

NUNEATON AND BEDWORTH BOROUGH COUNCIL
LOCAL SHOPPING STUDY (JUNE 2011)

INTRODUCTION

This study forms part of the evidence base that will inform the development of the Nuneaton and Bedworth Local Development Framework about the provision of local shops and services to meet the needs of the Borough's residents. Local shops and services play an important role in meeting the residents' day to day shopping needs.

The Local Development Framework (LDF) is a folder of documents which contains policies and proposals that will guide future development in the Borough. The LDF will replace the saved policies and proposals contained in the current Nuneaton & Bedworth Local Plan (June 2006).

This study seeks to review the Borough's existing network of local shopping and service provision and make recommendations in the relation to the future roles of each and shopping parade.

At present, local shopping and service needs in the Borough are met by 6 district shopping centres (district centres) and 15 local shopping centres (local centres) as defined by the Nuneaton and Bedworth 2006 Local Plan. A number of smaller neighbourhood shopping parades and stand alone convenience stores supplement this network. In addition residents living in, or close to Nuneaton or Bedworth town centre are able to access the shopping and services these centres provide.

A key part of the study has been the review of the existing district centres, local centres and shopping parades within the Borough. This data has been used to provide basic analysis of the provision of local shops and services and identify potential areas of need.

Accordingly, the structure of this study is as follows: section 2 provides background to the study in relation to the importance of local shops and services; section 3 sets out relevant national, regional and local level planning policy guidance; section 4 outlines how the information used to inform this study was gathered; section 5 reviews and analyses the existing network of district centres, local centres and shopping parades using the information gathered; section 6 maps the data collected; and section 7 provides conclusions and recommendations.

BACKGROUND

The provision of easily accessible shops and services such as convenience stores, pharmacies and post offices play an important role in meeting resident's day to day shopping needs.

Access to local shops and services is especially important to the disabled, deprived and older members of the community. These groups of people are generally less able to regularly travel longer distances to town centres or out of centre superstores, by providing for daily shopping and other needs, local shops and services are able to promote social inclusion.

Convenience stores tend to be the key attraction in groups of local shops as they sell top-up goods such as bread and milk. In general, it is considered that convenience stores are the main reason people visit their local centre.

The quality of the local shopping environment has a substantial impact on perceptions of quality of life in the neighbourhood for residents and passers-by alike. Viable shops are important to the sustainable neighbourhood of the future. Improving the quality of the retail environment should receive positive attention.

Local shops and services perform an important role in defining the local neighbourhood as most people feel that 'the shops' are the centre of their neighbourhood, whether it is a parade, high street or purpose built precinct. When shops are run down or vacant it can contribute to a general feeling of decline in a neighbourhood.

PLANNING POLICY FRAMEWORK

This section of the study sets out existing national, regional and local level planning policy that provide relevant guidance in relation to the provision of local shops and services.

National Planning Policy

Planning Policy Statement 4 (PPS4): 'Planning for Sustainable Economies'

Planning Policy Statement 4 'Planning for Sustainable Economic Growth' sets out the Government's national planning policies for economic development. The statement defines economic development as development within the B Use Classes¹, public and community uses and main town centre uses.

The Government's overarching objective is sustainable economic growth and aims to achieve this by building prosperous communities by improving the economic performance of cities, towns, regions, sub-regions and local areas, both urban and rural and reducing the gap in the economic growth rates between regions.

The statement identifies and defines a number of types of centre to which the policies apply. In terms of local shops and services the definitions of district and local centres are of relevance.

District centres are 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. In terms of hierarchy of centres (the role and relationship of centres in a network), district centres will usually be the third level of centre below city centre (first/top level) and town centre (second level).

Local centres are defined as including a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and laundrette. In rural areas, large villages may perform the role of a local centre. Local centres will usually be the fourth and bottom level of hierarchy below district centres.

Neighbourhood shops, defined as a small parade of shops of purely neighbourhood significance are not regarded as centres for the purposes of the statement.

¹ The Town and Country Planning (Use Classes) Order 1987 (as amended)

The statement sets out a number of policies relating to uses in centres. The main uses to which these policies apply are retail development, leisure, entertainment facilities and the more intensive sport and recreation uses, offices and arts, culture and tourism development.

Policy EC1 'Using Evidence to Plan Positively' states that at the local level, the evidence base should:

- Be informed by regional assessments;
- Assess the detailed need for land or floorspace for economic development, including for all main town centre uses over the plan period;
- Identify any deficiencies in the provision of local convenience shopping and other facilities in the provision of local convenience shopping and other facilities which serve people's day-to-day needs; and
- Assess the capacity of existing centres to accommodate new town centres in the hierarchy and identify centres in decline where change needs to be managed.

When assessing the need for retail and leisure development local planning authorities should:

- Take account of both the quantitative and qualitative need for additional floorspace for different types of retail and leisure developments;
- In deprived areas which lack access to a range of services and facilities, give additional weight to meeting these qualitative deficiencies;
- When assessing quantitative need, have regard to relevant market information and economic data, including a realistic assessment of existing and forecast population levels; forecast expenditure for specific classes of goods to be sold, within the broad categories of comparison and convenience goods and for main leisure sectors; forecast improvements for specific classes of goods to be sold, within the broad categories of comparison and convenience good and for main leisure sectors and forecast improvements in retail sales density.

When assessing qualitative need for retail and leisure uses:

- Assess whether there is provision and distribution of shopping, leisure and local services, which allow genuine choice to meet the needs of the whole community, particularly those living in deprived areas, in light of the objective to promote the vitality and viability of town centres and the application of the sequential approach.
- Take into account the degree to which shops may be overtrading and whether there is a need to increase competition and retail mix

Policy EC3 'Planning for Centres' states that local planning authorities, as part of their economic vision, set out a strategy for the management and growth of centres over the plan period. The strategy should:

- set flexible policies for their centres which are able to respond to changing economic circumstances and encourage, where appropriate, high-density development accessible by public transport, walking and cycling.
- define a network (the pattern of provision of centres) and hierarchy of centres that is resilient to anticipated future economic changes, to meet the needs of their catchments having:
 - made choices about which centres will accommodate any identified need for growth in town centre uses, considering their expansion where necessary, taking into account the need to avoid an over concentration of growth in centres. Identified deficiencies in the network of centres should be addressed by promoting centres to function at a higher level in the hierarchy or designating new centres where necessary, giving priority to deprived areas which are experiencing significant levels of 'multiple deprivation' where there is a need for better access to services, facilities and employment by socially excluded groups
 - ensured any extensions to centres are carefully integrated with the existing centre in terms of design including the need to allow easy pedestrian access
 - where existing centres are in decline, considered the scope for consolidating and strengthening these centres by seeking to focus a wider range of services there, promoting the diversification of uses and improving the environment
 - where reversing decline in existing centres is not possible, considered reclassifying the centre at a lower level within the hierarchy of centres, reflecting this revised status in the policies applied to the area. This may include allowing retail units to change to other uses, whilst aiming, wherever possible, to retain opportunities for vital local services
 - ensured that the need for any new, expanded or redeveloped out-of-centre regional or sub-regional shopping centre or any significant change in the role and function of centres is considered through the regional spatial strategy.
- define the extent of the centre and the primary shopping area having considered distinguishing between realistically defined primary and secondary frontages in designated centres and set policies that make it clear which uses will be permitted in such locations
- consider setting floorspace thresholds for the scale of edge-of-centre and out-of-centre development which should be subject to an impact assessment and specify the geographic areas these thresholds will apply to
- define any locally important impacts on centres which should be tested
- encourage residential or office development above ground floor for retail, leisure or other facilities within centres, ensuring that housing in out-of-centre mixed-use

developments is not, in itself, used as a reason to justify additional floorspace for main town centre uses in such locations

- identify sites or building within exiting centres suitable for development, conversion or change of use
- use tools such as local development orders, area action plans, compulsory purchase orders and town centre strategies to address the transport, land assembly, crime prevention, planning and design issues associated with the growth and management of their centres.

3.2 Policy EC9 'Monitoring' states that local planning authorities should use their annual monitoring reports to keep the following matters under review in order to inform consideration of the impact of policies and planning applications:

- the network and hierarchy of centres
- the need for further development
- the vitality and viability of centres

3.3 To measure the vitality and viability and monitor the health of centres over time and inform judgements about the impact of policies and development, local authorities should also regularly collect market information and economic data, preferably in co-operation with the private sector, on key indicators such as the diversity of uses, commercial yields and land values.

3.4 Policy EC11 'Determining Planning Applications for Economic Development (Other Than Main Town Centre Uses) not in Accordance with an up to date Development Plan' states that in determining planning applications for economic development other than for main town centre uses which are not in accordance with the development plan, local planning authorities should:

- weigh market and other economic information alongside environmental and social information;
- take full account of any longer term benefits, as well as the costs, of development, such as job creation or improved productivity including wider benefits to national, regional or local economies; and
- consider whether those proposals help to meet the wider objectives of the development plan.

