



Hinckley & Bosworth
Borough Council

Hinckley & Bosworth Borough Council District, Local and Neighbourhood Centre Review

January 2015



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1. Introduction

- 1.1** The town, district and local centres play an important role in the vitality and viability of communities. The majority of the Borough's population is based in the main urban areas of Hinckley, Burbage, Barwell and Earl Shilton. There are sizable settlements near the Leicester fringe to the east and in the central and northern parts of the Borough. Due to the location of the Borough's main urban area and key rural centres/rural villages it is important to ensure that these areas are serviced by shopping facilities to support the day to day needs of the community.
- 1.2** In terms of hierarchy within the Borough, Hinckley is classed as a Town Centre. The policies for the town centre, the definition of primary and secondary frontages and the town centre boundaries are established through the Town Centre Area Action Plan (adopted March 2011). Hinckley is the only town centre in the Borough and therefore this assessment will focus on the identification of District, Local and Neighbourhood Centres.
- 1.3** This paper will update the previous District, Local and Neighbourhood Centre Reviews undertaken in 2008, 2010, and 2012.
- 1.4** The 2008 Review was based on the Hinckley and Bosworth Local Plan and Planning Policy Statement 6: Planning for Town Centres (PPS6).
- 1.5** The 2010 Review took account of updated national and local policy with specific reference to the Borough's adopted Core Strategy (December 2009) and the replacement policy for PPS6, Planning Policy Statement 4: Planning for Sustainable Economic Growth (PPS4) (December 2009).
- 1.6** The 2012 Review was undertaken within an updated national policy position, specifically the replacement of Planning Policy Statements (PPS) within the National Planning Policy Framework (NPPF).
- 1.7** The 2015 Review was undertaken within a policy framework largely the same as that of 2012, however, 2013 saw the launch of additional guidance in the form of National Planning Practice Guidance (PPG). The online Guidance seeks to provide clarity on the interpretation and application of the NPPF. In addition to the national changes within planning policy the Council has also seen the adoption of the Earl Shilton and Barwell Area Action Plan (AAP) in September 2014. The AAP will help guide development whilst also providing a framework for the development of the two Sustainable Urban Extensions up to 2026.

2. Policy Context

The National Planning Policy Framework (March 2012)

- 2.1 The National Planning Policy Framework (NPPF) is the consolidation of Planning Policy Statements and guidance into one document. It sets out the Government's planning policies for England and how they should be applied. The NPPF must be taken into account when preparing plans and is a material consideration in the determination of applications from the date of publication.
- 2.2 The NPPF establishes that the purpose of planning is to help achieve sustainable development. It defines the three dimensions of sustainable development as economic, social and environmental which in turn gives rise to the need for planning to perform the following roles:
- **An economic role** - contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation; and by identifying and coordinating development requirements, including the provision of infrastructure;
 - **A social role** - supporting, vibrant and healthy communities, by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the community's needs and support its health, social and cultural well-being;
 - **An environmental role** - contributing to protecting and enhancing our natural, built and historic environment; and, as part of this, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy.
- 2.3 The NPPF identifies that to achieve sustainable development these three gains should be sought jointly through the planning system.
- 2.4 The NPPF provides 12 core planning principles which should underpin both plan-making and decision taking. The two principles which directly relate to District and Local Centres and which planning should have regard to are indicated below:
- Take account of the different roles and character of different areas, promoting the vitality of our main urban areas, protecting the green belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it.
 - Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable.

- 2.5** In addition to the above overarching guidance, the NPPF provides specific topic-based guidance for plan makers and decision takers. The guidance which relates to District and Local Centres is provided in the proceeding paragraphs.

Paragraph 23: Ensuring the vitality of town centres

- 2.6** Planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period.

- 2.7** In drawing up local plans, local planning authorities should:

- Recognise town centres as the heart of their communities and pursue policies to support their viability and vitality.
- Define a network and hierarchy of centres that is resilient to anticipated future economic changes.

Paragraph 28: Supporting a prosperous rural economy

- 2.8** To promote a strong rural economy, local and neighbourhood plans should promote the retention and development of local services and community facilities in villages, such as local shops, meeting places, sports venues, cultural buildings, public houses and places of worship.

Paragraph 70: Promoting Healthy Communities

- 2.9** To deliver the social, recreational and cultural facilities and services the community needs, planning policies and decisions should:

- Plan positively for the provision and use of shared space, community facilities (including local shops) and other local services to enhance the sustainability of communities and residential environments;
- Guard against the unnecessary loss of valued facilities and services, particularly where this would reduce the community's ability to meet its day-to-day needs;
- Ensure established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community.

- 2.10** The above provides the context upon which the District and Local Centre Review is conducted. Throughout the document, the NPPF also provides guidance on the production of Local Plans and states that they are the key to delivering sustainable development and should:

- Be prepared with the objective of contributing to the achievement of sustainable development; (151)

- Set out the opportunities for development and clear policies on what will or will not be permitted and where; (154)
- Identify areas where it may be necessary to limit freedom to change the use of buildings, and support such restrictions with a clear explanation; (157, bullet 6)
- Ensure that the Local Plan is based upon adequate, up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area. (158)

2.11 The aim of this review is to provide an up-to-date relevant evidence base about the retail provision with the urban and rural area excluding Hinckley Town Centre. This evidence base will reflect the priorities of the adopted Core Strategy and support the allocation of District, Local and Neighbourhood Centres whilst also helping to inform the application of the retail development management policies in the Site Allocations and Development Management Policies Development Plan Document.

2.12 The NPPF does not explicitly define what constitutes a District, Local and Neighbourhood centre within the hierarchy. It does however stipulate within the glossary that references in the NPPF to town centres or centres apply to district and local centres but exclude small parades of shops of purely neighbourhood significance.

2.13 To ensure consistency with previous reviews and clarity in assessment, the definition of District and Local Centres has been drawn from the now superseded Planning Policy Statement 4: Planning for Sustainable Economic Growth (December 2009). District and Local centres for the purposes of this review are defined as:

- **District Centres** will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as public facilities such as a library.
- **Local Centres** include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot food take-away and laundrette. In rural villages, large villages may perform the role of a local centre.
- **Neighbourhood Centres** are small parades of shops of purely neighbourhood significance and are not regarded as centres within the NPPF. They will however shape this review by forming the lowest tier of the hierarchy for shopping areas which do not meet the above local and district centre criteria but are considered to be of local importance.

2.14 In addition to the national planning policy context, The adopted Core Strategy, adopted Hinckley Town Centre Area Action Plan and emerging Site Allocations and Development Management Policies DPD and the Earl Shilton and Barwell Area Action Plan are also relevant to this review.

Planning Practice Guidance (March 2014)

2.15 Planning Practice Guidance (PPG) is a new suite of online guidance which supersedes the 237 guidance documents and circulars deemed unfit for purpose. The Guidance is intended to compliment the NPPF by providing clarity on the interpretation and application of its policies.

2.16 The Guidance clarifies a number of topic areas whilst there is specific guidance relating to Paragraph 23 of the NPPF: Ensuring the vitality of town centres.

2.17 The guidance states that Local Plans should articulate a positive vision for town centres and that strategies should be evidence based and answer the following:

- The role and function, and hierarchy of the centre over the plan period assessed through an audit covering a three-five year period
- The vision for the future of each town centre
- If the centre can accommodate the scale of assessed need for main town centre uses
- The timeframe for the provision of new retail floorspace
- What complimentary strategies are required or appropriate to enhance the town centre to deliver the vision of its future
- How can parking provision be enhanced and charges and enforcement proportionate

2.18 Strategies should identify changes in the hierarchy of town centres including decline and in this case decline should be managed positively.

Hinckley and Bosworth Core Strategy (2009)

2.19 Spatial Objective 3 of the Core Strategy identifies that rural communities should have access to a range of shops in the Key Rural Centres to support, enhance and improve the sustainability, vibrancy and vitality of our rural areas.

2.20 Policy 2 and Policy 3 identifies the need to support the regeneration of Earl Shilton and Barwell local centres.

2.21 Policy 4 highlights the need to support the provision of additional retail floor space in Burbage local centre including additional car parking.

- 2.22 Policy 7: Key Rural Centres supports new retail development to meet local need within defined local centres providing it will not have a detrimental impact on Hinckley Town Centre.
- 2.23 In relation to particular settlements Policy 8 supports the expansion of the local supermarket in Markfield. Policy 10 identifies the need to seek the provision of local services in Bagworth including, a local shop and possibly a post office.
- 2.24 Policy 12: Rural Villages identifies the need to resist the loss of local shops and facilities. In particular it highlights the proposals to provide a local village shop.

Hinckley Town Centre Area Action Plan (March 2011)

- 2.25 The Hinckley Town Centre Area Action Plan (AAP) sets out the statutory planning policies for Hinckley Town Centre.
- 2.26 This review does not examine the Town Centre explicitly, however the AAP identifies sites on the edge of the boundaries of the town centre which fall within or close-by to a centre identified in this Review. As such it is considered necessary to have regard to the AAP, where applicable, through this review.

Earl Shilton and Barwell Area Action Plan (September 2014)

- 2.27 The Earl Shilton and Barwell AAP will guide development over the existing settlement areas and the proposed Sustainable Urban Extensions (SUEs). The AAP was formally adopted by Council on the 23rd September 2014.
- 2.28 The AAP promotes regeneration of the Earl Shilton and Barwell district centres through public realm improvements (Policy 19) and seeks to guide retail proposals into existing units, safeguarding retail frontages and A1 and A2 uses (Policy 26). Policy 26 also seeks to avoid the over-proliferation of non-A1 uses, specifically A5 uses.

Site Allocations and Development Management Policies Development Plan Document - Pre-submission (February 2014)

- 2.29 The Site Allocations and Development Management Policies document forms part of the Local Plan. Whilst the Core Strategy sets out the overarching strategy for the Borough the Site Allocations DPD details the land allocations for the delivery of new housing and infrastructure to achieve the vision of the Borough. It is one of the key documents in assessing planning applications.

- 2.29** The DPD is currently at the pre submission stage and, when adopted, will provide a number of development management policies which relate to District, Local and Neighbourhood Centres.
- 2.30** Development Management Policy 21 seeks new main town centre uses to firstly be within centre. This includes town, district, and local centres.
- 2.31** Development Management Policy 22 states that additional retail provision within or adjacent to district, local and neighbourhood centres will be permitted where:
- There are no suitable and available vacant premises within the nearest centre
 - The retail frontage is retained and/or enhanced
- 2.32** Policy 22 also seeks to safeguard A1 and A2 uses across all centres unless it can be demonstrated that the proposal would not result in; an over proliferation of any one type, not detract from the vitality or viability of the centre or not result in the community's ability to meet its day to day needs.
- 2.33** Development Management Policy 23 seeks to maintain levels of design and local distinctiveness through new and refurbished shop fronts. It also seeks to retain existing shop fronts of historic interest and significance.
- 2.34** The National Planning Policy Framework makes clear that Local Plans (Development Plan Documents) should be based on adequate up-to-date and relevant evidence. This review will provide part of the evidence base on which the Site Allocations Document is based upon. It will ensure that the submission version of the Site Allocations document has regard to current national policy and accurately reflects local shopping provision in the Borough.

3 Assessment

3.1 The Core Strategy defines the Borough's urban area, key rural centres and rural villages. The Core Strategy defines the Borough's urban centres, excluding Hinckley Town Centre as:

- Earl Shilton
- Barwell
- Burbage
- Other centres in the Hinckley urban area

The Key Rural Centres relating to Leicester are:

- Markfield
- Groby
- Desford
- Ratby

The Key Rural Centres Stand Alone are:

- Barlestone
- Market Bosworth
- Stoke Golding
- Newbold Verdon

The Key Rural Centres with the National Forest:

- Bagworth & Thornton

The Rural Villages as:

- Higham on the Hill
- Stanton Under Bardon
- Sheepy Magna
- Nailstone
- Twycross
- Witherley
- Congerstone

3.2 Site visits were undertaken to each of the settlements as per the 2012 District, Local and Neighbourhood Centre Review. These site visits examined local shopping provision to define the appropriate category for the centre and establish a hierarchy.

3.3 The 2012 Review identified and assessed the following centres within Urban and Key Rural Centres;

Table 1

Settlement	Centre
Hinckley	Clifton Way Rugby Road Hawley Road Tudor Road Northern Perimeter Road & Stoke Road Coventry Road/Northfield Road Coventry Road/Strathmore Road Trent Road Barwell Lane
Burbage	Boyslade Road & Tilton Road Windsor Street Church Street Brookside Atkins Way
Earl Shilton	Wood Street, High Street and The Hollow Upper & Middle High Street Belle Vue Road
Barwell	High Street & Chapel Street
Groby	Village Centre Lawnwood Road Laundon Way
Ratby	Village Centre
Markfield	Main Street Chitterman Way
Desford	High Street St Martin's Drive
Market Bosworth	Market Place
Barlestone	Village Centre
Newbold Verdon	Main Street & Arnold's Crescent
Stoke Golding	High Street & Station Road

3.4 These centres have been reassessed through the 2015 Review.

3.5 The 2015 Review is designed to serve as an update to the findings of the 2012 review and ensure all relevant shopping provision which has local importance is identified and any changes reflected.

3.6 This District, Local and Neighbourhood Centre Review has been assessed through the following three stage process:

3.7 Stage 1 - Data Collection and Desktop Review

- Review existing data from the District, Local and Neighbourhood Centre Review 2012.
- Review planning applications
 - A planning history search of applications in and directly adjacent to identified District and Local Centres from March 2012 to July 2014. Planning approvals given prior to March 2012 would have been considered through the 2012 Review.
 - Identify any additional centres based on local knowledge and an assessment of aerial photography.
- Identify potential impacts on the District, Local and Neighbourhood centres i.e. Proposed Sustainable Urban Extensions, Core Strategy Policies, large new retail or residential developments.

3.8 Stage 2 - On Site Surveys

3.9 The District and Local Centres identified above were subject to an on-site appraisal between 19th August 2014 and 15th September 2014. The sites were all visited during standard retail opening hours of between 9am and 5pm to give the clearest possible picture of current active uses within the area.

3.10 During the on-site appraisals the following information was checked against records from the 2012 Review and any changes noted;

- The address, Use Class, and business name (where available) of each unit
- The overall number of units on-site
- The number of vacant units on-site
- Approximate number and location of parking including disabled spaces
- The number and siting of cycle storage
- Number and siting of Automated Telling Machines

3.11 The assigned Use Class for each unit has been determined on the basis of an on-site visual inspection and a planning history search. Some Uses such as tanning studio and beauty parlours can be classified as either an A1 retail or Sui Generis Use depending on the specific level of activity on the site. Planning permissions on previously approved tanning studios within the

Borough have been placed within a Sui Generis Use Class and this will be mirrored within this review. Beauty parlours have been placed within an A1 Use Class unless previous planning histories indicate a Sui Generis Use Class.

3.12 Premises adjacent to the existing District and Local centre boundaries were also examined to establish the relevance of these boundaries and identify any potential amendments.

3.13 Stage 3 - Evaluation

Determining Classification

3.13.1 District Centres have been defined as; *usually comprising groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as public facilities such as a library.*

3.13.2 This definition has been developed into a simple scoring system to enable the classification of District Centres within the hierarchy. A District Centre should therefore contain at least seven of the nine retail types identified in Table 2.

Table 2		
District Centre (Score of 7 out of 9 required)		
Superstore (more than 2500m2) or Supermarket (less than 2500m2)		
Bank or Building Society		
Restaurant		
Library		
Hot food Take-away		
Health Centre		
Clothing and/or footwear store		
Household goods		
Recreational goods		
	Total	out of 9

3.13.3 Local Centres should include; *a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot food take-away and laundrette.*

3.13.4 This definition has also been developed into a simple scoring system to enable the classification of Local Centres within the hierarchy. A Local Centre should therefore contain at least four of the seven retail types identified in Table 3. In rural villages, large villages may perform the role of a local centre.

Table 3		
Local Centre (Score of 4 out of 7 required)		
A convenience store		
Newsagents		
Post office		
Pharmacy		
Hot food take-away		
Laundrette		
Hairdressers		
	Total	out 7

3.13.5 The provision of at least four of the above is considered an appropriate level as a convenience store can provide the everyday products expected at a newsagents or a pharmacy. In addition 96% of the national population own a washing machine (ONS 2008) and as such a laundrette, whilst being a useful addition to a Local Centre, is not considered an essential everyday service.

3.13.6 Those centres which do not qualify as District or Local Centres and are considered to be of neighbourhood significance will be classified as Neighbourhood Centres with smaller catchment areas than those above. Neighbourhood Centres have been identified within urban centres, key rural centres, and rural villages.

Mapping boundaries

3.14 Where the on-site appraisal has identified a contraction or expansion of the Centres from those previously identified in the 2008, 2010, and 2012 surveys and adopted proposals maps this will be reflected in the revised maps and boundaries.

Identifying the Catchment Area

3.15 The centre's classification will inform its catchment area and determine the extent in which the centre meets the shopping and everyday needs of local residents.

3.16 The Urban Design Compendium (August 2000) notes that '*Local facilities bring residents together, reinforce community and discourage car use*'. Therefore walking distances should be the first component of a movement framework. The compendium indicates a newsagents should be within a 5 minute walk equating to an average distance of 400 metres, with local shops, health centre etc a 10 minute walk away equating to an average distance of 800 metres. These catchments have also been identified in Barton H et al (2003) *Shaping Neighbourhoods: A Guide for Health, Sustainability and Vitality*.

- 3.17** A Local Centre should contain a range of shops of a local nature and as such Local Centres will be assigned a catchment area of 800 metres. Neighbourhood Centres serve their immediate residential properties and as such a 5 minute walk or 400 metre catchment is considered appropriate.
- 3.18** Barton H et al (2003) identifies that a District Centre should be within 2000 metres of local residents due to the variety of facilities provided within this centre type. As a result District Centres have been assigned a catchment area of 2000 metres.
- 3.19** Rural centres with an identified public house and or village shop will also be allocated a Neighbourhood Centre catchment area of 400 metres due to their local importance.

4 Results

Overview of District, Local and Neighbourhood Centres

4.1 Hinckley

- 4.1.1** In addition to the main town centre, Hinckley has four Local Centres, four Neighbourhood Centres and one Out of Centre Retail Park. Hinckley is the largest urban area in the borough situated in the southern corner of the borough's boundaries bounded on the west by the A5 and Burbage to the south. A regular train service runs through the town between Birmingham and Leicester.
- 4.1.2** The largest centre is Rugby Road (appendix 2) with a total of 20 units and a varied mix of retail uses and four hot food takeaways. This centre only has on-street parking but stands within a short walking distance of Hinckley Town Centre. Hinckley Bus Station and several public car parks make it one of the most accessible locations in the Borough in addition to the nearby Hawley Road Local Centre (appendix 4) which stands within close proximity of Hinckley train station. The Hawley Road site is also considered an edge-of-centre facility as it stands within 300 metres of Hinckley Town Centre. The bus station currently under construction behind the Rugby Road centre is expected to increase the level of retail provision within the area. The redevelopment of the Flude factory site which stands north of Hawley Road has increased the volume of residential properties within the vicinity whilst the now completed Hinckley Hub office development has brought a number of office workers within the catchments of Rugby and Hawley Road sites.
- 4.1.3** The smallest centre is Trent Road Neighbourhood Centre (appendix 9) with a parade of five units serving the surrounding residential estate. The Northern Perimeter Road and Stoke Road Retail Park each have six units which comprises of an out-of-centre retail park with access via Hinckley's outer ring road.
- 4.1.4** Two vacant units were identified within the Rugby Road Local Centre compared to none during the 2012 review. There is a distinct lack of cycle racks across all the settlement centres with the exception of Tudor Road which has a number of racks within the Hinckley Club for Young People.
- 4.1.5** The catchment areas (appendix 33) of the centres cover the majority of the settlement with exceptions being the western most edge of the settlement comprising Harrowbrook and Dodwells Industrial Estate and the Waterside Park residential development. There is also a deficiency of provision to the east of the settlement close to Butt Lane and former North Warwickshire College site on London Road. It should be noted however that a Tesco Express stands in close proximity to this site which is likely to serve the immediate

locality. The northern eastern tip of the settlement is also serviced by Barwell's District Centre.

Alterations from the 2012 Review

- 4.1.6** The findings for the 2015 review of Hinckley have broadly remained similar to the 2012 study. As expected a small proportion of units have either changed name or ownership with the most significant comparative change being the number of vacant units. There are now a total of three vacant units across the Hinckley urban area compared to a single vacant unit at the 2012 review. These are located along Rugby Road and within Clifton Way.
- 4.1.7** The dry cleaners along Rugby Road, identified in the 2012 review as vacant and removed from the centres boundary, has since been demolished as part the Crescent Bus Station development. There are two vacant units along Rugby Road, and three units have either changed ownership or name.
- 4.1.8** Hawley Road was classified as a neighbourhood centre at the last review; however, taking into consideration the pharmacy within the health centre, the hot food takeaway van on Station Road and the fact that the public house serves food, this has been reclassified as a local centre. This reclassification also takes into consideration the pending planning application on land between Tesco and Lidl.
- 4.1.9** The established methodology indicates that the Northern Perimeter/Stoke Road centre should be classified as a neighbourhood centre. However, taking into consideration the characteristics of the centre with the presence of multiple large retailers located on the fringe of the main urban area it cannot rightly be considered that this area performs the function of a neighbourhood centre as it is not simply a small parade of shops of purely neighbourhood significance.
- 4.1.10** It is acknowledged that the retail park at the Northern Perimeter Road/Stoke Road performs well currently and serves a distinct market which benefits from large format stores with substantial levels of parking and good road access. However, the designation of this area as 'a centre' would pose the issue that it would automatically classify any development adjacent to it (e.g. north of the perimeter road) as 'edge of centre' rather than 'out of town' as it would currently. It is considered that the unsustainable development of main town centre uses in this location could have an impact on the vitality and viability of Hinckley town centre and should therefore be avoided. As such it is considered that further retail floorspace in or adjacent to the Northern Perimeter Road/Stoke Road area could compromise efforts to regenerate the town centre and thus the area has been reclassified as an out of centre retail park defined as; "a location which is not in or on the edge of a centre but not necessarily outside the urban area" by the NPPF.

4.1.11 Under its definition of a Town Centre in Annex 2, the NPPF states that “existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres”. This demonstrates that retail areas can exist within a town that do not perform the role of a centre and can be designated accordingly within Local Plans. It is considered that the designation of this area as an out-of-centre retail park would be consistent with policies in the Core Strategy (December 2009) and the Hinckley Town Centre Area Action Plan (AAP) (March 2011) both of which demonstrate the importance the Authority places on the town centre. Policy One of the Core Strategy seeks to support Hinckley as a sub-regional centre with increased sales and convenience floorspace within the Britannia Centre and in and around the bus station, the latter of which is expected to be delivered in 2015. The Hinckley Town Centre AAP expands on a number of points raised in the Core Strategy and seeks to ensure Hinckley has a clear defined role in relation to the regional hierarchy and that it offers a range of activities and services delivered via nine Strategic Development Areas including bringing regeneration benefits to Hinckley town centre.

4.1.12 The Coventry Road (former Jarvis Porter site) was earmarked as a potential retail centre but this site will be developed for housing and has been removed from the review.

4.1.13 The west of Hinckley site along Normandy Way is a sizable plot allocated for housing development, however, this stands outside of the existing retail catchment area (see appendix 33). This development will require a neighbourhood centre in line with Policy SA2 and will be monitored in subsequent reviews.

4.1.14 Two units within the Barwell Lane Local Centre have either changed ownership or name whilst Hawley, Tudor, Trent, Coventry and Northfield Road remain unchanged.

4.2 Burbage

4.2.1 Burbage stands on the southern side of the railway line bounded on the west by the A5 and to the south by the M69. Burbage retains its single Local Centre and four Neighbourhood Centres as identified in the 2012 review.

4.2.2 The largest centre is Windsor Street (appendix 12) with a total of 31 units. Despite its comparatively large size to other centres within Burbage it is designated as a Neighbourhood Centre. This is due to a distinct lack of convenience shopping with no post-office, pharmacy, or supermarket and the majority of retail provision dispersed along the lower length of the street. The centre also lacks sufficient car parking facilities with approximately 16 on-street parking spaces. A lack of public parking provision has also been identified as an area of concern in the Church Street Neighbourhood Centre (appendix 13).

- 4.2.3** The Boyslade Road Local Centre (appendix 11) is a cluster of predominantly convenience shopping within a parade. A small supermarket is located directly opposite. The centre encompasses two community facilities in the form of a church and health centre. The centre makes provision for approximately 30 free public parking spaces fronting the shops with cycle racks and an approximate additional 22 spaces (including two disabled) within the immediate supermarket boundary.
- 4.2.4** The Neighbourhood Centres of Brookside and Atkins Way (appendix 14 & 15) are small parades of shops providing mainly convenience shopping and hot food take-away facilities to local residents. Both have informal parking fronting the parades.
- 4.2.5** Two additional units were identified within the Windsor Street Neighbourhood Centre taking the total number of units up to 31, but one vacant unit was also identified in this centre.
- 4.2.6** Across Burbage two vacant units have been identified, one in the Windsor Street Neighbourhood Centre and one within the Church Street Neighbourhood Centre. These vacant units result in a vacancy rate of 3.2% and 7.6% respectively.
- 4.2.7** The catchment areas (see appendix 33) of the centres within Burbage cover the majority of the settlement with exceptions being the western edge including; Sketchley Brook, Sketchley Lane Industrial Estate, Sketchley Meadows Business Park and the residential estate around Troon Way. The 2012 review identified the Sketchley Brook site as vacant with permission for approximately 375 dwellings including a small shopping area. This is currently being built out. Land at Brookfield Road is currently cleared and designated for 110 dwellings.
- 4.2.8** The lack of parking within the Windsor Street and Church Street Neighbourhood Centres, the low vacancy rates within the settlement and the lack of convenience shopping supports Core Strategy Policy 4 in the provision of additional floorspace and parking.

Alterations from the 2012 Review

- 4.2.9** The 2012 review identified a vacancy rate of 6.8% for the Windsor Street centre with 2 out of 29 units vacant. These were located at No. 7 Windsor Street and No. 2 Church Street and have since been occupied by a florists (No.2) and a nail and beauty salon at (No.7). Additional units have been identified at Strutt Road and within the Taragon Business Centre taking the vacancy rate to 3.2% or 1 out of 31 units. A further two units have either changed name or ownership.

- 4.2.10** The Church Street Neighbourhood Centre has seen its vacancy rate go from 0% to 7.6% or 1 in 14 since the 2012 review. The closure of the Co-operative convenience store means that the immediate area will rely upon the newsagents for limited everyday essentials. Two units have either changed ownership or name.
- 4.2.11** The Galaxy Public House within the Boyslade Local Centre has been converted into a Co-operative convenience store since the previous review. The redevelopment adds additional off road car parking including two disabled spaces and an ATM facility taking the total up to two.
- 4.2.12** Since the 2012 review the Neighbourhood Centre's of Brookside and Atkins Way have remained largely unchanged. The previously vacant unit at Brookside is now occupied by a commercial fridge freezer appliance store, whilst a single unit has changed name or ownership but retains the same function as before. The sandwich shop as part of the Hastings Public House at Atkins Way has been renamed to Fresh Delights.

4.3 Barwell and Earl Shilton

- 4.3.1** Barwell and Earl Shilton are large adjacent settlements to the north east of Hinckley and forms part of the urban area. The settlements have a District Centre each with two Neighbourhood Centres located within Earl Shilton.
- 4.3.2** The largest centre is Earl Shilton District Centre (appendix 16) with a total of 90 units compared to the Barwell District Centre (appendix 18) which has 43 units. Both centres are characterised by a dense linear high street, however, Barwell also has a cluster of units around the High Street, Shilton Road and Stapleton Lane node. Earl Shilton has the widest range of retail services and has broadly retained the retail mix identified within the previous review including; a range of household good stores, jewellers, and women's and children's clothing stores. This augmented by a range of non-retail services such as six hot food takeaway's, three Café's, and a series of financial services. Earl Shilton also has the widest selection of community facilities including a health centre, church, dentist and library. Comparatively the Barwell District Centre provides a more limited range of retail and non-retail services including a discount and convenience store, florists, five takeaways, and a building society. Earl Shilton District Centre is serviced by a large supermarket, whilst Barwell has a large convenience store. The 2012 review identified planning approval for a supermarket in Barwell under reference 11/00901/EXT, this has not yet been implemented but will be monitored in subsequent reviews. The application will expire in February 2017.
- 4.3.3** Earl Shilton District Centre (appendix 16) provides a wider range of parking facilities compared to the Barwell District Centre (appendix 19). There are approximately 52 on-street and informal spaces within the centre, additional car parking is provided for approximately 51 cars at the rear of Wood Street

and a further 178 at the Co-op car park. Parking within Barwell is primarily on-street but a public car park for approximately 37 cars is situated on Stanley Street. Four regular bus services run through Barwell and Earl Shilton District centres to Hinckley, Leicester, Coventry and Nuneaton.

