Killamarsh 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. They 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 Killamarsh 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 Killamarsh

2.1 Killamarsh town centre is constrained to some extent by its historic street layouts and development density, however the recent Aldi development has added to the development mix and improved the offer of the town, although as it replaced a foodstore the additional floorspace is not minimal.

2.2 Killamarsh needs to play an important role in serving the requirements of the local community. It forms a focal point for the surrounding area and provides a wide range of services that are accessible to the population, including retail, employment, leisure along with such things as financial and health services.

2.3 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

	2008				**2013**			
Use Class	**Sq Metres**	**% Total**	**Units**	**% Total**	**Sq Metres**	**% Total**	**Units**	**% Total**
A1 Shops	3057.4	38.8%	30	38.0%	4387.8	54.3%	33	40.7%
A2 Financial Prof. Services	615.05	7.8%	5	6.3%	583.0	7.2%	4	4.9%
A3 Food/Drink	171.75	2.2%	1	1.3%	105.4	1.3%	1	1.2%
A4 Drinking	0	0.0%	0	0.0%	0.0	0.0%	0	0.0%
A5 Hot Food Takeaway	433	5.5%	7	8.9%	516.8	6.4%	8	9.9%
B1 Business	186.8	2.4%	2	2.5%	457.7	5.7%	3	3.7%
B2 General Industry	282.92	3.6%	1	1.3%		0.0%		0.0%
B8 Storage Distribution	28	0.4%	1	1.3%		0.0%		0.0%
C3 Dwellings	0	0.0%	17	21.5%	0.0	0.0%	16	19.8%
D1 Non-residential Inst.	1347.4	17.1%	5	6.3%	1420.8	17.6%	6	7.4%
D2 Assembly Leisure	0	0.0%	0	0.0%	0.0	0.0%	0	0.0%
Sui Generis	309.1	3.9%	4	5.1%	363.2	4.5%	5	6.2%
Vacant	1449.3	18.4%	6	7.6%	253.3	3.1%	5	6.2%
Total	**7880.72**	100.0%	**79**	100.0%	**8087.9**	100%	**81**	100.0%

3.4 Since 2008 the number of units in the town centre has increased by 2, although Fultons foods takes up three units in Parkside. There have been increases in A1, A5, B1, and Sui Generis floorspace, and a significant decrease in the amount of vacant floorspace due to the Aldi development. . The increase in B1 floorspace is due to an Estate Agents taking the place of a tile shop.

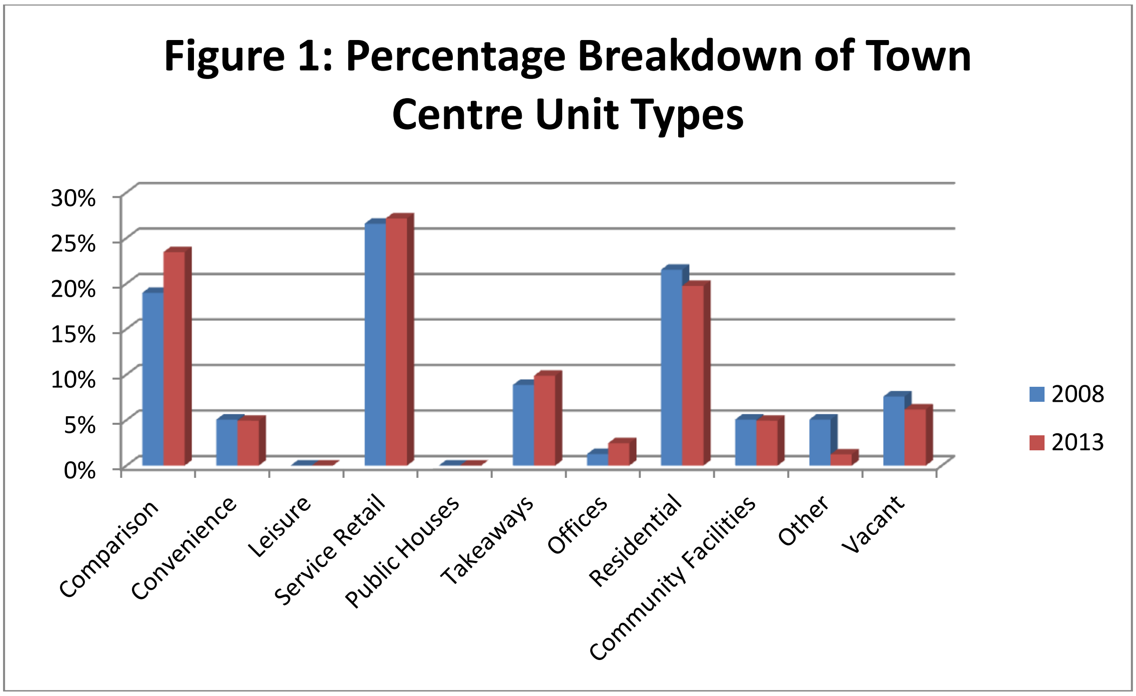
Table 2: Town Centre Units by type 2008 and 2013

