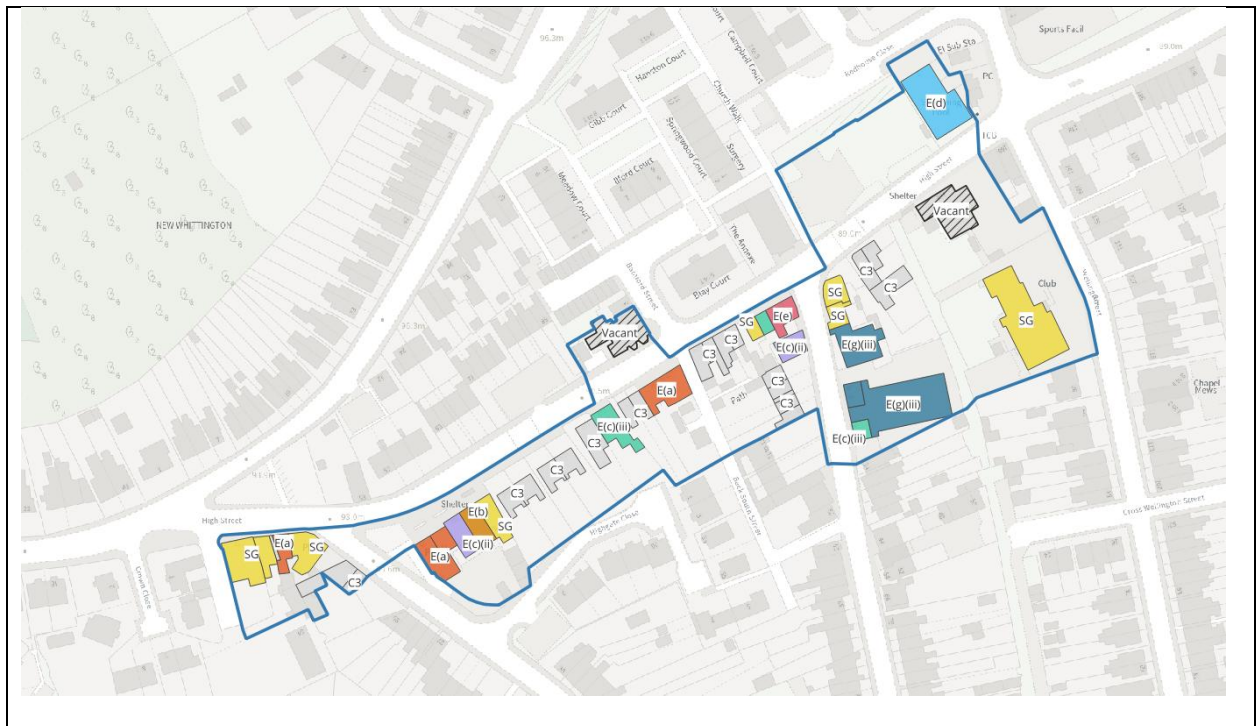


3.5.1 Description

New Whittington is a large Local Service Centre, linear in character and interspersed with twenty-one dwellings. The centre edges the relatively busy High Street forming a strong primary frontage and is occupied by a range of uses.

Community facilities: Pharmacy, Convenience Retail, Specialist Retail, Hair / Beauty, Post Office, Pub , Restaurant / Café / Takeaway

3.5.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	21	46	1030.9	24
E(a)	4	9	361.2	8
E(b)	1	2	83.7	2
E(c)(ii)	2	4	160.6	4
E(c)(iii)	3	7	183.5	4
E(d)	1	2	289.7	7
E(e)	1	2	80.5	2
E(g)(iii)	3	7	665.2	15
SG	8	17	1031.7	24
Vacant	2	4	412.7	10
Total	46		4299.7	

3.5.3 Survey Comments:

Retailer / Leisure Representation	There are two convenience retailers (Londis & Select and Save). Other retail / services include a butchers, takeaways, hairdressers, an accountants and pharmacy. There are two pubs (SG use class). Retail floorspace (use class E(a)) makes up approximately 8% of the estimated ground-floor floorspace with residential and Sui Generis the highest take up (approximately 24% each).
Pedestrian Activity	The centre was reasonably busy on the day of the visit and pedestrian activity was focussed around the Londis convenience store.
Vacancy Rates	There were two vacant units within the centre at the time of the visit (10% of estimated ground floor floorspace). Both of the units are former pubs (The Wellington and Miner's Arms).
Accessibility	There is a single pedestrian crossing point along High Street and a bus stop with services to Chesterfield, Eckington and Sheffield Centre. There is a small public car park adjacent to the centre off London Street and cycle parking available in front of some retail units. Parking was predominately clustered around the Londis at the time of survey where there is a small amount of on-street parking.
Environmental Quality	The environment is dominated by traffic and tarmac given the location of the centre along a moderately busy highway. There are some small verges and planting, which provide attractive areas of greenery. Some retail units benefit from wide pavements and the majority of the shops are well maintained. At the time of our visit, the centre was reasonably clean and without graffiti.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible for pedestrians and by bus. • Good range of shops and services provided.