3.5 Policy EC13 'Determining Planning Applications affecting Shops and Services in Local Centres and Villages' states that when assessing planning applications affecting shops, leisure uses including public houses or services in local centres and villages, local planning authorities should:

- take into account the importance of the shop, leisure facility or service to the local community or the economic base of the area if the proposal would result in its loss or change of use

- refuse planning applications which fail to protect existing facilities which provide for people's day-to-day needs
- respond positively to planning applications for the conversion or extension of shops which are designed to improve their viability
- respond positively to planning applications for farm shops which meet a demand for local produce in a sustainable way and contribute to the rural economy, as long as they do not adversely affect easily accessible convenience shopping

PPS4 corresponds with the overarching national policy principles set out in *Planning Policy Statement 1 (PPS1) 'Delivering Sustainable Development' (January 2005)* in that the vital and viable town centres play a key part in facilitating sustainable patterns of development. PPS4 also concurs with the guidance contained in *Planning Policy Guidance 13 PPG13 'Transport' (April 2001)* which recognises the importance of reducing the need to travel and the provision of a choice of transport modes to local centres.

Development Plan Context

On the 6th July 2010 the Secretary of State for Communities and Local Government announced the revocation of the Regional Spatial Strategies. The implications of this decision are yet to be fully understood at the time of finalising this study, however initial guidance has been issued to respond to any immediate matters that may arise. The Coalition Government's programme, based around the principle of "localism", returns decision making powers on housing and planning to local councils. In determining planning applications, Local Planning Authorities must continue to have regard to the Development Plan, which will now only consist of adopted Development Plan Documents (DPDs); saved policies and any old style plans that have not lapsed.

Local Planning Policy

Nuneaton and Bedworth Local Plan (June 2006)

The following saved policies contained within the Nuneaton and Bedworth Local Plan (June 2006) provide guidance in relation to the Borough's district and local shopping centres.

Policy S2 'Development in District and Local Centres' identifies the Borough' existing District and Local Centres seeking to permit new development where it sustains and enhances the vitality of that centre.

Six existing District Centres are identified: Bulkington, Chapel End, Horeston Grange, Kingswood Road, Queens Road and Attleborough. District Centres are defined as having a range of convenience (goods classed as a necessity e.g. groceries) and comparison (goods not classed as a necessity e.g. clothes) shopping that cater for the day to day needs of the local area and passing trade. They also have some communal car parking and often some community uses such as a clinic, community centre or library.

Local Centres are defined as containing a small number of shops that cater for the basic needs of the locality. Five types of Local Centre are identified and 15 examples of existing centres are provided as follows:

- Extensions of the Town Centre: These shops are long established and primarily serve local housing. However, floorspace in these areas tends to exceed local needs and they also contain a range of specialist shops. Although located on the edge of the Town Centres these areas have very limited capacity to accommodate further outlets. For example: Newtown Road, Bedworth and Bulkington Road, Bedworth.
- Shops along main distributor roads: These shops are spread along main roads and cumulatively exceed local needs. They are not compact centres, and attract passing car-borne trade. Severe traffic problems frequently occur, as generally off-street parking and servicing are not available. For example: Nuneaton Road, Bedworth; Coventry Road, Bedworth; Arbury Road, Nuneaton; and Heath End Road, Nuneaton.
- Shops along distributor roads: These areas experience similar traffic problems to those on main distributor roads but here impact on residential amenity can be greater. For example: Smorrall Lane, Bedworth and Church Road, Nuneaton.
- Shops at main road junctions: Though well related to the local residential catchment they primarily serve these areas can experience the worst congestion and traffic hazard. For example: Coventry Road / School Lane, Exhall; Tomkinson Road/Croft Road, Nuneaton; and Abbey Green, Nuneaton.
- Purpose built units: Small blocks of usually no more than six units, serve the housing estates in which they are located. As they are close to dwellings, problems of noise, disturbance and inadequate parking can often result. Being purpose built contemporary with the housing around them they have little or no capacity to expand, and this is unlikely to be encouraged. For example: St Nicolas Park Drive, Nuneaton; Copsewood Avenue, Nuneaton; Trelawney Road, Exhall; and Dark Lane, Bedworth.

The policy states that District and Local Centres play an important role in maintaining sustainable communities as they are located within or close to the community they primarily serve and help meet the day to day needs of those without access to a car.

The Council's objective is to sustain and enhance the vitality and viability of these centres in the interests of local amenity and convenience, economic health, and sustainability. The need is to ensure that all these centres 'survive and thrive'.

Policy S3 'Environment Improvements to Shopping Centres' states that new development which adds further floorspace to facilities in District Centres will be expected to contribute towards environmental improvements within the Centre in which it is located.

Nuneaton and Bedworth Local Development Framework (LDF)

As stated in Section One this study will form part of the evidence base for the formulation of policies and proposals to be included in the emerging Nuneaton and Bedworth LDF. Nuneaton and Bedworth Borough Council are in the early stages of the preparation process. An eight week public consultation was undertaken from 8 June to 31 July 2009 on 'Issues and Options' for the emerging LDF Core Strategy document.

The Issues and Options Core Strategy document divides the Borough into 7 localities. Section 6 of this report assesses the distribution of the shops and services identified on a locality by locality basis. The localities are as follows:

LOCALITY	DESCRIPTION
Abbey & Wembrook	<p>The locality covers the central core of Nuneaton & Bedworth Borough in an area measuring approximately 2 square miles. It has a population of 16, 228. It incorporates the main retail shopping area of Nuneaton town centre and a range of residential properties nearby.</p> <p>The locality extends southwards to the edge of Bedworth and includes part of the Bermuda Park retail and industrial estate.</p> <p>The locality comprises the wards of Wem Brook, Abbey and a small northern section of Attleborough.</p>
Arbury & Stockingford	<p>The locality comprises the wards of Kingswood, Bar Pool and Arbury. It covers an area of 6 square with a population of 20,125.</p> <p>Two thirds of the locality is covered by Arbury Estate Park. The remaining northern part of the locality is made up of two large residential areas: Stockingford and Bar Pool. In the east of the locality is Bermuda Village and Bermuda Park.</p>
Bedworth North & West	<p>The locality covers an area of 5 square miles with a population of 18,527. It is located in the in the south west corner of the Borough and is divided by the M6 motorway.</p> <p>North of the motorway are the residential areas of Collycroft, Mount Pleasant, Goodyers End and Bedworth Heath. To the south is Keresley Newlands, Ash Green and Exhall Grange.</p> <p>The locality comprises the wards of Slough, Heath and the western part of Exhall.</p>
Bede & Poplar	<p>The locality includes the wards of Bede, Poplar and the eastern part of Exhall. Covering 2 square miles with a population of 17, 289. The locality contains Bedworth town centre.</p>
Camp Hill & Galley Common	<p>Encompassing the wards of Camp Hill and Galley Common the locality covers 3 square miles with a population of 15,208.</p> <p>The western part of the area is countryside with the remainder being the residential areas of Whittleford, Chapel End, Galley Common and Camp Hill.</p>
Weddington & St Nicolas	<p>The locality comprises the wards of Weddington, St Nicolas and part of Whitestone. Covering 5</p>

	square miles with a population of 16,446. The locality stretches from the edge of Nuneaton town centre to the Borough boundary with Hinckley & Bosworth on the A5. Surrounded by countryside, the residential areas of Horeston Grange, Weddington, St Nicolas and part of Whitestone.
Whitestone & Bulkington	This locality encompasses the wards of Whitestone and Bulkington. Covering 8 square miles with a population of 16,874 . The locality comprises Bulkington village and Whitestone which are separated by Green Belt and the Ashby de la Zouche canal.

Other Documents

‘Shaping Our Future’ Sustainable Community Plan 2007-2021 for Nuneaton and Bedworth

The Nuneaton and Bedworth Local Strategic Partnership, a group involving local organisations from the public, private and voluntary sectors, has produced an overarching strategy for the Borough. The Strategy is comprised of four cross-cutting themes: Theme 1 ‘Stronger Borough’; Theme 2 ‘Safer Borough’; Theme 3 ‘Healthier Borough’ and Theme 4 ‘Sustainable Borough’ all of which are relevant to the promotion of local shops and services.

INFORMATION GATHERING

In order to provide the necessary baseline information for analysis surveys were undertaken of the 6 district shopping centres and 15 local shopping centres identified by the Nuneaton and Bedworth Local Plan (2006). 17 smaller neighbourhood shopping parades have been added to the centres identified by the Local Plan as the result of visits throughout the Borough and in partnership with Council Officers.