	2008				**2013**			
Town Centre Units by Type 2008	**Sq Metres**	**% total**	**units**	**% total**	**Sq Metres**	**% total**	**units**	**% total**

Comparison	1261.5	16.0%	15	19.0%	1358.8	16.8%	19	23.5%
Convenience	1236	15.7%	4	5.1%	2544.1	31.5%	4	4.9%
Leisure	0	0.0%	0	0.0%	0.0	0.0%	0	0.0%
Service Retail	1682.5	21.3%	21	26.6%	1886.4	23.3%	22	27.2%
Public Houses	0	0.0%	0	0.0%	0.0	0.0%	0	0.0%
Takeaways	433	5.5%	7	8.9%	516.8	6.4%	8	9.9%
Offices	85.8	1.1%	1	1.3%	151.8	1.9%	2	2.5%
Residential	0	0.0%	17	21.5%	0.0	0.0%	16	19.8%
Community Facilities	1275.2	16.2%	4	5.1%	1275.2	15.8%	4	4.9%
Other	457.42	5.8%	4	5.1%	101.5	1.3%	1	1.2%
Vacant	1449.3	18.4%	6	7.6%	253.3	3.1%	5	6.2%
Total	7880.72	100.0%	79	100.0%	8087.9	100%	81	100%

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 Due to the Aldi development the amount of convenience floorspace has increased significantly, but the number of convenience units as a proportion of total units has decreased slightly from 5.1% to 4.9% as shown in Table 2. It is more useful to look at the changes in the number of each type of unit to understand how the town centre has changed.



3.7 It is clear that the increases have been in comparison, offices, service retail and takeaways, which remain a significant element of the town centre offer at almost 10% of units, which has a potentially negative impact on the character of the town centre.

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, 8 evening uses comprised a total of approximately 605 sq.m of floorspace across the town (7.5% of total town centre floorspace and 9.6% of total premises). In 2013 there was one more evening use unit than in 2008, increasing the percentage of total premises to 11.1%, with a resulting slight increase in floorspace 622 sq m. This brings evening uses up to 7.7% of total floorspace. See Appendix 2 for the full breakdown of data on evening uses.

3.10 The majority of evening uses in 2008 was takeaways, at almost 90% of the evening use units. The picture in 2013 is much the same, with an additional takeaway bringing the percentage of A5 uses up marginally, and the percentage of A5 floorspace up more significantly, by 10%. There is a particular concentration of activities on Bridge Street and Sheffield Road.

