Eckington Town Centre Health Check 2013

Contents

1.0 Introduction

Planning Policy

1.1 NPPF does not require Town Centre Health Checks to be undertaken, however, it does emphasise the need for local authorities to monitor the health of their town centres and determine how they are changing over time. The NPPF, along with the draft NPPG on Ensuring the Vitality of Town Centres, has replaced the former guidance for town centres (PPS4 Planning for Sustainable Economic Growth).

1.2 The NPPF chapter 'Ensuring the vitality of town centres' states that planning should promote competitive Town Centre environments that provide customer choice and a diverse retail offer and which reflect the individuality of the Town Centre. Town Centres should be recognised as the heart of the community and their viability and vitality supported. Suitable sites should be allocated to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in the Town Centre. Where town centres are in decline, local planning authorities should plan positively for their future to encourage economic activity.

1.3 Although PPS4 has been deleted regarding the methodology for health check process and identifying indicators, the accompanying practice guidance on 'Planning for Town Centres' still exists, detailing the benefits of regular auditing and monitoring of town centres. The useful indicators for Health Check monitoring that were established as part of PPS4 will continue to be used.

1.4 One of the key objectives of regular monitoring and town centre health checks (in addition to providing important baseline data for retail/town centre assessments) is to consider a centre's performance over time. It will also be relevant to consider how the centre has performed relative to national trends, and to similar sized centres elsewhere. This type of analysis provides an important insight into whether the centre is improving, stable or declining, and will have a bearing when considering the potential/need for new development and the likely impact of new developments.

National Trends

1.5 Recent experience and research suggests that the future context for retailing in town centres will be very different and that centres must adapt to the changing policy and economic landscape. Along with the growth of out-of-centre retail development, the economic climate has had an impact on consumer spending which in turn has had a negative impact on the vitality of town centres and an increase in vacancy rates.

1.6 Experian's (2012) report entitled 'Town Centre Futures 2020' sets out how the UK's town centres will have changed by the end of the decade and what town centres, high streets and retailers need to do to survive and thrive. Though facing tough challenges Experian's report stresses that the UK's town centres can survive and thrive beyond 2020, provided they understand and cater to the distinct needs of their local communities, while embracing technology to boost the high street experience.

1.7 For example, town centres will need to market themselves as convenient hubs for picking up products ordered online. It is worth noting that the 2008 Retail Capacity Study found that the highest proportion of respondents who buy goods over the internet lived within the Eckington/Killamarsh zone. Town centres must also cater for an ageing population, including the provision of face-to-face service and opportunities for socialising and leisure activities. The latest Census data shows that the population is indeed ageing, and therefore town centres will need to offer the kind of facilities valued by older people, such as health services, and safe and accessible shopping areas.

Purpose of Town Centre Health Check

1.8 The main purpose of this Town Centre Health Check is to monitor the vitality and viability of Eckington Town Centre to help ensure an adequate supply of services and facilities to meet the requirements of the local population both currently and in the future. This Health Check assessment will form part of the evidence base for policies and proposals in the Local Plan. As explained earlier, the advice previously contained within PPS4 regarding the types of evidence and indicators Local Authorities should collect still provide a relevant and useful basis to measure the health of town centres. The following indicators are used to help gain a proper understanding of the vitality and viability of each centre:

i. Diversity of uses;
ii. Amount of retail, leisure and offices in edge and out-of-centre locations;
iii. The potential capacity for growth;

iv. Retailer representation;
v. Shop rents;
vi. Proportion of vacant property;
vii. Pedestrian flows;
viii. Accessibility;
ix. Perception of safety / occurrence of crime;
x. Environmental quality

1.9 However, due to the lack of information available, some of the indicators are less obtainable than others. Some indicators are therefore less detailed than others or not reported on at all, such as pedestrian flows (vii). As work progresses on the emerging Local Plan, this information may become more readily available. The findings of each indicator are presented below and summarised as part of a SWOT analysis which highlights the import issues towards the future development of the town centre.

2.0 Eckington

2.1 Eckington is a small town located north of Chesterfield and east of Dronfield. Eckington town centre serves the retail and service needs of residents from the town itself as well as surrounding villages including Mosborough, Renishaw and Marsh Lane. It also benefits from passing trade using the A6135 and the B6052.