It is assumed for the purposes of the study that any groups of shops identified that are not defined by Local Plan are Neighbourhood Shops. Stand alone shops were not surveyed, as despite playing an important role in the provision of easily accessible top-up shopping they are not considered to be centres in terms of the guidance set out in PPS4. The shopping centres and parades surveyed are listed in Table 1 below.

Table 1 List of shopping centres and parades surveyed

NO.	DISTRICT CENTRES	LOCALITY
1	Queens Road	Abbey & Wembrook
2	Kingswood Road	Arbury & Stockingford
3	Chapel End	Camp Hill & Galley Common
4	Horeston Grange	Weddington & St Nicolas
5	Bulkington	Whitestone & Bulkington
6	Attleborough	Whitestone & Bulkington
	LOCAL CENTRES	LOCALITY
7	Abbey Green	Abbey & Wembrook

8	Tomkinson Road / Croft Road	Arbury & Stockingford
9	Arbury Road	Arbury & Stockingford
10	Heath End Road	Arbury & Stockingford
11	Church Road	Arbury & Stockingford
12	Smorrall Lane	Bedworth North & West
13	Rathbone Close	Bedworth North & West
14	Dark Lane	Bedworth North & West
15	Coventry Road / School Lane	Bede & Poplar
16	Nuneaton Road	Bede & Poplar
17	Trelawney Road	Bede & Poplar
18	Bulkington Road	Bede & Poplar
19	Newtown Road	Bede & Poplar
20	St Nicolas Park Drive	Weddington & St Nicolas
21	Copsewood Avenue	Whitestone & Bulkington
	NEIGHBOURHOOD SHOPS	LOCALITY
22	Bradestone Road	Abbey & Wembrook
23	Webb Street	Arbury & Stockingford
24	Eadie Street	Arbury & Stockingford
25	Wiclif Way	Arbury & Stockingford
26	Vernons Lane	Arbury & Stockingford
27	Croft Road	Arbury & Stockingford
28	Bennetts Road North	Bedworth North & West
29	Newcomen Road	Bedworth North & West
30	Vicarage Lane	Bedworth North & West
31	Armson Road	Bede & Poplar
32	Pine Tree Road	Bede & Poplar
33	Hickman Road	Camp Hill & Galley Common
34	Copper Beech Road	Camp Hill & Galley Common
35	Craddock Drive	Camp Hill & Galley Common
36	Trafford Drive	Camp Hill & Galley Common
37	Whittleford Road	Camp Hill & Galley Common
38	Weddington Road (corner of Brook Lane)	Weddington & St Nicolas
39	Weddington Road (opposite Shanklin Drive)	Weddington & St Nicolas
40	Rugby Road	Whitestone & Bulkington
41	Lutterworth Road	Whitestone & Bulkington

The ground floor uses in each centre were surveyed and assessed against the definitions of a District Centre, Local Centre and Neighbourhood Shops outlined in PPS4 'Planning for Sustainable Economic Growth' (2009) and the Nuneaton and Bedworth Local Plan (2006).

The survey uses the Town and Country Planning Use Classes Order (1987) and its subsequent update in the form of Town and Country Planning Use Classes Amendment Order (2006) to categorise the use of the units surveyed. The Use Classes defined by the Order can be summarised as follows:

USE CLASS	DESCRIPTION	EXAMPLES
A1	Retail	Shops, retail warehouses, hairdressers, travel agents, post offices, domestic hire shops, pharmacies, dry cleaners and funeral directors.

A2	Financial & Professional Services	Banks, building societies, estate agents, building societies, betting shops, solicitors and accountants.
A3	Restaurants & Cafes	For the sale of food and drinks for consumption on the premises – restaurants, snack bars and cafes.
A4	Drinking Establishments	Public houses, wine bars or other drinking establishments (but not night clubs).
A5	Hot Food Takeaways	For the sale of hot food for consumption off the premises.
B1	Business	Offices, research and development, light industry appropriate in a residential area.
B2	General Industrial	Manufacturers.
B8	Storage or Distribution	This class includes open air storage.
C1	Hotels	Hotels, boarding and guest houses where no significant element of care is provided.
C2	Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
C3	Dwelling houses	Family houses, or houses occupied by up to six residents living together as a single household, including a household where care is provided for residents
D1	Non-residential Institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, halls, places of worship, church halls, law court. Non residential education and training centres.
D2	Assembly & Leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or sports arenas.
Sui Generis	Uses that cannot be defined within the above classes	Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres. Casinos.

The information collected has been used to underpin the recommendations as to how each centre should be defined. For example suggestions are made as to whether shopping parades should be combined to create local centres or divided to achieve more sustainable patterns of development as well as the potential to promote a centre for example from local to district centre status.

SUMMARY AND ANALYSIS OF SURVEY FINDINGS

This section summarises and analyses the information gathered to inform the study and makes recommendation as to how each centre should be defined.

District Centres

QUEENS ROAD			
Centre Number:		1	
Locality:		Abbey & Wembrook	
Current designation:		District Centre	
Recommended designation:		District Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	2
		Newsagent	1
		Sub-Post Office	Within newsagent
		Pharmacy	2
		Small shops	35
	A5	Hot food takeaway	4
	Sui Generis	PFS / Garage	1
Launderette		1	
District	A1	Supermarket	
	A2	Financial Services	2
	A3	Café/Restaurant	1
	A4	Pub	3
	D1	Community uses	8
	D2	Leisure	4
Other	C1	B&B	
	C2	Care home	
Total no. units:			64
Recommendation:			
Identified in the 2006 Local Plan as a District Centre. Within the centre boundary (as defined by the Local Plan) there are 64 units. The units comprise a variety of shops, services and community uses. In addition, a supermarket is currently under construction. The centre has a number of cash machines. Due to the range and number of shops, services and community uses catering for the day to day needs of the local area and passing trade it is considered that the centre conforms with its status as a District Centre as defined by the 2006 Local Plan. The centre also conforms with the definition of a District Centre set out in PPS4.			

KINGSWOOD ROAD			
Centre Number:		2	
Locality:		Arbury & Stockingford	
Current designation:		District Centre	
Recommended designation:		District Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	

	A5	Sub-Post Office		
		Pharmacy		
		Small shops	4	
		Hot food takeaway	2	
		PFS / Garage		
District	Sui Generis	Laundrette		
		A1	Supermarket	1
		A2	Financial Services	
		A3	Café/Restaurant	
		A4	Pub	1
		D1	Community uses	1
Other	C1	B&B		
		C2	Care home	
Total no. units:			10	

Recommendation:

Identified in the 2006 Local Plan as a District Centre. Within the centre boundary (as defined by the Local Plan) there are 10 units. The units comprise of a supermarket, dance school, pub, two hot food takeaways, tanning salon, hairdresser, bridal shop and Jehovah's Witness Kingdom Hall. Due to the range, number of shops, the presence of a supermarket and community uses catering for the day to day needs of the local area and passing trade it is considered that the centre conforms with its status as a District Centre as defined by the 2006 Local Plan. The centre also conforms with the definition of a District Centre set out in PPS4.

CHAPEL END			
Centre Number:		3	
Locality:		Camp Hill & Galley Common	
Current designation:		District Centre	
Recommended designation:		District Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	
		Sub-Post Office	1
		Pharmacy	
	A5	Small shops	1
		Hot food takeaway	
	Sui Generis	PFS / Garage	
Laundrette			
District	A1	Supermarket	
	A2	Financial Services	1
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	1
	D2	Leisure	1
Other	C1	B&B	

	C2	Care home	
Total no. units:			6
Recommendation:			
<p>Identified in the 2006 Local Plan as a District Centre. Within the centre boundary (as defined by the Local Plan) there are 6 units. These units comprise a bookmaker, hardware store, pharmacy, doctor's surgery, hairdresser and bingo hall/social club. Due to the limited range, number of shops and lack of a supermarket it is considered that the centre does not function as a district centre when assessed the guidance set out in the 2006 Local Plan or PPS4. Rather, the centre functions as a local centre.</p> <p>There are 23 units located outside the centre boundary (as defined by the Local Plan) in proximity to the 6 units identified above. The units include a newsagent, hot food takeaway, social club, convenience store with integral Sub-Post Office and church. The centre boundary could be expanded to include all or all of these units in order to strengthen the district centre status.</p>			

HORESTON GRANGE			
Centre Number:		4	
Locality:		Weddington & St Nicolas	
Current designation:		District Centre	
Recommended designation:		District Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	1
		Sub-Post Office	Within newsagent
		Pharmacy	
	A5	Small shops	3
		Hot food takeaway	1
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	2
	A2	Financial Services	1
	A3	Café/Restaurant	2
	A4	Pub	1
	D1	Community uses	2
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			13
Recommendation:			

Identified by the 2006 Local Plan as a District Centre. Within the centre boundary (as identified by the Local Plan) there are 13 units comprising a hot food takeaway, newsagent with cash machine and integral Sub-Post Office, two supermarkets, bookmakers, a church which hosts a variety of community uses such as the Women's Institute, nursery and 3 small shops. Due to the range and number of shops, services and community uses catering for the day to day needs of the local area and passing trade it is considered that the centre conforms with its status as a District Centre as defined by the 2006 Local Plan. The centre also conforms with the definition of Local Centre set out in PPS4.

