

# 2016 Local Centres Study

## Purpose and Policy Context of the Study

The local centres study forms a part of the evidence base for the emerging Local Plan for Chesterfield. The study is intended to help understand the hierarchy of local service provision across the borough and inform the ‘concentration and regeneration’ spatial approach of the current Local Plan: Core Strategy (2013). In relation to ‘concentration’ the principle is to locate development within walking and cycling distance of local centres to promote sustainability and accessibility to services. The range and health of these services is therefore important to understand and will help inform the approach of the emerging Local Plan.

From a planning policy perspective the Local Plan: Core Strategy looks to support the viability and vitality of local centres by outlining appropriate uses in centres and adopting a sequential approach to retail development. This is in the context of the National Planning Policy Framework which stresses the importance of defining a local hierarchy of centres and promoting policies which assure the future resilience of service centres.

## Methodology

This study will provide a ‘snapshot’ of the facilities and services available in each Local Service Centre and Local Centre as defined through the Local Plan: Core Strategy. This will enable a hierarchy of centres to be produced ranking centres according to their size and range of services and facilities. Any capacity for growth or indicators of centre change will also be noted in a qualitative update.

The current Core Strategy (2013) ranks local centres in the borough into five categories which form a hierarchy. These are 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 and Holme Hall

- **Local Centres:** Abercrombie, Birdholme, Derby Road North, Grangewood, Inkersall Green, Littlemoor, Loundsley Green, New Whittington, Newbold, Old Whittington, Storrs Road, Sheffield Road, Walton

The Core Strategy also identifies a number of retail parks and out-of-centre foodstores, but these do not form part of the hierarchy in terms of identifying suitable locations for housing development.

The focus in this study will be on Local Service Centres and Local Centres at the lower end of Chesterfield's service hierarchy. Local Service Centres such as Brimington are considered to serve larger populations and offer a good provision of retail, service and community facilities. There is a policy emphasis on preserving and enhancing these service centres and they are considered capable of supporting appropriate growth. Local Centres such as Abercrombie or Newbold are considered to serve smaller populations meeting day to day needs through more limited retail and service provision. Policies look to enhance local centres where opportunities arise and the centres may be less appropriate to support significant growth.

Each Local Service Centre and Local Centre was surveyed during October 2015 through a number of site visits. During each site visit the Use Class (in relation to the 1987 Use Class Order, as amended) of each unit within the centre boundary was recorded alongside noting which services and facilities were provided. A series of photos were also taken to help record the visual character of the centres.

Certain 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. These criteria were very similar to those used on the last Local Centres Survey carried out in 2011 (e.g. GP surgeries and food/confidence retail) and represent a core range of services and facilities which are used on a regular basis. Residential units have been excluded from the hierarchy as the emphasis of the study is on service provision and vacant units have been included to offer a perspective on the relative health of centres. The services and facilities criteria are as follows:

- Community facilities (D1/D2 use) – includes facilities where community members can gather e.g. community centres and places of worship
- GP Surgery (D1 use)
- Dentist (D1 use)
- Pharmacy (A1 use)
- Library (D1 use)
- Food or Convenience retail (A1 use) – retail use serving day to day food shopping
- Specialist retail (A1/A2 use) – a broad term to cover all retail uses outside of food or convenience retail
- Hair and Beauty Salons (A1/Sui Generis use)
- Post Office (A1 use) – including Post Offices incorporated into other retail uses
- Public House (A4 use)
- Restaurants, cafes and takeaways (A3/A5 use)
- Vacant units

There are small clusters of services and facilities in the borough that are not currently designated as a Local Centre. This study will identify those clusters and also identify those areas where new Local Centres may need to be designated as a result of growth over the plan period. This study will also make recommendations on the categories used in the current centre hierarchy (as set out in the adopted Core Strategy) and make recommendations for the most appropriate hierarchy approach to take in the emerging Local Plan.

**Table 1: Number/proportion of units and Use Class type across Local Service Centres and Local Centres as defined in the Local Plan: Core Strategy.**

Survey as of October 2015. Those centres highlighted are current Local Service Centres.