2.2 The town centre has benefited in recent years from many improvements, including the resurfaced cobbled market street which is pedestrianised. The supermarket presence is a large Co-Operative Society store. The town also has a town centre bus station. A large part of Eckington town centre is within the Eckington and Renishaw Conservation Area, with many historic buildings. The town centre also has a more modern parade of retail shops with two storey living accommodation over at the heart of Eckington town centre.

2.3 In 2012 the council published the Eckington Town Centre Development Framework - Supplementary Planning Document (SPD) which aims to guide future development in Eckington Town Centre to ensure that Eckington becomes a thriving, successful town. It establishes clear planning and urban design guidance, providing a co-ordinated and consistent approach to the regeneration of Eckington.

2.4 The extent of the town centre surveyed in 2008 and 2013 did extend beyond the 2005 Local Plan Town Centre boundary in order to provide information on edge of centre developments and to inform the Town Centre boundary in the emerging new Local Plan. The analysis is based on uses within the 2005 town centre boundary.

3.0 Scale and Diversity of Uses

3.1 The NPPF defines main town centre uses as follows:

- Retail development

- Leisure, entertainment facilities, and the more intensive sport and recreation uses
- Offices, and
- Arts, culture and tourism development

3.2 This section (covering indicator i set out in paragraph 1.8) provides a breakdown of town centre units by type, including use class and goods type, in order to monitor the amount and type of town centre uses to inform emerging planning policies. Information has been sourced from retail audits undertaken in 2008 and August 2013.

3.3 Scale and function are important factors in assessing the health of town centres. Scale is typically measured by assessing the quantity of floorspace and number of outlets in various town centre uses and assessments of function take into account quantitative and qualitative considerations including the types and diversity of uses for example in retail, leisure, offices and other town centre functions.

Table 1: Town Centre Units by Use Class 2008 and 2013[1]

	2008				2013			
Use Class	**Sq Metres**	**% Total**	**Units**	**% Total**	**Sq Metres**	**% Total**	**Units**	**% Total**
A1	2178.4	19.8%	19	17.4%	2459.86	24.2%	24	22.0%
A2	990.46	9.0%	9	8.3%	788.66	7.8%	4	3.7%
A3	89.61	0.8%	1	0.9%	118.08	1.2%	2	1.8%
A4	686	6.2%	3	2.8%	353	3.5%	2	1.8%
A5	533.17	4.8%	7	6.4%	543.9	5.3%	7	6.4%
B1	1157.5	10.5%	10	9.2%	1068.4	10.5%	10	9.2%
B8	590.4	5.4%	2	1.8%	590.4	5.8%	2	1.8%
C3		0.0%	27	24.8%		0.0%	35	32.1%
D1	1301.8	11.8%	4	3.7%	1292.4	12.7%	4	3.7%
D2	1666	15.1%	1	0.9%	1731.9	17.0%	2	1.8%
Sui Generis	656.4	6.0%	9	8.3%	663.48	6.5%	10	9.2%
Vacant	1154.58	10.5%	17	15.6%	556.9	5.5%	7	6.4%
Total	**11004.32**	100.0%	**109**	100.0%	**10166.98**	100.0%	**109**	100.0%

[1] The floorspace data from the 2008 and 2013 surveys is taken from Derby Valuation Office Rating List and where not available, measured from GIS plots.

3.4 Since 2008 the number of units in the town centre has stayed the same, with a reduction in floorspace due to differences between the areas of demolished and replacement buildings. There have been notable increases in A1 and A3 uses, and significant reductions in the number and floorspace of A2 uses and vacancies.