BULKINGTON			
Centre Number:		5	
Locality:		Whitestone & Bulkington	
Current designation:		District Centre	
Recommended designation:		District Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	1
		Sub-Post Office	Within supermarket
		Pharmacy	1
		Small shops	17
	A5	Hot food takeaway	2
	Sui Generis	PFS / Garage	2
Launderette			
District	A1	Supermarket	1
	A2	Financial Services	5
	A3	Café/Restaurant	1
	A4	Pub	3
	D1	Community uses	6
	D2	Leisure	1
Other	C1	B&B	
	C2	Care home	1
Total no. units:			41
Recommendation:			

Identified in the 2006 Local Plan as a District Centre. Within the centre boundary (as identified by the Local Plan) there are 41 units comprising a convenience store, newsagent, pharmacy, 17 small shops, two hot food takeaways, two garages, 5 professional / financial services, a café, three pubs, a library, church, voluntary centre and village centre. The village centre hosts a variety of uses including a community health centre, police, day nursery, children's centre and NHS clinic. The centre also has several cash machines. Due to the range and number of shops, services and community uses catering for the day to day needs of the local area and passing trade it is considered that the centre conforms with its status as a District Centre as defined by the 2006 Local Plan. The centre also conforms with the definition of a District Centre set out in PPS4.

There are 16 units located outside the centre boundary (as defined by the Local Plan) in proximity to the 41 units identified above. The units include a convenience store, hot food takeaway, doctor's surgery and pub. Consideration should be given to whether the district boundary should be amended to include some or all of these units in order to strengthen the centre.

ATTLEBOROUGH			
Centre Number:		6	
Locality:		Whitestone & Bulkington	
Current designation:		District Centre	
Recommended designation:		District Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	27
	A5	Hot food takeaway	4
Sui Generis		PFS / Garage	
		Launderette	
District	A1	Supermarket	1
	A2	Financial Services	6
	A3	Café/Restaurant	1
	A4	Pub	2
	D1	Community uses	3
	D2	Leisure	2
Other	C1	B&B	
	C2	Care home	
Total no. units:			46
Recommendation:			

Identified by the 2006 Local Plan as a District Centre. Within the centre boundary (as identified by the Local Plan) there are 13 units. The units comprise a variety of shops, services and community uses including a supermarket. Due to the range and number of shops, services and community uses catering for the day to day needs of the local area and passing trade it is considered that the centre conforms with its status as a District Centre as defined by the 2006 Local Plan.

There are 21 units located outside the centre boundary (as defined by the Local Plan) in proximity to the 13 units identified above. The units include a dentists, convenience store and day nursery. Consideration should be given to whether the district boundary should be amended to include some or all of these units in order to strengthen the centre.

Local Centres

ABBEY GREEN			
Centre Number:		7	
Locality:		Abbey & Wembrook	
Current designation:		Local Centre	
Recommended designation:		District Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	2
		Sub-Post Office	
		Pharmacy	
		Small shops	1
	A5	Hot food takeaway	18
	Sui Generis	PFS / Garage	5
		Launderette	2
District	A1	Supermarket	
	A2	Financial Services	3
	A3	Café/Restaurant	2
	A4	Pub	3
	D1	Community uses	8
	D2	Leisure	1
Other	C1	B&B	2
	C2	Care home	1
Total no. units:			49
Recommendation:			

Identified in the 2006 Local Plan as a Local Centre 'Shops at Main Road Junctions'. The centre is comprised of 49 units consisting of a variety of shops, services and community uses. The number and range of shops are likely to cater for the day to day needs of the locality and it is therefore considered that the centre conforms and exceeds its status as a Local Centre 'Shops at Main Road Junctions' as defined by the 2006 Local Plan and PPS4. It is acknowledged that the centre lacks a supermarket however it is in proximity to an existing store at Abbey Street and the store under construction on Queens Road.

TOMKINSON ROAD / CROFT ROAD			
Centre Number:		8	
Locality:		Arbury & Stockingford	
Current designation:		Local Centre	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	1
		Sub-Post Office	
		Pharmacy	
		Small shops	3
	A5	Hot food takeaway	2
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			7
Recommendation:			
Identified in the 2006 Local Plan as a Local Centre 'Shops at Main Road Junctions'. The centre is formed of 7 units comprising a convenience store, newsagent, two hot food takeaways, a Polish grocer, florist and hairdresser. Due to the range and number of shops that are likely to cater for the basic needs of the locality it is considered that the centre conforms with its status as a Local Centre as defined by the 2006 Local Plan. The centre also conforms with the definition of Local Centre set out in PPS4.			

ARBURY ROAD	
Centre Number:	9
Locality:	Arbury & Stockingford
Current designation:	Local Centre
Recommended designation:	Local Centre

Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	1
		Sub-Post Office	1
		Pharmacy	1
		Small shops	14
	A5	Hot food takeaway	1
	Sui Generis	PFS / Garage	1
Launderette			
District	A1	Supermarket	
	A2	Financial Services	3
	A3	Café/Restaurant	1
	A4	Pub	3
	D1	Community uses	4
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			31
Recommendation:			
<p>Identified in the 2006 Local Plan as a Local Centre 'Shops along Main Distributor Roads'. The centre is formed of 31 units comprising a convenience store with cash machine, butcher, Sub Post-Office, newsagent, hot food takeaway, car wash, restaurant, pharmacy, three pubs, two churches, a school, sports club and a selection of small shops and professional / financial services. Due to the range and number of shops that are likely to cater for the basic needs of the locality it is considered that the centre conforms with its status as a Local Centre 'Shops along Main Distributor Roads' as defined by the 2006 Local Plan. The centre also conforms with the definition of Local Centre set out in PPS4.</p> <p>The range of shops and services within the centre satisfy many of the characteristics associated with a District Centre. However, it is considered that as the centre lacks community uses such as a clinic or library and supermarket as well as the spread out nature of the centre (people are likely to use their car to travel between clusters of shops) it cannot be defined as a District Centre in terms of the guidance set out by the 2006 Local Plan and PPS4.</p>			

HEATH END ROAD			
Centre Number:		10	
Locality:			
Current designation:			
Recommended designation:			
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	

		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	
		A5	Hot food takeaway
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			
Recommendation:			

CHURCH ROAD			
Centre Number:	11		
Locality:	Arbury & Stockingford		
Current designation:	Local Centre		
Recommended designation:	Local Centre / Neighbourhood Shops		
Characteristics:	Assessed against definitions set out in PPS4 and 2006 Local Plan.		
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	2
		Newsagent	1
		Sub-Post Office	
		Pharmacy	
	A5	Small shops	3
		Hot food takeaway	1
Sui Generis	PFS / Garage		
	Launderette		
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	2
	D1	Community uses	5
	D2	Leisure	
Other	C1	B&B	1
	C2	Care home	
Total no. units:			15
Recommendation:			

Identified in the 2006 Local Plan as a Local Centre 'Shops along Distributor Road'. The centre is formed of 15 units distributed along the length of Church Road between Eadie Street (northern end) and Arbury Road (southern end). The greatest concentration of units is at the northern end of the road around the junction with Eadie Street. There are 8 units in this location comprising a guest house, nursery, second hand shop, church, convenience store, hot food takeaway, beauty salon and pub (corner of Eadie Street). Towards the southern end of the road there are 7 units which are scattered in distribution. They comprise an allotment association, church, newsagent, vet, convenience store, pet shop and pub (corner of Webb Street).

It is considered that due to the distance between the units at the northern and southern end of the road they do not operate together as a Local Centre. Rather, due to the clustered distribution and nature of the units at the northern end of the road it is considered that they form a Local Centre 'Shops at Main Road Junction' particularly in conjunction with the nearby cluster of units on Eadie Street.

The units at the end of the road, by virtue of their number, distribution and nature, are considered to perform a solely neighbourhood function in terms of PPS4 and they therefore can be defined as Neighbourhood Shops.