Centre	Shops (A1)	Financial and Professional (A2)	Restaurants and Cafes (A3)	Drinking Establishments (A4)	Hot Food Takeaways (A5)	Business – office and light industrial (B1)	Non-Residential Institutions (D1)	Assembly and Leisure (D2)	Sui-generis	Vacant units	TOTAL (UNITS)	% (TOTAL)
Brimington	13	0	0	4	5	3	5	1	6	5	42	19.2
Hasland	22	3	2	2	4	1	1	0	3	0	38	17.4
New Whittington	9	0	2	4	4	3	2	1	0	2	27	12.3
Abercrombie	8	0	0	2	5	0	0	0	1	1	17	7.8
Littlemoor	6	1	1	0	1	0	3	0	1	0	13	5.9
Newbold	5	0	0	0	3	0	1	0	0	2	11	5.0
Holme Hall	5	0	2	0	1	0	3	0	0	0	11	5.0
Birdholme	6	1	1	0	1	0	0	0	0	0	9	4.1
Old Whittington	6	0	1	0	0	0	0	0	1	1	9	4.1
Sheffield Rd.	5	0	0	0	1	1	0	0	1	0	8	3.7
Loundsley Gr.	3	0	1	0	2	0	0	0	1	1	8	3.7
Inkersall Green	4	0	0	0	1	0	2	0	0	1	8	3.7
Storrs Rd.	3	0	0	0	1	0	2	0	0	0	6	2.7
Derby Rd. North	4	0	0	0	1	0	0	0	0	0	5	2.3
Walton	3	0	0	0	1	0	1	0	0	0	5	2.3
Grangewood	0	0	0	1	0	0	1	0	0	0	2	0.9
<b>TOTAL (USE CLASS)</b>	<b>102</b>	<b>5</b>	<b>10</b>	<b>13</b>	<b>31</b>	<b>8</b>	<b>21</b>	<b>2</b>	<b>14</b>	<b>13</b>	<b>219</b>	<b>100.0</b>
<b>%(USE CLASS)</b>	<b>46.6</b>	<b>2.3</b>	<b>4.6</b>	<b>5.9</b>	<b>14.2</b>	<b>3.7</b>	<b>9.6</b>	<b>0.9</b>	<b>6.4</b>	<b>5.9</b>	<b>100.0</b>	

**Table 2: Services/facilities available across Local Service Centres and Local Centres as defined in the Local Plan: Core Strategy.**

Survey as of October 2015. Those centres highlighted are current Local Service Centres.

Centre	Community Facilities	GP Surgery	Dentist	Pharmacy	Library	Food or Convenience Retail	Specialist Retail	Hair and Beauty Salons	Post Office	Public House	Restaurants, Cafes and Takeaways	TOTAL (CRITERIA)
Brimington	✓	✓		✓	✓	✓	✓	✓	✓	✓	✓	10
Littlemoor	✓	✓		✓	✓	✓	✓	✓	✓		✓	9
Holme Hall	✓	✓	✓	✓		✓	✓		✓		✓	8
New Whittington	✓			✓		✓	✓	✓	✓	✓	✓	8
Inkersall Green	✓	✓		✓		✓	✓	✓	✓		✓	8
Hasland				✓		✓	✓	✓	✓	✓	✓	7
Storrs Rd.	✓	✓		✓		✓	✓		✓		✓	7
Loundsley Gr.	✓					✓	✓	✓	✓		✓	6
Old Whittington				✓		✓	✓	✓	✓		✓	6
Walton	✓					✓	✓	✓	✓		✓	6
Abercrombie						✓	✓	✓		✓	✓	5
Newbold	✓					✓	✓	✓			✓	5
Birdholme						✓	✓	✓			✓	4
Derby Rd. North						✓	✓	✓			✓	4
Grangewood		✓		✓						✓		3
Sheffield Rd.							✓	✓			✓	3

## Study Analysis

Table 1 outlines the number of units in each centre by use class and their rank according to size. This helps to understand the relative scale of each centre alongside their make-up and character. In relation to scale it is clear that the largest centres are Brimington and Hasland each contributing 42 (19%) and 38 (17%) units respectively to the overall hierarchy. Brimington is characterised by a range of use classes whereas Hasland has a particularly strong representation of retail uses. It is also worth noting that Brimington has a disproportionate number of vacant units at around 12% (5 units) of the centre total. The relative size of Brimington and Hasland helps to underpin their current designation as Local Service Centres. However the size of a centre size must be balanced against the availability of services and facilities. For example Holme Hall is proportionally small at 11 units (5%) within the hierarchy but has a strong representation of services and facilities, as outlined in Table 2, meaning that it can operate effectively as a Local Service Centre.