- 4.3.4** Barwell and Earl Shilton District Centres have vacancy rates of 11.6% and 14.4% respectively. These are the highest vacancy rates within the Borough which reflects Core Strategy Policy 2 which supports the regeneration of these areas.
- 4.3.5** Earl Shilton has two Neighbourhood Centres at Belle Vue and Moore Road (appendix 19) and Upper and Middle High Street (appendix 17). The Belle Vue and Moore Road centre is a small cluster of four units comprising of two hot food takeaways, a newsagent, and convenience store with post office. Despite the centre providing four of the seven uses required for local centre classification the stores are small within an immediate residential area, thus the centre appears to have neighbourhood as opposed to local importance. The centre provides informal parking of approximately 25 spaces fronting the shops.
- 4.3.6** Earl Shilton Middle and Upper High Street (appendix 17) provides a limited range of retail services with two convenience stores, fitness suite, and ironmongers. The centre also facilitates two takeaways and a restaurant. The centre is situation a short walking distance of Earl Shilton District Centre.
- 4.3.7** The catchment areas (appendix 33) of the centres illustrate that both settlements are fully covered by the two district centre catchment areas with Barwell District Centre also reaching to the north eastern tip of Hinckley. The adopted Barwell and Earl Shilton Area Action Plan allocates a Sustainable Urban Extension on the periphery of Barwell and Earl Shilton with 2500 homes allocated for Barwell and 1600 for Earl Shilton with both expected to include a neighbourhood centre. The increase in the local population combined with Core Strategy Policy 2 for the regeneration of these centres will have an impact on the existing centres and should be reviewed at regular intervals.

Alterations from the 2012 Review

- 4.3.8** The Earl Shilton and Barwell District Centres (appendix 16 & 19) have seen a net decrease in the number of vacant units. The vacancy rate currently stands at 14.4% and 11.6% respectively. This compares favourably to the 2012 review which saw vacancy rates of 17.9% and 13.9%. Eight units within the Earl Shilton district centre have either changed name or ownership. Four units within Barwell have also either changed name or ownership.

- 4.3.9** The proposed Tesco supermarket application site within Barwell continues to be included within the centre boundary due to the extension of time the application will expire in 2017.
- 4.3.10** The Upper and Middle High Street remains broadly unchanged since the 2012 review. A fitness centre is now located at No.34 High Street which appears as part of the offices adjacent to the service station. A single unit has been renamed or under new ownership.
- 4.3.11** The Belle Vue and Moore Road Neighbourhood Centre (appendix 19) has seen the convenience store renamed from 'Quix' to 'Lifestyle Express'. The centre was designated as a neighbourhood centre within the previous review period despite providing four of the seven uses required for local centre designation, however, two of the uses are provided within a single premises. The retail units are relatively small therefore the centre appears to have neighbourhood significance.

4.4 Key Rural Centres relating to Leicester

- 4.4.1** Key Rural Centres relating to Leicester are located toward the north eastern edge of the Borough and include Desford, Ratby, Groby and Markfield. The A50 runs along the eastern and northern edges of Groby and Markfield with Junction 22 of the M1 within close proximity of Markfield. The A46 forms Groby's southern boundary and the M1 divides Groby from Ratby. Groby, Ratby and Markfield are easily accessible from the north western suburban areas of Leicester. Desford is the most rural in character of these four centres.
- 4.4.2** Appendix 20 to 27a identifies that these Key Rural Centres have a total of three Local Centres and five Neighbourhood Centres with each centre containing one Local Centre with the exception of Desford.
- 4.4.3** The largest centre is Groby Village/Local centre (appendix 20) with a total of 21 units providing a range of convenience shopping and a good range of other retail services in addition to the provision of a bank, village hall and library. This compares to Ratby Village Local Centre (appendix 23) which has 17 units and Markfield Main Street Local Centre (appendix 24) which has 14 units. These centres provide a selection of convenience shopping but do not provide the range of retail services that are offered in Groby.
- 4.4.4** The Neighbourhood Centres of Desford St Martins Drive (appendix 27) and Groby Lawnwood Road (appendix 21) are small parades of shops with a least one convenience store and informal parking fronting the parades. The Neighbourhood Centres of Markfield Chitterman Way (appendix 25) and Groby Laundon Way (appendix 22) comprise one large convenience store providing a source of everyday items for local residents.

- 4.4.5** Desford High Street (appendix 26) is a dispersed linear Neighbourhood Centre with a limited mix of retail uses.
- 4.4.6** The catchment areas (appendix 33) of the centres illustrate the majority of the settlements are adequately covered. The exceptions are the eastern corner of Groby around Anstey Lane and the south western tip of Desford around Suffolk Way.
- 4.4.7** The centre is also serviced by regular bus services to Leicester and Coalville.

Alterations from the 2012 Review

- 4.4.8** The previous review identified that the Neighbourhood Centre of Lawnwood Road, Groby had the highest vacancy rate within the Borough at 33.3% with two out of six units vacant. Under this review period all units are occupied with a newsagent and an engineering design supplies office adding to the retail mix. Markfield Main Street was also identified as having a particularly high vacancy rate of 13.3% or 2 out of 15 units, but with the Co-operative redevelopment and an additional small convenience store at 90 Main Street this has dropped to 0%.
- 4.4.9** Markfield has seen the redevelopment and expansion of the formerly vacant George Inn into the Co-operative supermarket. The redevelopment includes the retention and extension of the existing public house, a number of off-street car parking spaces and the demolition of the former Co-op store adjacent. A number of new dwellings now occupy the former Co-op site fronting Main Street and there is additional housing to the rear of this. The resulting redevelopment has seen a net loss in retail units from 15 to 14, however the provision of additional housing and expansion of supermarket facilities accords with Policy 8 of the Core Strategy.
- 4.4.10** Since 2012 three businesses within Markfield have either changed name or ownership including the Red Lion Pub which is now an Indian restaurant.
- 4.4.11** The Village Centre of Ratby contains the only vacant unit across all the Key Rural Centres relating to Leicester. Despite the net vacancy rate for Ratby remaining unchanged under this review period, the percentage change has decreased slightly due to the increase in the total number of units from 16 to 17. The previously identified vacant unit is now occupied by a restaurant/takeaway whilst 'Julie's Hairdressers' has become vacant. The conversion of the dwelling at No.10 Main Street into a pharmacy has allowed for a percentage change of vacancies from 6.25% to 5.8% despite no net decrease.
- 4.4.12** Both Groby and Ratby village centres have seen one business either change name or ownership.

4.4.13 St Martin's Drive, Desford, Chitterman Way, Markfield, and Laundon Way, Groby remain unchanged since the 2012 review.

4.5 Key Rural Centres Stand Alone

4.5.1 A Stand Alone Key Rural Centre is defined by the adopted Core Strategy as those settlements outside the National Forest and away from the edge of Leicester that provide services to their rural hinterlands.

4.5.2 The stand alone Key Rural Centres are Barlestone (appendix 29), Market Bosworth (appendix 28), Newbold Verdon (appendix 30) and Stoke Golding (appendix 31). Barlestone, Market Bosworth and Newbold Verdon are situated centrally within the Borough mainly serviced by the A447. Stoke Golding is situated to the north west of Hinckley.

4.5.3 The settlements comprise of the Market Bosworth District Centre, the Barlestone Village Centre, Newbold Verdon Local Centre and Stoke Golding Neighbourhood Centre.

4.5.4 Market Bosworth is the largest centre with 40 units predominantly clustered around a medieval market square with a range of retail and non-retail services. The retail services comprise of a clock, clothes and antique shops in addition to a small supermarket. The non-retail services include an interior designers, estate agents, a bank, two restaurants, and tea room. Frequent markets on Market Place add to the retail provision within the area. There are limited community facilities, however, there is a doctor's surgery to the north west. Parking is predominantly limited to on-street in the Market Place, and the public parking off Rectory Lane which, combined, has a space for approximately 58 cars.

4.5.5 Barlestone Local Centre comprises of a number of shops within the village centre providing most daily conveniences. The centre includes a pub, two hairdressers, convenience store with an in-store post office, building society, takeaways and two restaurants. The centre includes a doctors surgery and two churches. Parking is restricted to the street with the exception of the doctors surgery and pub which provides limited parking for patrons. Three regular bus services run through the village.

4.5.6 Newbold Verdon Local Centre (appendix 30) is slightly larger than Barlestone Neighbourhood Centre (appendix 29) with a linear centre of 18 units comprising a range of retail uses but with few non retail services. The centre includes a library and day nursery and two hot food takeaways. Newbold Verdon Local Centre along with the four other centres in this category have no vacant units. Two regular bus services run through the centre to Leicester and Coalville.

- 4.5.7** Stoke Golding Neighbourhood Centre is the smallest of all the Key Rural Centres with two pubs, a post office, convenience store and hairdressers. Informal parking for 3-4 cars is provided fronting the Post Office. This centre is serviced by a once hourly bus service.
- 4.5.8** The catchment areas (appendix 33) for the Market Bosworth District Centre and Newbold Verdon Local Centre provide adequate retail coverage for these settlements. Barlestone Neighbourhood Centre adequately covers the majority of the village but the western edge of the settlement around Barton Road, Curtis Way and Manor Road is not adequately provided for within the walking framework. There is, however, a small local shop within the vicinity which addresses this deficiency.
- 4.5.9** Stoke Golding Neighbourhood Centre sufficiently covers the majority of the village with the exception of the eastern side around Hinckley Road, Greenwood Road and St Martin's Covent. The St Martins Convent site is at its final stage and nearing completion and comprises of an additional 59 residential units. It is likely that residents will need to travel via car for the most basic of conveniences.

Alterations from the 2012 Review

- 4.5.10** Market Bosworth has retained its 100% occupancy rate, however, a small number of retailers have relocated within the centre. The 'Graphic Print and Design' has relocated into the larger former 'Courtyard Candy' premises whilst the Graphic Print and Design's former premises are now occupied by 'Silk House Design'. Courtyard Candy has relocated onto Main Street occupying the former florists premises. The florists and greengrocers have combined into a single unit and trade under the name 'Rose and Raddish'. Four other units are either under new ownership or have been renamed.
- 4.5.11** Barlestone was reclassified from a local centre to a neighbourhood centre under the last review due to the loss of its Post Office. However, a Post Office has since located into the Co-op food store, thus the centre now provides four out of seven criteria for a local centre and has been reclassified as such.
- 4.5.12** Newbold Verdon, and Stoke Golding have all seen a unit either change name or ownership.
- 4.5.13** There are no vacant units within any of the above centres.

4.6 Key Rural Centres within the National Forest

- 4.6.1** Bagworth and Thornton (appendix 32) form the Key Rural Centres within the National Forest. They are small rural villages within close proximity of each other. These settlements are linear in character with no defined centre and comprise of a small general store, public house, garden centre, and village

hall. These facilities are not considered sufficient to serve the everyday needs of local residents but are considered important to the local community as they have the ability to serve as community hubs or the focus for additional retail development. The settlements combined have been designated as a Neighbourhood Centre but in-line with Core Strategy Policy 10 there is clearly a need for additional local services.

Alterations from the 2012 Review

4.6.2 The 'Steam Trumpet' public house within Thornton has been renamed the 'Reservoir Inn'. The general store located on Main St within Thornton has also been renamed from 'Thornton Stores' to 'Norms'.

4.7 Rural Villages

4.7.1 Rural Villages include the following settlements;

- Higham on the Hill
- Witherley
- Sheepy Magna
- Twycross
- Nailstone
- Stanton under Bardon

4.7.2 These settlements are dispersed around the rural peripheries of the borough particularly to the west and are predominantly accessed via the private car. These settlements contain a pub and or a small local shop. Generally these settlements are not considered to be sustainable and accessible in regards to their location and as such existing services can play an important role in the functioning of the community and their loss should be avoided and additional provision encouraged.

5. Conclusions

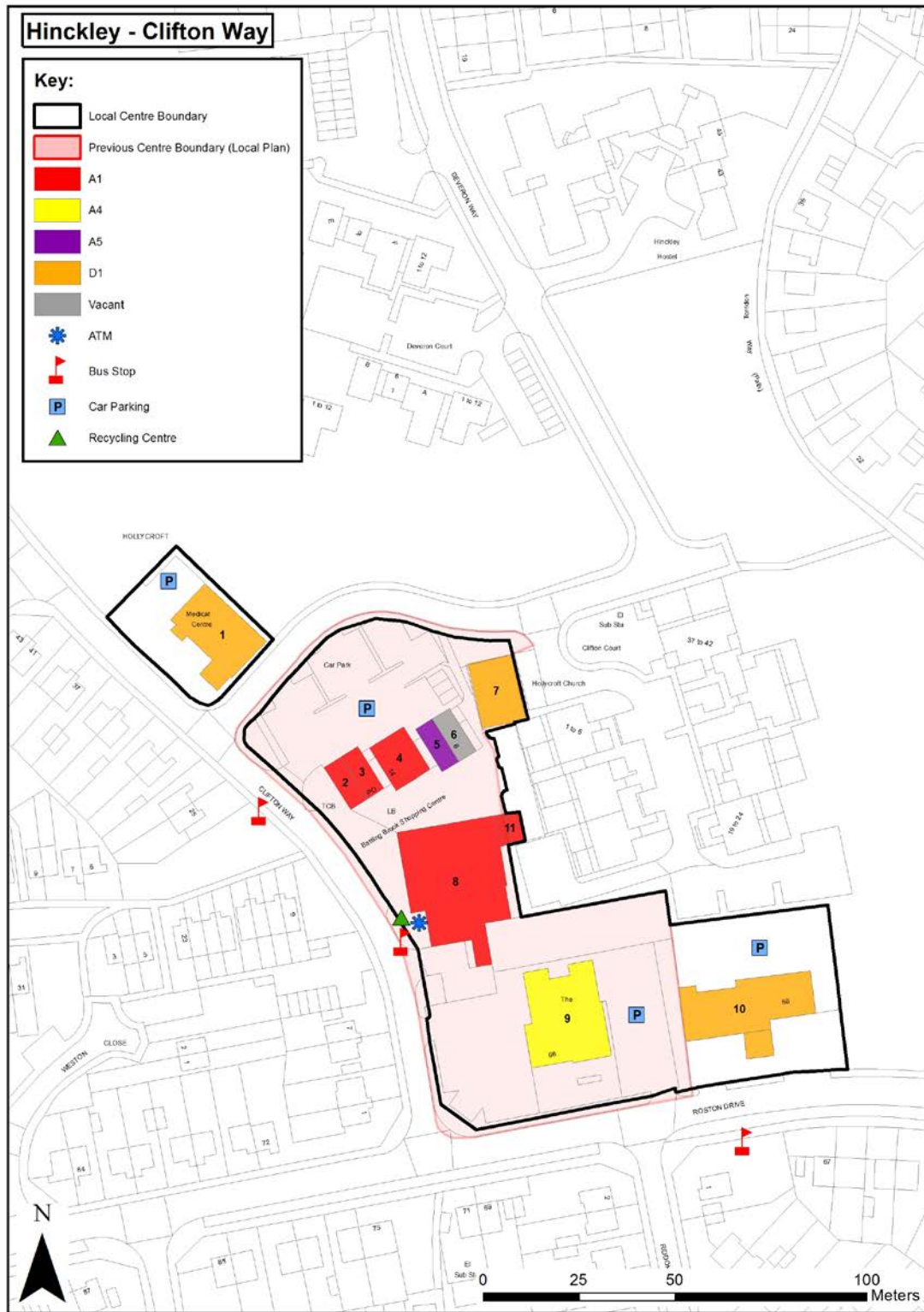
- 5.1 The Borough of Hinckley and Bosworth retains the 3 District Centres, 10 Local Centres, and 16 Neighbourhood Centres within the urban area as identified within the 2012 review. An Out of Centre Retail Park has also been identified under this review period.

Classification	No. in the Borough
District Centres	3
Local Centres	10
Neighbourhood Centres	16
Out of Centre Retail Park	1
Total	30

- 5.1.2 The urban areas including Hinckley, Burbage, Barwell and Earl Shilton are well served by local shopping areas with access to both a range of everyday conveniences, non-retail services, as well as community facilities. These centres also have public transport links.
- 5.1.3 Within Hinckley the North Perimeter/Stoke Road neighbourhood centre has been reclassified as an out of centre retail park. This is based upon a unique set of characteristics such as; its unconstrained location, presence of key multiple large format retailers and were it is considered any further future development would deliver a critical mass of retailers that would threaten the viability of the town centre going forward.
- 5.1.4 The vacancy rates across the Borough have largely seen a positive trajectory of decline with Windsor and Church Street, Burbage, Lawnwood Drive, Groby, the Village Centre of Ratby, and Main St, Markfield all reporting reductions in vacancy rates. The only centres reporting increases in vacancy rates are the centres of Clifton Way and Rugby Road.
- 5.1.5 The district centres of Earl Shilton and Barwell were identified as having high vacancy rates over the 2010 and 2012 review periods. The 2015 review period has identified a marked decline in the number of vacant units within both centres with Earl Shilton seeing the largest reduction. The vacancy rates for Earl Shilton and Barwell stand at 14.4% and 11.6% respectively. Despite these being the highest rates across the Borough they compare favourably to the 2012 figures of 17.9% and 13.9%.
- 5.1.6 Whilst the vacancy rates are positive, Earl Shilton and Barwell remain the focus for improvement, particularly considering the proposed increase in residential population through the Sustainable Urban Extensions. This has been identified through Policies 2 and 3 of the Core Strategy and the Earl Shilton and Barwell Area Action Plan.

- 5.1.7** The Market Bosworth District Centre retains its 0% vacancy rate with many retailers remaining in-situ against the 2012 review. A small number of retailers have relocated within the immediate centre, typically to larger premises suggesting a level of maturity not seen in other centres of this size.
- 5.1.8** The Burbage Neighbourhood Centres of Windsor Street and Church Street are sizeable with a range of retail and non-retail services. Despite their relative size there remains a distinct lack of convenience shopping and parking provision which has been identified both through this review and Policy 4 of the Core Strategy.
- 5.1.9** The 2010 and 2012 reviews identified a number of pubs as either vacant, demolished, or which have changed their use. This review reports similar findings in the Markfield Main St Local Centre, Boyslade & Tilton Road Local Centre and the Windsor Street Neighbourhood Centre located within Burbage, all seeing the loss of their public houses.
- 5.1.10** The New Galaxy Pub within the Boyslade & Tilton Road local centre was identified as vacant during the 2012 review with permission granted for the change of use to a convenience store which has since been completed. The Butlers House pub within the Windsor Street Neighbourhood Centre has undertaken a new function as a restaurant and cocktail bar, whilst Markfield has seen the single largest loss of public houses within this review period. The vacant George Inn, as per the 2012 review, has since been converted into a Co-operative food store with 6 dwellings adjacent, in addition the Red Lion pub within Markfield is now functioning as an Indian restaurant.
- 5.1.11** Despite the Core Strategy supporting the expansion of convenience shopping and parking within Markfield, the continued loss of public houses across the Borough may require policy intervention to reflect paragraph 28 of the NPPF which requires Local Plans to promote the retention of local services and community facilities including public houses.
- 5.1.12** Rural villages are generally isolated settlements within the countryside with the exception of Witherley which stands in close proximity to Atherstone and would most likely fall under Atherstone Town Centre catchment area. The facilities within the rural villages are limited to a public house, and or a small local shop. Due to the isolated nature of these settlements, poor accessibility and limited service provision the retention and expansion of these facilities is considered important and supports Core Strategy Policy 12.

Appendix 1 Hinckley - Clifton Way Local Centre Map



Appendix 1a

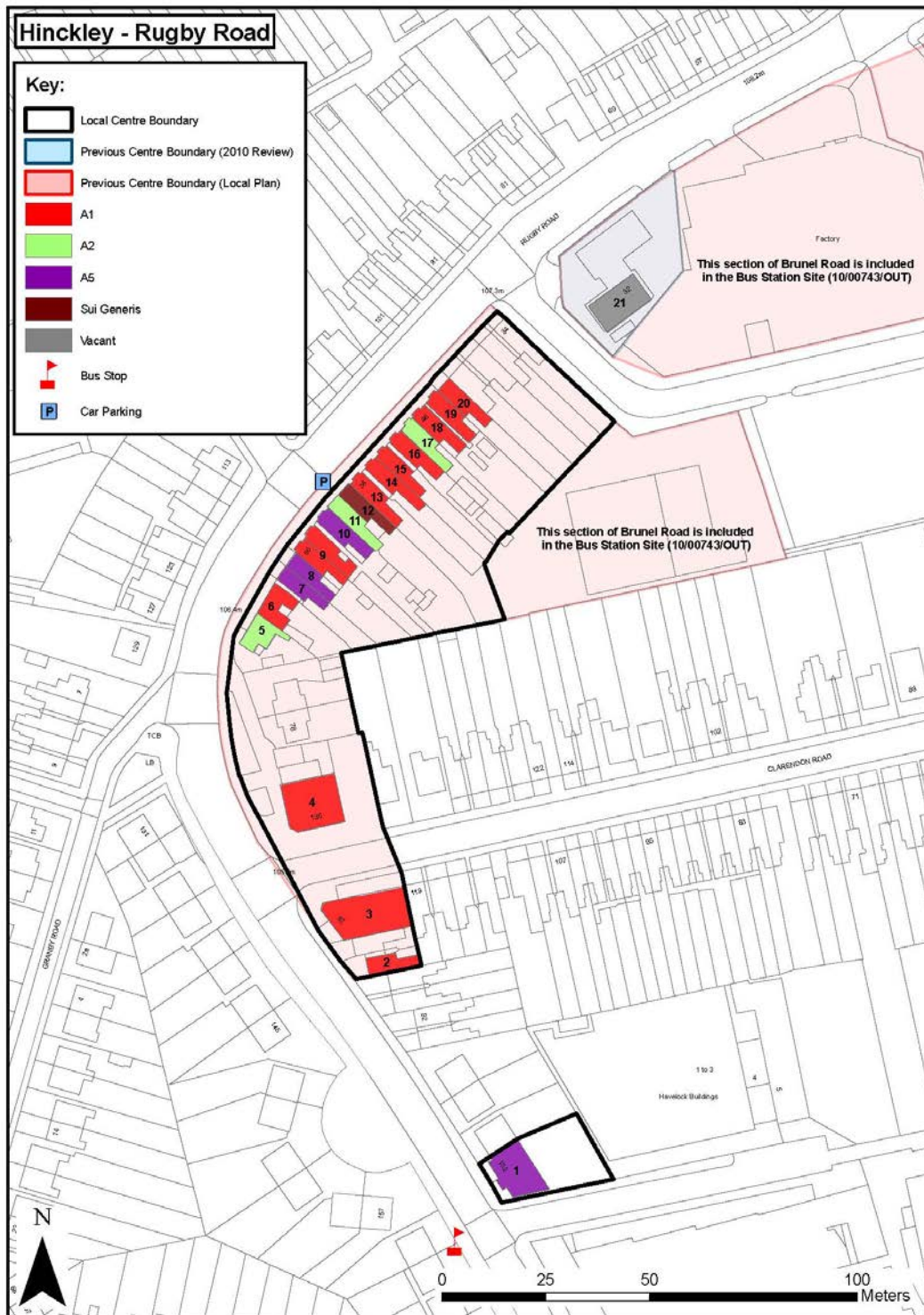
Hinckley - Clifton Way Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Hollycroft Medical Centre	Clifton Way	Medical Centre	D1	11/09/2014	1
Hollycroft Chemist	18 Clifton Way	Pharmacy	A1	11/09/2014	2
Y7 Express	16 Clifton Way	Newsagents	A1	11/09/2014	3
Bond Street Trophies Ltd	12-14 Clifton Way	Gift and Trophy Shop	A1	11/09/2014	4
Clifton Chippy	10 Clifton Way	Fish and Chip Shop	A5	11/09/2014	5
	8 Clifton Way		Vacant	11/09/2014	6
Hope Community Church	Deveron Way	Church	D1	11/09/2014	7
Sainsbury's Local	20 Clifton Way	Supermarket	A1	11/09/2014	8
The Flintock-Sizzling PH	68 Roston Drive	Public House	A4	11/09/2014	9
Hollycroft Veterinary Centre	66 Roston Drive	Veterinary Centre	D1	11/09/2014	10
Carpet Cut	Unit 2, 20 Clifton Way	Carpet Shop	A1	11/09/2014	11

Centre Summary	
Settlement	Hinckley
Centre Name	Clifton Way
Updated Classification	Local Centre
Overall number of units	11
Vacancy Rates	9%
Use Class Mix	A limited mix of retail uses with a newsagents and pharmacy in addition to a small Sainsbury's supermarket. This centre also has a health centre, church/community centre and a veterinary practice.
Accessibility and parking	A car park for approximately 25-30 cars stands to the rear of the centre. The health centre, public house and veterinary practice also has parking in addition to approximately 6 bay spaces on the western edge of the centre. 2 Regular bus services from the centre to Hinckley Town Centre.
Impacts on Centre	Construction has begun on the Hollycroft Estate for 375 dwellings along Outlands Drive. The majority of the site is within the catchment of the Clifton Way local centre.
Changes from 2012 Review	The fish and chip shop 'Clifton Chippy' was either incorrectly identified as occupying No.8 Clifton Way or has since relocated to No.10 Clifton Way. The Chinese takeaway has closed down taking the vacancy rate from 0% - 9%.