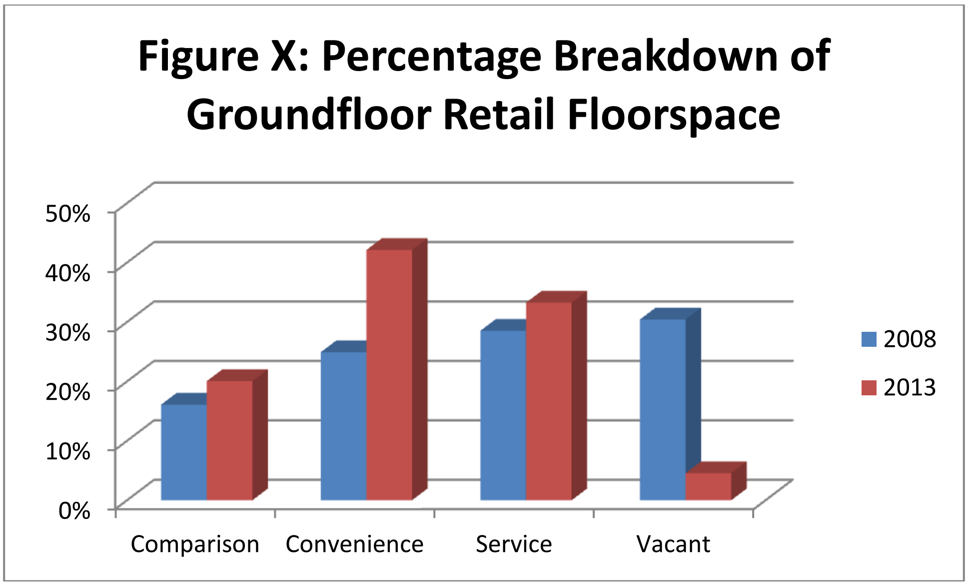
4.0 Retail

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	767	16.1%	15	29.4%	980.16	20.1%	19	33.9%
Convenience	1186.6	24.9%	4	7.8%	2058.7	42.1%	4	7.1%
Service*	1358.6	28.5%	26	51.0%	1625.24	33.3%	28	50.0%
Vacant	1449.3	30.4%	6	11.8%	222.8	4.6%	5	8.9%
Total	**4761.5**	100%	**51**	100%	**4886.9**	100%	**56**	100%

**Note: Service includes takeaways.*



4.2 As set out in Table 3, the breakdown of ground floor retail floorspace in 2008 was mainly vacant, with slightly less service retail and convenience, and the lowest being comparison. In 2013 the picture had changed fairly significantly, with a much healthier balance, the majority being convenience. However, although comparison floorspace has increased, it is still below the national average of around 36%. Service retail is also below the national average.

4.3 It is interesting to note that vacancy rates of ground floor retail floorspace have dropped dramatically from over 30% to under 5%, mainly due to the Aldi development. This is now well below the national average for floorspace, and for units, although less markedly so.

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%

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 two other well-known multiple retailers were represented in Killamarsh town centre in 2008 - Co-op Supermarket and Peak Pharmacy.

4.6 In 2008 national multiple retailers took up 21.7% of total ground floor retail floorspace. . This was made up of 91.5% convenience, 8.5% comparison and no service. There were only two multiple retailers present stores – one is a supermarket and the other is a pharmacy with multiple branches in the midlands and north.

4.7 In 2013, there has been an increase of 4 multiple retailers, with the addition of the Co-op Funeral Service, Aldi, Fulton Foods and a Banardos charity shop. National multiple retailers make up 45.5% of total ground floor retail floorspace. The break down is 89.8% convenience, 7.4% comparison and 2.8% service.

Table 5: Multiple Retailer representation 2008 and 2013

	2008				2013			
National Multiple Retailers	**Ground floor retail sq m**	**% Total**	**Units**	**% Total**	**Ground floor retail sq m**	**% Total**	**Units**	**% Total**
Convenience	947.3	91.5%	1	50%	1995.7	89.8%	3	50.0%
Comparison	88.3	8.5%	1	50%	165.1	7.4%	2	33.3%
Service	0	0	0	0	62.1	2.8%	1	16.7%
Total	**1035.6**	**100%**	**2**	100%	**2222.9**	**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. There are no edge or out of centre retail or town centre use schemes around Killamarsh, and non planned. There are however a range of sporadic edge and out of centre developments with town centre uses. In 2013, there was one B1 unit on the edge of the town centre boundary.

Capacity

5.3 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).

5.4 The 2008 Retail Capacity Study quantitative capacity analysis indicated there was potential for about 1,757 sq m net convenience goods sales floorspace in North East Derbyshire District up to 2016.

5.5 The 2008 study identified 2 sites at Killamarsh for new retail development, the Parkside Shopping Centre Car Park, Stanley Street (up to 1,000 sq metres ground floor level) and the former pub on Bridge Street (approx. 500 sq m gross at ground floor level). To some extent these opportunities have been taken with the Aldi development and associated rationalisation of car parking, and the business centre.

Shop Rents and Demand

5.6 Comprehensive information was unavailable for retail yields and rental values. In March 2014 there was one unit adjacent to Aldi being marketed for retail or office for £800 per calendar month (£9600 per annum) for 1200 sq feet.