	<p>WEAKNESSES</p> <ul style="list-style-type: none"> • Limited public realm. • Dilution of retail and service uses within the centre owing to residential uses. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Soft landscaping and public realm enhancements. <p>THREATS</p> <ul style="list-style-type: none"> • Loss of public houses through conversion to residential.
Summary	<p>All vacancies within the centre are pubs which are seeking permission for residential conversion. There is a high proportion of residential units (~30%), but despite this there is a moderate level of overall service provision. Options for expanding the centre are limited by surrounding residential areas and there are no natural boundary expansions.</p> <p>Given the linear character of the centre and the frequency of interspersed dwellings there is arguably no single focal point to New Whittington and the centre's dilution signifies that the designation as a Local Service Centre could be reviewed.</p>

4 Small Town Centres and District Centres

4.1 Chatsworth Road



4.1.1 Description

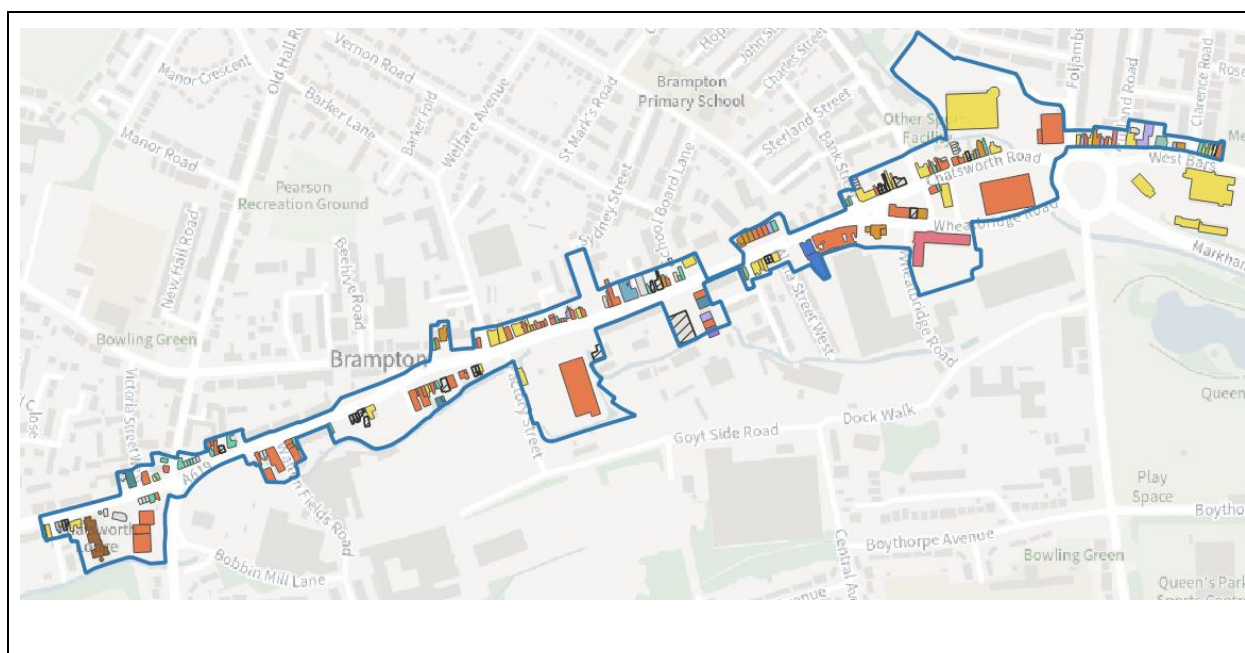
housing, employment, shops, pubs and other community facilities providing for day-to-day needs of local residents. It forms part of the Chatsworth Road Corridor which stretches westwards from Chesterfield town centre along the A619 from the West Bars roundabout to Morrison's supermarket, forming the main route from Chesterfield town centre to the Peak District.

A corridor of former industrial land lies to the south of the centre which contains a mixture of active, under-utilised and vacant sites along the line of the River Hipper. The area also comprises prominent listed buildings which are of note; the Grade II* listed Mill buildings at Walton Works and the Grade II listed St Thomas Church.

Parking within the district centre is problematic and can add to levels of congestion in the area.

Community Facilities: Community Facilities, Dentist, Convenience Retail, Specialist Retail, Hair / Beauty, Pub , Restaurant / Café / Takeaway

4.1.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
B2	1	0.5	164.3	0.5
C2	1	0.5	740.308	2.3
C3	25	13.4	1331.2461	4.0
E(a)	45	24.1	12743.7137	38.8
E(b)	10	5.3	1574.3585	4.8
E(c)(ii)	9	4.8	1407.5412	4.3
E(c)(iii)	27	14.4	1708.86496	5.2
E(e)	2	1.1	1424.527	4.3
E(f)	1	0.5	208.816	0.6
E(g)(i)	2	1.1	479.2502	1.5
E(g)(iii)	2	1.1	477.7692	1.5
F1(a)	1	0.5	53.0712	0.2

F1(f)	1	0.5	646.376	2.0
F2(b)	1	0.5	199.957	0.6
SG	33	17.6	7143.1962	21.7
Vacant	26	13.9	2583.4273	7.9
Total	187		32886.7	