It is worth noting that both New Whittington and Littlemoor are both relatively large centres at 27 (12%) and 13 (6%) units respectively whilst also offering a good range of services and facilities. For example New Whittington offers a range of community facilities and Littlemoor offers a GP Surgery and a local library. Both of these centres are currently deemed to be Local Centres and placed lower in the service hierarchy. However these centres could be considered as future Local Service Centres given their relative size and range of services and facilities. This applies particularly to Littlemoor where there is the flexibility to expand the centre boundary to include new retail uses and wider community uses.

As shown in Table 1 there a substantial size disparity between the largest and smallest centres in the hierarchy but with a steadier size tail-off in the middle to lower end of the hierarchy gradually falling from 11 to 2 units. The centres at the lower end of the hierarchy such as Derby Road North and Grangewood are relatively small and offer a limited range of services. This is a level of service provision just above, for example, a local individual shop. It is worth noting that a recent planning permission has been granted at Grangewood to expand the centre and develop a range of new retail uses. 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.

In relation to the overall character of centres Table 1 highlights that retail is the most highly represented use class with 46% of units across all the centres in retail use. This reflects the sequential approach of planning policy which looks to locate retail development within centre boundaries in the first instance and the primary function of centres which is to meet day to day shopping requirements of local residents. The second highest frequency of use class is hot food takeaways, at 14% of all units, relating to the convenience offer of centres. The third highest frequency of use class is non-residential institutions at 9% of all units. This is a relatively broad use class but covers services such as GP surgeries, dentists and libraries alongside a range of community facilities. This relates to another core function of centres to provide accessible public, health and communal services to local residents. A healthy representation of these services is a positive indicator. Beyond these use classes there is a comparatively lower representation of drinking establishments, restaurants, cafes and businesses. Vacancies represent only a small proportion of units across the hierarchy however it is worth monitoring the vacancies in Brimington, New Whittington and Newbold in the future.

In relation to the character of centres, as indicated in Table 2, there is a strong representation of food and convenience retail across the hierarchy. Only Grangewood and Sheffield Road lack 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 post offices, pharmacies and community facilities whilst there are fewer GP Surgeries and public houses. There is a particular under-representation of libraries and dentists across the centres. This is perhaps to be expected in the case of libraries given that they are a relatively high level services but less so of dentists which may reasonably be expected to be better represented across the centres.

## Centre Update: Character and Options for Growth

### Local Service Centres

#### Brimington

This is the largest Local Service Centre, is dispersed in character and interspersed with 30 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. Most vacancies are on High Street along from the Parish Council and Community building which will need to be monitored in the future. Brimington has a petrol station which should also be noted as a service.

The busy A619 road runs through Brimington acting to break up the centre and at peak times the road can be very congested. 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.

#### Brimington Parish Council and Community Centre



#### The A619 running through Brimington





## Hasland

This is the second largest 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. There is no clear focal point given the linear character of the centre. 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. There is room for the expansion of the centre to include the nursery on The Green to the south west of the centre boundary, Hasland Junior School to the south of the centre boundary and the Methodist church and 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.



Retail frontage running along Hasland/Mansfield Road



## Holme Hall

This is the smallest 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.

The scope for further physical growth of the centre is very limited given design of the centre, school fields to the south of the centre boundary and residential areas to the north of the centre boundary. Given the scale and offer of Holme Hall the centre could support wider appropriate growth.



**Courtyard character of Holme Hall**



## Local Centres

### Abercrombie

This is a relatively large Local Centre, linear in character and interspersed with 7 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.

The scope for further growth is limited by surrounding residential areas.

**Newbold Road running through Abercrombie**



### Birdholme

This is a middle sized Local Centre, linear and dispersed in character and interspersed with 22 dwellings. The centre edges the very busy A61/Derby Road forming a relatively weak frontage that 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 a peak times can be very congested.

Given the constraints of the A61/Derby Road and surrounding residential areas there does not appear to be many areas where the centre could grow. Indeed given the high proportion of residential use and dispersed nature of service and facilities this may be the only centre in the hierarchy which could be broken down into a few Neighbourhood Centres

to better reflect the character of Birdholme. In its current form the centre could be divided by a central split or could have any boundary removed and left as pockets of individual service provision.



**A61/Derby Road running through Birdholme**



### **Derby Road North**

This is a small Local Centre, clustered in character with no dwellings within the centre boundary. The centre is purposely 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.