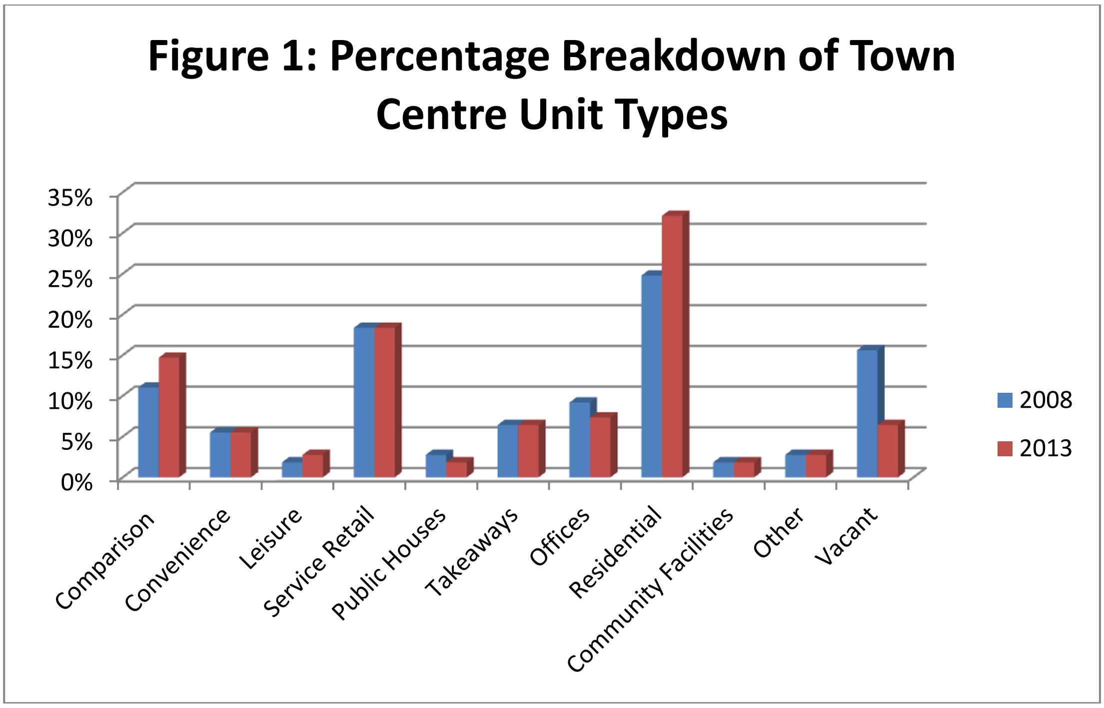
Table 2: Town Centre Units by type 2008 and 2013

	2008				**2013**			
Type	**Sq Metres**	**% total**	**Units**	**% total**	**Sq Metres**	**% total**	**units**	**% total**
Comparison	876.7	8.0%	12	11.0%	1222.06	12.0%	16	14.7%
Convenience	1608.1	14.6%	6	5.5%	1608.1	15.8%	6	5.5%
Leisure	1850	16.8%	2	1.8%	1915.9	18.8%	3	2.8%
Service Retail	1800.57	16.4%	20	18.3%	1634.92	16.1%	20	18.3%
Public Houses	686	6.2%	3	2.8%	353	3.5%	2	1.8%
Takeaways	533.17	4.8%	7	6.4%	543.9	5.3%	7	6.4%
Offices	1157.5	10.5%	10	9.2%	994.5	9.8%	8	7.3%
Residential		0.0%	27	24.8%		0.0%	35	32.1%
Community Facilities	1128.3	10.3%	2	1.8%	1128.3	11.1%	2	1.8%
Other	209.4	1.9%	3	2.8%	209.4	2.1%	3	2.8%
Vacant	1154.58	10.5%	17	15.6%	556.9	5.5%	7	6.4%
Total	**11004.32**	100.0%	**109**	100.0%	**10166.98**	100.0%	**109**	100.0%

3.5 The town centre outlets have been split into different types to better gauge the function of the town centre. Public Houses and Takeaways have been separated from Service Retail due to the particular issues they can pose in town centres. For this reason, where there was a mixed use, such as Public House with restaurant or café with takeaway, the public house or takeaway aspect has been used.

3.6 Comparison floorspace has increased by around 40% between 2008 and 2013. The number of takeaways has remained stable, and a decrease in both number of pubs and floorspace. The reduction in vacancies is due to new residential uses and comparison retail uses.

Fig 1 Percentage breakdown of town centre unit types



3.7 It is clear that the apart from the increase in comparison and residential and drop in vacant units, the changes between 2008 and 2013 have been relatively minor.