4.1.3 Survey Comments:

Retailer / Leisure Representation	<p>The most significant occupiers in terms of scale are Mecca Bingo, Matalan and Lidl. There are a healthy number of specialist and independent shops overall, with approximately 39% of the estimated ground floor floorspace given over to retail.</p> <p>There is a strong food and drink offering within the centre with seven restaurants, twelve pubs and seven takeaways.</p>
Pedestrian Activity	<p>Pedestrian activity was noted throughout the centre and was generally well spread out. Key focal points were around the Matalan and Lidl stores.</p>
Vacancy Rates	<p>There are currently twenty-six vacant units within the centre (approximately 8% of estimated ground-floor floorspace). The only cluster identified is 320-228 Chatsworth Road which have been dilapidated and vacant for some time.</p>
Accessibility	<p>As a main transport route, Chatsworth Road suffers from high levels of traffic and associated air quality issues. There are several signalled pedestrian crossing points within the centre and wide pavements in places. The centre is well served by bus, with service to Chesterfield and Clay Cross.</p> <p>Cycling facilities are limited in the centre itself but links to the Hipper Valley Trail cycle route are close. Few public cycle parking spaces were observed in the District Centre and those presented were limited to the Lidl supermarket. This may be a barrier to those wishing to cycle to / from Chatsworth Road District Centre.</p> <p>Surface level car parking areas are limited, the largest of which are the car parks associated with Lidl and Matalan. There is some on-street parking along Chatsworth Road which facilitates short stay visits.</p>
Environmental Quality	<p>The environmental quality of the centre is severely limited by the dominance of traffic. Whilst there is some street furniture (bins and seating), planting opportunities are limited. There are many buildings of heritage significance within the Chatsworth Road Corridor which have a significant positive contribution to the street scene, however the vacant / underused buildings are a visual detractor and there is evidence of graffiti on some buildings and fencing.</p>

<p>Key Issues & Opportunities</p>	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible by public transport. • Low vacancy rates and a large number and good mix of retail and service units with Matalan and Lidl providing important anchor stores in the east and west of the centre. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Traffic dominated nature of the district centre – especially the gateway to Chatsworth Road at West Bars roundabout. • There is no fully public car park present in the centre and on-street car parking is limited. • Elongated nature of the centre and areas of vacancy / disconnect around the former Walton Works site. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Further enhance environmental quality through provision of additional soft landscaping and planting throughout the centre. • Scope to improve the West Bars gateway to Chesterfield town centre. • Regeneration area south of Chatsworth Road to provide a mix of uses and bring listed heritage assets back into a good state of repair. <p>THREATS</p> <ul style="list-style-type: none"> • Loss of public houses through conversion to residential. • Further degradation of the area surrounding the Walton Works area. • Proximity to and competition with Chesterfield Town Centre.
<p>Summary</p>	<p>Relatively high levels of traffic though the centre detract from the overall environmental quality. Nonetheless, the centre is generally attractive and well maintained. It benefits from many heritage features, and an excellent range of shops and services,</p> <p>Expansion to the centre is generally limited by residential areas the gateway to Chesterfield Town centre, however there are opportunities for mixed use development to the South of the District Centre as part of the regeneration of Walton Works.</p> <p>No boundary / designation changes are recommended.</p>

4.2 Staveley Town Centre

4.2.1 Description:

Staveley Town Centre has a concentration of commercial, business and service uses. In total there are around sixty-eight commercial units on High Street and Church Street with the latest town centre survey (2023) approximately 23% of units falling under the category of retail, occupying almost 50% of estimated ground-floor floorspace.