## Grangewood

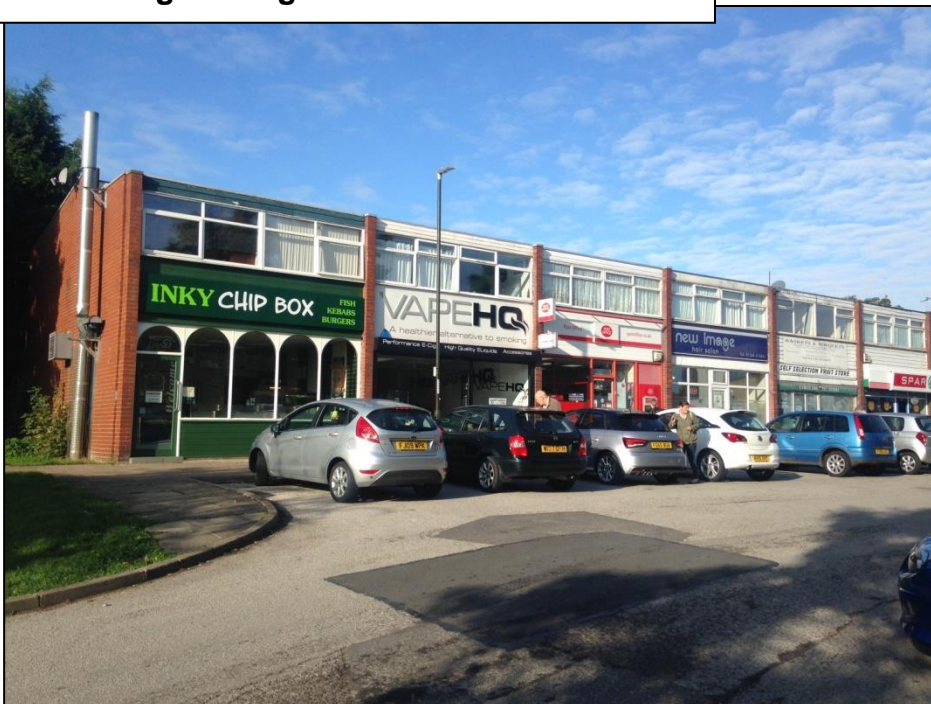
This is the smallest Local Centre, clustered in character with no dwellings within the centre boundary. The centre comprises of one pub and a medical centre but has a recent permission in place to expand and include retail uses. The scope for further growth is limited given the design of the centre and surrounding residential areas.

## Inkersall Green

This is a middle sized local centre, clustered in character with no dwellings within the centre boundary. The centre is purpose built with dedicated parking and faces out onto Summerskill Green. Traffic in to the centre is fairly light.

There is scope for expansion of the centre to the north of the current boundary to include the Double Top pub off Inkersall Green Road. This would reflect a natural and relatively easy expansion of the centre boundary to include an extra service.

### Retail frontage facing onto Summerskill Green



## Littlemoor

This is a large Local Centre, dispersed in character with no dwellings within the centre boundary. There are two focal points; the first being around the Littlemoor Centre primary retail frontage, and the second being around the library and GP surgery.

The relatively busy B6150 road runs through Littlemoor acting to partially break up the centre with a consistent flow of steady traffic. There is considerable scope for expanding the centre to include Littlemoor Dental Practice, Littlemoor Gospel Chapel, vets practice, garage and nursery all to the north of the current centre boundary, and a pub that has now been converted to a Co-op Local to the west. If this expansion took place, also given the substantial level of existing service provision, Littlemoor could be reclassified as Local Service Centre.

**Retail frontage at the Littlemoor Centre**



**Littlemoor Library and GP surgery**



## **Loundsley Green**

This is a middle sized Local Centre, is linear in character and has no dwellings within the centre boundary. The centre is purpose built and retains a 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.

There is scope for further growth of the centre, which is surrounded by informal open space. However the centre could be expanded to include Loundsley Green Methodist Church to the north of the current boundary and the community centre to the west.

## **New Whittington**

This is a large Local Centre, linear in character and interspersed with 19 dwellings. The centre edges the relatively busy High Street forming a strong primary frontage and is occupied by a range of uses. There are four public houses which is a healthy provision for a centre of this size. Given the linear character of the centre and the frequency of interspersed dwellings there is arguably no single focal point to New Whittington however the frontage is strong enough to retain the character of a large Local Centre.