Evening Economy

3.8 Leisure floorspace in centres comprises a range of activities including cinemas, theatres, concert halls, restaurants, cafes, takeaways, pubs, bars, night clubs and a range of other leisure facilities. Leisure services can add vitality and viability to a centre and ensure it remains lively after shops close. A significant quantum and range of leisure facilities, or a cluster of leisure/evening economy uses can be an important component of a town centre's role and function.

3.9 In 2008, evening uses comprised a total of approximately 1493sq.m of floorspace across the town (13.6% of total town centre floorspace and 11% of total premises). In 2013 there were 2 less evening use units than in 2008, reducing the percentage of total premises to 9.2% and the overall floorspace to 10.6% of total town centre floorspace. See Appendix 2 for the full breakdown of data on evening uses.

3.10 The majority of evening uses in both 2008 and 2013 was cafes and takeaways, at around 70% of the evening use units. The main loss has been one public house, reducing from 46% in 2008 to 33% of total town centre floorspace in 2013. There is a concentration of takeaway uses on Market Street and to a lesser extent on Southgate.

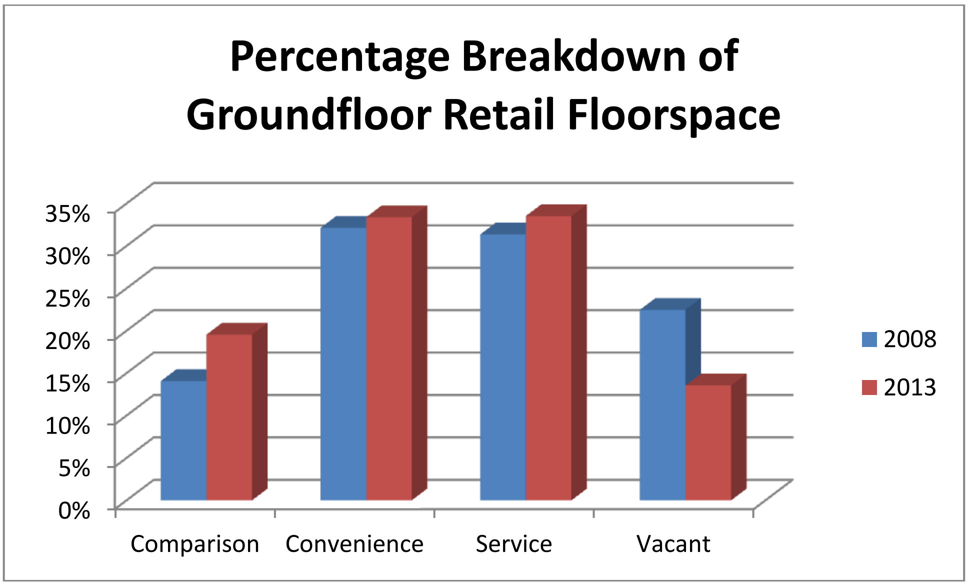
4.0 Retail

4.1 Tables 1 and 2 use total floorspace data (including basements, upper floors and non-sales areas). This provides a picture of the potential floorspace in buildings and premises that could be used for town centre uses. In order to get a more accurate picture of the floorspace in active retail use, there is available data on A1 uses for ground floor retail sales areas (covering indicators i and iv).

Table 3: Ground Floor Retail Floorspace 2008 and 2013

	2008				**2013**			
Ground Floor Retail Floorspace	**Floorspace**	**% Total**	**No Units**	**% Total**	**Floorspace**	**% Total**	**No Units**	**% Total**
Comparison	674.7	14.1%	12	19.4%	810.76	19.5%	15	28.3%
Convenience	1541.4	32.1%	6	9.7%	1385.4	33.4%	4	7.5%
Service	1504.45	31.4%	27	43.5%	1391.25	33.5%	27	50.9%
Vacant	1078	22.5%	17	27.4%	562.3	13.6%	7	13.2%
Total	**4798.55**	100%	**62**	100%	**4149.71**	100%	**53**	100%

Fig 2 Percentage breakdown of groundfloor retail floorspace



4.2 There has been an increase in comparison ground floor retail, both in terms of floorspace and units, but an overall reduction in ground floor retail units and floorpsace within the town centre, partly due to the increase in residential units. There have been decreases in the amount of convenience and service retail floorspace, and a significant reduction in vacant ground floor retail floorspace from 22.5% in 2008 to 13.6% in 2013.