Additional Information	The centre has an ATM and recycling facilities.
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Appendix 2 Hinckley - Rugby Road Local Centre Map



Appendix 2a

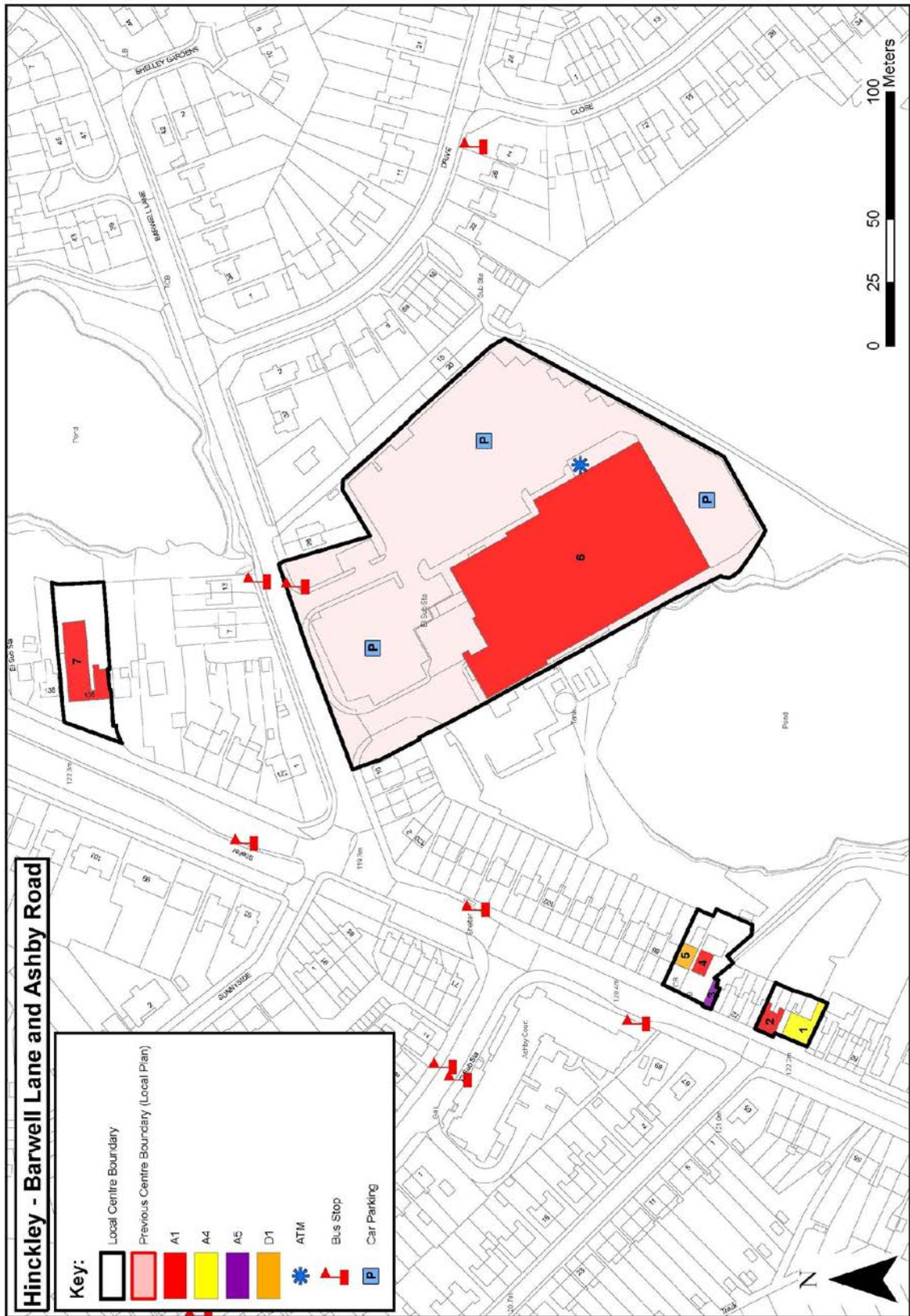
Hinckley - Rugby Road Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Pantry Pizza	102 Rugby Road	Pizza Take-away	A5	11/09/2014	1
Collars Dog Grooming	86 Rugby Road	Dog Grooming	A1	11/09/2014	2
The Wine Cellar/The Movie House	82 Rugby Road	Off License and Video Rental	A1	11/09/2014	3
Fireplace World	136 Clarendon Road	Fireplace Store	A1	11/09/2014	4
J R Carrigon & Son Insurance	74 Rugby Road	Insurance Brokers	A2	11/09/2014	5
Hinckley Discount Stores	72 Rugby Road	General Store	A1	11/09/2014	6
Peking Wong	70 Rugby Road	Chinese Takeaway	A5	11/09/2014	7
Rugby Road Fish and Chips	68 Rugby Road	Fish and Chip Shop	A5	11/09/2014	8
Rugby Road Newsagents and Off-License	64-66 Rugby Road	Newsagents and Off-License	A1	11/09/2014	9
Hong Kong House	62 Rugby Road	Chinese Takeaway	A5	11/09/2014	10
Mark Jarvis	60 Rugby Road	Betting Shop	A2	11/09/2014	11
Tattoo Studio	58 Rugby Road	Tattoo Studio	Sui Generis	11/09/2014	12
The Printing Works	56 Rugby Road	Office Supply Store	A1	11/09/2014	13
Salon Eden	54 Rugby Road	Barbers	A1	11/09/2014	14
	52 Rugby Road		Vacant	11/09/2014	15
Conners Bakery	50 Rugby Road	Bakery	A1	11/09/2014	16
Julie Price & Co Ltd	48 Rugby Road	Insurance Brokers	A2	11/09/2014	17
I Nerd	46 Rugby Road	Computer Specialist	A1	11/09/2014	18
TLC Beauty	44 Rugby Road	Hairdressers	A1	11/09/2014	19
	42 Rugby Road		Vacant	11/09/2014	20

Centre Summary	
Settlement	Hinckley
Centre Name	Rugby Road
Updated Classification	Local Centre
Overall number of units	20

Vacancy Rates	10%
Use Class Mix	An extensive range of everyday retail uses such as a bakery, newsagents, general store and hairdressers in addition to less common uses such as a fireplace store and tattoo studio. The centre also has 2 insurance brokers and three hot food takeaways.
Accessibility and parking	On road parking bays are situated on the eastern side of Rugby Road for approximately 20-25 cars. No cycle racks identified on site. The centre stands within 50 metres of Hinckley Bus Station which provides regular bus services to Nuneaton, Coventry, Leicester and other settlement within the Borough.
Impacts on Centre	Core Strategy Policy 1 supports the provision of a new bus station. An Outline application was approved in January 2011 for a mixed use scheme comprising retail, leisure and offices on the old bus station site. In addition a Compulsory Purchase Order was granted on the site in March 2012. Policy 9 of the Town Centre AAP identifies the adjacent bus station site. This policy seeks an enhanced bus station, mixed use scheme anchored by a superstore and provision of leisure uses and car parking.
Changes from 2012 Review	The 2012 review identified the vacant dry cleaners to the north but excluded this from the centre boundary. This has since been demolished as part of the bus station development and has thus been omitted from this review entirely. The pizza takeaway and tattoo studio are either under new ownership or have been renamed since the last review. The florists has been replaced by a gents hairdressers whilst the catering and janitorial supplies store has closed leaving a vacant unit. The firework shop was closed at the time of this review, however, it is not clear if its operation is ran seasonally.
Additional Information	

Appendix 3 Hinckley - Barwell Lane Local Centre Map



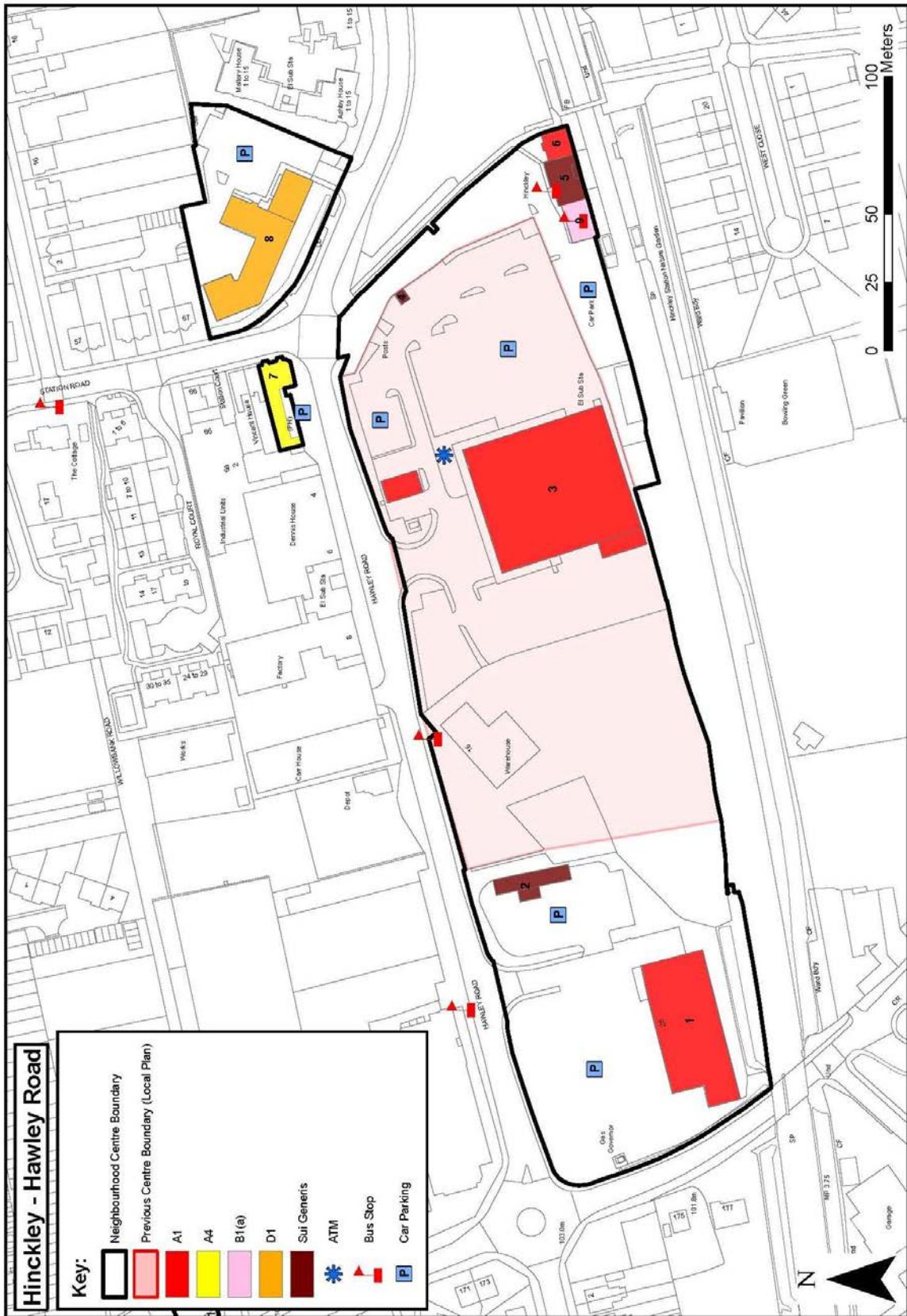
Appendix 3a

Hinckley - Barwell Lane Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
The Ashby Tavern	62 Ashby Road	Public House	A4	11/09/2014	1
Best In News & Off-licence	64-66 Ashby Road	General Store	A1	11/09/2014	2
Precious Stone Cantonese Takeaway	78 Ashby Road	Cantonese Takeaway	A5	11/09/2014	3
Premier Convenience Store	80 Ashby Road	Convenience Store	A1	11/09/2014	4
IFPA	82 Ashby Road	Aromatherapy Centre	D1	11/09/2014	5
ASDA	Barwell Lane	Supermarket	A1	11/09/2014	6
The Mobility Equipment Company	136 Ashby Road	Mobility Shop	A1/B1	11/09/2014	7

Centre Summary	
Settlement	Hinckley
Centre Name	Barwell Lane & Ashby Road
Updated Classification	Local Centre
Overall number of units	7
Vacancy Rates	0%
Use Class Mix	The large supermarket dominates this centre however Ashby Road also has a newsagents, take-away and convenience store. The supermarket contains an in-house pharmacy.
Accessibility and parking	The supermarket is accompanied by a large car park, some informal parking fronting the newsagents.
Impacts on Centre	An application for three large format retail units and associated car parking was approved in December 2014 under 14/01066/FUL. Groundwork commenced in January 2015 and this will be monitored in subsequent reviews.
Changes from 2012 Review	The general and convenience stores have been renamed or are under new ownership.
Additional Information	The supermarket has 3 ATMs

Appendix 4 Hinckley - Hawley Road Neighbourhood Centre Map



Appendix 4a

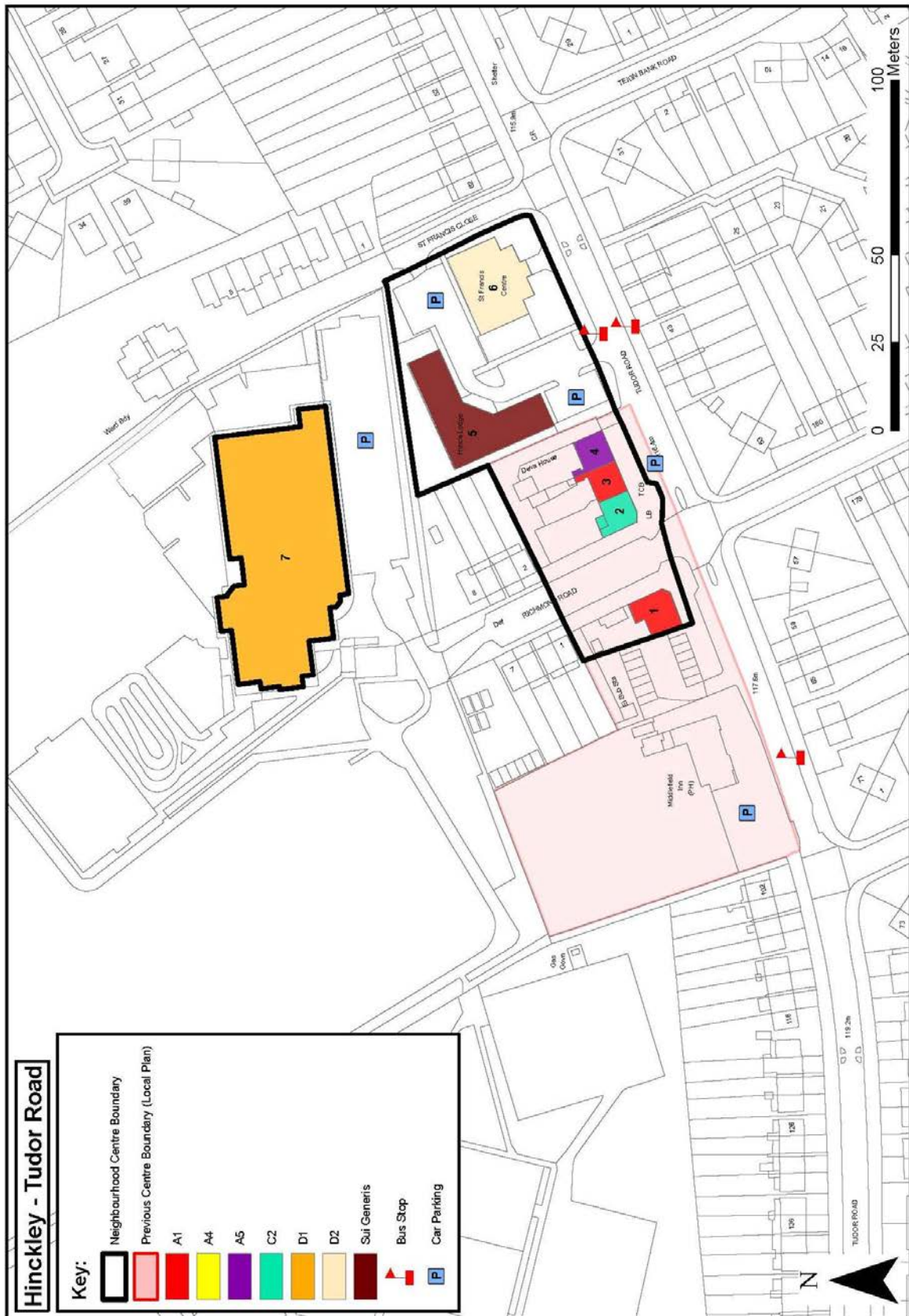
Hinckley - Hawley Road Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Lidl	25 Hawley Road	Supermarket	A1	11/09/2014	1
ARC Car Wash	Land adjacent 25 Hawley Road	Car Wash	Sui Generis	11/09/2014	2
Tesco	1 Hawley Road	Supermarket	A1	11/09/2014	3
Station Taxis	Station Yard	Taxi Office	Sui Generis	11/09/2014	4
Hinckley Railway Station	Station Yard	Railway Station	Sui Generis	11/09/2014	5
The Frame Game	1-3 Station Yard	Picture Frame Shop	A1	11/09/2014	6
The Railway Hotel	Station Road	Public House	A4	11/09/2014	7
Station View Health Centre	124 Southfield Road	Health Centre and Pharmacy	D1	11/09/2014	8
Intellect I.T	1-3 Station Yard	Office	A1	11/09/2014	9

Centre Summary	
Settlement	Hinckley
Centre Name	Hawley Road
Updated Classification	Local Centre
Overall number of units	9
Vacancy Rates	0%
Use Class Mix	The centre is dominated by two supermarkets but also includes a car wash, ancillary petrol station, picture frame shop, health centre and pharmacy. In addition the public house serves food and there is a mobile burger van serving hot food to take away from Station Yard.
Accessibility and parking	Large car parks service the supermarkets with additional parking adjacent the train station. Regular trains run through Hinckley train station to Birmingham and Leicester. A taxi rank also stands within the centre. 3 regular bus services run through the centre.
Impacts on Centre	North of Hawley Road gained planning permission under reference 09/00810/FUL for 50 dwellings, 6 apartments and A3, A2 and D2 premises. This development is currently under construction. Policy 8 of the Town Centre AAP seeks the area to the east of the centre to provide an office-led development, create active frontages, create a transport interchange and small retail units. Policy 7 of the Town Centre AAP seeks to provide the site north of Lidl on Hawley Road with a landmark building, mixed use development and active frontages.

Changes from 2012 Review	No change.
Additional Information	The centre has an ATM.

Appendix 5
Hinckley - Tudor Road Neighbourhood Centre Map



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Appendix 5a**Hinckley - Tudor Road Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Tudor News	70 Tudor Road	General Store	A1	11/09/2014	1
Tudor Care Home	66 Tudor Road	Residential Care Home	C2	11/09/2014	2
Tudor Road Stores	64 Tudor Road	General Store	A1	11/09/2014	3
Tudor Fish and Chips Bar	Deva House, Tudor Road	Fish and Chip Shop	A5	11/09/2014	4
Hynca Lodge Mental Health Centre	Tudor Road	Mental Health Centre	Sui Generis	11/09/2014	5
St Francis Church Community Centre	Tudor Road	Community Centre	D2	11/09/2014	6
Hinckley Club for Young People	Richmond Park	Community facility	D1	11/09/2014	7

<u>Centre Summary</u>	
Settlement	Hinckley
Centre Name	Tudor Road
Updated Classification	Neighbourhood Centre
Overall number of units	7
Vacancy Rates	0%
Use Class Mix	The centre has a limited range of retail uses with only 2 general stores present. The centre has one take-away but also includes a community facility for young people, mental health and community centres.
Accessibility and parking	Approximately 6 informal parking spaces front the shopping parade and the community and mental health centre can accommodate approximately 30 standard car park spaces and 4 disabled spaces. Centre has one regular bus service to Hinckley town centre. An addition 6 disabled parking spaces and approximately 46 standard car parking spaces are provided in the Hinckley Club for Young People car park. The club also provides cycle racks.
Impacts on Centre	
Changes from 2012 Review	No immediate changes.
Additional Information	

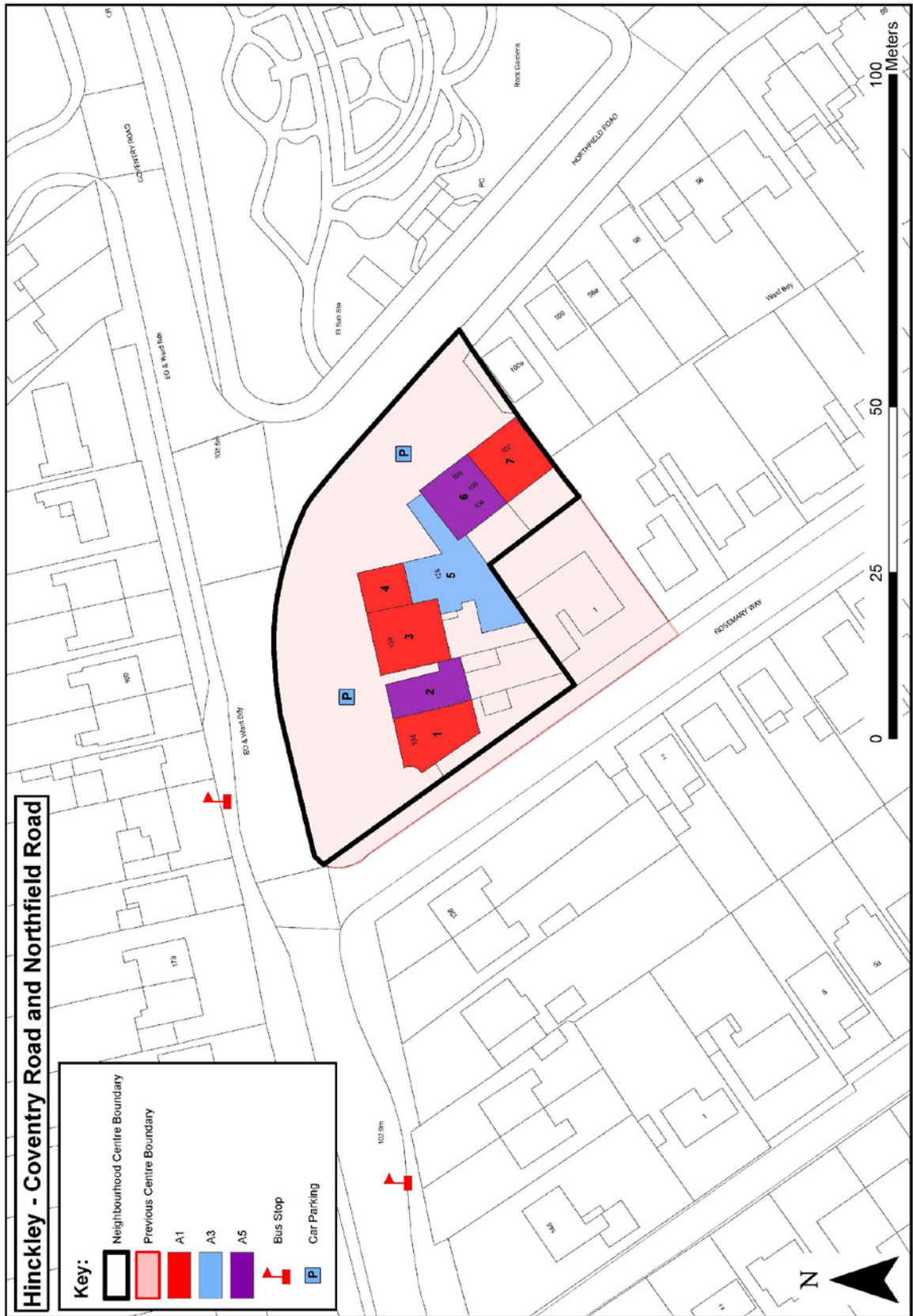
Appendix 6a**Hinckley - Northern Perimeter & Stoke Road Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Wickes	Sword Drive	Hardware Store	A1	11/09/2014	1
Halfords Ltd	Sword Drive	Car Accessory Store	A1	11/09/2014	2
The Millstone PH	Sword Drive	Public House	A4	11/09/2014	3
Morrisons	2 Cloverfield	Supermarket	A1	11/09/2014	4

	Centre Summary
Settlement	Hinckley
Centre Name	Northern Perimeter & Stoke Road
Updated Classification	Out of Centre Retail Park
Overall number of units	4
Vacancy Rates	0%
Use Class Mix	The centre is dominated by large retail units including Morrison's supermarket, Halfords and Wickes. The centre also has an ancillary petrol station.
Accessibility and parking	1 regular bus stop to Hinckley town centre. Large car parks at Morrison's and fronting Halfords and Focus. A minimum of 4 cycles racks identified on site.
Impacts on Centre	The planning approval under reference 08/00349/FUL for 145 dwellings located adjacent Sword Drive is largely complete.
Changes from 2012 Review	This centre has been reclassified as an Out of Centre Retail Park. This considers the unique characteristics of the area and the importance of protecting the vitality and viability of Hinckley Town Centre.
Additional Information	3 ATMs located at Morrison's.

Appendix 7

Hinckley - Coventry Road & Northfield Road Neighbourhood Centre Map



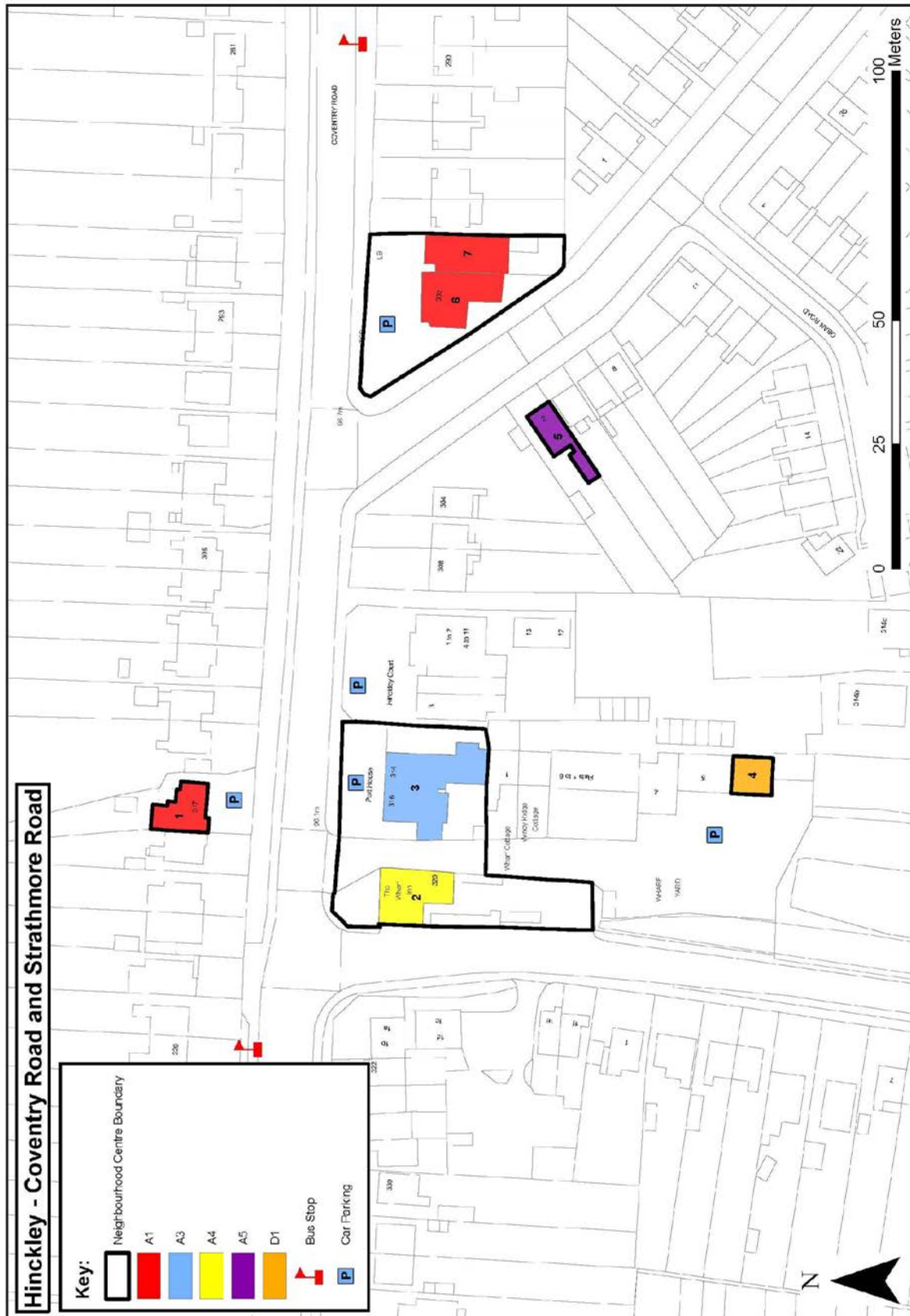
Appendix 7a**Hinckley - Coventry Road & Northfield Road Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Bargain Booze	134 Coventry Road	Off License	A1	11/09/2014	1
Hings Cottage	132 Coventry Road	Chinese Takeaway	A3	11/09/2014	2
Go Fixings Ltd	130 Coventry Road	Hardware Store	A1	11/09/2014	3
Rosepetals	128 Coventry Road	Florists	A1	11/09/2014	4
Balti Raj	126 Coventry Road	Indian Restaurant	A3	11/09/2014	5
Chris's Fish and Chips	104-108 Northfield Road	Fish and Chip Shop	A5	11/09/2014	6
Essentials	102 Northfield Road	Beauty Clinic	A1	11/09/2014	7

	<u>Centre Summary</u>
Settlement	Hinckley
Centre Name	Coventry Road & Northfield Road
Updated Classification	Neighbourhood Centre
Overall number of units	7
Vacancy Rates	0%
Use Class Mix	A small cluster of shops with a range of retail uses including a florist, hardware store and beauty clinic. The centre also has one restaurant and 2 takeaways.
Accessibility and parking	Informal parking fronting the shops for approximately 25 cars. No cycle racks identified. 3 regular bus services to Hinckley Town Centre, Nuneaton and Coventry.
Impacts on Centre	None identified
Changes from 2012 Review	No Changes from the 2012 Review
Additional Information	