Options for expanding the centre are limited by surrounding residential areas and there are no natural boundary expansions. New Whittington could be considered for reclassification as a Local Service Centre given the level of existing service provision and the centre size.

### **High Street running through New Whittington**



### Part of the retail frontage at New Whittington



#### **Newbold**

This is a middle sized Local Centre, linear in character and interspersed with 9 dwellings. The centre edges the relatively busy B6051, which can get congested at peak times, and retains a relatively strong primary frontage.

There is potential to expand the centre boundary to include the Tesco petrol station/convenience store to the south east of the current centre boundary alongside the Nags Head and Wheatsheaf public houses to the north. This would represent a natural and logical expansion of Newbold to incorporate extra services. The growth of the centre itself is limited by surrounding residential areas.

#### **Old Whittington**

This is a small Local Centre, linear in character and interspersed with 4 dwellings. The centre edges the relatively busy High Street and retains a strong, albeit condensed, primary frontage.



The options for expanding the centre are limited by the High Street and surrounding residential areas although the Bulls Head public house to the south of the current centre boundary could be included in the centre boundary.

### **Storrs Road**

This is a small Local Centre, dispersed in character and interspersed with 4 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.

The options for expansion of the centre are limited by Chatsworth Road and surrounding residential areas. The centre is not that cohesive and the retail provision could be classified along the lines of a Neighbourhood Centre. However the overall centre service provision including the GP Surgery means the Storrs Road should most likely retain function as a Local Centre.

**Retail frontage at Storrs Road**



## Sheffield Road

This is a small Local Centre, linear in character and has no dwellings within the boundary. The centre edges the busy Sheffield Road, which can become very congested at peak times, and retains a strong primary frontage. There is currently no food or convenience retail offer.

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.

Part of the retail frontage at Sheffield Road



## Walton

This is the second smallest Local Centre, 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.

## **Other local retail provision and scope for New Centres**

There are clusters of shops and facilities in the borough that are not currently designated as a local centre. These clusters are set out in Table 3, and vary from 2 to 6 units. . There will also be the creation of new centres at Staveley Corridor and Waterside in conjunction with the development planned there.

These clusters were surveyed in June 2016 following the methodology outlined on page 2 of this report.

**Table 3: Number/proportion of units and Use Class type in Retail clusters**

Survey as of June 2016

Location	Shops (A1)	Financial and Professional (A2)	Restaurants and Cafes (A3)	Drinking Establishments (A4)	Hot Food Takeaways (A5)	Business – office and light industrial (B1)	Non-Residential Institutions (D1)	Assembly and Leisure (D2)	Sui-generis	Vacant units	TOTAL (UNITS)
Barrow Hill	1	1	0	0	0	0	1	0	0	0	3
Cordwell Avenue	1	0	0	1	0	0	0	0	0	0	2
Donkins Site	4	0	0	0	1	0	0	0	0	0	5
Duckmanton	2	0	0	1	1	0	2	0	0	0	6
Enterprise Way	1	0	3	1	0	0	2	0	1	0	5
Highfield Road	1	0	0	0	1	0	0	0	0	0	2
Hollingwood	1	0	0	0	3	0	1	0	0	0	4
Keswick Drive	1	0	0	0	0	0	0	0	1	0	2
Lowgates East	2	0	0	1	1	0	0	0	1	0	5
Lowgates West	1	0	0	0	1	0	0	0	0	1	3
Middlecroft	1	0	0	0	1	0	0	0	0	0	2
Mastin Moor	1	0	0	1	0	0	0	0	0	0	2
Occupation Lane	1	0	0	0	1	0	0	0	0	1	3
Station Lane	1	0	1	0	1	0	0	0	1	0	4
Walton Drive	1	0	0	0	2	0	0	0	0	0	2
<b>TOTAL (USE CLASS)</b>	<b>10</b>	<b>0</b>	<b>3</b>	<b>3</b>	<b>6</b>	<b>0</b>	<b>5</b>	<b>0</b>	<b>1</b>	<b>0</b>	<b>24</b>
<b>% (USE CLASS)</b>	<b>42%</b>	<b>0.0</b>	<b>13%</b>	<b>13%</b>	<b>25%</b>	<b>0.0</b>	<b>21%</b>	<b>0.0</b>	<b>0.0</b>	<b>0.0</b>	<b>100.0</b>