Table 4: GOAD Report Outlet Type National Averages

Outlet Type	National Average Units	National Average Floorspace
Comparison	32.8%	36.39%
Convenience	8.21%	14.75%
Retail Service	13.94%	7.36%
Leisure Service	22.22%	23.08%
Financial and Business	10.97%	8.29%
Vacant	11.55%	9.4%

4.3 Comparison with the GOAD data is more direct when considering ground floor retail, as the GOAD survey data was based on building footprint area and did not take into account other floors. In relation to the national averages (see Table 4), ground floor retail figures (Table 3) show that in 2013 comparison retail was significantly below the national average for floorspace, balanced by the level of convenience floorspace which is significantly above the national average. Although overall vacancies have reduced, the levels of vacant ground floor retail, both floorspace and units, are above the national average. Service retail is broadly in line with the national average.

Retailer Representation

4.4 This section assesses the presence of national retail multiples in the town centre area. This gives a good indication of how the centre is performing in relation to attracting national retail outlets and its current performance in the retail hierarchy. For the purposes of the health check process, national multiple retailers are defined as being part of a network of nine or more outlets (as used in Goad Category Reports), whose presence in a town centre is recognised as enhancing the retail attractiveness to local consumers.

4.5 In 2008 there were no national multiple retailers as defined by GOAD, although some other well-known national multiple retailers were represented in Eckington town centre in 2008:

- Co-op
- Natwest
- Age Concern
- William Hill
- Halifax
- Lloyds TSB

4.6 In 2013 the representation has declined with the loss of Natwest and Halifax. In 2008 national multiple retailers took up 28% of total ground floor retail floorspace. This was made up of 62.5% convenience 4.4% comparison and 33.1% service. There was only one national comparison stores –a charity shop. In 2013 the picture was different, with national multiple retailers taking up 31.9% of total ground floor retail floorspace (although total ground floor retail had decreased overall), made up of 63.6% convenience, 16.6%

comparison and 19.8% service. The increase in comparison is due to the co-op funeral care, balanced by a decrease in service due to bank closures.

Table 5: Multiple Retailers

	2008				2013			
National Multiple Retailers	**Ground floor retail**	**% Total**	**Units**	**% Total**	**Ground floor retail**	**% Total**	**Units**	**% Total**
Convenience	840.3	62.5%	1	16.7%	840.3	63.6%	1	16.7%
Comparison	59.8	4.4%	1	16.7%	219.4	16.6%	3	50.0%
Service	444.66	33.1%	4	66.7%	262.36	19.8%	2	33.3%
Total	**1344.76**	**100%**	**6**	**100%**	**1322.06**	**100%**	**6**	**100%**

5.0 Capacity for Growth or Change

5.1 The ability of a town centre to grow in terms of regeneration, consolidation or expansion is imperative in maintaining the health and diversity of uses in a centre. The National Planning Policy Framework emphasises the need for local authorities to maintain a supply of suitable sites to cater for the needs of town centre expansion to 'allocate a range of suitable sites to meet the scale and type of retail, leisure, commercial, office, tourism, cultural, community and residential development needed in town centres'.

5.2 This section covers indicators ii, iii and v as set out in paragraph 1.8. It is important to consider of edge of centre & out of centre locations in terms of any impact on the health of the centre itself, alongside the potential capacity and indicators of market demand such as shop rents. In 2013 there were three edge of centre units, two being D1 uses with one A1 (pharmacy) unit within one of the D1 uses. There is no out of centre retail or town centre use schemes around Eckington, and none planned. There are however a range of sporadic edge and out of centre developments with town centre uses. In 2013, there were 2 edge of centre units, the Eckington health centre and pharmacy on Gosber Road. The is also a significant number (9) of A1 retail uses, mainly comparison and service retail, on High Street, which would form a logical linear extension to the town centre boundary.

Capacity

5.3 The Eckington SPD identified the main town centre development opportunities as the redevelopment of Northgate House, a reorganisation of the bus station to free up land off Pinfold Street, perhaps incorporating this with the land to the rear of Market Street (Including the rear of Northgate House which is currently for sale), the Market Street (Foxes Yard) car park and rationalisation of the 'civic campus' area (library, swimming pool etc).