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 Killamarsh in 2008 was 11.8% by premises and 30.4% percent by floorspace. In 2013, the rates were 8.9% by premises (national average is 11.54% GOAD data 2012), and 4.6% by floorspace (national average is 9.38% [1]GOAD data 2012). The number of empty units has decreased from 6 to 5.

6.3 In 2008 the vacant units were mainly located in Bridge Street, and to a lesser extent on Parkside and Sheffield Road. In 2013, the picture was slightly different, with 50% of vacancies on Sheffield Road.

6.4 In 2013 there were 2 charity shops in the town centre, accounting for 3.6% of ground floor retail units and 2.1% of ground floor retail floorspace. This compares less favourably to the national averages of 2.6% for units and 1.7% for floorspace.

7.0 Accessibility

Travel and Accessibility

7.1 Killamarsh is well served by public transport, with regular buses to and from surrounding large urban areas of Sheffield, Rotherham, Chesterfield and Worksop. There are good links to the Super Tram network with buses to Crystal Peaks and Halfway. There is a good amount of public and private surface car parks in the town, with much of it free. In 2013 there are 6 public car parks providing 102 spaces, 6 of which are disabled bays. Private car parks can accommodate 208 vehicles in designated spaces, plus around 129 unmarked spaces. Private car parks offer 8 disabled bays. There is also on-

[1] 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.

street parking on Bridge Street, Sheffield Road and off Stanley Street providing around 23 spaces.

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. 7.2% of respondents visited Killamarsh most often out of the four town centres. Less than half (45.7%) use the car to travel to Killamarsh, the lowest of all four centres, with 11.4% choosing the bus, a significant 40% walking and none cycling.

7.4 83.9% are satisfied with the footpath routes into the town centre, the highest out of all four centres. With regard to the road network access, most respondents were satisfied (77.5%), which is broadly average across the four towns. A significant number of people (25.8%) were dissatisfied with road traffic with regard to accessing the town centre.

7.5 Nearly 60% were satisfied with the local bus service in accessing the town centre and most were satisfied with the location of bus stops (71.9%). Out of the four towns, there is a high level (39.4%) of dissatisfaction with amount of carparking space in Killamarsh, and the highest level of dissatisfaction with the location of car parking in relation to the town centre (18.8%).

7.6 Of the small number that expressed a view about cycle routes, it was fairly balanced in terms of those who were satisfied / dissatisfied (16.2% and 12.9% respectively), and the same for cycle parking (12.9% satisfied and 16.2% dissatisfied).

7.7 64.6% of respondents were satisfied with footpaths/paving, which is in line with the average across the four towns, but the highest level of dissatisfaction with pavement repairs at nearly 40%. Nearly a quarter of respondents were dissatisfied with street furniture.

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 for Killamarsh, and has also produced a leaflet entitled ‘An Access Guide to Killamarsh’ 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 centre in 2013 4.5% of designated car parking bays are disabled bays. This is below 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. Killamarsh town centre is served by the Killamarsh and North East Policing Section of Derbyshire Constabulary Division. Figures from January 2014 confirm that over 20 incidences of anti-social behaviour in the town centre were reported. The current priorities for the Killamarsh Safer Neighbourhood Area include Anti-social behaviour, underage drinking and nuisance vehicles at Parkside Shopping Centre and Killamarsh Sport Centre.

8.2 The results of the May 2013 Citizens Panel survey showed that in terms of feeling safe within the town centre, almost 80% of respondents were satisfied. This is a particularly positive response bearing in mind that Killamarsh has the highest proportion out of the four towns of people visiting the town at night (11.4%).

8.3 In terms of security, there are a limited number of CCTV cameras managed by the Business Security team at the Derbyshire and Nottinghamshire Chamber of Commerce and funded through the NEDDC Community Safety Team, the Killamarsh Parish Council and the Chamber, and a business watch scheme. There is also high visibility police patrol as an action on the Safer Neighbourhood priority. There are CCTV cameras covering the Parkside Shopping Centre.

9.0 Environmental quality

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

9.2 The built environment of the town centre offers reasonable access to surrounding open spaces, particularly public spaces benefiting from trees and landscaping. There are no public open green spaces within the town centre boundary itself.