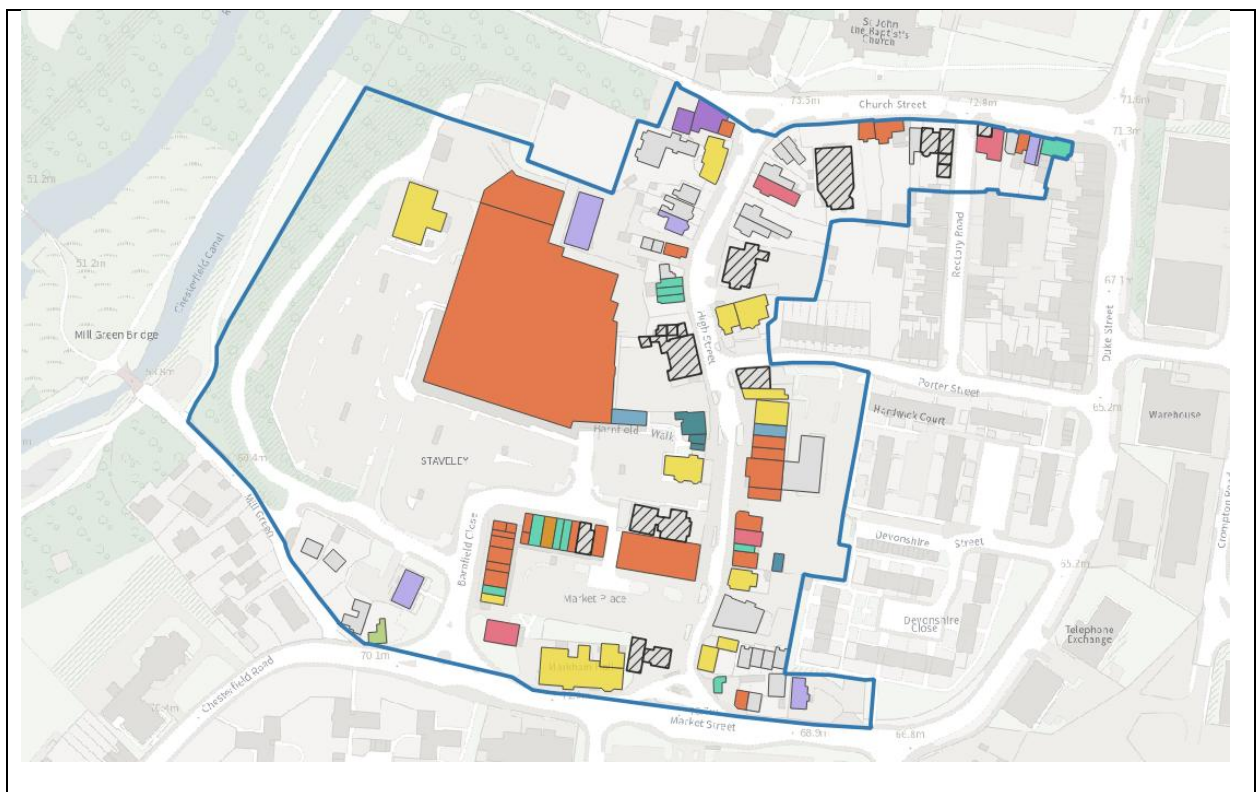
As well as commercial uses there are a good range of public services within the town centre. To the south of the town centre the Healthy Living Centre on Market Street offers

a range of health, sport and leisure facilities and to the north of the town centre, Staveley Hall offers a café, meeting rooms and venue hire. There is a doctor's surgery on Rectory Road, a Children's Centre on the High Street and an office for Derbyshire Social and Adult Care at 19 High Street.

Community Facilities: Dentist, Pharmacy, Convenience Retail, Specialist Retail, Hair / Beauty, Post Office, Pub , Restaurant / Café / Takeaway



4.2.2 Survey Results:



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Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
B2	1	1.1	255.1	1.4
C3	24	26.4	2220.4	12.2
E(a)	21	23.1	9071.8	49.7
E(b)	1	1.1	80.8	0.4
E(c)(i)	1	1.1	64.5	0.4
E(c)(ii)	5	5.5	702.6	3.8
E(c)(iii)	10	11.0	530.9	2.9
E(e)	4	4.4	504.7	2.8
E(f)	1	1.1	172.8	0.9
E(g)(i)	2	2.2	189.0	1.0
E(g)(iii)	1	1.1	38.1	0.2
SG	10	11.0	2309.2	12.6
Vacant	10	11.0	2117.1	11.6
Total	91		18256.7	

4.2.3 Survey Comments:

Retailer / Leisure Representation	<p>The most significant occupier in terms of scale is Morrisons, which also has a large free car park for town centre users. The only other notable national retailer is the Original Factory Shop on Market Square. Overall, approximately 50% of the estimated ground floor floorspace is given over to retail. There is a strong overall mix of services and facilities.</p> <p>In terms of the retail offer there is a post office and a range of typical local shops such as a pharmacy and optician. Other notable business services include an accountants, veterinary surgery, dentist and a children's nursery. There are relatively few food and drink uses than one would expect in a town centre, with just one café, four takeaways and three public houses.</p>
Pedestrian Activity	Footfall was limited at the time of survey (approx. eighteen visitors) however this may be the result of inclement weather.
Vacancy Rates	Approximately 11% of units within the centre are vacant, including the former Regal Cinema, public toilets, the former DCC Social Services building and the Elm Tree public house, which had planning consent for conversion to residential.
Accessibility	<p>The town centre is small and of a walkable scale, benefiting from several pedestrianised zones, and pedestrian only footpath links. There are also a series of byways to the east of the Town Centre that link with various other Public Rights of Way, The TransPennine Trail and Arkwright Town.</p> <p>Cycling facilities are limited in the town centre but Staveley is linked to the National Cycle Route 67 and wider Trans Pennine Trail links east</p>

	<p>and west via the northern bank of the Chesterfield Canal. In addition, the byway running parallel to Ireland Close also offers a good, segregated link north / south. No public cycle parking spaces were observed in the Town Centre which may be a barrier to those wishing to cycle to / from the Town Centre.</p> <p>Staveley is well served by bus, with eleven bus routes and frequent stops located around the Town Centre.</p> <p>Staveley is well served by highways and has several surface level car parking areas, the largest of which is the Morrisons Supermarket car park to the west of the Town Centre.</p>
<p>Environmental Quality</p>	<p>There are plenty of street trees and benches, and whilst the materials and design of the High Street are looking dated, they are reasonably robust. The quality of materials within the conservation area are notably better and have helped to bring out the attractive qualities of the townscape. The grounds of the church and Staveley Hall provide a pleasant green setting to these heritage assets.</p>
<p>Key Issues & Opportunities</p>	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Morrisons provides parking for the town centre and draws in visitors. • Attractive historic core with many assets in a good state of repair. • Good public transport links. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Poor sense of arrival – land dominated by Morrisons. • Market place is uninviting and under used. • Poor linkages between Morrisons, High Street and healthy living centre. • Poorly maintained properties to the south of High Street. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Town Deal funding to aid regeneration. • Opportunity to bring former cinema back into use. • Residential conversion opportunities will increase demand for retail and leisure facilities. <p>THREATS</p> <ul style="list-style-type: none"> • Retail sector - structural changes may limit opportunities for growth. • The availability of land may limit the potential for significant change. • Commercial values need to be sufficient for developments to be feasible and deliverable.
<p>Summary</p>	<p>Staveley Town Centre is a key hub for the wider Staveley parish and the eastern villages of Chesterfield Borough. Whilst Morrison’s and other uses draw in visitors and the conservation area is attractive, the connections between the town’s assets are poor and the lower half of the High Street is less appealing. Scope for expansion is limited by</p>