5.4 The 2008 Retail Capacity Study quantitative capacity analysis concluded that even allowing for the re-occupation of vacant shop units in the north of the District (2,000 sq m gross), development opportunities in Dronfield, Eckington and Killamarsh (3,500 sq m gross) may not be capable of accommodating the need for new retail floorspace in the northern part of the District up to 2016 (6,900 sq m gross).

5.5 The 2008 study identified 2 potential sites at Eckington for new retail development - Pinfold St Car Park and Units on Market St to provide approx. 2,000 sq m gross at ground floor level. At February 2014 a plot of land situated to the rear of Northgate House, Market Street was being marketed for sale.

Shop Rents and Demand

5.6 Comprehensive information was unavailable for retail yields and rental values. In January 2014 there was one shop on Market Street being marketed at £8,820 per annum for recently refurbished ground floor lock-up retail sales shop & premises of 607 sq. ft., 56.39 sq. m. Limited information is available on the demand for retail space and quality of the units in Eckington.

6.0 Vacancy Rates

6.1 The distribution of vacant units and other associated uses (i.e. charity and other outlets with rate rebates) provide an indicator of the attractiveness of an area to new business, although it should be noted that vacancies in outlets occur not only when an area is economically unattractive to potential businesses, but also due to redevelopment, building renovation or changeovers between tenants. This section covers indicator vi as set out in paragraph 1.8.

6.2 The ground floor vacancy rate in Eckington in 2008 was 27.4% by premises and 22.5% percent by floorspace. In 2013, the rates are 13.2% by premises (national average is 11.54% GOAD data 2012), and 13.6% by floorspace (national average is 9.38% [2]GOAD data 2012). These rates do not compare particularly well to the national picture, but it is a significant reduction from 2008 levels.

6.3 In 2008 and 2013 the vacant units were mainly located in Market Street and Station Road.

6.4 In 2013 there were 2 charity shops in the town centre, accounting for 3.8% of ground floor retail units and 2.9% of ground floor retail floorspace. This is above the national averages of 2.6% for units and 1.7% for floorspace.

7.0 Accessibility

[2] GOAD floorspace data is footprint floorspace, and the site area without the building lines. It is not directly comparable to the data in this health check but provides a useful national average benchmark.

Travel and Accessibility

7.1 Eckington is reasonably well served by public transport, with regular buses to and from Sheffield and surrounding towns of Chesterfield, Dronfield, Killamarsh and Mansfield, also serving smaller settlements such as Clowne. The town experiences some passing trade from the A6135 and the B6052. There is a reasonable amount of public and private surface car parks in the town, with much of it free. In 2013 there are 7 public car parks providing 138 spaces, along with unmarked roadside public parking providing 23 spaces off Pinfold Street, Station Road and outside the Civic Centre. 14 of the public spaces are disabled bays. The Co-Op provides 68 spaces, of which 4 are disabled bays. The health/medical centre provides 45 spaces, of which 3 are disabled bays. Private car parks can accommodate 83 vehicles, and offer 2 disabled bays.

7.2 Facilities for cyclists are limited.

7.3 In May 2013 a questionnaire on the health of the districts town centres was sent out to the Citizens Panel. 544 responses were received .11.2% of respondents visited Eckington most often out of the four town centres. Although the majority (63%) use the car to travel to Eckington, a significant 29.6% walk, with 5.6% choosing the bus, and none cycle.

7.4 64.6% are satisfied with the footpath routes into the town centre, just below the average across all four town centres in the district. With regard to the road network access, although over half of respondents were satisfied (58%), this was notably below the average across the four towns (76%). Further, a significant number of people (23.5) were dissatisfied with road traffic with regard to accessing the town centre.

7.5 41.3% of respondents were satisfied with the local bus service in accessing the town centre and the location of bus stops (55.1%). 60.8% were satisfied with the amount of carparking space, which is on a par with the average across the four towns, although the level of dissatisfaction with the location of the parking in relation to the town centre was above average at 7.8%.