Appendix 8

Hinckley - Coventry Road & Strathmore Road Neighbourhood Centre Map

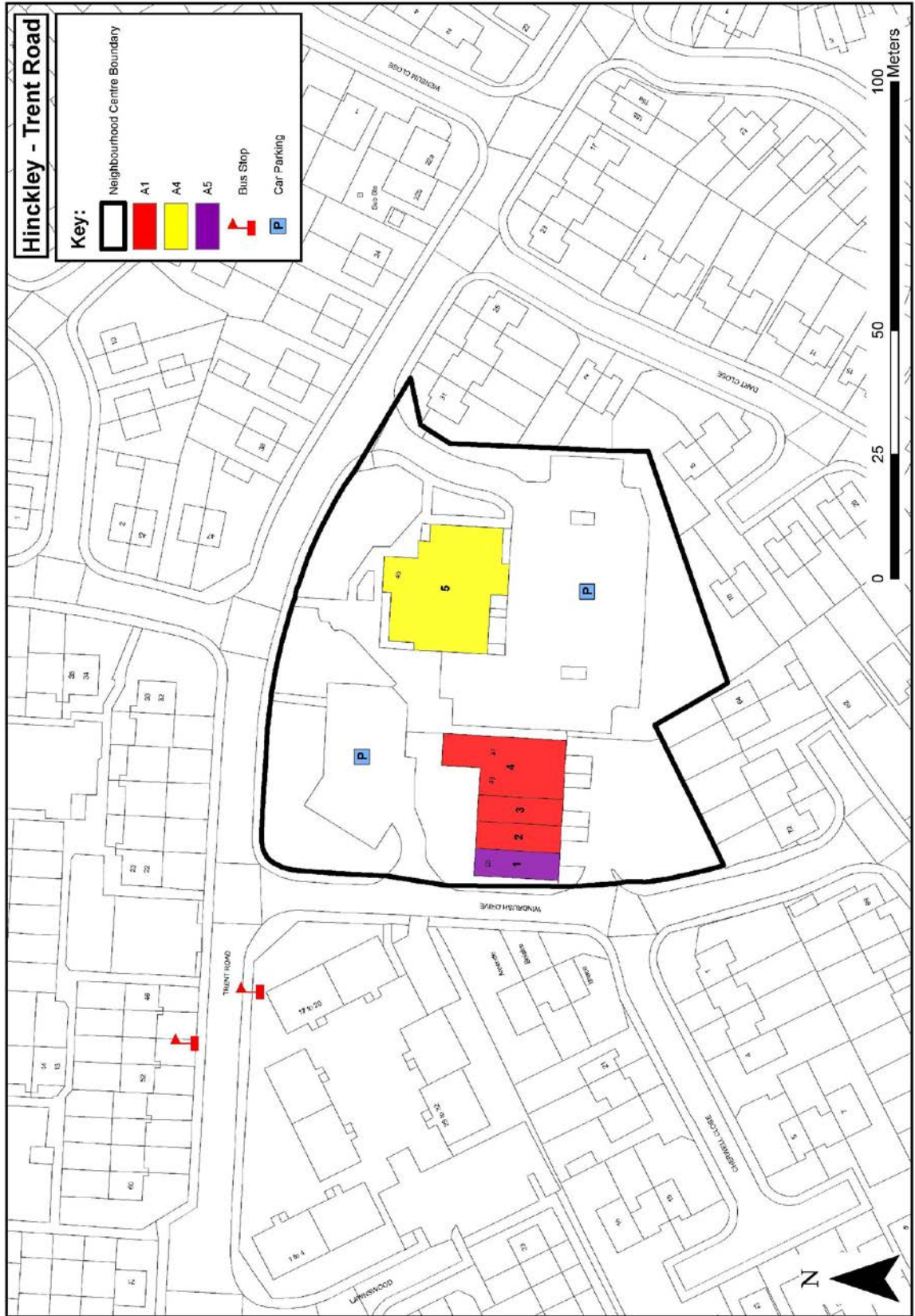


Appendix 8a**Hinckley - Coventry Road & Strathmore Road Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Apollo Carpets	317 Coventry Road	Carpet Store	A1	11/09/2014	1
Wharf Inn PH	316 Coventry Road	Public House	A4	11/09/2014	2
Simla	314 Coventry Road	Indian Restaurant	A3	11/09/2014	3
Dentist	6 The Wharf	Dentist	D1	11/09/2014	4
Strathmore Road Fish Bar and Pizza	2 Strathmore Road	Hot Food Takeaway	A5	11/09/2014	5
Londis	302 Coventry Road	General Store	A1	11/09/2014	6
Coventry Road Post Office	300 Coventry Road	Post Office	A1	11/09/2014	7

	<u>Centre Summary</u>
Settlement	Hinckley
Centre Name	Coventry Road & Strathmore Road
Updated Classification	Neighbourhood Centre
Overall number of units	7
Vacancy Rates	0%
Use Class Mix	A dispersed group of retail and non-retail uses within a residential area comprising a post office, convenience store and carpet store. The centre also includes a restaurant, take-away and dentist.
Accessibility and parking	Informal parking fronting the carpet store, post office, restaurant and convenience store amounting to approximately 30 spaces. 3 regular bus services to Hinckley Town Centre, Nuneaton and Coventry.
Impacts on Centre	None identified
Changes from 2012 Review	No changes since the 2012 Review.
Additional Information	

Appendix 9
Hinckley - Trent Road Neighbourhood Centre Map



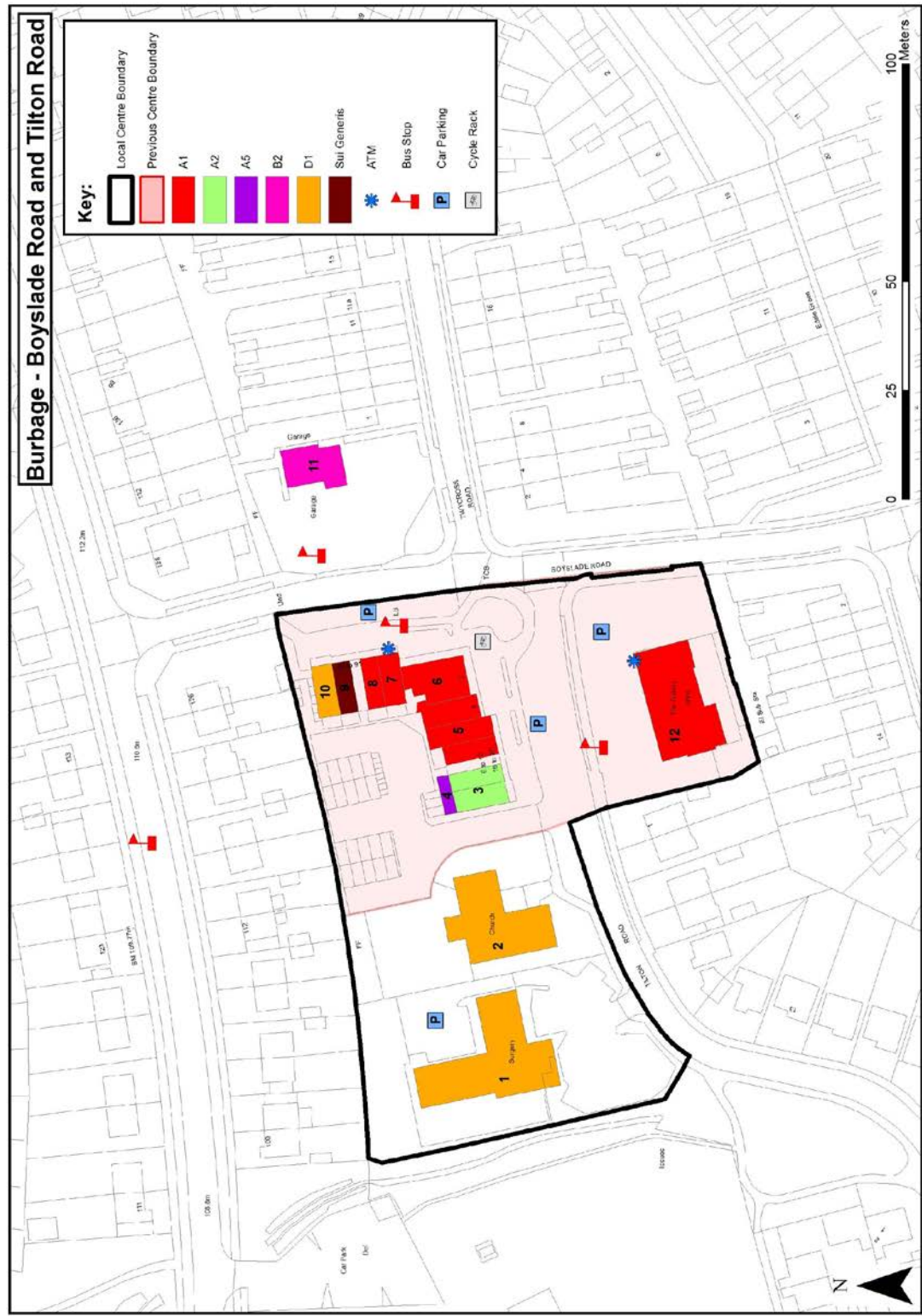
Appendix 9a**Hinckley - Trent Road Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Trent Road Chippy	55 Trent Road	Fish and Chip Shop	A5	11/09/2014	1
Deep Blue Aquatics	53 Trent Road	Aquatic Shop	A1	11/09/2014	2
Fusion Hair Salon	51 Trent Road	Hairdressers	A1	11/09/2014	3
The Co-operative Village Store	47-49 Trent Road	General Store	A1	11/09/2014	4
The Tin Hat PH	45 Trent Road	Public House	A4	11/09/2014	5

	<u>Centre Summary</u>
Settlement	Hinckley
Centre Name	Trent Road
Updated Classification	Neighbourhood Centre
Overall number of units	5
Vacancy Rates	0%
Use Class Mix	This small parade of shops has a limited range of retail uses with a general store, aquatics shop and hairdressers. A hot food take-away also stands within the centre.
Accessibility and parking	Ample free public parking to front and rear of shopping parade with space for approximately 30 cars in total. 1 regular bus service runs along Trent Road to Hinckley.
Impacts on Centre	None identified
Changes from 2012 Review	The fish and chip shop was closed for refurbishment at the time of the review.
Additional Information	No cycle racks identified on site.

Appendix 10

Burbage - Boyslade Road & Tilton Road Local Centre Map



Appendix 10a

Burbage - Boyslade Road & Tilton Road Unit Designation and Centre Summary

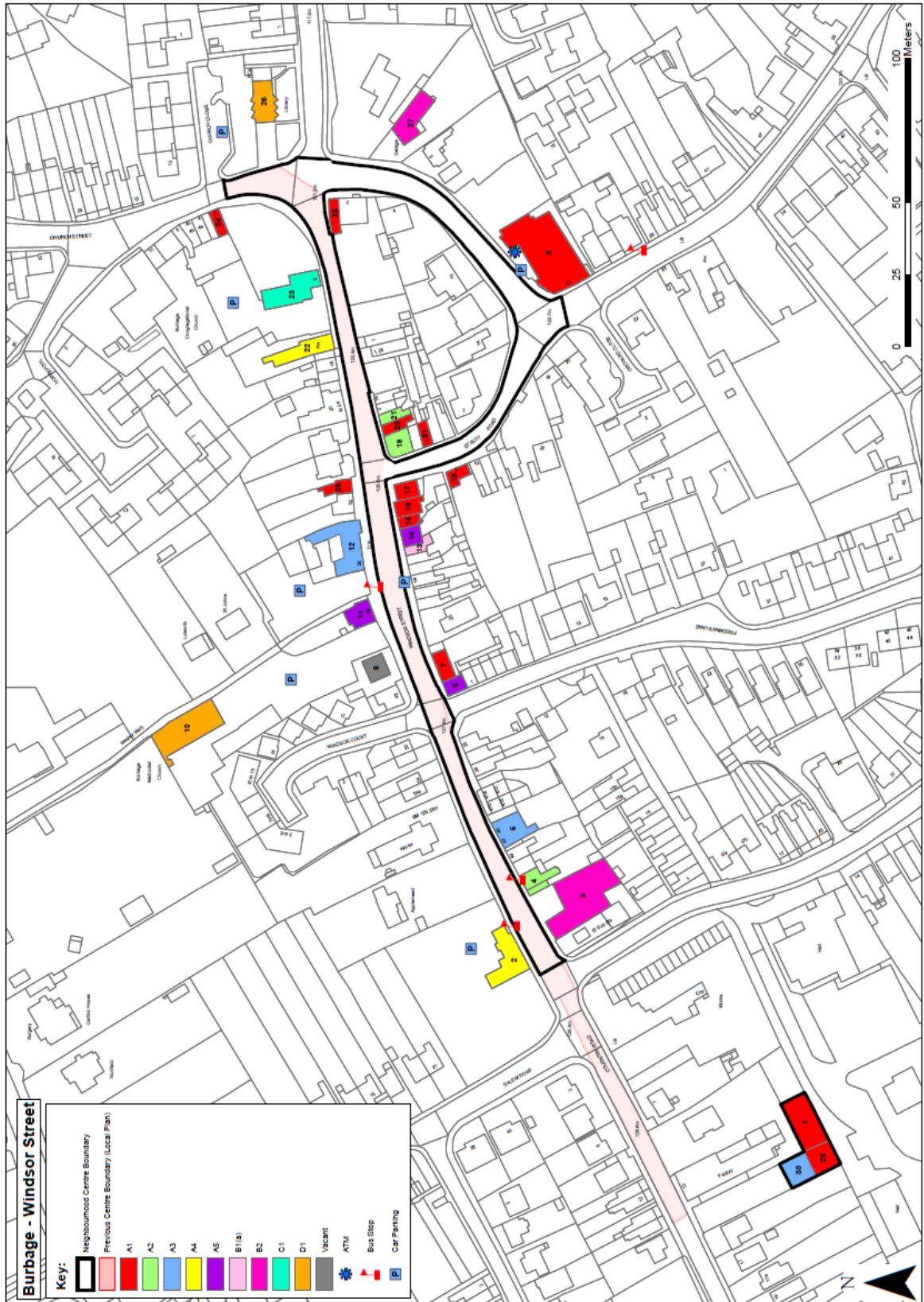
Business Name	Address	Use	Use Class	Survey date	Unit on map number
Burbage Surgery	Tilton Road	Doctors Surgery	D1	09/09/2014	1
Pentecostal Church Centre	Tilton Road	Church	D1	09/09/2014	2
Coral	10-12 Tilton Road	Betting Shop	A2	09/09/2014	3
Tilton Fish Bar	14-16 Tilton Road	Fish and Chip Shop	A5	09/09/2014	4
Lloyds Pharmacy	4-8 Tilton Road	Pharmacy	A1	09/09/2014	5
Premier Convenience Store	2 Tilton Road	General Store	A1	09/09/2014	6
Martin's Newsagents	69 Boyslade Road	Newsagents	A1	09/09/2014	7
Reflections	71 Boyslade Road	Hairdressers	A1	09/09/2014	8
Easy Launderette	73 Boyslade Road	Launderette	Sui Generis	09/09/2014	9
Woodlands Veterinary Centre	75 Boyslade Road	Veterinary Centre	D1	09/09/2014	10
Boyslade Garage	Boyslade Road	Garage	B2	09/09/2014	11
Co-op Supermarket	67 Boyslade Road	Supermarket	A1	09/09/2014	12

Centre Summary	
Settlement	Burbage
Centre Name	Boyslade Road
Updated Classification	Local Centre
Overall number of units	12
Vacancy Rates	0%
Use Class Mix	The centre has a concentration of community uses including a health centre and church. There is also a provision for everyday needs through the newsagents, laundrette, hairdressers, pharmacy and supermarket. A veterinary practice and take away also stand within the centre.
Accessibility and parking	The centre has approximately 30 off-road parking spaces fronting this L-shaped parade and includes 2 cycle racks. The supermarket provides approximately 22 spaces including 2 disabled spaces. 1 regular bus service to Hinckley runs through the centre.
Impacts on Centre	Core Strategy Policy 4: Development in Burbage supports the defined local centre and requires additional retail floor space and car parking.
Changes from 2012 Review	Planning permission was granted for the change of use of The New Galaxy pub to a convenience store during the 2012 review and has since been implemented.

	The site now houses a Co-operative supermarket with approximately 22 car parking spaces including two disabled spaces. There is an additional ATM as well as the existing outside the newsagents as identified in 2012.
Additional Information	

Appendix 11

Burbage - Windsor Street Neighbourhood Centre Map



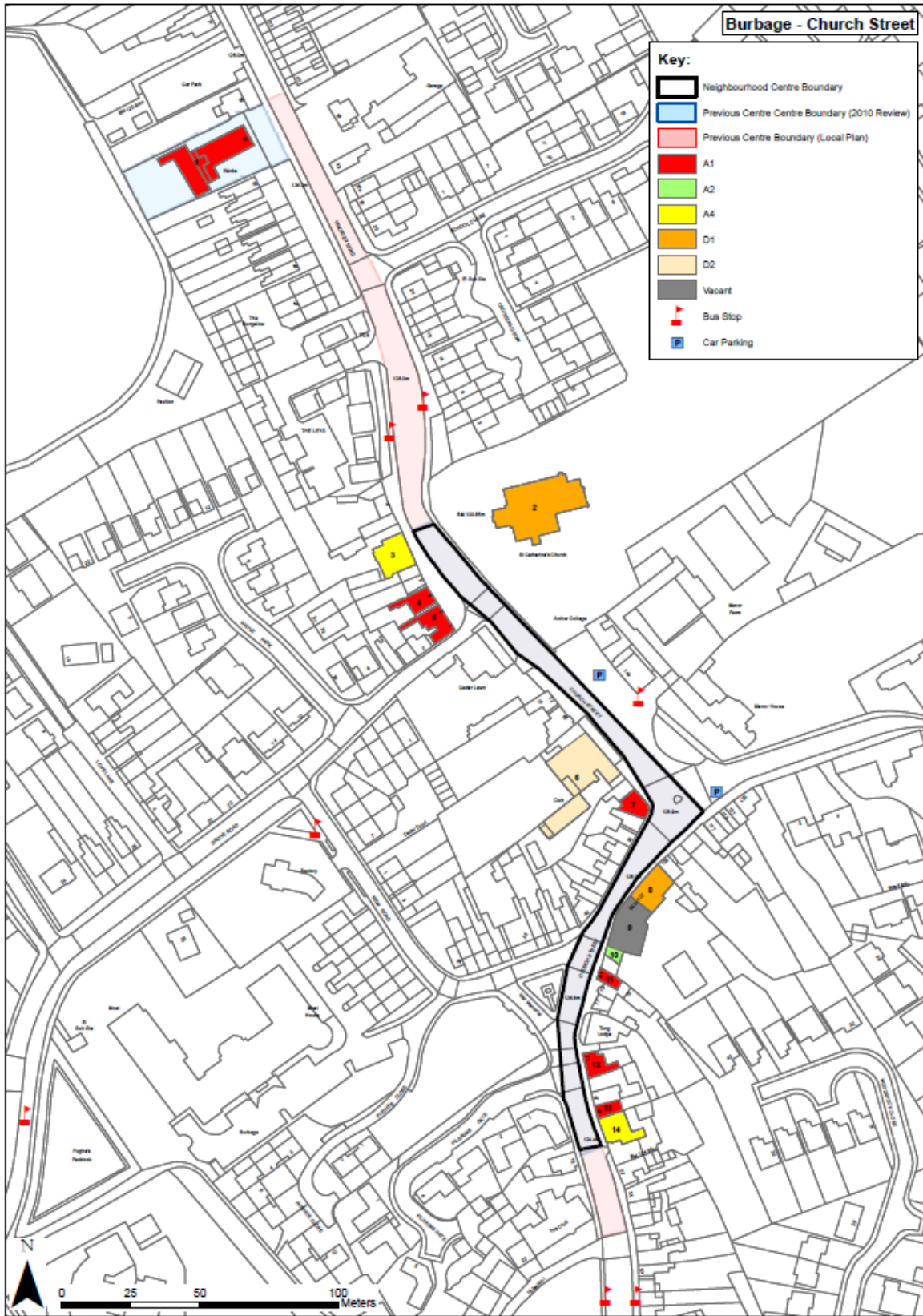
Appendix 11a**Burbage - Windsor Street Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Beauty Salon	Unit 2b Taragon Business Centre	Beauty Salon	A1	09/09/2014	1
The Sycamores Inn	60 Windsor Street	Public House	A4	09/09/2014	2
Wynnes Motor Services	55 Windsor Street	Garage Repairs/Serviceing	B2	09/09/2014	3
Smith Copper	53 Windsor Street	Accountants	A2	09/09/2014	4
The Windsor Tiffin	45-47 Windsor Street	Indian Restaurant	A3	09/09/2014	5
Skyway House	33 Windsor Street	Chinese Takeaway	A5	09/09/2014	6
Creative Curtains	31 Windsor Street	Fabric Shop	A1	09/09/2014	7
Spar	21 Lutterworth Road	Convenience Store	A1	09/09/2014	8
	46 Windsor Street		Vacant	09/09/2014	9
Burbage Methodist Church	40 Windsor Street	Church	D1	09/09/2014	10
Burbage Fishery	38 Windsor Street	Fish and Chip Shop	A5	09/09/2014	11
34 Windsor Street	34 Windsor Street	Restaurant	A3	09/09/2014	12
Cirius Consultants	13 Windsor Street	Offices	B1(a)	09/09/2014	13
Burbage Star Pizza	11 Windsor Street	Pizza Take-away	A5	09/09/2014	14
Black Diamond Boutique	9 Windsor Street	Womens Clothes Shop	A1	09/09/2014	15
Perfect 10 Nails & Beauty	7 Windsor Street	Beauty Salon	A1	09/09/2014	16
Rapid Tanning Studio	5 Windsor Street	Tanning Salon	A1	09/09/2014	17
Donna's Hair Design	2 Strutt Road	Hairdressers	A1	09/09/2014	18
Bradgate Property Mangement Lettings	3 3/4 Windsor Street	Estate Agents	A2	09/09/2014	19
The Daisy Chain	3 1/2 Windsor Street	Gift Shop	A1	09/09/2014	20

Cross Property	3 1/4 Windsor Street	Estate Agents	A2	09/09/2014	21
The Red Lion PH	Windsor Street	Public House	A4	09/09/2014	22
Burbage Guest House	2 Windsor Street	Guest House	C1	09/09/2014	23
Petite Fleur	2 Church Street	Florists	A1	09/09/2014	24
Holiday Lounge	2 Lutterworth Road	Travel Agents	A2	09/09/2014	25
Burbage Library	Church Street	Library	D1	09/09/2014	26
J.T Tilley & Sons	3 Lutterworth Road	Garage Repairs/Serviceing	B2	09/09/2014	27
Inspired Travel	Unit 4 Taragon Business Centre	Travel Agents	B1(a)	09/09/2014	28
The Porch	30 Windsor Street	Gift Shop	A1	09/09/2014	29
Ellen Louisa's Vintage Teas	Unit 3b Taragon Business Centre	Cafe	A3	09/09/2014	30
The Workshop	1 Strutt Road	Jewellery Shop	A1	09/09/2014	31

	Centre Summary
Settlement	Burbage
Centre Name	Windsor Street
Updated Classification	Neighbourhood Centre-
Overall number of units	31
Vacancy Rates	3.22%
Use Class Mix	A variety of retail uses including a tanning studio, hairdressers, florist, and a soft furnishings shop, however, the centre lacks convenience shopping. There are a number of non-retail uses including professional services but no bank or building society. A guest house, library, restaurant, and two pubs also stand within the Windsor Street centre.
Accessibility and parking	Public parking is limited with approximately 16 on-street parking spaces provided within the centre. Patron parking can be found at The Sycamores Inn, The Butlers House and Burbage Methodist Church. The library also has some limited parking provision on Church Close. 3 regular bus services run through the centre.
Impacts on Centre	Core Strategy Policy 4: Development in Burbage supports the defined centre and requires additional retail floor space and car parking.
Changes from 2012 Review	The two units identified as vacant during the previous review are now occupied, however, another retail unit has become vacant. An additional unit has been identified within the immediate existing centre boundary and within the Taragon Business Centre. Two units have either changed ownership of business name.
Additional Information	

Appendix 12
Burbage - Church Street Neighbourhood Centre Map



Appendix 12a**Burbage - Church Street Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
The Barbers Shop	5 Hinckley Road	Barber Shop	A1	09/09/2014	4
Cross Keys PH	13 Hinckley Road	Public House	A4	09/09/2014	3
St Catherines Church	Church Street	Church	D2	09/09/2014	3
Malvina's Skin & Beauty Therapist	5 Hinckley Road	Beauty Salon	A1	09/09/2014	4
Mercury News Shop	1-3 Hinckley Road	Newsagents	A1	09/09/2014	5
Burbage Constitutional Club	64 Church Street	Constitutional Club	D2	09/09/2014	6
Moores of Burbage	60 Church Street	Interior Design Shop	A1	09/09/2014	7
Burbage Dental Practice	105-107 Church Street	Dental Practice	D1	09/09/2014	8
	83 Church Street		Vacant	09/09/2014	9
Independent Inventory Services	83 Church Street	Property Management	A2	09/09/2014	10
Jets Hairdressers: Gentlemen's & Boys	81 Church Street	Hairdressers	A1	09/09/2014	11
Post Office	69-71 Church Street	Post Office	A1	09/09/2014	12
Salon 65 Hairdressers	65 Church Street	Hairdressers	A1	09/09/2014	13
Anchor Inn	61 Church Street	Public House	A4	09/09/2014	14

	<u>Centre Summary</u>
Settlement	Burbage
Centre Name	Church Street
Updated Classification	Neighbourhood Centre
Overall number of units	14
Vacancy Rates	7.14%

Use Class Mix	A linear centre with a mixture of retail and non-retail uses interspersed with residential properties. The centre encompasses a church, dental practice alongside comparison retailing such as an interior design shop. There is little convenience retail provision. No banks were identified on site.
Accessibility and parking	On street parking is limited. There are a small number of public parking spaces within the immediate centre fronting 149 and 127 Church Street. There are additional spaces located on New Road. 3 Regular bus services run through the centre.
Impacts on Centre	Majority of the centre is situated within a Conservation Area. Core Strategy Policy 4: Development in Burbage supports the defined local centre and requires additional retail floor space and car parking.
Changes from 2012 Review	Since the 2012 review two business have either changed ownership or business name. The Co-operative general store is now vacant therefore limiting convenience shopping to the newsagent. There is a barber shop next to the beauty salon which appears to have been omitted from the previous review. Additional car parking has been identified along northern part of New Road leading onto Grove Road.
Additional Information	No cycles racks or ATM identified on site.

Appendix 13
Burbage - Brookside Neighbourhood Centre Map



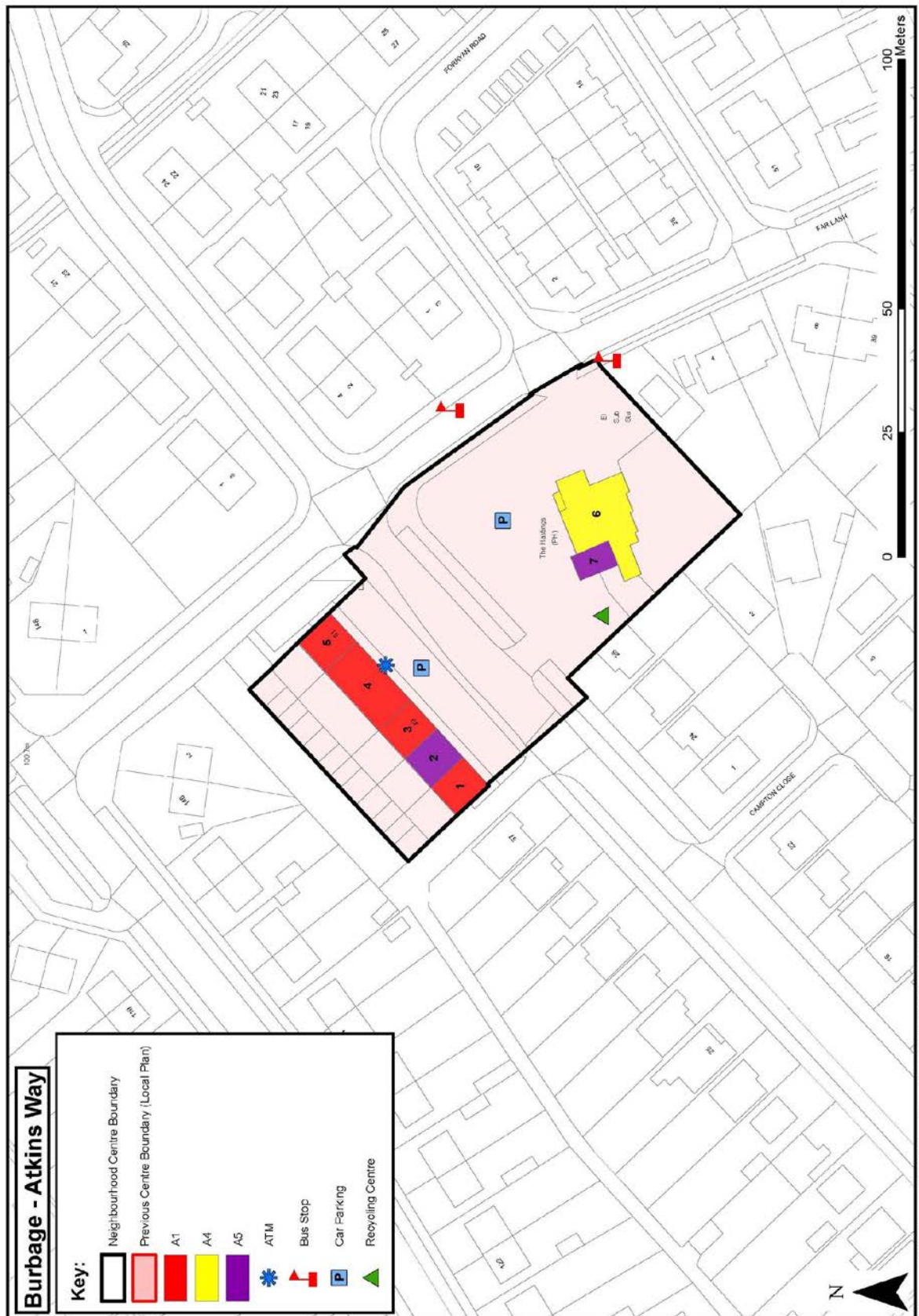
Appendix 13a

Burbage - Brookside Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Kalla Hair & Beauty	31 Brookside	Hairdressers	A1	09/09/2014	1
DSA Test Centre	33A Brookside	Driving Test Centre	Sui Generis	09/09/2014	2
KV Brookside News	33 Brookside	Newsagents	A1	09/09/2014	3
Wok Express	35 Brookside	Chinese Takeaway	A5	09/09/2014	4
Brookside Fish Bar	37 Brookside	Fish and Chip Shop	A5	09/09/2014	5
Fridge Freezer Direct	41 Brookside	Appliance Store	A1	09/09/2014	6
Empire Refrigeration & Appliances	45 Brookside	Appliance Store	A1	09/09/2014	7

Centre Summary	
Settlement	Burbage
Centre Name	Brookside
Updated Classification	Neighbourhood Centre
Overall number of units	7
Vacancy Rates	0%
Use Class Mix	The centre has retail premises providing everyday items and services with a hairdressers, appliance store and newsagents within the centre. The centre also has a driving test centre and two takeaways.
Accessibility and parking	An informal public car park stands to the west providing spaces for approximately 11 cars with approximately 20 spaces fronting the parade. 1 regular bus service runs through the centre.
Impacts on Centre	Core Strategy Policy 4: Development in Burbage supports the defined local centre and requires additional retail floor space and car parking. Outline planning approval was granted for 375 dwellings, retail and employment provision within close proximity to this site in March 2011 under reference 10/00518/OUT.
Changes from 2012 Review	The single vacant unit identified under the previous review is now occupied.
Additional Information	No cycle racks or ATMs identified on site.