	<p>residential areas, however there are a number of vacancies within the centre which are suitable for refurbishment.</p> <p>No boundary / designation changes are recommended.</p>
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4.3 Whittington Moor

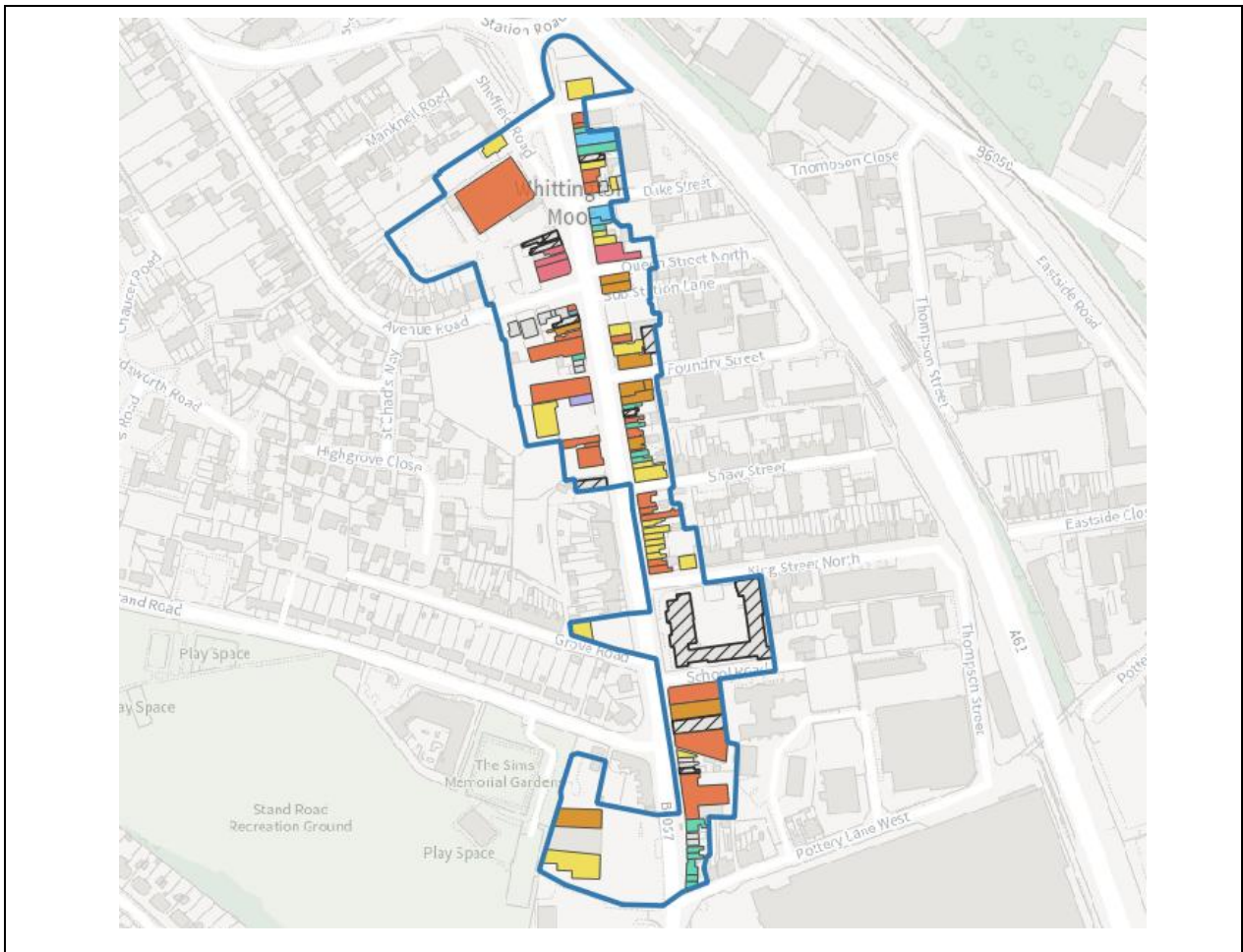
4.3.1 Description:

Whittington Moor District Centre runs along Sheffield Road north of the Proact Football Stadium. It supports a variety of shops, restaurants and leisure facilities, serving a primary local, convenience function for the surrounding residential areas, as well as providing significant specialist comparison retail. There are thirteen dwellings interspersed throughout the centre.