9.3 The May 2013 Citizens Panel survey found that although over half of respondents were satisfied with the cleanliness of the town centre, a considerable 36.3% (the highest of all four towns by some margin) were dissatisfied. None were dissatisfied with the street lighting, but around 15% were dissatisfied with sculptures and public art. Although over 40% were satisfied with regard to open space, 21.9% of respondents were dissatisfied, the highest of all four towns. This indicates an area for improvement. Satisfaction with trees, landscaping and planting was better, with 15.1% being dissatisfied.

9.4 Over 40% felt that Killamarsh town centre had a distinctive character, and a significant 65.6% felt that the town centre area was well defined, the highest of all four towns. Again, higher than the other towns, over 80% agree that the buildings and/or layout make it easy to find your way around the town centre, and 73.5% feel that the streets in the town centre are pedestrian friendly. These positive responses indicate a key strength of Killamarsh town centre.

9.5 42.8%, the highest of the four towns, felt that graffiti and property damage was a big problem, with slightly more viewing litter as a big problem. Only 5.7% felt that the smell from traffic or other pollution in the town centre was a big problem.

10.0 Town Centre Initiatives

10.1 The Killamarsh Community Partnership brings together representatives of the three local authorities (parish, district and county), statutory agencies, local businesses and local residents. A masterplan looking at development opportunities on the Community Campus site was undertaken and considerable improvements have been made to this area.

10.2 The Chesterfield Canal Partnership is also very active in terms of work to improve the canal area running through the town. The role of original route is vital in providing a recreation route and connectivity through the town. There is a commitment to reinstate the entire canal and route through killamarsh will follow the original route where possible.

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 Killamarsh Town Centre. Respondents were asked about frequency of visits to the town centre for different reasons/facilities, and most commonly used Killamarsh for daily and weekly food shopping, the highest of all the four towns, particularly the daily food shopping. The other reasons/facilities were less well used, with significant numbers of respondents only rarely or never visiting – 53.4% for non-food shopping and 93.6% for financial and professional services (the highest of the four towns) 67.7% for services, 77.4% to eat and drink, and 71% for leisure.

11.2 It is interesting that although many respondents rarely visit Killamarsh for non-food shopping, Killamarsh has the highest proportion of respondents at 32.4% that think that the choice of shops is good/excellent, with and eating/drinking places faring less well at around 20%. Only 8.6% think the choice of services is good/excellent, the lowest by far of the four towns. Choice is obviously an issue, indeed nearly 70% of respondents would like to see a wider variety of shops in the town centre, particularly small independent shops and clothes shops, as well as more large national stores.

11.3 When asked about favourite thing about Killamarsh town centre, there were many comments, but the most often cited were compact with everything close together. ‘Least favourites’ were litter, parking, no bank and youths hanging around.

11.4 A number of respondents thought that the biggest opportunity for the town centre was the new Aldi and the potential to bring in other new shops. Opportunities based around the canal were also cited.

12.0 Strengths and Weaknesses

Strengths	**Weaknesses**
Compact	Cleanliness and graffiti
Community Campus	Poor facilities for cyclists
Well defined legible and pedestrian friendly	Under provision of disabled parking bays
Leisure Facilities	Lack of choice – limited comparison retail
Free Car Parking	
Opportunities	**Threats**
Potential development sites identified in emerging District Plan	Proximity to and competition from Sheffield
Chesterfield Canal	Takeaways

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 Uses**	**% Total Floorspace**	**Sq M**	**% Evening Uses**	**% Total Floorspace**
A3	171.75	28.4%	2.1%	105.35	16.9%	1.3%
A5	433	71.6%	5.4%	516.8	83.1%	6.4%
A4	0			0		
D2 Leisure	0			0		
Total	604.75	100%	7.5%	622.15	100.0%	7.7%

Evening Uses (Units)

	2008			**2013**		
Type	**Number**	**% Evening Uses**	**% Total Units**	**Number**	**% Evening Uses**	**% Total Units**
A3	1	12.5%	1.2%	1	11.1%	1.2%
A5	7	87.5%	8.4%	8	88.9%	9.9%
A4	0			0		
D2 Leisure	0			0		
Total	8	100%	9.6%	9	100%	11.1%