SMORRAL LANE			
Centre Number:		12	
Locality:		Bedworth North & West	
Current designation:		Local Centre	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	1
		Small shops	4
	A5	Hot food takeaway	2
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	1
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			9
Recommendation:			

Identified in the 2006 Local Plan as a Local Centre 'Shops along Distributor Roads'. The centre is formed of 9 units comprising a convenience store with cash machine, two hot food takeaways, a pharmacy, bookmakers and three small shops including a florist. Due to the range and number of shops that are likely to cater for the basic needs of the locality it is considered that the centre conforms with its status as a Local Centre as defined by the 2006 Local Plan. The centre also conforms with the definition of a Local Centre set out in PPS4.

RATHBONE CLOSE			
Centre Number:		13	
Locality:		Bedworth North & West	
Current designation:		Local Centre	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	1
		Pharmacy	
		Small shops	
	A5	Hot food takeaway	
Sui Generis		PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	1 (occupies 2 units)
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			8
Recommendation:			
Identification in the 2006 Local Plan as a Local Centre 'Purpose Built Units'. The centre is formed of 8 units in total 4 of which were vacant at the time of survey. The remaining 4 comprise a church (2 units), convenience store and Sub-Post Office. Despite the vacancies, it is considered that the Sub-Post Office and convenience store are likely to cater for the basic needs of the locality and as such the centre conforms with its status as a Local Centre 'Purpose Built Units' as defined by the 2006 Local Plan as well as with the definition of a Local Centre set out in PPS4 albeit not as strongly as some of the other centres identified.			

DARK LANE	
Centre Number:	14
Locality:	Bedworth North & West
Current designation:	Local Centre

Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
	A5	Small shops	3
		Hot food takeaway	
		Sui Generis	
District	A1	PFS / Garage	
		Launderette	
	A2	Supermarket	
	A3	Financial Services	
	A4	Café/Restaurant	
	D1	Pub	
Other	D2	Community uses	
	C1	Leisure	
Total no. units:	C2	B&B	
		Care home	
			4
Recommendation:			
Identified in the 2006 Local Plan as a Local Centre 'Purpose Built Units'. The centre is formed of 4 units comprising a newsagent, tanning salon, hairdresser and pet shop. Due to the limited number of units and their local nature it is considered that the centre is of solely neighbourhood significance rather than catering for the basic needs of the locality. It is therefore recommended that the centre is identified as 'Neighbourhood Shops' as it does not function as a local centre when assessed against the guidance set out in the 2006 Local Plan or PPS4.			

COVENTRY ROAD / SCHOOL LANE			
Centre Number:		15	
Locality:		Bede & Poplar	
Current designation:		Local Centre	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	
		Sub-Post Office	1
		Pharmacy	
	A5	Small shops	2
		Hot food takeaway	
		Sui Generis	
District	A1	PFS / Garage	
		Launderette	
		Supermarket	

	A2	Financial Services	
	A3	Café/Restaurant	1
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			4
Recommendation:			
Identified in the 2006 Local Plan as a Local Centre 'Shops at Main Road Junctions'. The centre is formed of 4 units comprising a Sub-Post Office, barber, tanning studio and café. Although the centre lacks a convenience store it is considered that the Sub-Post Office combined with the shops and café are likely to cater for the basic needs of the locality. Therefore the centre conforms with its status as a Local Centre 'Shops at Main Road Junctions' as defined by the 2006 Local Plan as well as with the definition of a Local Centre set out in PPS4 albeit not as strongly as some of the other centres identified.			

NUNEATON ROAD			
Centre Number:		16	
Locality:		Bede & Poplar	
Current designation:		Local Centre	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	1
		Sub-Post Office	1
		Pharmacy	
		Small shops	3
	A5	Hot food takeaway	1
	Sui Generis	PFS / Garage	1
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	2
	D1	Community uses	1
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	1
Total no. units:			11
Recommendation:			

Identified in the 2006 Local Plan as a Local Centre 'Shops along Main Distributor Roads'. The centre is formed of 11 units comprising two pubs, a sports club, residential care home, MOT test centre, hot food takeaway, three hairdressers, a Sub-Post Office and a newsagent. Due to the range and number of shops that are likely to cater for the basic needs of the locality it is considered that the centre conforms with its status as a Local Centre 'Shops along Main Distributor Roads' as defined by the 2006 Local Plan. The centre also conforms with the definition of a Local Centre set out in PPS4.

TRELAWNEY ROAD			
Centre Number:		17	
Locality:		Bede & Poplar	
Current designation:		Local Centre	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	
	A5	Hot food takeaway	1
Sui Generis		PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			2
Recommendation:			
Identified in the 2006 Local Plan as a Local Centre 'Purpose Built Units'. The centre is formed of 2 units comprising a convenience store and hot food takeaway. Due to the limited number of units and their local nature it is considered that centre is of solely neighbourhood significance rather than catering for the basic needs of the locality. It is therefore recommended that the centre is identified as 'Neighbourhood Shops' as it does not function as a local centre when assessed against the guidance set out in the 2006 Local Plan or PPS4.			

BULKINGTON ROAD	
Centre Number:	18
Locality:	Bede & Poplar
Current designation:	Local Centre
Recommended designation:	Local Centre

Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	2
		Newsagent	1
		Sub-Post Office	
		Pharmacy	
		Small shops	6
	A5	Hot food takeaway	1
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	1
	A4	Pub	1
	D1	Community uses	2
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			14
Recommendation:			
Identified in the 2006 Local Plan as a Local Centre 'Extension of Town Centre'. The centre is formed of 14 units comprising a convenience store with cash machine, newsagent, six small shops including three hairdressers, hot food takeaway, a restaurant, pub, chiropodist and Nicolas Chamberlain College. Due to the range and number of shops that serve the basic needs of the surrounding area it is considered that the centre conforms with its status as a Local Centre 'Extension of Town Centre' as defined by the 2006 Local Plan. The centre also conforms with the definition of a Local Centre set out in PPS4.			

NEWTOWN ROAD			
Centre Number:		19	
Locality:			
Current designation:			
Recommended designation:			
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	
	A5	Hot food takeaway	
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	

	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			
Recommendation:			

ST NICOLAS PARK DRIVE			
Centre Number:		20	
Locality:		Weddington & St Nicolas	
Current designation:		Local Centre	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	1
		Sub-Post Office	
		Pharmacy	1
		Small shops	5
	A5	Hot food takeaway	
Sui Generis	PFS / Garage		
	Launderette		
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	2
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			10
Recommendation:			
Identified in the 2006 Local Plan as a Local Centre 'Purpose Built Units'. The centre is formed of 10 units comprising a convenience store, newsagent, pharmacy, five small shops including a hairdresser and florist, an opticians and a clinic. Due to the range and number of shops that serve the basic needs of the surrounding area it is considered that the centre conforms with its status as a Local Centre 'Purpose Built Centre' as defined by the 2006 Local Plan. The centre also conforms with the definition of a Local Centre set out in PPS4.			

COPSEWOOD AVENUE	
Centre Number:	21

Locality:		Whitestone & Bulkington	
Current designation:		Local Centre	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	3
	A5	Hot food takeaway	
Sui Generis		PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			4
Recommendation:			
Identified in the 2006 Local Plan as a Local Centre 'Purpose Built Units'. The centre is formed of 4 units comprising a convenience store, two hairdressers and a beauticians. Due to the limited number and range of shops and their local nature it is considered that the centre is of solely neighbourhood significance rather than catering for the basic needs of the locality. It is therefore recommended that the centre is identified as Neighbourhood Shops as it does not function as a local centre when assessed against the guidance set out in the 2006 Local Plan or PPS4.			

Neighbourhood Shops

BRADSTONE ROAD			
Centre Number:		22	
Locality:		Abbey & Wembrook	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	1

	A5	Hot food takeaway	
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			2
Recommendation:			
Two units comprising a convenience store and pet shop. It is considered that their function is purely neighbourhood significance serving the immediate area and is therefore not regarded as a centre in terms of the guidance set out in PPS4.			

WEBB STREET			
Centre Number:		23	
Locality:		Arbury & Stockingford	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	
	A5	Hot food takeaway	1
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	1
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			3
Recommendation:			

A parade of 3 units comprising a convenience store, hot food takeaway and pub (corner of Church Road). Due to the limited number of shops and their local nature it is considered that the parade is only of neighbourhood significance and is therefore not regarded as a centre in terms of the guidance set out in PPS4.

The units are close to a small number of shops located at the southern end of Church Road. These shops, by virtue of their number, distribution and nature are also considered to perform a solely neighbourhood function in terms of PPS4 despite being currently defined by the 2006 Local Plan as forming part of the Church Road Local Centre. It is not considered that the relationship between the units on Webb Street and the southern end of Church Road is strong enough for them to be taken in conjunction and considered as a Local Centre in their own right due to their limited number, nature and scattered distribution.