A new artisan food & drink hall, opened at The Glass Yard on Sheffield Road in 2022, however this lies to the south of the existing centre boundary.

Community Facilities: Dentist, Pharmacy, Convenience Retail, Specialist Retail, Hair / Beauty, Pub, Restaurant / Café / Takeaway

4.3.2 Survey Results:



Use Class	Count of Units	Percentage of Units (%)	Total Estimated Ground Floor Area	Percentage of Estimated Floorspace (%)
C3	12	15.4	542.1	3.6
E(a)	16	20.5	5662.5	37.2
E(b)	5	6.4	931.5	6.1
E(c)(ii)	1	1.3	90.9	0.6
E(c)(iii)	10	12.8	587.9	3.9
E(d)	2	2.6	576.3	3.8
E(e)	3	3.8	649.7	4.3
E(g)(i)	1	1.3	21.9	0.1
SG	19	24.4	3709.4	24.4
Vacant	9	11.5	2438.6	16.0
Total	78		15210.8	

4.3.3 Survey Comments:

Retailer / Leisure Representation	<p>The most significant occupier in terms of scale is Lidl, which also has a large free car park for town centre users. There are a healthy number of specialist and independent shops and overall, approximately 37% of the estimated ground floor floorspace is given over to retail.</p> <p>In terms of the retail offer there are a range of typical local shops including a pharmacy, card shop and convenience stores. Other notable specialist retail units include: a florist, fireplace, bed and carpet stores as a fireworks store and sweet shop. There is a strong food and drink offering within the centre with five restaurants, five pubs and nine takeaways.</p>
Pedestrian Activity	<p>Pedestrian activity was moderate at the time of survey and the Lidl car park was observed to be relatively full.</p>
Vacancy Rates	<p>There are currently nine vacant units within the centre (approximately 16% of estimated ground-floor floorspace).</p>
Accessibility	<p>The centre runs along Sheffield Road which suffers from congestion in the run up to Whittington Moor roundabout. There are two signalled crossing points within the centre and wide pavements in places. The centre is well served by bus, with regular services to Sheffield and Chesterfield Town Centre.</p> <p>Cycling facilities are limited in the centre itself but Whittington Moor is linked to the A61 Corridor Cycle Route. No public cycle parking spaces were observed in the District Centre which may be a barrier to those wishing to cycle to / from Whittington Moor.</p> <p>Surface level car parking areas are limited, the largest of which is the</p>

	Lidl car park to the north of the Centre. There is some on-street parking along Sheffield Road which facilitates short stay visits.
Environmental Quality	Whilst there is some street furniture (bins and seating), planting opportunities are limited. The vacant / underused buildings are a visual detractor and there is evidence of graffiti on some buildings and fencing.
Key Issues & Opportunities	<p>STRENGTHS</p> <ul style="list-style-type: none"> • Easily accessible for pedestrians and by bus. • Good range of retail opportunities and strong food/ drink offer. <p>WEAKNESSES</p> <ul style="list-style-type: none"> • Lack of local services to meet the needs of local residents. • Limited public realm and poor condition of built environment with presence of graffiti. • Low level of accessibility for wheelchair users for some retail units. <p>OPPORTUNITIES</p> <ul style="list-style-type: none"> • Soft landscaping and public realm enhancements. <p>THREATS</p> <ul style="list-style-type: none"> • Loss of retail units through permitted development rights (conversion to residential). • Proximity to and competition with Chesterfield Town Centre.
Summary	<p>Whilst the range of services for local communities is limited there is a large range of shops and restaurants present within the District Centre.</p> <p>Expansion to the centre is generally limited by residential areas and the Whittington Moor roundabout to the North, however there is scope to consider reviewing the employment land allocation to the south of the centre which contains the new Glass Yard development. No alterations to the designation type are recommended.</p>

5 Analysis & Recommendations

- 5.1 Table 1 outlines the number of units in each centre by use class and the proportion of the borough's units they contain. This helps to understand the relative scale of each centre alongside their make-up and character.
- 5.2 In terms of scale the largest centres are Chatsworth Road (187 units), Staveley (91 units), Whittington Moor (78 units) and Brimington (76 units). Staveley and Brimington are characterised by a range of use classes whereas Chatsworth Road and Whittington Moor have a particularly strong representation of retail uses.
- 5.3 Several criteria were used to help assess the range of services and facilities on offer in each centre alongside helping build a sense of character and function (Table 3). These criteria are similar to those used on the last Local Centres Survey carried out in 2016 (e.g. GP surgeries and food/confidence retail) and represent a core range of services and facilities which are used on a regular basis.
- 5.4 Brimington and Littlemoor Local Service centres scored very well in terms of the range of facilities available to visitors and residents, both meeting ten of the twelve criteria evaluated. Holme Hall, Inkersall Green and Staveley are the next best served communities with eight criteria met.
- 5.5 The options for the physical growth of Local Service Centres are relatively limited apart from an expansion of the boundary at Inkersall Green to incorporate existing uses and the church which could be re-developed through an extant planning permission. In relation to boundaries, it is worth considering a wider 'buffer' around Local Service Centres to incorporate secondary frontages or ancillary functions to a centre. This would allow a slightly more flexible approach to the larger service centre boundaries and allow some facilities to be included with are currently omitted.
- 5.6 Local Centres at Hollingwood, Grangewood, Lowgates and Station Lane are relatively small and offer a limited range of services with only two service criteria met for each centre. This is a level of service provision just above, for example, a local individual shop. Consideration should be given to amending the boundary of Grangewood Local Centre to exclude the new residential development on the former Trumpeter pub site. However, there could be a case for the introduction of Neighbourhood Centres which offer more limited smaller scale service provision. This may better reflect the nature of Chesterfield's service hierarchy, and more Neighbourhood Centres could be defined across the borough to include a wider range of small-scale service provision, for example standalone 'local' supermarkets or clusters of one or two units.
- 5.7 There is a strong representation of food and convenience retail across the hierarchy, with only Grangewood and Hollingwood lacking these core services. There is also a high representation of specialist retail, hair/beauty salons and restaurants/cafes with most centres containing at least one of each of these services. There is a relatively good representation of community facilities, public houses and pharmacies, whist there are