Appendix 14
Burbage - Atkins Way Neighbourhood Centre Map



Appendix 14a

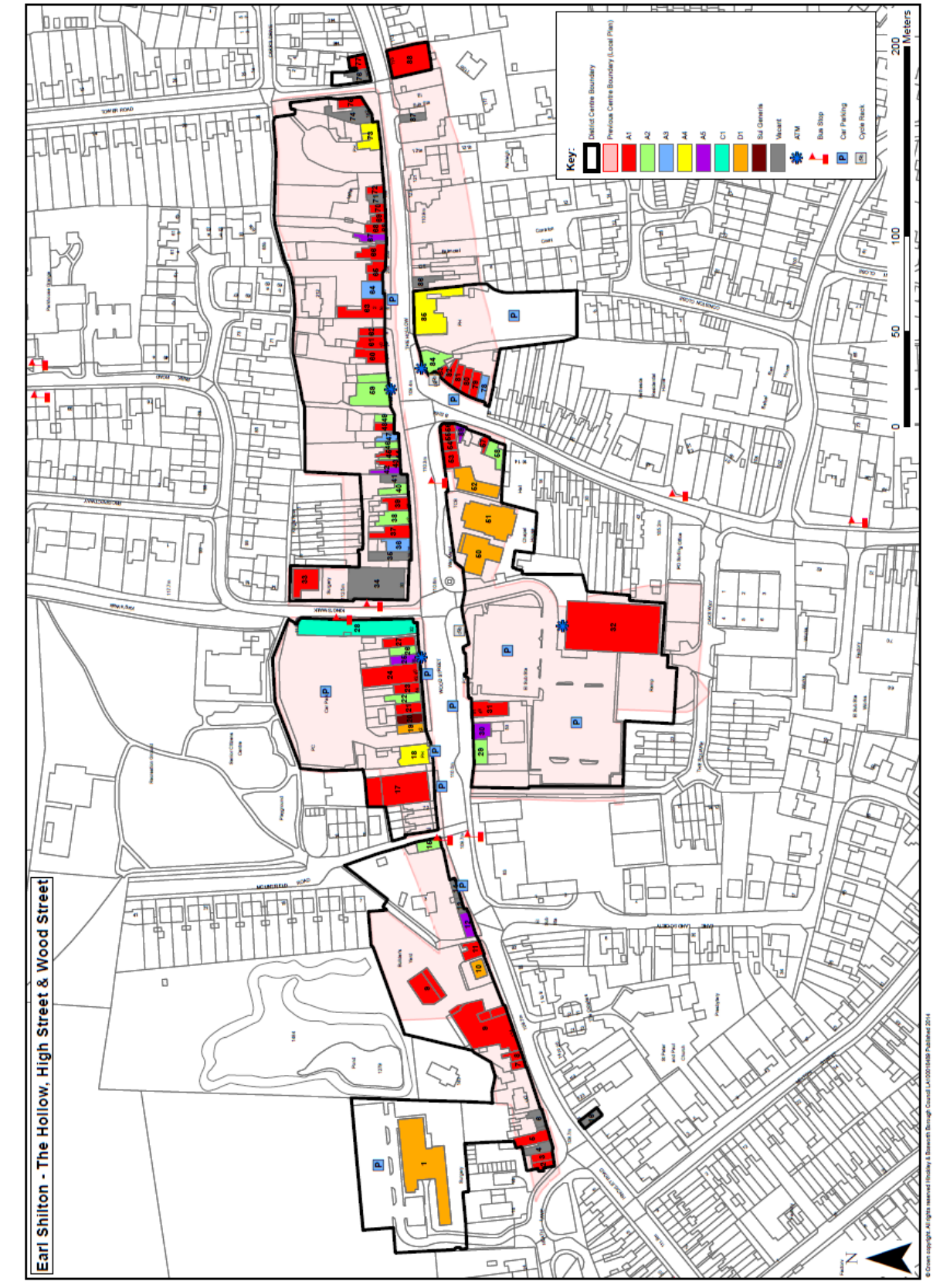
Burbage - Atkins Way Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Charlottes Beauty Salon	39-41 Atkins Way	Beauty Salon	A1	09/09/2014	1
The Jade Wok	43-45 Atkins Way	Chinese Takeaway	A5	09/09/2014	2
The Salon	47-49 Atkins Way	Hairdressers	A1	09/09/2014	3
Atkins Way Store	51-57 Atkins Way	General Store	A1	09/09/2014	4
Geezers Barber Shop	59-61 Atkins Way	Barbers	A1	09/09/2014	5
The Hastings PH	Atkins Way	Public House	A4	09/09/2014	6
Fresh Delights	Atkins Way	Take-away Roll Shop	A5	09/09/2014	7

<u>Centre Summary</u>	
Settlement	Burbage
Centre Name	Atkins Way
Updated Classification	Neighbourhood Centre
Overall number of units	7
Vacancy Rates	0%
Use Class Mix	A small parade of shops with adjacent public house. The dominate use is beauty salon/hairdressers with three situated on the Parade. The centre includes only one convenience store and hot food take-away.
Accessibility and parking	Informal off road parking fronting the parade for approximately 10-15 cars. The centre is serviced by an hourly bus service to Hinckley. Patron parking at the Hastings Public House for approximately 35 cars.
Impacts on Centre	Core Strategy Policy 4: Development in Burbage supports the defined local centre and requires additional retail floor space and car parking. The Hastings was granted planning permission for its part change of use the public house to a take-away roll shop and coffee shop in September 2010 under reference 10/00556/COU. This permission has been implemented.
Changes from 2012 Review	The takeaway roll/coffee shop is either under new ownership or has been renamed.
Additional Information	Recycling centre situated in the Hastings car park. Centre includes an ATM.

Appendix 15

Earl Shilton - Wood Street, High Street and The Hollow District Centre Map



Appendix 15a**Earl Shilton - Wood Street, High Street and The Hollow Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Heath Lane Surgery	20 Heath Lane	Doctors Surgery and Pharmacy	D1	08/09/2014	1
Curtain Corner	14 Heath Lane	Curtain Shop	A1	08/09/2014	2
Rainbow Copy Shop	12 Heath Lane	Printing Shop	A1	08/09/2014	3
	10 Heath Lane		Vacant	08/09/2014	4
Tan 'ya' Hyde	8 Heath Lane	Tanning Salon	A1	08/09/2014	5
	2-6 Heath Lane		Vacant	08/09/2014	6
Abacus Electrical Contactors	138 Wood Street	Lighting Shop	A1	08/09/2014	7
A Touch of Class	136 Wood Street	Beauty Salon	A1	08/09/2014	8
Edwards Buildbase	134 Wood Street	Building Supply Store	A1	08/09/2014	9
Edwards Buildbase	134 Wood Street	Building Supply Store	A1	08/09/2014	9
Earl Shilton Dental Practice	128 Wood Street	Dental Practice	D1	08/09/2014	10
Home Appliance Centre	126 Wood Street	Home Appliance Store	A1	08/09/2014	11
Magic Valley	104 Wood Street	Chinese/Cantonese Takeaway	A5	08/09/2014	12
	102 Wood Street		Vacant	08/09/2014	13
	100 Wood Street		Vacant	08/09/2014	14
Tony Morris Proporties	80 Wood Street	Estate Agents	A2	08/09/2014	15
	1A Hinckley Road		Vacant	08/09/2014	16
Hardy & Draper Carpets and Interiors	68 Wood Street	Carpet and Interior Store	A1	08/09/2014	17
Lord Nelson Inn	Wood Street	Public House	A4	08/09/2014	18
Earl Shilton Veterinary Centre	52 Wood Street	Veterinary Practice	D1	08/09/2014	19
Launderette	50 Wood Street	Launderette	Sui Generis	08/09/2014	20

Renaissance Hair & Beauty	48 Wood Street	Hairdressing and Beauty Salon	A1	08/09/2014	21
Mark Jarvis	46 Wood Street	Betting Shop	A2	08/09/2014	22
Bargain Booze	44 Wood Street	Off License	A1	08/09/2014	23
Earl Shilton Pharmacy	40-42 Wood Street	Pharmacy	A1	08/09/2014	24
New Dragon	38 Wood Street	Cantonese Takeaway	A5	08/09/2014	25
Fast Cash	36 Wood Street	Pawnbrokers	A2	08/09/2014	26
Earl Shilton News	34 Wood Street	Newsagents	A1	08/09/2014	27
Travellers Inn	32 Wood Street	Hotel	C1	08/09/2014	28
Home Matters Insurance	59-63 Wood Street	Insurance Company	A2	08/09/2014	29
Goa	55 Wood Street	Indian Takeaway	A5	08/09/2014	30
The Motorist Centre	49-51 Wood Street	Motoring Shop	A1	08/09/2014	31
Co-op	Wood Street	Supermarket	A1	08/09/2014	32
Co-op Funeral Directors	Kings Walk	Funeral Directors	A1	08/09/2014	33
	30 Wood Street		Vacant	08/09/2014	34
	28 Wood Street		Vacant	08/09/2014	35
Shilton Fish Bar	26 Wood Street	Cafe and Restaurant	A3	08/09/2014	36
	24 Wood Street	General Store	A1	08/09/2014	37
Lighter Life	22 Wood Street	Training and development services	A2	08/09/2014	38
Age Concern	20 Wood Street	Charity Shop	A1	08/09/2014	39
Black & Co Solicitors	14 Wood Street	Solicitors	A2	08/09/2014	40
	12 Wood Street		Vacant	08/09/2014	41
Yummy King	10 Wood Street	Chinese Takeaway	A5	08/09/2014	42
Simpkins Cob Shop	8 Wood Street	Sandwich Shop	A1	08/09/2014	43
S L Personnel	First Floor, 6 Wood Street	Recruitment Consultants	A2	08/09/2014	44
Tony's Barber Shop	6 Wood Street	Barbers	A1	08/09/2014	45
Thomas Flavell & Sons	4 Wood Street	Solicitors	A2	08/09/2014	46
Elizabeths	2 Wood Street	Cafe	A3	08/09/2014	47
ES Foot Clinic	26 The Hollow	Chiropodists	A1		48

				08/09/2014	
Nationwide	24 The Hollow	Building Society	A2	08/09/2014	49
Earl Shilton Methodist Church Hall	15 Wood Street	Church Hall	D1	08/09/2014	50
Earl Shilton Methodist Church	15 Wood Street	Church	D1	08/09/2014	51
Earl Shilton Library	Wood Street	Library	D1	08/09/2014	52
Optivision	7-9 Wood Street	Opticians	A1	08/09/2014	53
Jasmines Crafts	5 Wood Street	Homeware shop	A1	08/09/2014	54
Classic Candy Co Ltd	3 Wood Street	Confectioners	A1	08/09/2014	55
Moments	1 Wood Street	Cards and Gifts Shop	A1	08/09/2014	56
Scott Bailey	8 Station Road	Hairdressers	A1	08/09/2014	57
Sturgess Hutchinson Accountants	10 Station Road	Accountants	A2	08/09/2014	58
Earl Shilton Building Society	18-22 The Hollow	Building Society	A2	08/09/2014	59
Radio Corner	14 The Hollow	Electrical Appliance Store	A1	08/09/2014	60
Bevins Butchers	10-12 The Hollow	Butchers	A1	08/09/2014	61
The Flower Shop	8 The Hollow	Florists	A1	08/09/2014	62
SPAR	6 The Hollow	Convenience Store	A1	08/09/2014	63
Fresh Bake Sandwich Bar	208-210 High Street	Coffee and sandwich shop	A3	08/09/2014	64
The Vintage Way	202-206 High Street	Furniture shop	A1	08/09/2014	65
	198A-200 High Street	Second hand furniture store	A1	08/09/2014	66
Tung Hing	198 High Street	Chinese/Cantonese Takeaway	A5	08/09/2014	67
The Barber Shop	196 High Street	Barbers	A1	08/09/2014	68
Hollywood Nails	194 High Street	Nail Parlour	A1	08/09/2014	69
Catchers Clothes Shop	192 High Street	Ladies clothing	A1	08/09/2014	70
	190 High Street		Vacant	08/09/2014	71
Mojos	188 High Street	Barbers	A1	08/09/2014	72
Red Lion PH	High Street	Public House	A4	08/09/2014	73
	162 High Street		Vacant	08/09/2014	74

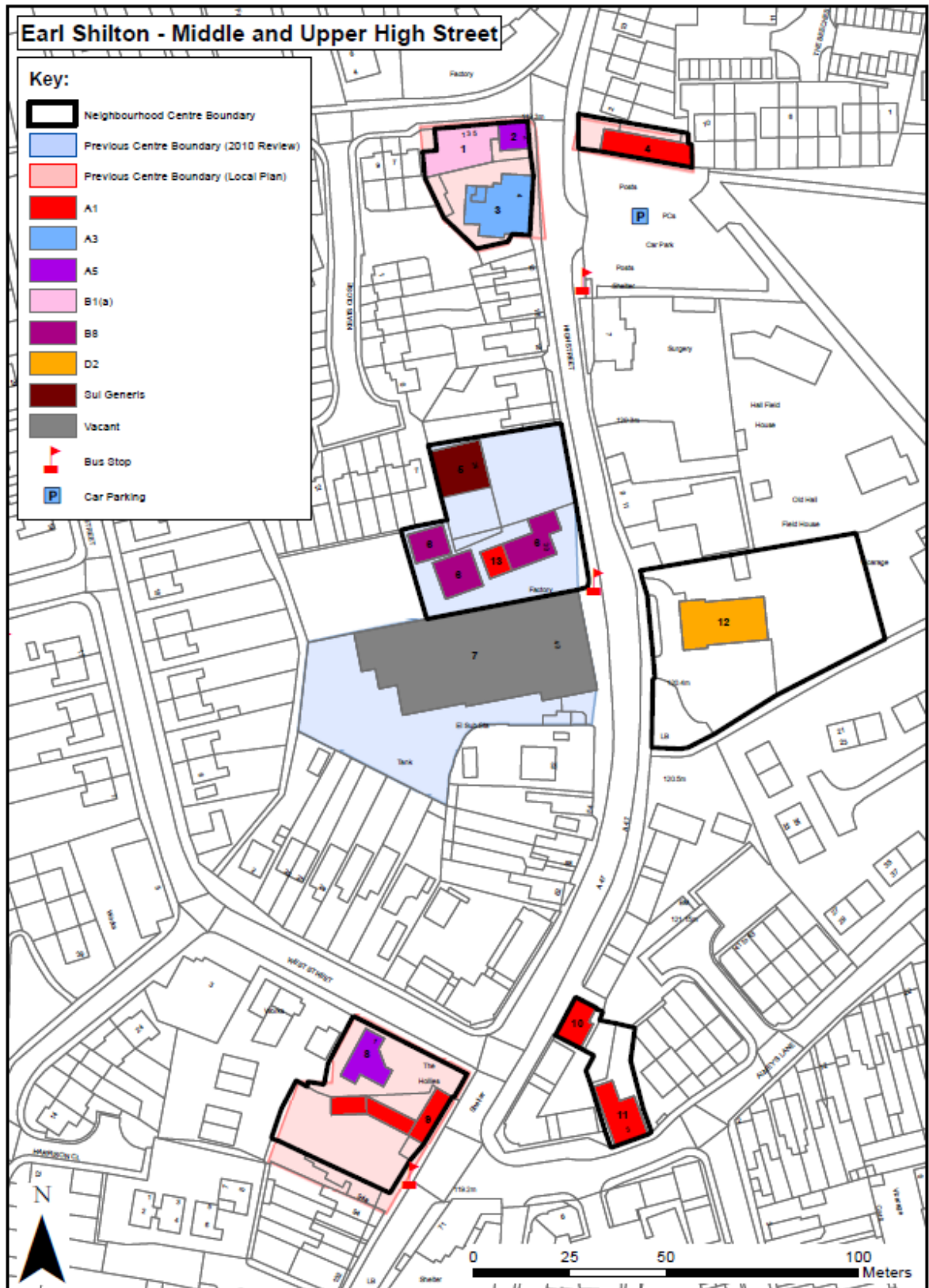
Harrington Robertson	160 High Street	Hairdressers	A1	08/09/2014	75
	152 High Street		Vacant	08/09/2014	76
Oriental Spa	150 High Street	Beauty salon	A1	08/09/2014	77
Chandeliers Tearoom	11 Station Road	Letting Agents	A3	08/09/2014	78
My Fair Lady	9 Station Road	Hairdressers	A1	08/09/2014	79
Earl's Jewellers	7 Station Road	Jewellers	A1	08/09/2014	80
Post Office	5 Station Road	Post Office	A1	08/09/2014	81
J & D Kettle Ltd	3 Station Road	Newsagents	A1	08/09/2014	82
Bev's New 4U: Children's World	1 Station Road	Children's clothing	A1	08/09/2014	83
Natwest	3 The Hollow	Bank	A2	08/09/2014	84
King William PH	1 The Hollow	Public House	A4	08/09/2014	85
	129 High Street		Vacant	08/09/2014	86
	119 High Street		Vacant	08/09/2014	87
North Wiltshire Carpets	115 High Street	Carpet Store	A1	08/09/2014	88
Ali Baba's	2 Station Road	Take-away	A5	08/09/2014	89

	<u>Centre Summary</u>
Settlement	Earl Shilton
Centre Name	The Hollow, High Street and Wood Street
Updated Classification	District Centre
Overall number of units	90
Vacancy Rates	14.4%
Use Class Mix	The centre has a broad range of retail uses including a supermarket, a children's and women's clothing store, and hardware stores. The centre also benefits from a number of non-retail uses including; building societies and banks, estate agents, cafes and various takeaways. Community services such as a medical centre, library and Methodist Church are also situated within the centre.
Accessibility and parking	A free public car park to rear of 52-32 Wood St for approximately 75 standard car parking spaces and 2 disabled spaces. There is on-street car parking on Wood Street and The Hollow. A large car park fronts the Co-op supermarket. There are four regular bus services which service the centres of Hinckley, Leicester, Coventry and Nuneaton. A direct hourly service runs to Fosse Park. Cycle racks fronting the Co-op car park and 1 Station Road.

Impacts on Centre	Core Strategy Policy 2 supports the regeneration of the centre without competing with Hinckley Town Centre. There is a Site Allocation for the creation of a Sustainable Urban extension of the settlement's eastern periphery with the creation of 1600 new homes and a neighbourhood/local centre.
Changes from 2012 Review	Since the 2012 review the number of vacant units has declined. Six units identified as vacant previously are now occupied with a good retail mix comprising of a home craft shop, ladies clothes store, sandwich and coffee shop, and a confectionary store. Three units which were previously occupied are now vacant whilst eight units have either changed name or ownership since 2012.
Additional Information	The centre has a minimum of 3 ATMs.

Appendix 16

Earl Shilton - Upper and Middle High Street Neighbourhood Centre Map



Appendix 16a

Earl Shilton - Upper and Middle Unit Designation and Centre Summary

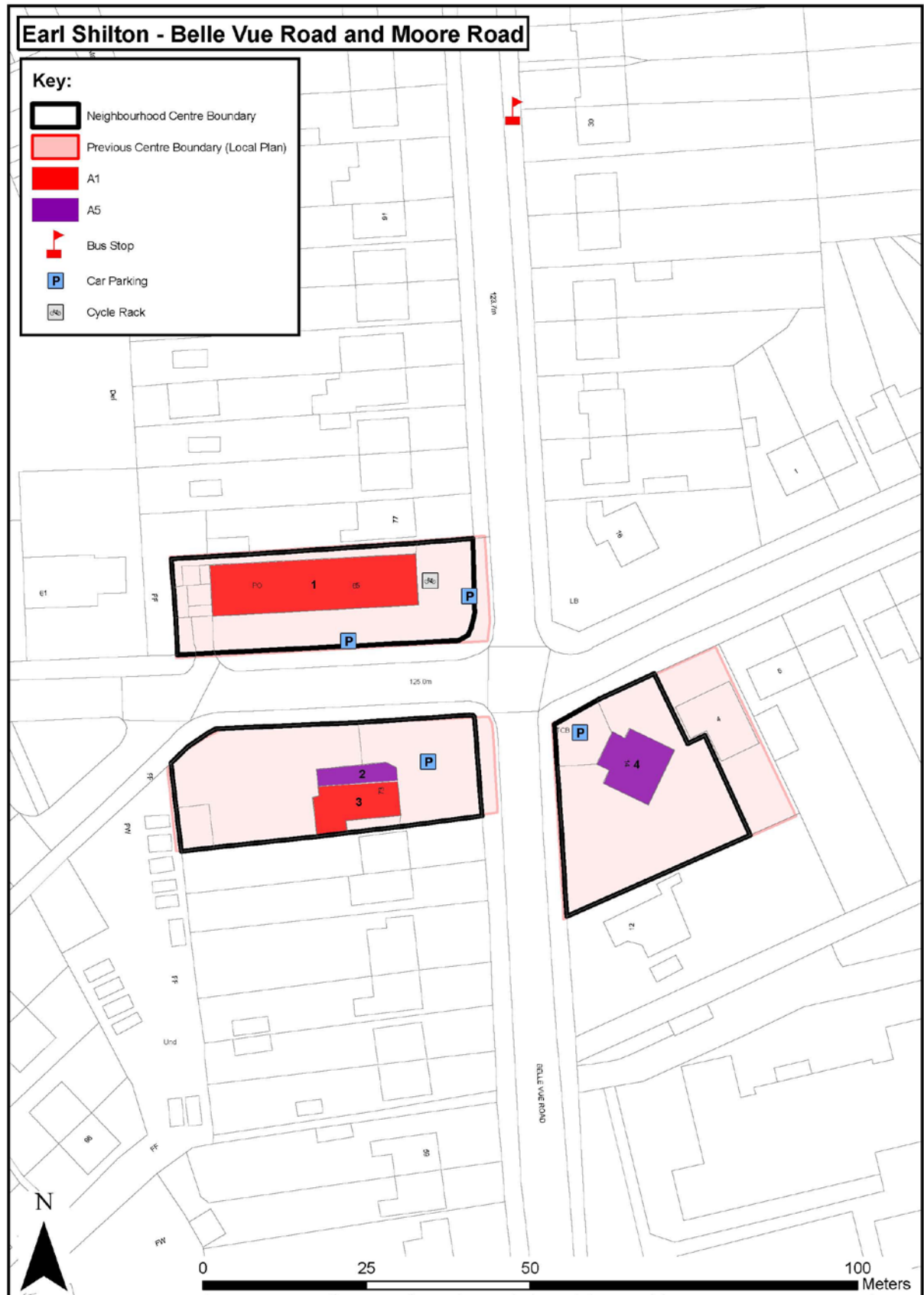
Business Name	Address	Use	Use Class	Survey date	Unit on map number
Gemdrive Logistics	1-3 Keats Lane	Commercial Offices	B1(a)	08/09/2014	1
The Lee Raj	2 High Street	Indian Take-away	A5	08/09/2014	2
Ashfields	4-6 High Street	Restaurant	A3	08/09/2014	3
Supreme Motorcycles	1 High Street	Motorcycle Spare Parts	A1	08/09/2014	4
Hilltop Service Station	24 High Street	Car Show Room and Garage	Sui Generis	08/09/2014	5
Drivers Direct	30 High Street	Offices	B8/B1(a)	08/09/2014	6
Vatange Corp Ltd					
Chris's Fish 'n' Chips	1 West Street	Fish and Chip Shop	A5	08/09/2014	8
Iron Craft	92 High Street	Ironmongers	A1	08/09/2014	9
Shilton News	51-53 High Street	Newsagents	A1	08/09/2014	10
Almeys Store	3 Almeys Lane	General Store	A1	08/09/2014	11
Earl Shilton Parish Hall	High Street	Parish Hall	D2	08/09/2014	12
Saxon Fitness	34 High Street	Gymnasium	A1	08/09/2014	13

Centre Summary	
Settlement	Earl Shilton
Centre Name	Middle and Upper High Street
Updated Classification	Neighbourhood Centre
Overall number of units	12
Vacancy Rates	0%
Use Class Mix	The centre has a limited range of retail uses with convenience shopping concentrated on Middle High Street. Commercial offices, a gymnasium, restaurant and take-away are also found within this centre.
Accessibility and parking	Free public car park adjacent 1 High St with approximately 46 spaces and includes disabled parking spaces. A least one bus route runs through the centre.

Impacts on Centre	Site Allocations proposes a Sustainable Urban extension of the settlements eastern periphery with the creation of 1600 new homes and the creation of a neighbourhood/local centre.
Changes from 2012 Review	The large warehousing unit was identified as vacant under the previous review, however, now includes a children's furniture warehouse within at least part of the unit. There is a gymnasium/fitness suite located within one of the units adjacent to the service station that was not identified previously.