EADIE STREET			
Centre Number:		24	
Locality:		Arbury & Stockingford	
Current designation:		Neighbourhood Shops	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	2
	A5	Hot food takeaway	1
	Sui Generis	PFS / Garage	
		Launderette	1
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	1
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			5
Recommendation:			

A parade of 5 units comprising two hairdressers, hot food takeaway, launderette and pub (corner of Church Road). It is considered that this parade's function is of purely neighbourhood significance and is therefore not regarded as a centre in terms of the guidance set out in PPS4.

The parade is close to units located at the northern end of Church Road which are defined as part of the Church Road Local Centre by the 2006 Local Plan. It is considered that the relationship between these two clusters is strong enough for them to be taken in conjunction and considered as a Local Centre 'Shops at Main Road Junction' due to their number (12 units in total), local nature and proximity.

WICLIF WAY			
Centre Number:		25	
Locality:		Arbury & Stockingford	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	1
		Sub-Post Office	
		Pharmacy	
		Small shops	2
	A5	Hot food takeaway	
Sui Generis		PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			4
Recommendation:			
A parade of 4 units comprising a convenience store, newsagent, hairdresser and a craft shop. Although the craft shop will attract people from other parts of the Borough to the parade it is considered that their sole purpose will be to visit this shop rather than the others. It is considered that the due to the limited number of other shops and their local nature the parade is of purely neighbourhood significance. Therefore, the parade is not regarded as a centre in terms of the guidance set out in PPS4.			

VERNONS LANE	
Centre Number:	26
Locality:	Arbury & Stockingford
Current designation:	Neighbourhood Shops

Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	1
		Sub-Post Office	
		Pharmacy	
	Small shops	1	
	A5	Hot food takeaway	
	Sui Generis	PFS / Garage	
Launderette			
District	A1	Supermarket	
	A2	Financial Services	2
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			4
Recommendation:			
A parade of 4 units comprising a tanning studio, newsagent, bookmaker and a Driving Standards Agency (DSA) office. Although the DSA office will attract people from other parts of the Borough to the parade it is considered that their sole purpose will be to visit the office rather than the shops. Therefore due to the limited number of shops and their local nature the parade is considered to be of solely neighbourhood significance and is not regarded as a centre in terms of the guidance set out in PPS4.			

CROFT ROAD			
Centre Number:		27	
Locality:		Arbury & Stockingford	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
	Small shops		
	A5	Hot food takeaway	3
	Sui Generis	PFS / Garage	2
Launderette			
District	A1	Supermarket	
	A2	Financial Services	

	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			6
Recommendation:			
A parade of 6 units comprising a convenience store, car wash, petrol filling station and three hot food takeaways. Although the parade is not identified in the 2006 Local Plan it is considered that due to the presence of a large convenience store and petrol filling station as well as the number of hot food takeaways the parade conforms with the definition of a Local Centre 'Purpose Built Units' as established by the 2006 Local Plan. The centre also conforms with the definition of a Local Centre set out in PPS4.			

BENNETTS ROAD NORTH			
Centre Number:		28	
Locality:		Bedworth North & West	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	1
	A5	Small shops	1
		Hot food takeaway	1
Sui Generis	PFS / Garage		
	Launderette		
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			4
Recommendation:			
A parade of 4 units comprising a hot food takeaway, convenience store with cash machine, pharmacy and a specialist retailer. Due to the limited number of shops and their local nature it is considered that the parade of solely neighbourhood significance and is therefore not regarded as a centre in terms of the guidance set out in PPS4.			

NEWCOMEN ROAD			
Centre Number:		29	
Locality:		Bedworth North & West	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
	A5	Small shops	
		Hot food takeaway	1
Sui Generis	PFS / Garage		
	Launderette		
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			2
Recommendation:			
Two units comprising a convenience store and hot food takeaway. Due to the limited number of shops and their local nature it is considered that the parade is of solely neighbourhood significance and is therefore not regarded as a centre in terms of the guidance set out in PPS4.			

VICARAGE LANE			
Centre Number:		30	
Locality:		Bedworth North & West	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
	A5	Small shops	1
		Hot food takeaway	
Sui Generis	PFS / Garage		
	Launderette		
District	A1	Supermarket	

	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			2
Recommendation:			
Two units comprising a convenience store and hairdresser. Due to the limited number of shops and their local nature it is considered that the shops are of purely neighbourhood significance and is therefore not regarded as a centre in terms of the guidance set out in PPS4.			

ARMSON ROAD			
Centre Number:		31	
Locality:		Bede & Poplar	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	1
		Sub-Post Office	
		Pharmacy	
		Small shops	1
	A5	Hot food takeaway	
Sui Generis	PFS / Garage		
	Launderette		
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			3
Recommendation:			
A parade of 3 units comprising a hairdresser, convenience store (possibly closed) and newsagent. Due to the limited number of shops and their local nature it is considered that the parade is of solely neighbourhood significance and is therefore not regarded as a centre in terms of the guidance set out in PPS4.			

PINE TREE ROAD	
Centre Number:	32

Locality:		Bede & Poplar	
Current designation:		Neighbourhood Shops	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	Within pharmacy
		Pharmacy	1
	A5	Small shops	4
		Hot food takeaway	1
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			7
Recommendation:			
A parade of 7 units comprising a convenience store, pharmacy with integral Sub-Post Office, greengrocer, barber, florist, hot food takeaway and pet shop. Although the parade is not identified in the 2006 Local Plan as a Local Centre it is considered that due to the range, number of shops and presence of a Sub-Post Office that are likely to cater for the basic needs of the locality (rather than the immediate neighbourhood) the centre conforms with the definition of a Local Centre 'Purpose Built Units' established by the 2006 Local Plan. The centre also conforms with the definition of a Local Centre 'Purpose Built Units' established by the 2006 Local Plan. The centre also conforms with the definition of a Local Centre set out in PPS4.			

HICKMAN ROAD			
Centre Number:		33	
Locality:		Camp Hill & Galley Common	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	1

	A5	Hot food takeaway	2
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			4
Recommendation:			
A parade of 4 units comprising a convenience store, hairdresser and two hot food takeaways. Due to the limited number of shops and their local nature it is considered that the parade is of purely neighbourhood significance and it is therefore not regarded as a centre in terms of the guidance set out in PPS4.			

COPPER BEECH ROAD			
Centre Number:		34	
Locality:		Camp Hill & Galley Common	
Current designation:		Neighbourhood Shops	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	1
		Pharmacy	1
		Small shops	1
	A5	Hot food takeaway	
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	2
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	1
Total no. units:			7
Recommendation:			

A group of 7 units comprising a convenience store, Sub-Post Office, pharmacy, charity shop, care home, community centre and health centre. In addition, 4 new retail units are currently being marketed. The centre has recently been redeveloped as 'Camp Hill Village Centre' as part of the wider Pride in Camp Hill regeneration scheme. Although the group is not identified in the 2006 Local Plan as a Local Centre it is considered that due to the range, number of shops and presence of a Sub-Post Office, that are likely to cater for the basic needs of the locality (rather than the immediate neighbourhood), the group conform with the definition of a Local Centre 'Purpose Built Units' as established by the 2006 Local Plan. The units also conform with the definition of a Local Centre set out in PPS4.

CRADDOCK DRIVE			
Centre Number:		35	
Locality:		Camp Hill & Galley Common	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	1
	A5	Hot food takeaway	2
Sui Generis		PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	1
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			4
Recommendation:			
A parade of 4 units comprising a convenience store, hairdresser and two hot food takeaways. Due to the limited number of shops and their local nature it is considered that the parade is of purely neighbourhood significance and it is therefore not regarded as a centre in terms of the guidance set out in PPS4.			

TRAFFORD DRIVE	
Centre Number:	36
Locality:	Camp Hill & Galley Common
Current designation:	Neighbourhood Shops
Recommended designation:	Neighbourhood Shops

Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	1
	A5	Hot food takeaway	1
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			3
Recommendation:			
A parade of 3 units comprising a convenience store with cash machine, hairdresser and a hot food takeaway. Due to the limited number of shops and their local nature it is considered that the parade is of purely neighbourhood significance and it is therefore not regarded as a centre in terms of the guidance set out in PPS4.			

WHITTLEFORD ROAD			
Centre Number:		37	
Locality:		Camp Hill & Galley Common	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	
	A5	Hot food takeaway	
	Sui Generis	PFS / Garage	3
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	

	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			4
Recommendation:			
A parade of 4 units comprising a convenience store and PFS, car wash and car showroom. Although the car showroom will attract people from other parts of the Borough to the parade it is considered that their purpose will be to visit the showroom rather than the convenience store. Therefore, due to the limited number of units and their nature it is considered that the parade is of solely neighbourhood significance and it thus not regarded as a centre in terms of the guidance set out in PPS4.			