7.6 Of those that expressed a view about cycle routes, only 2% were satisfied and a considerable 73.9% were dissatisfied, indicating that this is a particular issue in Eckington more so than the other towns. Similarly, no respondents were satisfied with cycle parking and 82.6% expressed dissatisfaction.

7.7 Around 26% of respondents were dissatisfied with footpaths/paving, which is almost twice the average across the four towns, and nearly 38% dissatisfaction with pavement repairs. Dissatisfaction with street furniture was the highest out of the four towns at 28%.

Shopmobility

7.8 Shop-mobility is a service that helps all people who consider themselves to have mobility problems (whether through disability, illness or injury) to continue to get around the town centre independently, with freedom, confidence and dignity. The council runs a shopmoblity scheme, and has also produced a leaflet entitled ‘An Access Guide to Eckington’ which details facilities such as level/ramped access, wheelchair accessible, internal steps etc. for the shops and community premises in the town.

7.9 In the town in 2013 (including Co-op), 7.4% of car parking bays are disabled bays. This is above the recommended 6% of bays (or 3 bays per carpark) as set out in the DETR Advisory Leaflet 5/95.

8.0 Perception of safety/ occurrence of crime

8.1 The actual occurrence of crime and anti-social behaviour and the public perception of safety are important factors for the health of a town centre. Eckington town centre is served by the Clay Cross and North East Policing Section of Derbyshire Constabulary Division. Figures from January 2014 confirm that 10 crimes were reported in the town centre, mainly incidences of anti-social behaviour. The current priority for the Eckington Safer Neighbourhood Area that affects the town centre is Anti-social behaviour at Eckington Leisure Centre and Eckington Town Centre.

8.2 The results of the May 2013 Citizens Panel survey showed that in terms of feeling safe within the town centre, nearly 10% of respondents were dissatisfied, the highest of the four towns.

8.3 In terms of security, there are a limited number of CCTV cameras, and a shop watch scheme. There is also increased police patrol as an action on the Safer Neighbourhood priority.

9.0 Environmental quality

9.1 Air Quality is monitored by the council. Reporting for 2013 (monitoring location Church Street) showed that pollutant levels are below the air quality objective.

9.2 A large part of the town centre is within the Eckington and Renishaw Conservation Area, which offers protection against demolition of and inappropriate changes to the town’s heritage assets. The town centre contains a large amount of open space, but very little of it has any amenity value. The green spaces are generally only landscaping around buildings.

9.3 The May 2013 Citizens Panel survey found that 45.1% of respondents were satisfied with the cleanliness of the town centre, with a considerable number either neutral or dissatisfied. Nearly 10%, the highest by far of the four towns, were dissatisfied with the street lighting, the highest level of dissatisfied with sculptures and public art. There appears to be an issue with green infrastructure, with the lowest levels of respondent out of the four towns being satisfied with regard to open space, trees, landscaping and planting.

9.4 Almost half of respondents felt that Eckington town centre does not feel like a place with a distinctive character, and a significant number (38.9%) disagreed with the statement that the town centre area was well defined. 40% agree that the buildings and/or layout make it easy to find your way around the town centre, and almost half, slightly above the average across the four towns, feel that the streets in the town centre are pedestrian friendly.

9.5 37.5% felt that graffiti and property damage was a big problem, with slightly more viewing litter as a big problem. Just over 10% felt that the smell from traffic or other pollution in the town centre was a big problem, which is about average comparing across the four towns.

10.0 Town Centre Initiatives

10.1 There are limited town centre initiatives in Eckington. Although the Eckington Town Centre Development Framework Supplementary Planning Document did highlight a number of options, including a possible shop front grant scheme, due to a lack of public funding these projects have not yet been implemented.

11.0 Customer and residents' views and behaviour

11.1 Consultation responses from the 2013 Citizens Panel survey highlighted a number of issues relevant to the analysis of Eckington Town Centre. Respondents were asked about frequency of visits to the town centre for different reasons/facilities, and most commonly used Eckington for food shopping, on a weekly basis in particular. Almost half a respondents use the town centre for financial and professional services on a weekly/monthly basis, the highest of all the four towns. The other reasons/facilities were less well used, with significant numbers of respondents only rarely or never visiting – 45.3% for non-food shopping, 69.4% for services, 83% to eat and drink, and 75.5% for leisure.