Appendix 17

Earl Shilton - Belle Vue Road & Moore Road Neighbourhood Centre Map



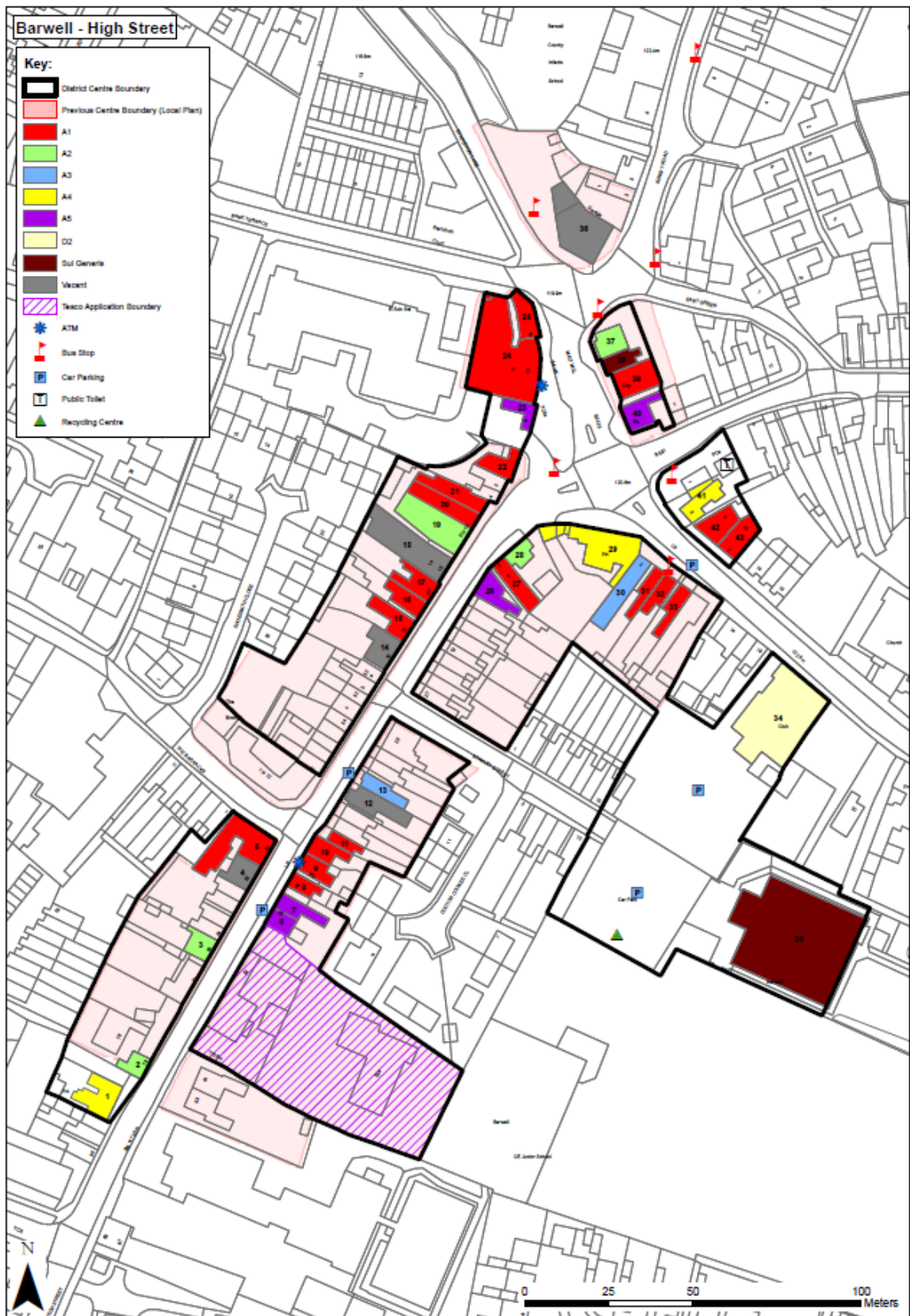
Appendix 17a**Earl Shilton - Belle Vue Road & Moore Road Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
One Stop	65 Moore Road	General Store and Post Office	A1	08/09/2014	1
Dee's Chippy	73A Belle Vue Road	Fish and Chip Shop	A5	08/09/2014	2
Lifestyle Express	73 Belle Vue Road	Convenience Store	A1	08/09/2014	3
China Chef	14 Belle Vue Road	Chinese Takeaway	A5	08/09/2014	4

	<u>Centre Summary</u>
Settlement	Earl Shilton
Centre Name	Belle Vue Road and Moore Road
Updated Classification	Neighbourhood Centre
Overall number of units	4
Vacancy Rates	0%
Use Class Mix	A small cluster of 4 units, 2 for convenience shopping including a post office and 2 hot food takeaways
Accessibility and parking	A bus stop within a short walking distance. Informal parking to the front and side of One Stop and fronting the Chinese take-away and fish and chip shop. Cycle racks fronting One Stop.
Impacts on Centre	Core Strategy Policy 2 supports the regeneration of the local centre with the creation of additional floor space. Site Allocations proposes a Sustainable Urban extension of the settlements eastern periphery with the creation of 1600 new homes.
Changes from 2012 Review	The convenience store at No.73 has been renamed or under new ownership.
Additional Information	

Appendix 18

Barwell - High Street & Chapel Street District Centre Map



Appendix 18a**Barwell - High Street & Chapel Street Unit Designation and Centre Summary**

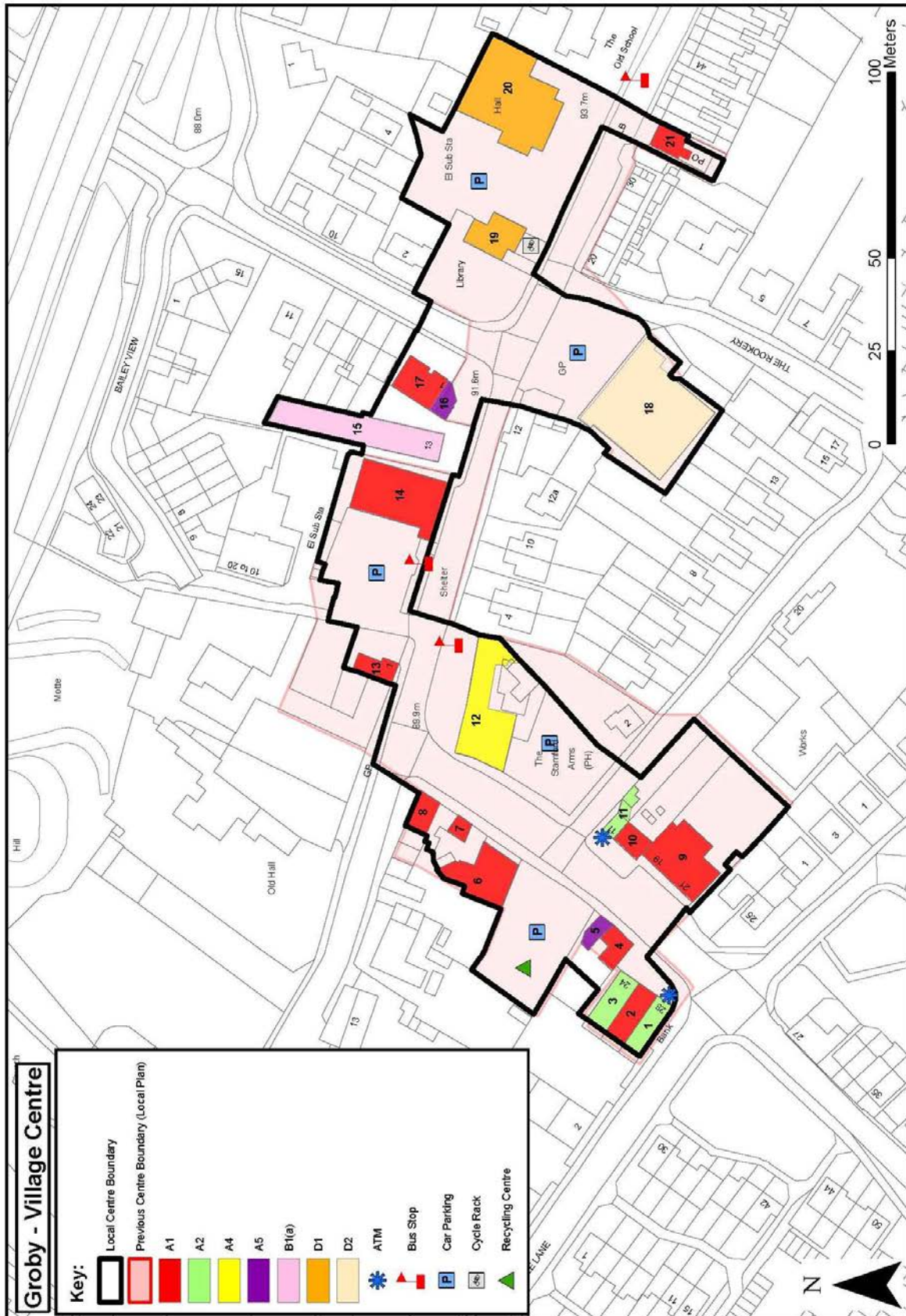
Business Name	Address	Use	Use Class	Survey date	Unit on map number
The Queens Head PH	80 High Street	Public House	A4	08/09/2014	1
AM Accountancy & Office Management Ltd	78 High Street	Accountants	A2	08/09/2014	2
Legal 4 Landlords	66-68 High Street	Mortgage Services	A2	08/09/2014	3
	56 High Street		Vacant	08/09/2014	4
The Co-operative Pharmacy	50-54 High Street	Pharmacy	A1	08/09/2014	5
Raihans	53 High Street	Indian Takeaway	A5	08/09/2014	6
Barwell Chinese	51 High Street	Chinese Takeaway	A5	08/09/2014	7
The Gas Works	49 High Street	Gas Installation Shop	A1	08/09/2014	8
Post Office	47 High Street	Post Office	A1	08/09/2014	9
Fox Hair Design	45 High Street	Hairdressers	A1	08/09/2014	10
Special Eyes	43 High Street	Opticians	A1	08/09/2014	11
	37 High Street		Vacant	08/09/2014	12
Pat's Cafe	35 High Street	Cafe	A3	08/09/2014	13
	28 High Street		Vacant	08/09/2014	14
Staniforth Newsagents	24 High Street	Newsagents	A1	08/09/2014	15
Shoppers Discount	22 High Street	Discount Store	A1	08/09/2014	16
L.K. Hair	20 High Street	Hairdressers	A1	08/09/2014	17
	14-16 High Street		Vacant	08/09/2014	18
Barwell Parish Council	10-12 High Street	Meeting Rooms/Office	A2	08/09/2014	19
Sharon-Lorraine Cake Supplies&Decorating	8 High Street	Cake Decorating Shop	A1	08/09/2014	20
1 st Class Gents Barber	6 High Street	Barber	A1	08/09/2014	21
Mercury News Shop	2B High Street	Newsagents	A1	08/09/2014	22
Barwell Fish Bar	9 Malt Mill Bank	Fish and Chip Shop	A5	08/09/2014	23
The Co-operative Food	Malt Mill Bank	Supermarket	A1	08/09/2014	24

F.A. Holloway	15-17 Malt Mill Bank	Fishing Tackle Shop	A1	08/09/2014	25
Barwell Chefs	9 High Street	Pizza/Burger Takeaway	A5	08/09/2014	26
Barwell Butchers	7 High Street	Butchers	A1	08/09/2014	27
Howland Jones	5 High Street	Letting agent	A2	08/09/2014	28
The Blacksmiths Arms PH	1 High Street	Public House	A4	08/09/2014	29
Crusty's Lite	2 Chapel Street	Cafe	A3	08/09/2014	30
Crusty's	4 Chapel Street	Sandwich Shop	A1	08/09/2014	31
Roxies Rescue	6 Chapel Street	Pet Supply	A1	08/09/2014	32
Baroque Hair, Beauty, Tanning	8 Chapel Street	Tanning Salon	A1	08/09/2014	33
Barwell Constitutional Club	20 Chapel Street	Constitutional Club	D2	08/09/2014	34
The George Ward Centre	Land east of Stanley Street	Community Centre & Library	Sui Generis	08/09/2014	35
	2A Stapleton Lane		Vacant	08/09/2014	36
Earl Shilton Building Society	7-8 Malt Mill Bank	Building Society	A2	08/09/2014	37
Star Anise	6 Malt Mill Bank	Beauty Parlour	Sui Generis	08/09/2014	38
East Midlands Dog Rescue	4-5 Malt Mill Bank	Charity Shop	A1	08/09/2014	39
Ying Jun Chinese & Cantonese	3 Malt Mill Bank	Chinese and Cantonese Takeaway	A5	08/09/2014	40
Topps	3 Chapel Street	Wine Bar	A4	08/09/2014	41
Hair 2000 Hair Salon	5 Chapel Street	Hairdressers	A1	08/09/2014	42
Flowers By Stephanie	7 Chapel Street	Florists	A1	08/09/2014	43

Centre Summary	
Settlement	Barwell
Centre Name	Barwell High Street
Updated Classification	District Centre
Overall number of units	43
Vacancy Rates	11.6%

Use Class Mix	The centre has a range of retail uses including a butcher, opticians, florist and one small supermarket. The centre also benefits from a range of non-retail uses including a building society and financial services, Cafe, various takeaways and a community centre and library.
Accessibility and parking	Free public car park situated on Stanley Street for approximately 37 cars and parking situated behind the Constitutional club with a limited amount of on-street parking on Chapel Street and the southern end of High Street. Two Regular bus services service the centre to Hinckley, Leicester, Coventry and Nuneaton.
Impacts on Centre	<p>The majority of the centre stands within a Conservation Area. Core Strategy Policy 3 supports the regeneration of the centre with the creation of additional floor space.</p> <p>There is a site allocation for the creation of a Sustainable Urban extension of the settlements western periphery with the creation of 2500 new homes and the creation of a neighbourhood/local centre.</p> <p>A shop front improvement programme funded by Leicestershire County Council is currently underway in Barwell.</p>
Changes from 2012 Review	<p>Since the 2012 review five units have either changed name or ownership. One unit identified as vacant within the previous review is now occupied and there are no additional vacancies within review period.</p> <p>The proposed Tesco application (11/00901/EXT) identified within the previous review is represented on the map. This application will expire in February 2015. The boundary has been maintained to include the application site as the principal for retail development on this site has been established.</p>
Additional Information	The centre has a minimum of 2 ATMs, a public toilet and a recycling centre.

Appendix 19
Groby - Village Centre Local Centre Map



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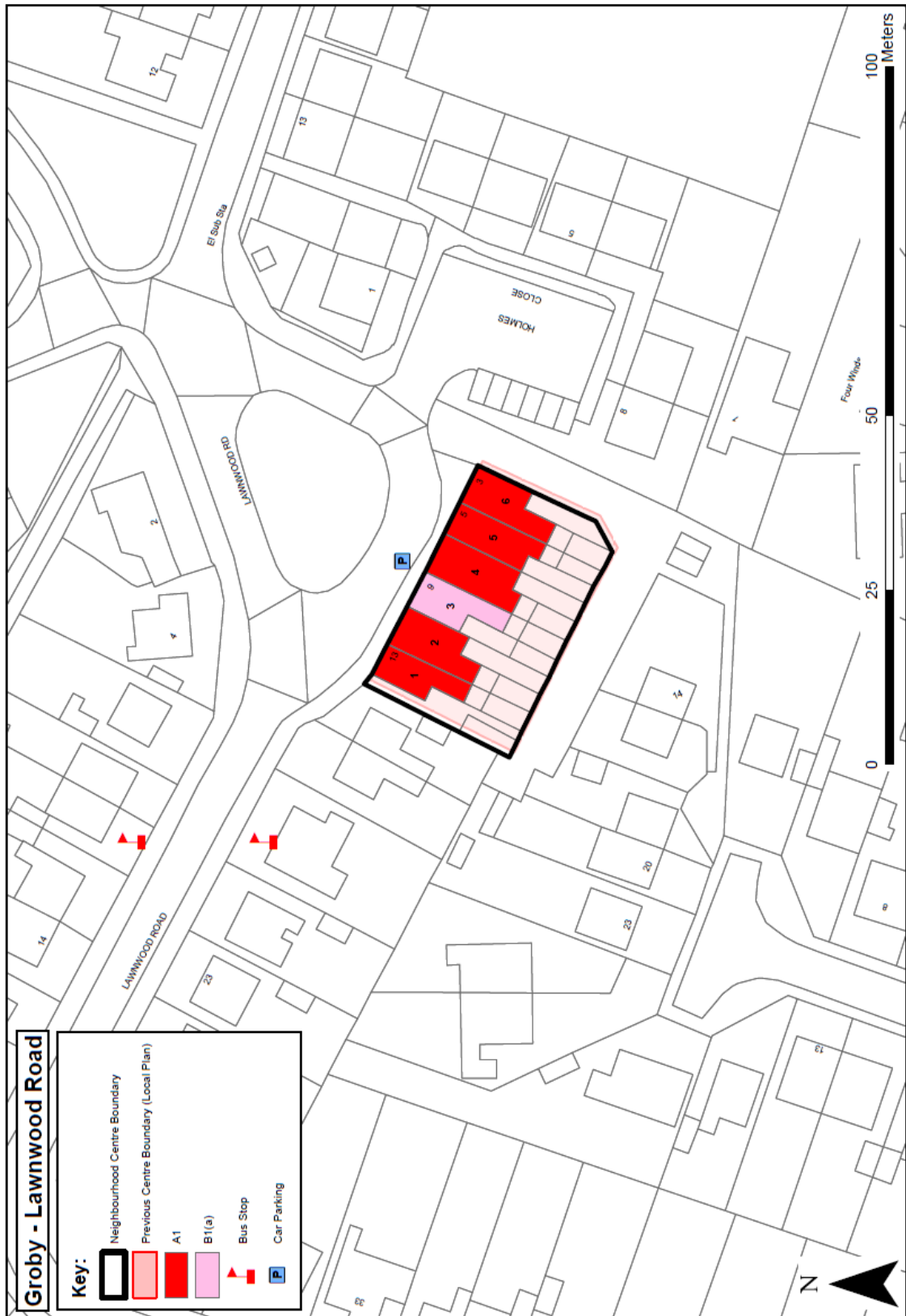
Appendix 19a**Groby - Village Centre Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Barclays	28 Ratby Road	Bank	A2	19/08/2014	1
Wilson & Son's Newsagents	26 Ratby Road	Newsagents	A1	19/08/2014	2
Mark Jarvis	24 Ratby Road	Betting Shop	A2	19/08/2014	3
Co-op Pharmacy	18A Ratby Road	Pharmacy	A1	19/08/2014	4
Groby Chinese Takeaway	18 Ratby Road	Chinese Takeaway	A5	19/08/2014	5
Pricegate	8 Ratby Road	General Store	A1	19/08/2014	6
Deja-Vue Hair and Beauty	4 Ratby Road	Hairdressers	A1	19/08/2014	7
Bradgate Store Floral Services	1 Markfield Road	General Store and Florists	A1	19/08/2014	8
Cathy Stephens Jewellers	19-21 Leicester Road	Jewellers	A1	19/08/2014	9
Flint	15 Leicester Road	Gift Shop	A1	19/08/2014	10
The Nottingham Building Society	11 Ratby Road	Building Society	A2	19/08/2014	11
Stamford Arms PH	2 Leicester Road	Public House	A4	19/08/2014	12
Chaplin and Sons	1 Leicester Road	Butchers	A1	19/08/2014	13
The Co-operative Village Store	11 Leicester Road	General Store	A1	19/08/2014	14
UK Gas Services	3 Markfield Road	Industrial Offices	B1(a)	19/08/2014	15
Groby Fish Bar	15 Leicester Road	Fish and Chip Shop	A5	19/08/2014	16
Studio L	1 Newtown Linford Lane	Hair and Nails	A1	19/08/2014	17
Groby Ex-Servicemen's Social Club	16-18 Leicester Road	Social Club	D2	19/08/2014	18
Groby Library	Leicester Road	Library	D1	19/08/2014	19
Groby Village Hall	Leicester Road	Village Hall	D1	19/08/2014	20
Post Office	32-34 Leicester Road	Post Office	A1	19/08/2014	21

	<u>Centre Summary</u>
Settlement	Groby
Centre Name	Village Centre
Updated Classification	Local Centre
Overall number of units	21
Vacancy Rates	0%
Use Class Mix	Groby village centre has a variety of retail uses including convenience shopping with the presence of a small supermarket, butchers, florist and pharmacy. The centre also contains a gift shop and financial services including two banks and public facilities such as the village hall and library.
Accessibility and parking	There is public parking for approximately 37 spaces including 2 disabled spaces at the library and village hall. There is limited on-street parking but patron parking is provided at the Stamford Arms and the Co-operative. 3 regular bus services run through the centre to Leicester, Markfield and Coalville.
Impacts on Centre	Core Strategy Policy 7 supports new retail development to meet local need within defined local centre boundaries and seeks to resist the loss of local shops and facilities. An initiative to establish local stores will be encouraged.
Changes from 2012 Review	The Nottingham Building Society now occupies the unit which contained Santander in the 2012 review.
Additional Information	Cycle racks identified at the library. Recycling facilities situated within The Stamford Arms Ratby Road car park. The centre has at least 2 ATMs.

Appendix 20

Groby - Lawnwood Neighbourhood Centre Map



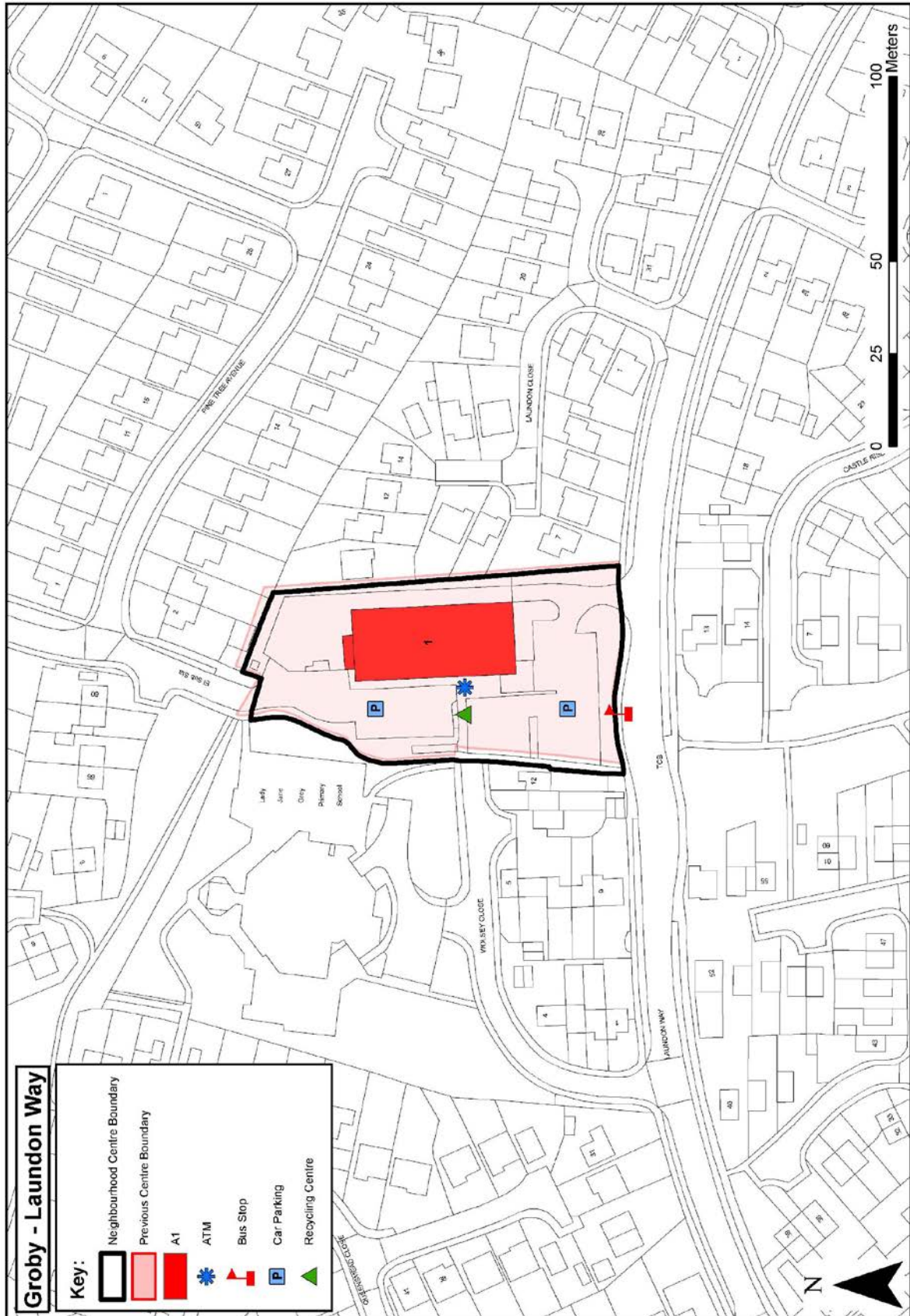
Appendix 20a

Groby- Lawnwood Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Animal Magic	13 Lawnwood Road	Dog Grooming and Pet Shop	A1/Sui Generis	19/08/2014	1
Classic Cuts	11 Lawnwood Road	Hairdressers	A1	19/08/2014	2
Engineering Design Supplies Ltd	9 Lawnwood Road	Office	B1	19/08/2014	3
Greens	7 Lawnwood Road	Bakery/Sandwich Shop	A1	19/08/2014	4
D.I.Y Henson Hardware	5 Lawnwood Road	Hardware Store	A1	19/08/2014	5
Jane Grey Stores	3 Lawnwood Road	Newsagent	A1	19/08/2014	6

Centre Summary	
Settlement	Groby
Centre Name	Lawnwood Road
Updated Classification	Neighbourhood Centre
Overall number of units	6
Vacancy Rates	0%
Use Class Mix	6 occupied retail units are situated within this centre, a newsagent, hairdressers, sandwich shop, hardware store, pet shop/dog groomers, and an office.
Accessibility and parking	Several parking spaces fronting the parade.
Impacts on Centre	Core Strategy Policy 7 supports new retail development to meet local need within defined local centre boundaries and seeks to resist the loss of local shops and facilities. An initiative to establish local stores will be encouraged.
Changes from 2012 Review	Lawnwood Road had the highest vacancy rate within the Borough under the 2012 review, all units are now occupied.
Additional Information	Previous planning history identifies that an A5 use is unlikely to be found acceptable in this centre due to impacts on neighbours' amenity.

Appendix 21
Groby - Laundon Way Neighbourhood Centre Map



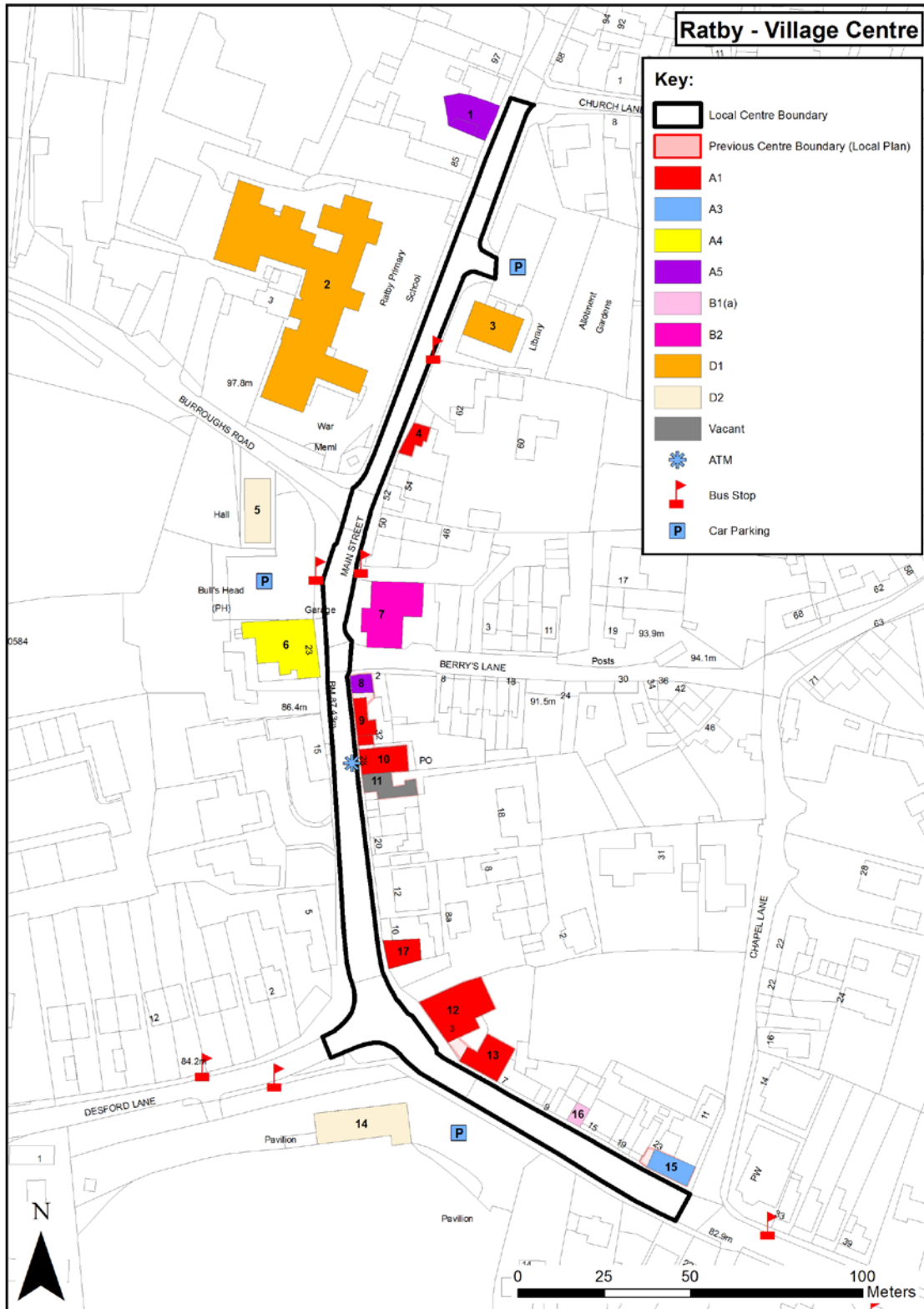
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Appendix 21a**Groby - Laundon Way Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Budgens Stores Ltd	Laundon Way	General Store	A1	19/08/2014	1

	<u>Centre Summary</u>
Settlement	Groby
Centre Name	Laundon Way
Updated Classification	Neighbourhood Centre
Overall number of units	1
Vacancy Rates	0%
Use Class Mix	One large stand alone convenience store
Accessibility and parking	40-45 parking spaces within the centre including 3 disabled spaces. One regular bus service to Coalville and Leicester runs along Laundon Way.
Impacts on Centre	Core Strategy Policy 7 supports new retail development to meet local need within defined local centre boundaries and seeks to resist the loss of local shops and facilities. An initiative to establish local stores will be encouraged.
Changes from 2012 Review	No change
Additional Information	An ATM and recycling centre stand within the centre.