WEDDINGTON ROAD (CORNER OF BROOK LANE)			
Centre Number:		38	
Locality:		Weddington & St Nicolas	
Current designation:		Neighbourhood Shops	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	Within convenience store
		Pharmacy	
		Small shops	3
	A5	Hot food takeaway	
	Sui Generis	PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	1
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	1
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			6
Recommendation:			

A group of 6 units comprising a greengrocer, butcher, hairdresser, betting shop, day nursery and convenience store incorporating a Sub-Post Office. Although the group is not identified in the 2006 Local Plan as a Local Centre it is considered that due to the range, number of shops and presence of a Sub-Post Office, that are likely to cater for the basic needs of the locality (rather than the immediate neighbourhood), the units conform with the definition of a Local Centre 'Shops along Main Distributor Roads' as established by the 2006 Local Plan. The units also conform with the definition of a Local Centre set out in PPS4.

It is considered that the centre is not close enough to the other units on Weddington Road (opposite Shanklin Drive) for them to operate as a single centre.

WEDDINGTON ROAD (OPPOSITE SHANKLIN DRIVE)			
Centre Number:		39	
Locality:		Weddington & St Nicolas	
Current designation:		Neighbourhood Shops	
Recommended designation:		Local Centre	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	
		Newsagent	
		Sub-Post Office	
		Pharmacy	
		Small shops	3
	A5	Hot food takeaway	2
Sui Generis		PFS / Garage	
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	1
	D1	Community uses	1
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			7
Recommendation:			

A group of 7 units comprising a pub, physiotherapist, two hot food takeaways, hairdressers, tanning studio and furniture showroom. Although the group is not identified in the 2006 Local Plan as a Local Centre it is considered that due to the range and number of shops that are likely to cater for the basic needs of the locality (rather than the immediate neighbourhood), the units conform with the definition of a Local Centre 'Shops along Main Distributor Roads' as established by the 2006 Local Plan. The units also conform with the definition of a Local Centre set out in PPS4.

It is considered that the centre is not close enough to the other units on Weddington Road (opposite Shanklin Drive) for them to operate as a single centre.

RUGBY ROAD			
Centre Number:		40	
Locality:		Whitestone & Bulkington	
Current designation:		Neighbourhood Shops	
Recommended designation:		Neighbourhood Shops	
Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	1
		Newsagent	
		Sub-Post Office	
		Pharmacy	
	A5	Small shops	1
	Sui Generis	Hot food takeaway	1
District	A1	PFS / Garage	
		Launderette	
	A2	Supermarket	
	A3	Financial Services	
	A4	Café/Restaurant	
	D1	Pub	1
Other	D2	Community uses	
	C1	Leisure	
Total no. units:	C2	B&B	
		Care home	
			4
Recommendation:			
A parade of 4 units comprising a convenience store, barbers, hot food takeaway and pub. Due to the limited number of shops and their local nature it is considered that the parade is of purely neighbourhood significance and it therefore is not regarded as a centre in terms of the guidance set out in PPS4.			

LUTTERWORTH ROAD	
Centre Number:	41
Locality:	Whitestone & Bulkington
Current designation:	Neighbourhood Shops
Recommended designation:	Local Centre

Characteristics:		Assessed against definitions set out in PPS4 and 2006 Local Plan.	
Centre Type	Use Class	Facilities	No. of facilities
Local	A1	Convenience Store	3
		Newsagent	
		Sub-Post Office	Within convenience store
		Pharmacy	1
		Small shops	
	A5	Hot food takeaway	
	Sui Generis	PFS / Garage	1
		Launderette	
District	A1	Supermarket	
	A2	Financial Services	
	A3	Café/Restaurant	
	A4	Pub	
	D1	Community uses	
	D2	Leisure	
Other	C1	B&B	
	C2	Care home	
Total no. units:			5
Recommendation:			
A group of 5 units comprising 3 convenience stores – one with integral Sub-Post Office, pharmacy and petrol filling station. Although the group is not identified in the 2006 Local Plan as a Local Centre it is considered that due to the range, number of shops and presence of a Sub-Post Office that are likely to cater for the basic needs of the locality (rather than the immediate neighbourhood) the centre conforms with the definition of a Local Centre 'Shops at Main Road Junction' as established by the 2006 Local Plan. The centre also conforms with the definition of a Local Centre set out in PPS4.			

Summary

In terms of PPS4, the survey has identified that there are 7 District Centres, 17 Local Centres and 17 groups of Neighbourhood Shops in the Borough at present:

NO.	CENTRE NAME	LOCALITY	CURRENT LOCAL PLAN DESIGNATION	RECOMMENDED DESIGNATION
1	Queens Road	Abbey & Wembrook	District Centre	District Centre
2	Kingswood Road	Arbury & Stockingford	District Centre	District Centre
3	Chapel End	Camp Hill & Galley Common	District Centre	District Centre
4	Horeston Grange	Weddington & St Nicolas	District Centre	District Centre
5	Bulkington	Whitstone &	District Centre	District Centre

		Bulkington		
6	Attleborough	Whitestone & Bulkington	District Centre	District Centre
7	Abbey Green	Abbey & Wembrook	Local Centre	District Centre
8	Tomkinson Road / Croft Road	Arbury & Stockingford	Local Centre	Local Centre
9	Arbury Road	Arbury & Stockingford	Local Centre	Local Centre
10	Heath End Road	Arbury & Stockingford	Local Centre	Local Centre
11	Church Road	Arbury & Stockingford	Local Centre	Local Centre / Neighbourhood Shops
12	Smorrall Lane	Bedworth North & West	Local Centre	Local Centre
13	Rathbone Close	Bedworth North & West	Local Centre	Local Centre
14	Dark Lane	Bedworth North & West	Local Centre	Neighbourhood Shops
15	Coventry Road / School Lane	Bede & Poplar	Local Centre	Local Centre
16	Nuneaton Road	Bede & Poplar	Local Centre	Local Centre
17	Trelawney Road	Bede & Poplar	Local Centre	Neighbourhood Shops
18	Bulkington Road	Bede & Poplar	Local Centre	Local Centre
19	Newtown Road	Bede & Poplar	Local Centre	Local Centre
20	St Nicolas Park Drive	Weddington & St Nicolas	Local Centre	Local Centre
21	Copsewood Avenue	Whitestone & Bulkington	Local Centre	Neighbourhood Shops
22	Bradestone Road	Abbey & Wembrook	Neighbourhood Shops	Neighbourhood Shops
23	Webb Street	Arbury & Stockingford	Neighbourhood Shops	Neighbourhood Shops
24	Eadie Street	Arbury & Stockingford	Neighbourhood Shops	Local Centre
25	Wiclif Way	Arbury & Stockingford	Neighbourhood Shops	Neighbourhood Shops
26	Vernons Lane	Arbury & Stockingford	Neighbourhood Shops	Neighbourhood Shops
27	Croft Road	Arbury & Stockingford	Neighbourhood Shops	Neighbourhood Shops
28	Bennetts Road North	Bedworth North & West	Neighbourhood Shops	Neighbourhood Shops

29	Newcomen Road	Bedworth North & West	Neighbourhood Shops	Neighbourhood Shops
30	Vicarage Lane	Bedworth North & West	Neighbourhood Shops	Neighbourhood Shops
31	Armson Road	Bede & Poplar	Neighbourhood Shops	Neighbourhood Shops
32	Pine Tree Road	Bede & Poplar	Neighbourhood Shops	Local Centre
33	Hickman Road	Camp Hill & Galley Common	Neighbourhood Shops	Neighbourhood Shops
34	Copper Beech Road	Camp Hill & Galley Common	Neighbourhood Shops	Local Centre
35	Craddock Drive	Camp Hill & Galley Common	Neighbourhood Shops	Neighbourhood Shops
36	Trafford Drive	Camp Hill & Galley Common	Neighbourhood Shops	Neighbourhood Shops
37	Whittleford Road	Camp Hill & Galley Common	Neighbourhood Shops	Neighbourhood Shops
38	Weddington Road (corner of Brook Lane)	Weddington & St Nicolas	Neighbourhood Shops	Local Centre
39	Weddington Road (opposite Shanklin Drive)	Weddington & St Nicolas	Neighbourhood Shops	Local Centre
40	Rugby Road	Whitestone & Bulkington	Neighbourhood Shops	Neighbourhood Shops
41	Lutterworth Road	Whitestone & Bulkington	Neighbourhood Shops	Local Centre

DISTRIBUTION OF CENTRES

This section of the report reviews the distribution of district centres, local centres and neighbourhood shopping parades identified throughout the Borough within each locality in order to identify areas of deficiency in local shops and services.

Abbey & Wembrook

The locality covers the central core of Nuneaton and Bedworth Borough incorporating the main retail shopping area of Nuneaton Town Centre and a range of residential properties immediately surrounding the centre and to the south and east.