**Table 4: Services/facilities available in retail clusters**

Survey as of June 2016

Location	Community Facilities	GP Surgery	Dentist	Pharmacy	Library	Food or Convenience Retail	Specialist Retail	Hair and Beauty Salons	Post Office	Public House	Restaurants, Cafes and Takeaways	TOTAL (CRITERIA)
Barrow Hill	✓					✓			✓			3
Cordwell Avenue						✓				✓		2
Donkins Site						✓	✓	✓			✓	4
Duckmanton	✓					✓		✓		✓	✓	5
Enterprise Way						✓				✓	✓	3
Highfield Road						✓					✓	2
Hollingwood	✓					✓					✓	3
Keswick Drive							✓	✓				2
Lowgates East						✓	✓			✓	✓	4
Lowgates West							✓			✓	✓	3
Middlecroft						✓					✓	2
Mastin Moor						✓			✓		✓	3
Occupation lane						✓				✓	✓	3
Station Lane						✓		✓			✓	3
Walton Drive						✓					✓	2

Note: The shop and post office in Mastin Moor is one unit.

## **Analysis and scope for expansion**

Barrow Hill – The facilities here are interspersed with dwellings. The schools are in close proximity. There is some scope for expansion through the change of use of residential properties.

Cordwell Avenue - This is a purpose built centre, and an integral part of the residential scheme. The scope for further growth is very limited given the design of the centre and surrounding residential areas.

Donkins – This is a purpose built centre with parking provision, and an integral part of the residential scheme. The scope for further growth is very limited given the design of the centre and surrounding residential areas.

Duckmanton – 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 Public House and play area. There is some scope for expansion through the change of use of residential properties.

Enterprise Way – This is a purpose built group of shops and facilities to serve the Markham Vale Enterprise Zone. Whilst it is accessible to surrounding communities including Duckmanton, it does not perform the role of a local centre.

Highfield Road – There is some scope for expansion through the change of use of residential properties.

Hollingwood - This is a purpose built centre with parking provision, and an integral part of the estate design. The scope for further growth is very limited given the design of the centre and surrounding residential areas. Along with the community facilities at the junction of Private Drive, Hollingwood Crescent and Laburnum Street (Kingdom Hall, playground and Reading Room) there is potential for a coherent centre.

Keswick Drive – The scope for further growth is very limited given the design of the surrounding residential area.

Lowgates East – The facilities here are located on both sides of the road and are interspersed with dwellings. 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.

Lowgates West – There is some scope for expansion through the change of use of residential properties, and sub-dividing the currently vacant pub into multiple units.

Middlecroft – The two units are dwellings with retail uses on the ground floor, located on the A619 Chesterfield Road opposite the turn into Ringwood Avenue. There is no scope for expansion and the units do not constitute a local centre.

Mastin Moor - The shop/post office and takeaway are on Renishaw Road, with a Miners Welfare and a Neighbourhood Centre nearby, and a specialist retail unit on Worksop Road. It lacks coherency although there is some scope for expansion through the change of use of residential properties.

Occupation Lane – There is some scope for expansion through the change of use of residential properties.

Station Lane Old Whittington – This is a purpose built centre, and an integral part of the residential scheme. The scope for further growth is very limited given the design of the centre and surrounding residential areas.

Walton Drive - There is some scope for expansion through the change of use of residential properties.

## Conclusions and Recommendations

- The options for the physical growth of Local Service Centres are relatively limited apart from a natural expansion of the boundary at Hasland to include a wider range of services and facilities. 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 which are currently omitted.
- 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.
- There is a current disparity in size between local centres at the top and bottom of the service hierarchy where for example New Whittington contains 27 units and Grangewood contains 2 units any yet both are treated as Local Centres for planning policy purposes.
- If the emerging Local Plan continues the current approach to hierarchy of centres, Littlemoor and New Whittington could be reclassified as a Local Service Centres given the size of the centres and the considerable level of existing service provision. The boundary at Littlemoor can also naturally be expanded to include a wider range of services.
- The Donkins site, Duckmanton, Hollingwood, Lowgates East and Station Lane could be considered for designation as Local Centres.
- There are likely to be new Local Centres associated with the growth at Waterside, Staveley Works and Mastin Moor.
- The local service hierarchy should be monitored every 2 or 3 years to help identify any change or signs of decline. There are no current indicators that any centre included in this study is in decline.