Appendix 22 Ratby Village Centre Local Centre Map



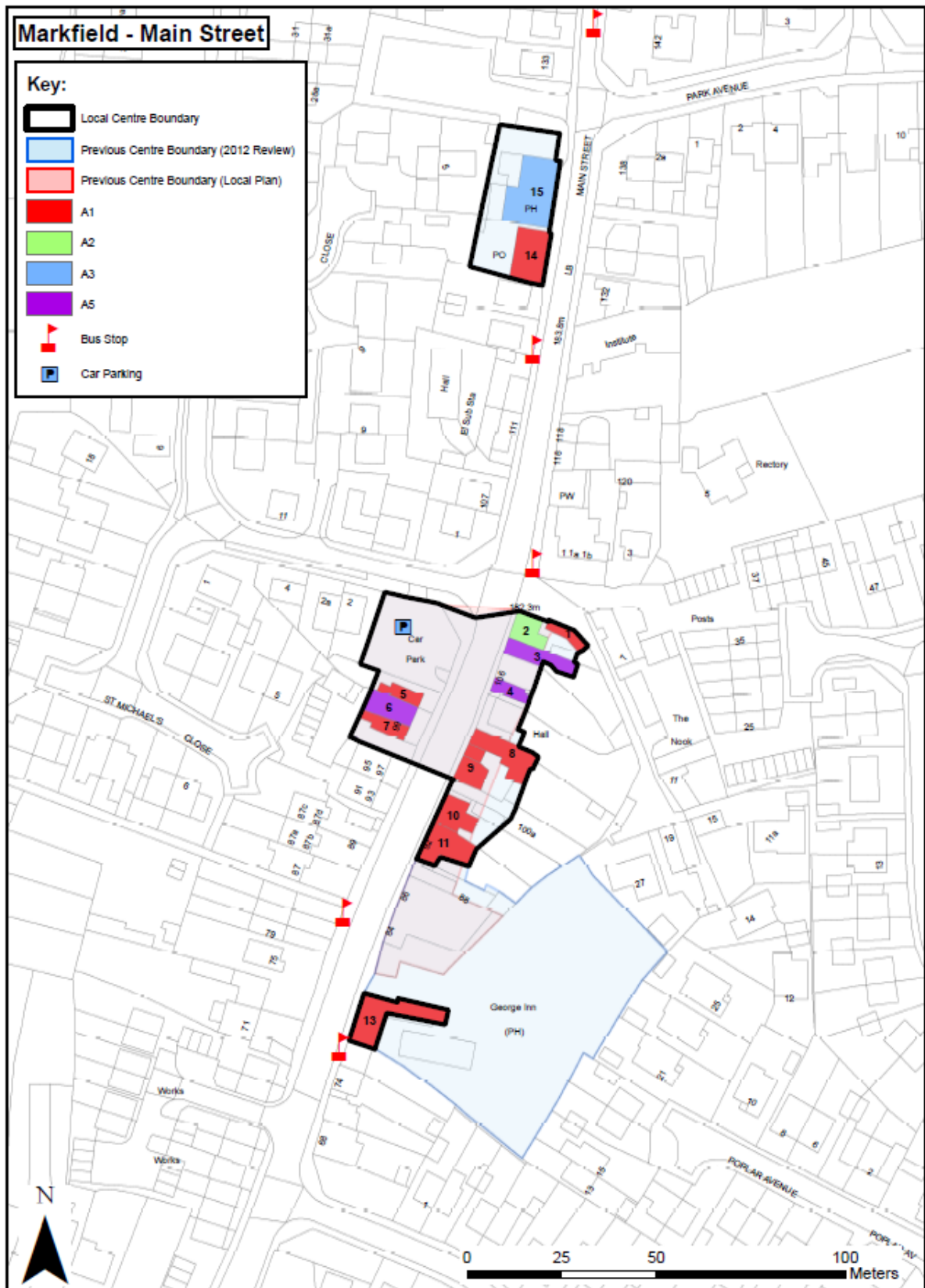
Appendix 22a**Ratby Village Centre Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Ratby Fish and Chips	93 Main Street	Fish and Chip Shop	A5	19/08/2014	1
Ratby Primary School	Main Street	Primary School	D1	19/08/2014	2
Ratby Library	Main Street	Library	D1	19/08/2014	3
Pix 2 Canvas	58 Main Street	Printers	A1	19/08/2014	4
Ratby Village Hall	35 Main Street	Village Hall/Centre	D2	19/08/2014	5
The Bulls Head PH	23 Main Street	Public House	A4	19/08/2014	6
M.O.T Testing Station	Corner of Berry's Lane and Main Street	M.O.T Testing Station	B2	19/08/2014	7
Great China Chinese Takeaway	36 Main Street	Chinese Takeaway	A5	19/08/2014	8
Whites Hair and Beauty	32-34 Main Street	Hairdressers	A1	19/08/2014	9
Post Office	28-30 Main Street	Post Office	A1	19/08/2014	10
	26 Main Street		Vacant	19/08/2014	11
The Co-operative Village Store	1-3 Station Road	General Store	A1	19/08/2014	12
Pabaris Ratby News	5 Station Road	Newsagents	A1	19/08/2014	13
Ratby Sports Club	Desford Lane	Sports Pavilion	D2	19/08/2014	14
Harrison Spice Indian Cuisine	23-27 Station Road	Indian	A3	19/08/2014	15
Ratby Parish Council Office	13 Station Road	Parish Council Office	B1(a)	19/08/2014	16
Ratby Chemist	58 Main Street	Chemist	A1	19/08/2014	17

	<u>Centre Summary</u>
Settlement	Ratby
Centre Name	Village Centre
Updated Classification	Local Centre
Overall number of units	17
Vacancy Rates	5.88%

Use Class Mix	The centre has a range of everyday retail stores such as hairdressers, pharmacy and general store and also includes the Parish Councils office. The centre also has 3 takeaways, a sports pavilion and a village hall as community facilities.
Accessibility and parking	Parking predominantly located on the street. Patron parking located at The Bulls Head pub, library and sports pavilion. Limited public parking at Ratby Sports Club (Mon- Fri 8am- 5.30pm, Sat 8am- 12noon) Two regular bus services run through the village centre to Coalville and Leicester.
Impacts on Centre	Core Strategy Policy 7 supports new retail development to meet local need within the defined local centre boundaries, seeks to resist the loss of local shops and facilities. Initiatives to establish local stores will be encouraged.
Changes from 2012 Review	<p>Since to 2012 review the vacant Bathroom Store unit has become an Indian restaurant/takeaway whilst one of the hairdressers has become vacant.</p> <p>The previous Review identified an approved change of use planning application at 10 Main Street for the conversion of a dwelling to a pharmacy. This has now been completed and the former pharmacy premises are now under new ownership, as a result there is an additional unit within the centre taking the total to 17 units within the boundary. Despite the net No. of vacant units remaining the same, with the increase in total units the percentage change in vacancies has slightly fell from 6.25% to 5.88%.</p>
Additional Information	

Appendix 23
Markfield - Main Street Local Centre Map



Appendix 23a

Markfield - Main Street Unit Designation and Centre Summary

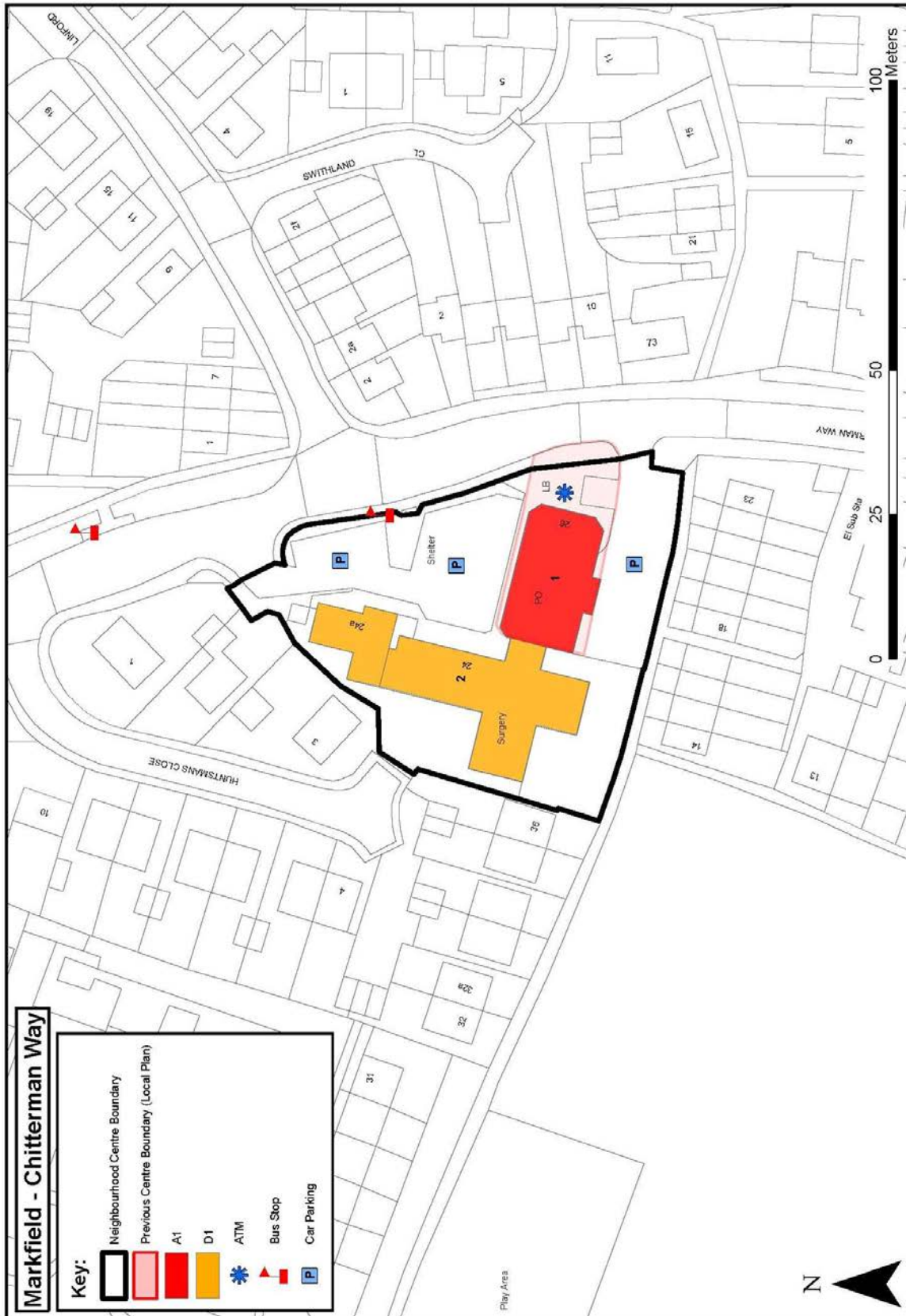
Business Name	Address	Use	Use Class	Survey date	Unit on map number
The Retreat	2 The Nook	Beauty Salon	A1	19/08/2014	1
Bradgate	110 Main Street	Financial Advisor	A2	19/08/2014	2
Markfield Fish Bar	108 Main Street	Fish and Chip Shop	A5	19/08/2014	3
Ma's Cuisine Chinese Takeaway	106 Main Street	Chinese Takeaway	A5	19/08/2014	4
JMC Hair Design	99B Main Street	Hairdressers	A1	19/08/2014	5
Balti No. 1	99A Main Street	Chinese Takeaway	A5	19/08/2014	6
Brewsters Café & Bakery	99 Main Street	Bakery	A1	19/08/2014	7
Clarkes Little Deli	102 Main Street	Sandwich Shop	A1	19/08/2014	8
Browns Homeware	100 Main Street	Hardware Store	A1	19/08/2014	9
Kay News	96-98 Main Street	Newsagents	A1	19/08/2014	10
Markfield Supermarket	90 Main Street	Convenience Store	A1	19/08/2014	11
The Co-operative	78 Main Street	Supermarket	A1	19/08/2014	13
Ivanhoe Hairdressers	119 Main Street	Hairdressers	A1	19/08/2014	14
Indian Fusion Bar and Restaurant	123 Main Street	Public House	A4	19/08/2014	15

Centre Summary	
Settlement	Markfield
Centre Name	Main Street
Updated Classification	Local Centre
Overall number of units	14
Vacancy Rates	0%
Use Class Mix	The centre has an adequate range of essential everyday retail uses such as a hairdressers, general food store and newsagents. The centre has 4 hot food takeaways but no bank or community facilities within its boundaries.

Accessibility and parking	The centre has a formal car park for approximately 16 spaces and 1 disabled space. On-street parking for approximately 10 cars. The newly developed Co-operative site provides additional off-street car parking. No cycle racks identified on site. Two regular bus services run through the village centre to Coalville and Leicester.
Impacts on Centre	Core Strategy Policy 7 supports new retail development to meet local need within the defined local centre boundaries, seeks to resist the loss of local shops and facilities. Initiatives to establish local stores will be encouraged. Core Strategy Policy 8 supports the expansion of the local supermarket.
Changes from 2012 Review	<p>The planning application 11/00431/FUL for 6 dwellings and 4890 square foot of retail space has since been implemented since the last Review. The former Co-operative village store has been demolished with 6 dwellings occupying the site. The formerly vacant George Inn public house has been redeveloped and extended by the Co-operative with a number of off street car parking spaces.</p> <p>Since the last Review three units have either changed name or ownership. This includes the Red Lion pub now occupied by an Indian restaurant/takeaway. A small convenience store occupies a unit identified as vacant within the previous review. There is now a 100% occupancy rate.</p>
Additional Information	

Appendix 24

Markfield - Chitterman Way Neighbourhood Centre Map

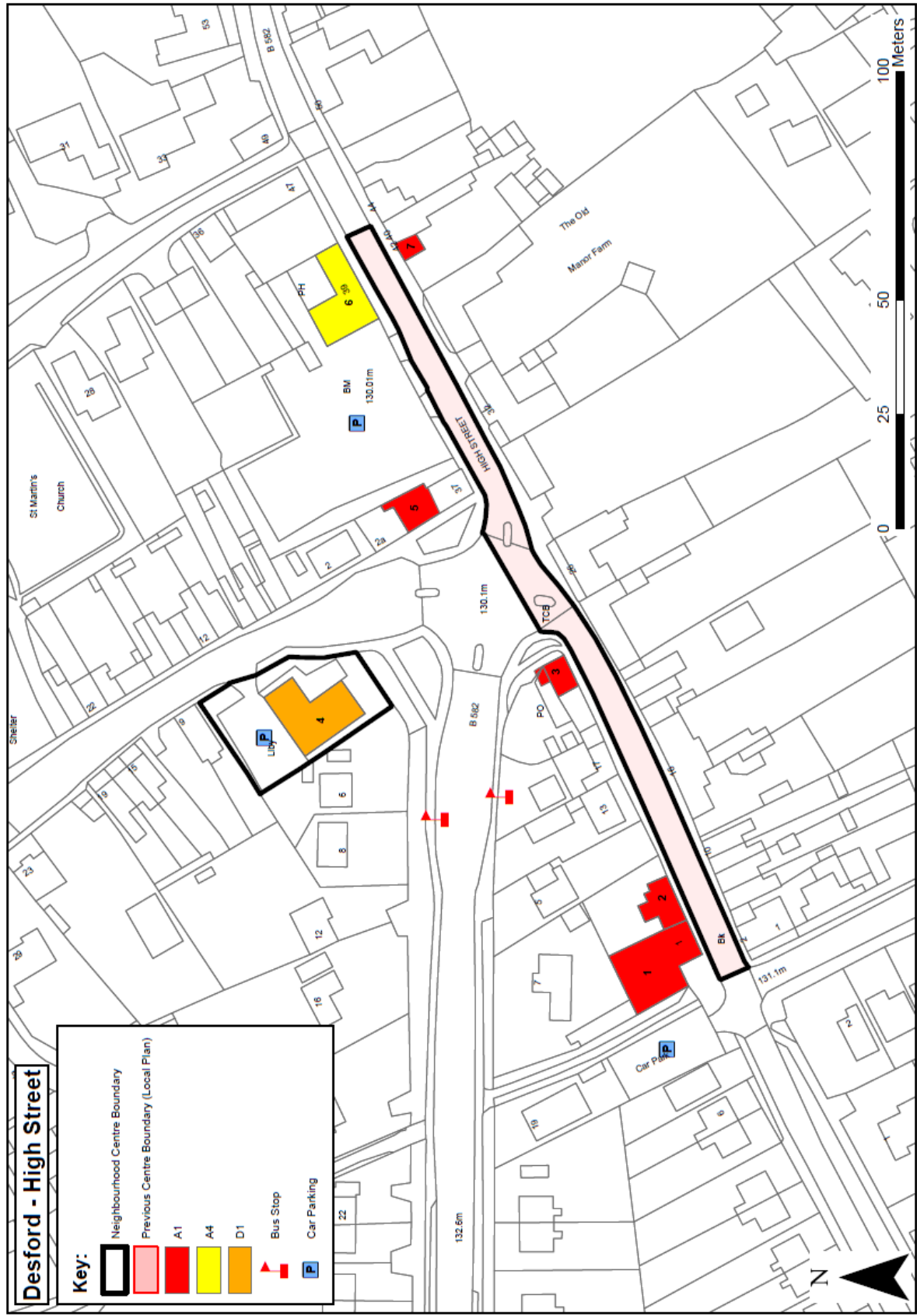


Appendix 24a**Markfield - Chitterman Way Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Londis and Post Office	26 Chitterman Way	General Store and Post Office	A1	19/08/2014	1
Markfield Medical Centre	24 Chitterman Way	Medical Centre and Pharmacy	D1	19/08/2014	2

<u>Centre Summary</u>	
Settlement	Markfield
Centre Name	Chitterman Way
Updated Classification	Neighbourhood Centre
Overall number of units	2
Vacancy Rates	0%
Use Class Mix	Retail provision is restricted to a medium/large convenience store which includes a post office. Store stands adjacent to a doctor's surgery with pharmacy.
Accessibility and parking	Formal parking fronting the surgery and to the side of the store. No cycle racks identified on site. Two regular bus services run through the centre to Coalville and Leicester.
Impacts on Centre	Core Strategy Policy 7 supports new retail development to meet local need within the defined local centre boundaries, seeks to resist the loss of local shops and facilities. Initiatives to establish local stores will be encouraged. Core Strategy Policy 8 supports the expansion of the local supermarket. The eastern side of the Centre stands within a Conservation Area.
Changes from 2012 Review	No change
Additional Information	ATMs situated within the centre.

Appendix 25 Desford - High Street Neighbourhood Centre Map



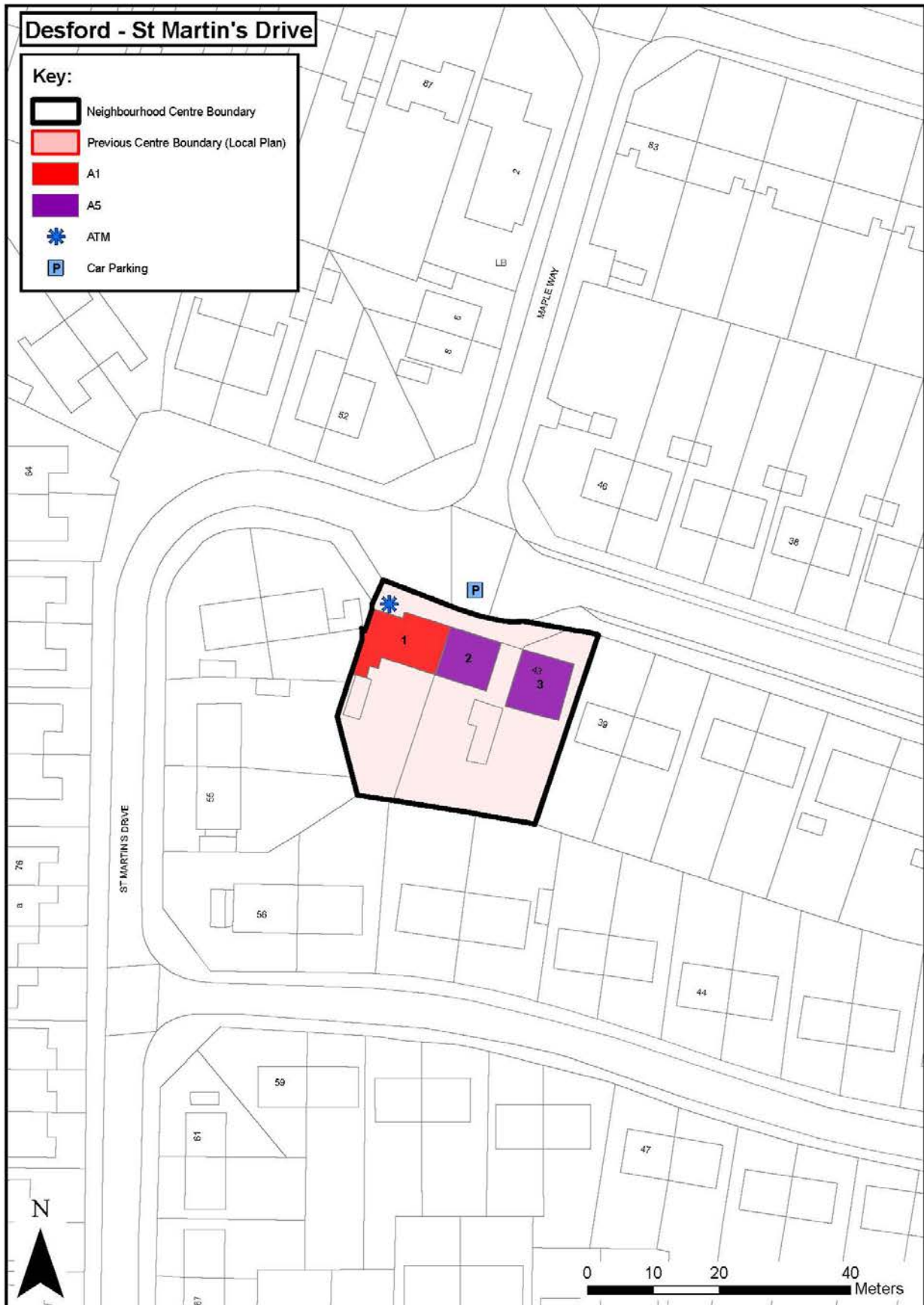
Appendix 25a

Desford - High Street Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Desford Pharmacy and Co-op	1 High Street	Pharmacy and General Store	A1	19/08/2014	1
Principals Hair and Beauty	3 High Street	Hairdresser	A1	19/08/2014	2
Post Office	23 High Street	Post Office	A1	19/08/2014	3
Desford Library	Main Street	Library	D1	19/08/2014	4
The Food Room	2A Main Street	Sandwich Shop	A1	19/08/2014	5
The Blue Bell Inn	39 High Street	Public House	A4	19/08/2014	6
Lisa's Barbers	40 High Street	Hairdresser	A1	19/08/2014	7

	<u>Centre Summary</u>
Settlement	Desford
Centre Name	Village centre- High Street
Updated Classification	Neighbourhood Centre
Overall number of units	7
Vacancy Rates	0%
Use Class Mix	A mix of everyday retail premises including a pharmacy, post office, sandwich shop, barber and hairdressers. In addition the centre has a library and a pub.
Accessibility and parking	A free public car park stands to the west accommodating approximately 8 spaces. Patron parking at the Bulls Head public house and library. 2 regular bus services run adjacent the centre to Coalville and Leicester.
Impacts on Centre	Core Strategy Policy 7 supports new retail development to meet local need within the defined local centre boundaries, seeks to resist the loss of local shops and facilities. Initiatives to establish local stores will be encouraged.
Changes from 2012 Review	A number of properties have changed ownership or function since the last Review. The former interiors unit is now a sandwich shop, the dentist is now a hairdressers whilst the sandwich and snack bar is now a barber shop.
Additional Information	

Appendix 26
Desford - St Martin's Drive Neighbourhood Centre Map



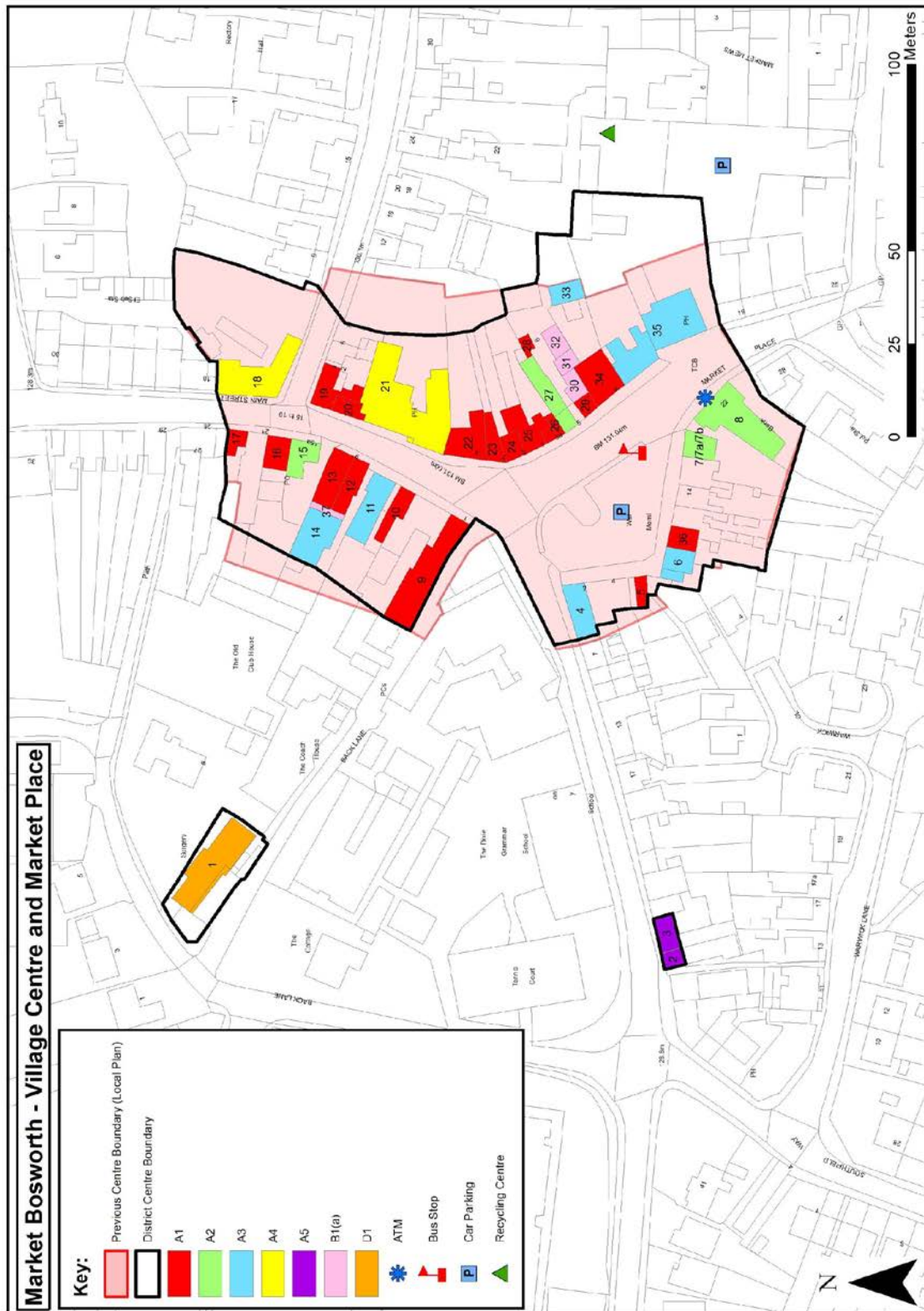
Appendix 26a**Desford - St Martin's Drive Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Desford Express	47 St Martin's Drive	General Store	A1	01/03/2012	1
The Village	45 St Martin's Drive	Hot Food Takeaway	A5	01/03/2012	2
Desford Fish Bar	41-43 St Martin's Drive	Fish and Chip Shop	A5	01/03/2012	3

	<u>Centre Summary</u>
Settlement	Desford
Centre Name	St Martin's Drive
Updated Classification	Neighbourhood Centre
Overall number of units	3
Vacancy Rates	0%
Use Class Mix	A small parade of shops with 1 convenience store and 2 hot food takeaways and a ATM.
Accessibility and parking	Parking fronting the parade for approximately 8 cars
Impacts on Centre	Core Strategy Policy 7 supports new retail development to meet local need within the defined local centre boundaries, seeks to resist the loss of local shops and facilities. Initiatives to establish local stores will be encouraged.
Changes from 2012 Review	No change.
Additional Information	The centre includes an ATM

Appendix 27

Market Bosworth - Market Place District Centre Map



Appendix 27a

Market Bosworth - Market Place Unit Designation and Centre Summary

Business Name	Address	Use	Use Class	Survey date	Unit on map number
The Surgery	Back Lane	Doctors Surgery	D1	15/09/2014	1
Tin Tin Cantonese Take-away	31 Station Road	Hot Food Take-away	A5	15/09/2014	2
The Batter of Bosworth	29 Station Road	Hot Food Take-away	A5	15/09/2014	3
Softleys	2 Market Place	Restaurant	A3	15/09/2014	4
The Clock Shop	6 Market Place	Clock Shop	A1	15/09/2014	5
Thistle Cottage Tea Room	8 Market Place	Tea Room	A1	15/09/2014	6
Hinckley & Rugby Building Society	20 Market Place	Building Society	A2	15/09/2014	7
Flavells Solicitors		Solicitors	A2	15/09/2014	7a
HSBC	22 Market Place	Bank	A2	15/09/2014	8
The Co-operative Food	1 Main Street	General Store	A1	15/09/2014	9
Chocol8s	5 Main Street	Confectioners	A1	15/09/2014	10
Solla Sollew Cafe	7 Main Street	Cafe	A3	15/09/2014	11
Lloyds Pharmacy	9 Main Street	Pharmacy/Chemists	A1	15/09/2014	12
Elizabeth Ann Hair and Beauty	9A Main Street	Hairdressers	A1	15/09/2014	13
Simla Peppers	9 Main Street	Restaurant	A3	15/09/2014	14
Wilson's Solicitors and Epsilon Homes	15 Main Street	Solicitors & Estate Agent	A2	15/09/2014	15
Post Office	17-19 Main Street	Post Office	A1	15/09/2014	16
Alivie	23 Main Street	Children's Clothes Shop	A1	15/09/2014	17
Ye Olde Red Lion Hotel	1 Park Street	Public House	A4	15/09/2014	18
Bosworth Antiques	12 Main Street	Antiques Shop	A1	15/09/2014	19
Mercury News Shop	10 Main Street	Newsagents	A1	15/09/2014	20
Dixie Arms PH	6 Main Street	Public House	A4	15/09/2014	21
Michaelmas House	4 Main Street	Interior Design Shop	A1	15/09/2014	22
Now & Then	2 Main Street	Furniture Shop	A1		23