11.2 Only 7.1%, the lowest of the four towns, think that the choice of shops is good/excellent, with eating/drinking faring slightly better at 12.5% and services better still at around 23%. Choice is obviously an issue, and a wider variety of shops was the most cited change (67.5%) respondents would like to see in the town centre, particularly small independent shops and clothes shops. 20% of respondents also wanted a wider range and better quality leisure facilities. It is interesting that over 22% would like to see more large national stores, the highest of the four towns.

11.3 The most cited favourite things about Eckington town centre were that it is compact and easy to access, the civic hall, swimming pool and library. Other commonly cited 'least favourites' were run down appearance and vacant shops, traffic, young people hanging around, and parking/traffic issues particularly in the precinct. There were a number of comments about the roadworks associated with the sewer/water improvements.

11.4 A number of respondents thought that the biggest opportunity for the town centre is to refurbish/demolish Northgate House. Others favoured new leisure facilities and to make better use of the Civic Centre.

12.0 Strengths and Weaknesses

Strengths	Weaknesses
Civic Centre	Limited retail and food offer (compared to other centres)
Town Centre Conservation Area	Increasing vacancy rates in terms of numbers of units
Compact and accessible	Poor facilities for cyclists
Library	Busy traffic
Access to schools	Littering and State of Public realm
Swimming Pool	Poor quality façades, especially Northgate House
Chesterfield Canal	1970's buildings
Opportunities	**Threats**
Supermarket to attract more National multiples at the potential development sites	Proximity and competition from other centres – Chesterfield and Sheffield
SPD projects	Potential increase of crime levels
Potential development sites identified in emerging District Plan	

Appendix 1: Note on Outlet Types

Convenience Retail:
A1 shops which are visited for daily needs including Bakers, Butchers, Greengrocers & fishmongers, Grocery and frozen foods, Off-licences and home brew, Confectioners, tobacconists, newsagents

Comparison includes
A1 shops which are visited only occasionally for higher order goods which people often compare prices for from different retailers. These include shops selling Footwear & repairs, Men's & boys wear, Women's, girls, children's clothing, Mixed and general clothing, Furniture, carpets & textiles, Booksellers, arts/crafts, stationers/copy bureaux, Electrical, home entertainment, telephones and video DIY, hardware & household goods, Gifts, china, glass and leather goods, Cars, motorcycles & motor accessories Chemists, toiletries & opticians, Variety, department & catalogue showrooms, Florists and gardens, Sports, toys, cycles and hobbies Jewellers, clocks & repair Charity shops, pets and other comparison

Service Retail includes
A more diverse category which includes Restaurants, cafes, Hairdressers, beauty parlours & health centres, Laundries & drycleaners, Travel agents, Banks & financial services (incl. accountants), Building societies, Estate agents & auctioneers and Transport Services (which include sui generis taxi offices, rail/bus ticket offices etc); (Takeaways are normally included within this category, but have been separated into their own category due to the particular issues associated with this use.)

Leisure includes Clubs, sports, amusement arcades

Community Facilities includes religious buildings, health and education and community halls

Office includes B1 use offices – both private and public sector.

Other
Employment, Advice/info, Post Office

Appendix 2– Evening Uses 2008 and 2013

Evening Uses (Sq M Floorspace)

	2008			2013		
Type	**Sq M**	**% evening**	**% total**	**Sq M**	**% evening**	**% total**
A3/A5 Food	622.78	41.7%	5.7%	543.9	50.3%	5.3%
A4 Public House / A3 Food	686	46.0%	6.2%	353	32.7%	3.5%
D2/Leisure	184	12.3%	1.7%	184	17.0%	1.8%
Total	**1492.78**		13.6%	**1080.9**		10.6%

Evening Uses (Units)

	2008			2013		
Type	**Number**	**% evening**	**% total**	**Number**	**% evening**	**% total**
A3/A5 Food	8	66.7%	7.3%	7	70.0%	6.4%
A4 Public House / A3 Food	3	25.0%	2.8%	2	20.0%	1.8%
D2/Leisure	1	8.3%	0.9%	1	10.0%	0.9%
Total	**12**	**100%**	11.0%	**10**	**100%**	9.2%