fewer GP Surgeries and post offices. There is a particular under-representation of libraries and dentists across the centres.

- 5.8 Around 9.5% of all centre units were recorded as vacant. Data on the proportion of vacant floorspace is a useful indicator of centre health. Station Lane (a centre with only four units) has the highest proportion of vacant floorspace and vacant units within its boundary, with Lowgates and Duckmanton also having more than a third of estimated ground floor floorspace taken up with vacant units. There are nine centres without any vacancies which indicates they are well used by local communities. It is worth monitoring the vacancies in Station Lane, Lowgates and Duckmanton into the future to establish whether there is demand for continued commercial use.

Table 1: Proportion of Vacant Units and Floorspace within Centres

Centre	Percentage of Estimated Ground Floor Floorspace Vacant	Percentage of Vacant Units within Centre
Station Lane	70%	50%
Lowgates East	39%	33%
Duckmanton	35%	17%
Sheffield Road	20%	18%
Brimington	16%	9%
Whittington Moor	16%	12%
Staveley	12%	11%
Hollingwood	10%	17%
New Whittington	10%	4%
Chatsworth Road	8%	14%
Abercrombie	6%	8%
Holme Hall	3%	10%
Hasland	2%	4%
Inkersall Green	2%	10%
Grangewood	0%	0%
Birdholme	0%	0%
Derby Road North	0%	0%
Littlemoor	0%	0%
Loundsley Green	0%	0%
Newbold	0%	0%
Old Whittington	0%	0%
Storrs Road	0%	0%
Walton	0%	0%

- 5.9 In relation to the overall character of centres Table 2 highlights that retail, residential and Sui Generis are the most highly represented use classes with 20% of units across all the centres in retail use. Approximately 24% of units across all centres are residential which reflects the pockets of residential uses between commercial units. Beyond these use

classes there is a comparatively lower representation of employment (industrial / office) uses, education and community uses. Birdholme, Brimington and New Whittington have a particularly high proportion of residential uses and continued monitoring is recommended to establish the impact that permitted development rights are having on the centre's vitality.



- 5.10 New Whittington Local Service Centre has seen evidence of dilution as all vacancies within the centre are pubs where the landowner is seeking permission for residential conversion. The linear nature of the centre and increased proportion of dwellings signifies that service provision has become dispersed.
- 5.11 Local Centres along the A61 Sheffield/Derby Road are more fragmented in character being interspersed with considerable stretches of dwellings, but do offer a good range of services and facilities. As such both Sheffield Road and Birdholme centres offer scope for improvement through consolidation. Either through the creation of multiple smaller Neighbourhood Centres or a more flexible approach which enables service growth whilst recognising that there is not one cohesive centre.

The local service hierarchy should be monitored every 2 or 3 years to help identify any change or signs of decline. Some Local Centres (Hollingwood, Birdholme and New Whittington) appear to be declining in terms of density of service provision and should be monitored closely.

District / Town
CentreLocal Service
Centre**Table 2: Number of Units and Use Class type across Centres:**