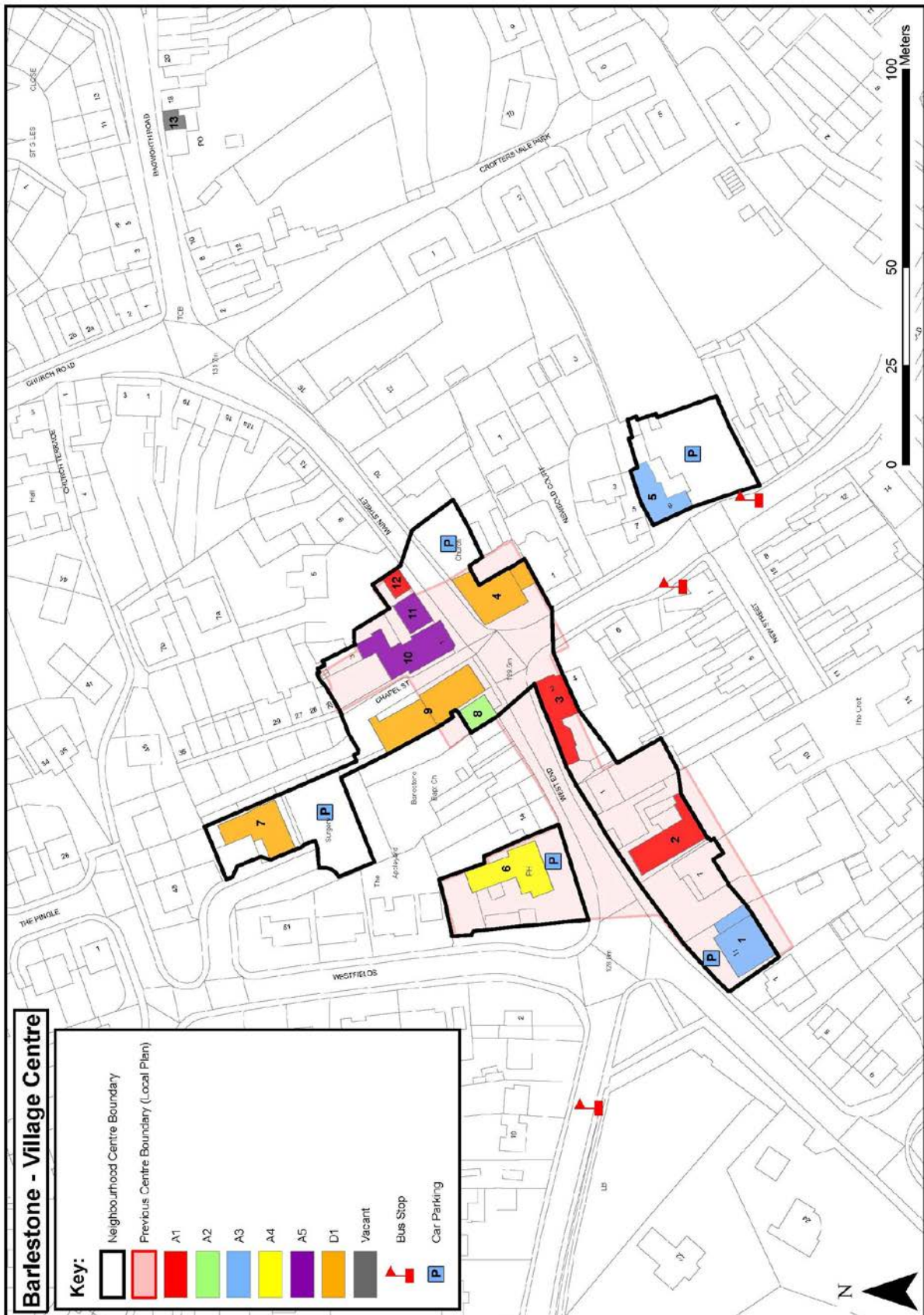
Jewellers, Antiques & Gifts				15/09/2014	
Rose & Raddish	3 Market Place	Greengrocers & Florists	A1	15/09/2014	24
J.W. Lampard and Son	1-3 Market Place	Butchers	A1	15/09/2014	25
Fox & Co Hairdressing	Flat Above 1-3 Market Place	Hairdressers	A1	15/09/2014	26
CP Country Properties	5 Market Place	Estate Agents	A2	15/09/2014	27
The Barber of Bosworth	6 Wheatsheaf Courtyard	Barbers	A1	15/09/2014	28
The Hair Gallery	1 Wheatsheaf Courtyard	Hairdressers	A1	15/09/2014	29
Geoff Smith Associates Ltd	4 Wheatsheaf Courtyard	Software design company	B1 (a)	15/09/2014	30
The Graphic Print and Design	3 Wheatsheaf Courtyard	Offices	B1(a)	15/09/2014	31
Silk House Design		Offices	A1	15/09/2014	32
Café Torte	5 Wheatsheaf Courtyard	Café	A3	15/09/2014	33
Dressini	9-11 Market Place	Clothes Shop	A1	15/09/2014	34
The Black Horse	15 - 17 Market Place	Restaurant	A3	15/09/2014	35
Content	10 Market Place	Gift shop	A1	15/09/2014	36
The Homes Partnership Accountants & Management Consultants	Above 7a Main Street	Accountants	B1(a)	15/09/2014	37
Bosworth Homecare Services		Office	B1(a)	15/09/2014	
Jordan Car Movements		Office	B1(a)	15/09/2014	

	<u>Centre Summary</u>
Settlement	Market Bosworth
Centre Name	Village Centre- Market Place
Updated Classification	District Centre

Overall number of units	40
Vacancy Rates	0%
Use Class Mix	<p>The centre has a wide range of various retail uses clustered around an historic market square. The centre includes antique shops, tea room, clothes shop and hairdressers amongst others. The market square also hosts a weekly outdoor market.</p> <p>The centre also benefits from a restaurant, cafes, solicitors and banks. The settlement also has two hot food takeaways approximately 80 metres west of the existing centre boundary. They are considered to be within easy walking distance from the centre and as such have been included in the centre boundary.</p>
Accessibility and parking	<p>3 Regular bus services service the settlement with a bus stop located in the Market Place. Central public parking located on Market Place with space for approximately 26 vehicles. Public parking situated to the rear of The Black Horse with access off Rectory Lane with space for approximately 32 cars and includes disabled spaces. Patron parking located to rear of The Black Horse and Ye Olde Red Lion Hotel. Very limited on-street parking.</p>
Impacts on Centre	<p>The majority of the centre stands within a Conservation Area with number of units designated as Listed Buildings. Core Strategy Policy 11 seeks to support local services.</p>
Changes from 2012 Review	<p>A small number of businesses have relocated within the centre. The florists and greengrocers are trading within a single unit under the name Rose & Raddish. Within Wheatsheaf Courtyard The Graphic Print and Design has moved into the larger former Courtyard Candy premises whilst an interior design shop has moved into the Graphic's former premises. Courtyard Candy is now located on Main Street within the former florist shop. Three retailers have either changed their name or are under new ownership.</p>
Additional Information	<p>The centre has at least one ATM and recycling centre.</p> <p>On the market square there is a monthly Farmers' Market on the fourth Sunday of each month as well as the weekly Wednesday market.</p>

Appendix 28

Barlestone - Village Centre Local Centre Map



Appendix 28a

Barlestone - Village Centre Unit Designation and Centre Summary

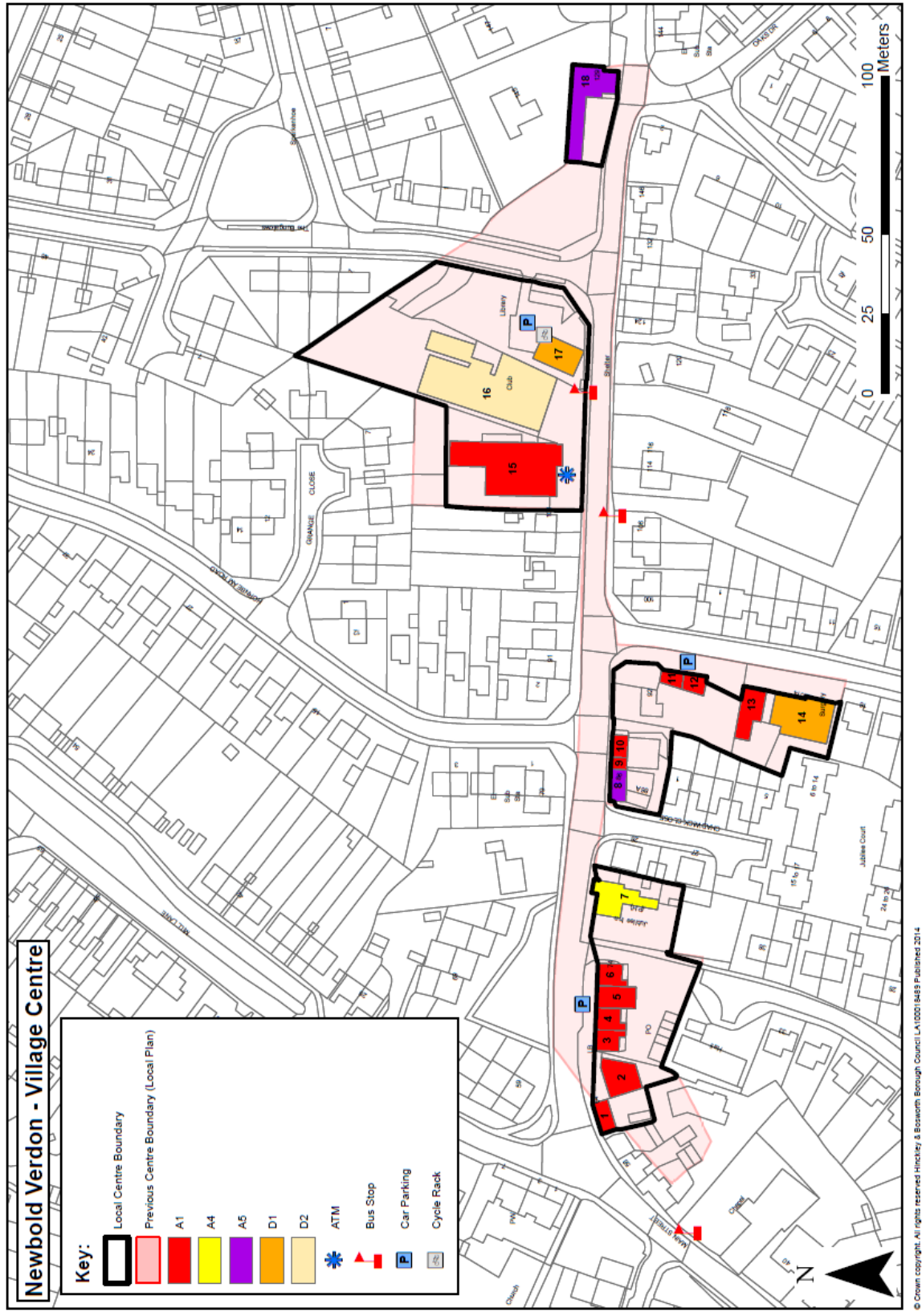
Business Name	Address	Use	Use Class	Survey date	Unit on map number
Bangla Kitchen	11 West End	Indian Restaurant	A3	15/09/2014	1
The Co-operative Village Store and Post Office	5 West End	General Store and Post Office	A1/A2	15/09/2014	2
Moda Hair and Beauty	2 Newbold Road	Hairdressers	A1	15/09/2014	3
Elohim Church	2 Main Street	Church	D1	15/09/2014	4
Kismat	9 Newbold Road	Indian Restaurant	A3	15/09/2014	5
Three Tuns Inn PH	16 West End	Public House	A4	15/09/2014	6
The Doctors Surgery	Westfields	Doctors Surgery	D1	15/09/2014	7
Hinckley & Rugby Building Society	2 West End	Building Society	A2	15/09/2014	8
Barlestone Baptist Church	West End	Church	D1	15/09/2014	9
Barlestone Fish Bar	1 Main Street	Fish and Chip Shop	A5	15/09/2014	10
Oriental	1A Main Street	Chinese Takeaway	A5	15/09/2014	11
KirstyOlivia	5A Main Street	Hairdressers	A1	15/09/2014	12

Centre Summary	
Settlement	Barlestone
Centre Name	Barlestone Village Centre
Updated Classification	Local Centre
Overall number of units	12
Vacancy Rates	0%
Use Class Mix	A cluster of retail, non retail and community uses stand along West End, Main Street and the junction with Newbold Road. The centre has one convenience store, two restaurants and a building society. One public house and two churches also stand within the centre.
Accessibility and parking	3 Regular bus services service the settlement. Free public parking adjacent to the doctors' surgery for approximately 10 cars. Patron parking at Elohim Church, the Three Tuns Inn, the Red Lion Pub and Sylheti Spice restaurant.
Impacts on Centre	Core Strategy Policy 11 seeks to support local services. At the time of writing there is an outline planning application for up to 64

	<p>dwellings at the Garden Farm site to the East of the local centre. This will be monitored in subsequent reviews.</p>
<p>Changes from 2012 Review</p>	<p>The former public house, which was converted into an Indian restaurant between the 2010 and 2012 reviews, has since been renamed or under new ownership retaining the same function.</p> <p>The former Post Office, which was identified as vacant but included in the list of units under the 2012 review, has been removed.</p>
<p>Additional Information</p>	<p>No cycle racks identified on site.</p>

Appendix 29

Newbold Verdon - Main Street & Arnold's Crescent Local Centre Map



Appendix 29a**Newbold Verdon - Main Street & Arnold's Crescent Unit Designation and Centre Summary**

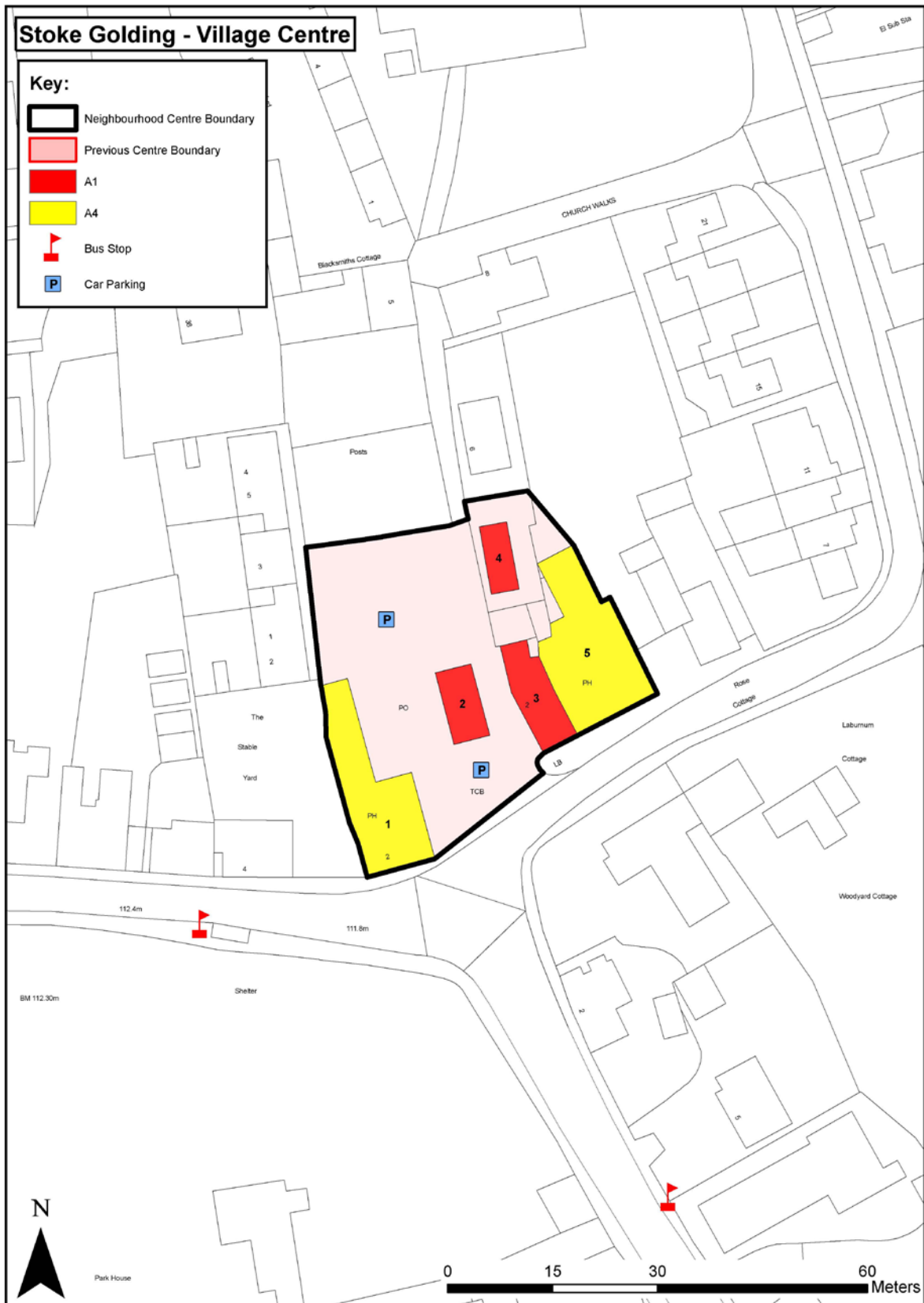
Business Name	Address	Use	Use Class	Survey date	Unit on map number
The Dog Room	62-64 Main Street	Dog Groomers	A1	15/09/2014	1
Martins	66 Main Street	Newsagents	A1	15/09/2014	2
Post Office & Santander Agency	68 Main Street	Post Office & Bank	A1	15/09/2014	3
David C Barsby Funeral Directors	70 Main Street	Funeral Directors	A1	15/09/2014	4
BarjanB Crafts	72 Main Street	Craft Shop	A1	15/09/2014	5
The Strand	74 Main Street	Hairdressers	A1	15/09/2014	6
Jubilee Inn	80 Main Street	Public House	A4	15/09/2014	7
Newbold Fryer	86 Main Street	Fish and Chip Shop	A5	15/09/2014	8
Tantrims	88 Main Street	Barbers & Tanning Salon	A1	15/09/2014	9
Nisa Local	90 Main Street	General Store	A1	15/09/2014	10
JB Carpet & Flooring	2 Arnolds Crescent	Carpet Store	A1	15/09/2014	11
M & M Stores	4 Arnolds Crescent	General Store and Sandwich Shop	A1	15/09/2014	12
Numark Pharmacy	10 Arnolds Crescent	Pharmacy	A1	15/09/2014	13
De Verdon Childrens Day Nursery	14 Arnolds Crescent	Children's Nursery	D1	15/09/2014	14
The Co-operative Food	103-105 Main Street	General Store	A1	15/09/2014	15
Newbold Verdon Working Mens Club	Main Street	Working Men's Club	D2	15/09/2014	16
Newbold Verdon	Main Street	Library	D1		17

Library				15/09/2014	
Balti Hut	125-129 Main Street	Indian Takeaway	A5	15/09/2014	18

	<u>Centre Summary</u>
Settlement	Newbold Verdon
Centre Name	Newbold Verdon Village Centre
Updated Classification	Local Centre
Overall number of units	18
Vacancy Rates	0%
Use Class Mix	A linear centre within the village centre comprising a range of retail uses for the everyday needs of residents including a hairdressers, newsagents, convenience store and post office. The centre also has a funeral directors, dog groomers and a library.
Accessibility and parking	Parking is limited to on-street parking for approximately 16 cars with additional parking at the library. 2 Regular bus services run through the centre to Leicester and Coalville.
Impacts on Centre	Core Strategy Policy 11 seeks to support local services.
Changes from 2012 Review	The former coffee lounge is now a barber and tanning shop. Additional on-street parking for approximately 6 cars was identified along Main Street immediately outside the general store.
Additional Information	The Co-op village store has an ATM

Appendix 30

Stoke Golding - High Street & Station Road Neighbourhood Centre Map



Appendix 30a

Stoke Golding - High Street & Station Road Unit Designation and Centre Summary

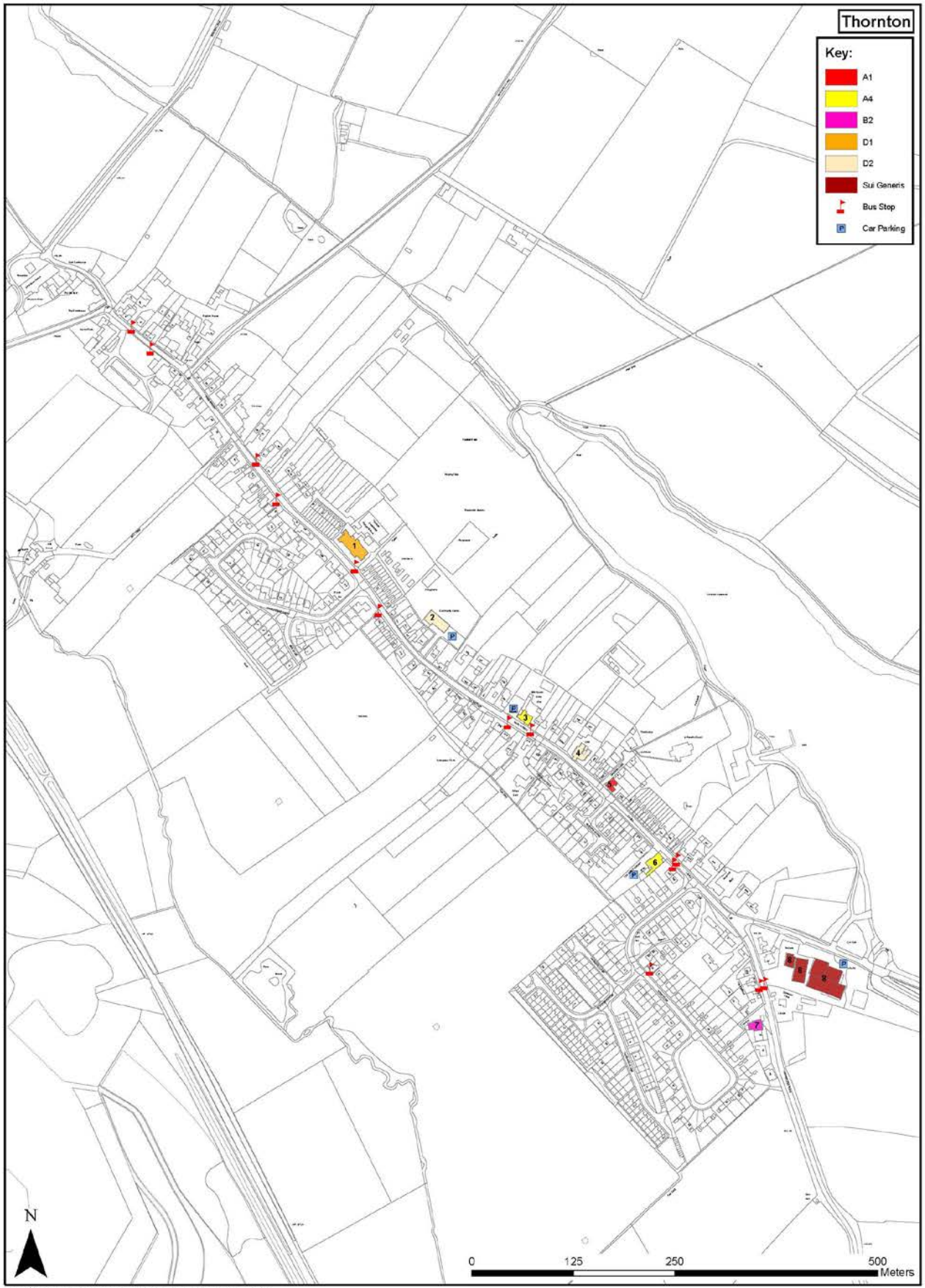
Business Name	Address	Use	Use Class	Survey date	Unit on map number
The George and Dragon PH	2 Station Road	Public House	A4	15/09/2014	1
Post Office	1 Church Walks	Post Office	A1	15/09/2014	2
Sehmbi Stores	2 Church Walks	Newsagents/General Store	A1	15/09/2014	3
Tammy's Hair Design	4 Church Walks	Hairdressers	A1	15/09/2014	4
Three Horseshoes, inc Mango Tree	High Street	Public House	A4	15/09/2014	5

	<u>Centre Summary</u>
Settlement	Stoke Golding
Centre Name	High Street and Station Road
Updated Classification	Neighbourhood Centre
Overall number of units	5
Vacancy Rates	0%
Use Class Mix	A small cluster of three retail units including a hairdressers, newsagents and post office with two public houses on the centres periphery. The Three Horseshoes also has an ancillary Indian restaurant.
Accessibility and parking	Limited on-street parking. Informal parking fronting the post office for approximately 3-4 cars. Parking to the rear of George and The Dragon for patrons only. One bus route serves the village with an hourly service.
Impacts on Centre	Core Strategy Policy 11 seeks to support local services
Changes from 2012 Review	The newsagents has been renamed or is under new ownership.
Additional Information	Centre stands within a Conservation Area. Core Strategy Policy 11 supports local services and seeks to improve connections with Dadlington & Higham on the Hill to increase catchment for shops.

Appendix 31
Bagworth Map



Appendix 31
Thornton Map



Appendix 31a**Bagworth & Thornton Unit Designation and Centre Summary**

Business Name	Address	Use	Use Class	Survey date	Unit on map number
Maynard Arms	Ibstock Road	Public House	Vacant	15/09/2014	1
Bagworth Community Centre	Station Road	Community Centre	D2	15/09/2014	2
Bagworth Working Mens Club	9 Station Road	Working Mens Club	D2	15/09/2014	3
Bagworth Sure Start Children's Centre	Station Road	Children's Centre	D2	15/09/2014	4
Thornton County Junior & Infant School	Main Street	Junior School	D1	15/09/2014	1
Thornton Community Centre	175 Main Street	Community Centre	D2	15/09/2014	2
The Bricklayers Arms	213 Main Street	Public House	A4	15/09/2014	3
Thornton Working Mens Club	231 Main Street	Working Mens Club	D2	15/09/2014	4
Norms	251 Main Street	General Store	A1	15/09/2014	5
The Reservoir Inn	286 Main Street	Public House	A4	15/09/2014	6
Thornton Service Station	26 Merrylees Road	Service Station and Garage	B2	15/09/2014	7
Hill Top Nurseries	Reservoir Road	Nursery Garden	Sui Generis	15/09/2014	8

	Centre Summary
Settlement	Bagworth and Thornton
Centre Name	Bagworth and Thornton Village Centres
Updated Classification	None
Overall number of units	12
Vacancy Rates	8.3%

Use Class Mix	Bagworth has a vacant public house, a functioning community centre and working men’s club. Thornton has a wider provision than Bagworth with 2 pubs, a garden centre, community centre and working men’s club. This is in addition to a small general store providing some of the everyday needs of the two villages.
Accessibility and parking	One 2 hourly bus service runs through Bagworth
Impacts on Centre	<p>Core Strategy Policy 10 seeks the provision of local services to include a local shop and possibly a post office and to allocate land for 60 new homes but this is dependent on local services being established.</p> <p>The Farland Trading Ltd application site has been extended for an A1 retail unit and eight dwellings under 13/00510/EXT. This will be monitored under subsequent reviews.</p> <p>An application for 50 dwellings, 10 apartments and 4 retail units was submitted during the 2012 review period under reference 12/00127/FUL. The application was approved and is under construction at the time of writing.</p>
Changes from 2012 Review	<p>No change within Bagworth. Thornton Stores has been renamed to ‘Norms’ and the Steam Trumpet Public House has been renamed to The Reservoir Inn.</p> <p>It is considered that as there is no clearly defined boundary or centre in either Bagworth or Thornton neither can be considered a centre. As both are considered Key Rural Centres within the Core Strategy they will continue to be monitored as part of future reviews.</p>
Additional Information	