The local population has the benefit of being in proximity to the shops, services and facilities provided by Nuneaton Town Centre. However, the District Centre at Queens Road provides a good number and range of shops, services and community uses to cater for the day to day needs of the local area and passing trade.

The local centre at Abbey Green, Neighbourhood Shops at Bradestone Road and a number of standalone shops support the Queens Road District Centre. Together these facilities play a key part in meeting the day to day shopping needs of the local population.

Arbury & Stockingford

The locality is made up of the two large residential areas of Stockingford and Bar Pool. This locality has the advantage of proximity to Nuneaton Town Centre allowing access to its shops, services and facilities

Stockingford is served by the Kingswood Road District Centre. The range and number of shops, services and community uses in both centres conform with the definition of a District Centre set out in PPS4 and cater for the day to day needs of the local area and passing trade.

In addition to Kingswood Road, Stockingford is served by the Local Centres at Arbury Road and Church Road, Neighbourhood Shops at Webb Street, Eadie Street and Wiclif Way and a number of standalone shops.

Bar Pool is served by Local Centres at Tomkinson Road / Croft Road, Neighbourhood Shops at Vernons Lane and Croft Road and a number of standalone shops.

These centres play an important role in meeting the shopping needs of the local population in the locality without requiring a trip to a town centre.

Bedworth North & West

The locality comprises the residential areas of Collycroft, Mount Pleasant, Goodyers End and Bedworth Heath to the north of M6 motorway. To the south of the motorway are the residential areas of Keresley Newlands, Ash Green and Exhall Grange.

In the residential areas of Goodyers End and Bedworth Heath, situated to the north of the motorway, the population's needs are served by the Local Centres at Smorral Lane and Dark Lane, Neighbourhood Shops at Newcomen Road and Vicargare Lane as well as a number of standalone shops.

Mount Pleasant and Collycroft, also situated to the north of the motorway, the population's needs are served by a number of standalone shops as well as the Local Centres on Newtown Road and Nuneaton Road which fall on the locality's boundary with Bede and Poplar. These areas benefit from proximity to Bedworth Town Centre.

The residential areas to the south of the motorway are served by a Local Centre at Rathbone Close, Neighbourhood Shops at Bennetts Road North as well as a small number of standalone shops. Due to the absence of a District Centre and additional Local Centres in the area it is unlikely that the local population's day to day needs are being met. In addition, these areas are separated from the rest of the locality and the wider Borough by the M6.

Bede & Poplar

The locality comprises Bedworth town centre and the surrounding residential area as

well as the eastern part of Exhall. The local population has the benefit of being in proximity to the shops, services and facilities provided by Bedworth Town Centre.

The residential areas surrounding Bedworth Town Centre are served by a series of Local Centres at 16 18 20, Neighbourhood Shops at 18 34 and standalone shops. The eastern part of Exhall is served by the Local Centre at Coventry Road/School Lane, the Neighbourhood Shops at Trelawney Road as well as a number of standalone shops. In combination these facilities cater for day to day needs of these residential areas saving the local population a trip to Bedworth Town Centre.

Camp Hill & Galley Common

The locality encompasses the residential areas of Whittleford, Chapel End, Galley Common and Camp Hill.

The Chapel End area is served by the Chapel District Centre. It provides the area with a number of shops, services and community uses which meet the local population's day to day needs.

Galley Common is served by Neighbourhood Shops at Hickman Road and several standalone shops. Camp Hill is served by the Local Centre at Copper Beech Road as well as a number of standalone shops in the surrounding area. Whittleford is served by a series of Neighbourhood Shops at Trafford Drive, Craddock Drive and Whittleford Road. In all three of these residential areas, the absence of a District or Local Centre in the area means it is unlikely that the local population's day to day needs are being met.

Weddington & St Nicolas

The locality is formed of the residential areas of Horeston Grange, Weddington and St Nicolas and part of Whitestone which are surrounded by countryside.

The locality has one District Centre located at Horeston Grange which is supported by three local centres at St Nicolas Park Drive, Weddington Road (corner of Brook Lane) and Weddington Road (opposite Shanklin Drive). In combination, it is considered that these centres plus a number of standalone shops provide the residential areas of Weddington, St Nicolas and Horeston Grange with a good number and variety of local shops, services and community uses which meet the local population's day to day needs.

The area of Whitestone included in the locality has a number of standalone shops but does not have the benefit of a local centre. However, this area is in proximity to Attleborough District Centre.

This locality also has the advantage of proximity to Nuneaton Town Centre allowing access to its shops, services and facilities.

Whitestone & Bulkington

The locality comprises two areas of development, Bulkington Village and Whitestone, which are separated and surrounded by Green Belt.

Both areas are served by a District Centre: Bulkington Village is served by Bulkington and Whitestone by Attleborough. The range and number of shops, services and

community uses in both centres conform with the definition of a District Centre set out in PPS4 and cater for the day to day needs of the local area and passing trade.

Bulkington and Attleborough District Centres are supported by a Local Centre at Copeswood Avenue (Whitestone) and two groups of Neighbourhood Shops at Lutterworth Road (Whitestone) and Rugby Road (Bulkington) as well as a number of standalone shops.

These centres play an important role in meeting the shopping needs of the local population in the locality without requiring a trip to a town centre. In particular the centres serving Bulkington Village play a key role given its separation from other areas of the Borough.

CONCLUSIONS AND RECOMMENDATIONS

This report has sought to bring together the data collected on the existing District Centres, Local Centres and Neighbourhood Shops within Nuneaton and Bedworth Borough. On this basis, it has highlighted the current roles of each centre, recommended future roles and identified the distribution of and deficiencies in centres.

PPS4 places emphasis on protecting and enhancing local retail and service facilities that meet the day-to-day needs of the local community and ensure access for all. It advises that Local Planning Authorities should define a network of centres with an even distribution of shops and services which meet the needs of their local areas.

This report provides baseline data from which strategic judgments can be made to maintain or control the development of centres through the LDF process. Based on the assessment contained in Section 5 of this report 7 District Centres, 17 Local Centres and 17 groups of Neighbourhood Shops are identified as follows:

NO.	DISTRICT CENTRES	LOCALITY
1	Queens Road	Abbey & Wembrook
2	Kingswood Road	Arbury & Stockingford
3	Chapel End	Camp Hill & Galley Common
4	Horeston Grange	Weddington & St Nicolas
5	Bulkington	Whitestone & Bulkington
6	Attleborough	Whitestone & Bulkington
7	Abbey Green	Abbey & Wembrook
NO	LOCAL CENTRE	LOCALITY
8	Tomkinson Road / Croft Road	Arbury & Stockingford
9	Arbury Road	Arbury & Stockingford
10	Heath End Road	Arbury & Stockingford
11	Church Road	Arbury & Stockingford
12	Smorrall Lane	Bedworth North & West
13	Rathbone Close	Bedworth North & West
15	Coventry Road / School Lane	Bede & Poplar
16	Nuneaton Road	Bede & Poplar
18	Bulkington Road	Bede & Poplar
19	Newtown Road	Bede & Poplar
20	St Nicolas Park Drive	Weddington & St Nicolas
24	Eadie Street	Arbury & Stockingford
32	Pine Tree Road	Bede & Poplar

34	Copper Beech Road	Camp Hill & Galley Common
38	Weddington Road (corner of Brook Lane)	Weddington & St Nicolas
39	Weddington Road (opposite Shanklin Drive)	Weddington & St Nicolas
41	Lutterworth Road	Whitestone & Bulkington
NO	NEIGHBOURHOOD SHOPS	LOCALITY
14	Dark Lane	Bedworth North & West
17	Trelawney Road	Bede & Poplar
21	Copsewood Avenue	Whitestone & Bulkington
22	Bradestone Road	Abbey & Wembrook
23	Webb Street	Arbury & Stockingford
25	Wiclif Way	Arbury & Stockingford
26	Vernons Lane	Arbury & Stockingford
27	Croft Road	Arbury & Stockingford
28	Bennetts Road North	Bedworth North & West
29	Newcomen Road	Bedworth North & West
30	Vicarage Lane	Bedworth North & West
31	Armson Road	Bede & Poplar
33	Hickman Road	Camp Hill & Galley Common
35	Craddock Drive	Camp Hill & Galley Common
36	Trafford Drive	Camp Hill & Galley Common
37	Whittleford Road	Camp Hill & Galley Common
40	Rugby Road	Whitestone & Bulkington

It is evident from the study that the quality and range of local shops and services offered by these centres vary considerably. Notwithstanding this, the centres identified serve an important function in meeting the day to day shopping and service needs of the Borough, supplementing the retail and service offer of Nuneaton and Bedworth Town Centres. It is recommended that the status of the centres identified in this study should be monitored annually.