Centre	B2	C2	C3	E(a)	E(b)	E(c)(i)	E(c)(ii)	E(c)(iii)	E(d)	E(e)	E(f)	E(g)(i)	E(g)(iii)	F1(a)	F1(d)	F1(e)	F1(f)	F2(b)	SG	Vacant	Total Units	% Total
Abercrombie			5	6			1	4											6	2	24	3.3
Birdholme			25	3	1			4											1		34	4.7
Brimington			37	5			2	4		2	1				1	1	3		13	7	76	10.4
Chatsworth Road	1	1	25	45	10		9	27		2	1	2	2	1			1	1	33	26	187	25.6
Derby Road North				2				1											1		4	0.5
Duckmanton	1			1				1									1		1	1	6	0.8
Grangewood										2											2	0.3
Hasland			7	15	3	1		10		1	2						1		11	2	53	7.3
Hollingwood																1	1		3	1	6	0.8
Holme Hall				3				1		3								1	1	1	10	1.4
Inkersall Green				4				2		1									2	1	10	1.4
Littlemoor			3	4			1	3		4	1				1		1		3		21	2.9
Loundsley Green				4				2										1	3		10	1.4
Lowgates East			2	1															1	2	6	0.8
New Whittington			21	4	1		2	3	1	1			3						8	2	46	6.3
Newbold			9	3			1	4										1	5		23	3.1
Old Whittington			4	2			5			1									2		14	1.9
Sheffield Road			2	4				1				1							1	2	11	1.5
Station Lane				1															1	2	4	0.5
Staveley	1		24	21	1	1	5	10		4	1	2	1						10	10	91	12.4
Storrs Road			2	2						3							1		2		10	1.4
Walton				2	1												1		1		5	0.7
Whittington Moor			12	16	5		1	10	2	3		1							19	9	78	10.7
Total Count by Use Class	3	1	178	148	22	2	27	86	3	26	6	6	6	1	1	2	10	4	128	69	731	
Percentage Count by Use Class	0.4	0.1	24.4	20.3	3.0	0.3	3.7	11.8	0.4	3.6	0.8	0.8	0.8	0.1	0.1	0.3	1.4	0.5	17.6	9.5	100.0	

Table 3: Services and Facilities Available within Centres

 District / Town Centre
  Local Service Centre

Centre	Community Facilities	GP Surgery	Dentist	Pharmacy	Library	Food / Convenience Retail	Specialist Retail	Hair & Beauty	Post Office	Public House	Restaurants, Cafes and Takeaways	Total Criteria
Abercrombie						✓	✓	✓	✓	✓	✓	6
Birdholme						✓	✓	✓			✓	4
Brimington	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	10
Chatsworth Road	✓		✓			✓	✓	✓		✓	✓	7
Derby Road North						✓	✓				✓	3
Duckmanton	✓					✓		✓			✓	4
Grangewood		✓		✓								2
Hasland				✓		✓	✓	✓	✓	✓	✓	7
Hollingwood	✓										✓	2
Holme Hall	✓	✓	✓	✓		✓		✓	✓		✓	8
Inkersall Green		✓		✓		✓	✓	✓	✓	✓	✓	8
Littlemoor	✓	✓	✓	✓	✓	✓	✓	✓	✓		✓	10
Loundsley Green	✓					✓	✓	✓			✓	5
Lowgates East						✓				✓		2
New Whittington				✓		✓	✓	✓	✓	✓	✓	7
Newbold	✓					✓	✓	✓		✓	✓	6
Old Whittington				✓		✓	✓	✓		✓	✓	6
Sheffield Road						✓	✓	✓			✓	4
Station Lane						✓					✓	2
Staveley			✓	✓		✓	✓	✓	✓	✓	✓	8
Storrs Road	✓	✓		✓		✓					✓	5
Walton	✓					✓			✓	✓	✓	5
Whittington Moor			✓	✓		✓	✓	✓		✓	✓	7

Appendix A: Use Class Definitions

The Town and Country Planning (Use Classes) Order 1987 (as amended) puts uses of land and buildings into various categories known as 'Use Classes'. The current Use Classes were last updated on 1 September 2020. These are:

Class B

- **B2 General industrial** - Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste).
- **B8 Storage or distribution** - This class includes open air storage.

Class C

- **C1 Hotels** - Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels).
- **C2 Residential institutions** - Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
- **C2A Secure Residential Institution** - Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks.
- **C3 Dwellinghouses** - This class is formed of three parts:
 - **C3(a)** covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child.

- **C3(b)** covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems.
- **C3(c)** allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger.
- **C4 Houses in multiple occupation** - Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.

Class E - Commercial, Business and Service

In eleven parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):

- **E(a)** Display or retail sale of goods, other than hot food.
- **E(b)** Sale of food and drink for consumption (mostly) on the premises.
- **E(c)** Provision of: o E(c)(i) Financial services, o E(c)(ii) Professional services (other than health or medical services), or o E(c)(iii) Other appropriate services in a commercial, business or service locality.
- **E(d)** Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink).
- **E(e)** Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner).
- **E(f)** Creche, day nursery or day centre (not including a residential use).
- **E(g)** Uses which can be carried out in a residential area without detriment to its amenity:
 - **E(g)(i)** Offices to carry out any operational or administrative functions,

- **E(g)(ii)** Research and development of products or processes
- **E(g)(iii)** Industrial processes

Class F - Local Community and Learning

In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.

- **F1 Learning and non-residential institutions** – Use (not including residential use) defined in seven parts:
 - **F1(a)** Provision of education.
 - **F1(b)** Display of works of art (otherwise than for sale or hire).
 - **F1(c)** Museums.
 - **F1(d)** Public libraries or public reading rooms.
 - **F1(e)** Public halls or exhibition halls.
 - **F1(f)** Public worship or religious instruction (or in connection with such use).
 - **F1(g)** Law courts.
- **F2 Local community** – Use as defined in four parts:
 - **F2(a)** Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres.
 - **F2(b)** Halls or meeting places for the principal use of the local community.
 - **F2(c)** Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms).
 - **F2(d)** Indoor or outdoor swimming pools or skating rinks.

Sui Generis (SG)

'Sui generis' is a Latin term that, in this context, means 'in a class of its own'. This can include Takeaways and Public Houses.