

## Outer Area Local and District Centres Briefing Note

A survey was undertaken in September 2008 to assess how Local Plan policy SHO15 was being enforced. An identical survey was also undertaken in September 2007 and this briefing note summarises the main findings. A summary spreadsheet is attached.

Policy SHO15 states:

“Within the District and Local Centres, as defined on the Proposals Map, proposals for change of use from class A1 to other uses will only be permitted where;

- (i) the proportion of class A1 uses in the defined centre would not fall below 60% as a result; or
- (ii) the proposed use provides a service appropriate to the centre's position in the hierarchy, which is underrepresented in that centre or is a community use and there are no other units available in or adjacent to the centre, in which such a use could be accommodated.”

### **Non retail units**

#### Local centres

Overall out of the total 310 units in the 25 frontage groups, the percentage of non-retail units rose from 35.7 to 36.5%. The SHO15 policy threshold has been exceeded in the following local centres:

- LC02 Hall Road/Queens Road,
- LC06 Unthank Road,
- LC07 St Augustines Gate,
- LC10 Aylsham Road/Glenmore Gardens,
- LC14 Magdalen Road,
- LC15 Sprowston Road/Silver Road,
- LC16 Sprowston Road/Shipfield,
- LC17 Bishop Bridge Road.

The frontage groups where changes have occurred during the past year are as follows:

#### LC02 Hall Road/Queens Road

Number of non-retail units rose from 10 to 11 out of 27, resulting in a percentage increase of non-retail from 37% to 40.7%. This now exceeds the 40% threshold.

#### LC06 Unthank Road

Number of non-retail units rose from 16 to 17 out of 37, resulting in a percentage increase of non-retail from 43.2% to 45.9%, which further exceeds to 40% threshold.

#### LC08 Dereham Road/Distillery Square

Number of non-retail units rose from 8 to 9 out of 30, resulting in a percentage increase of non-retail from 26.7% to 30%.

#### LC20 Colman Road, The Parade

Number of non-retail units fell from 4 to 3 out of 11, resulting in a percentage decrease on non-retail from 36.4% to 27.3%.

### District centres

Overall out of the total 128 units in the 7 frontage groups, the percentage of non-retail units fell from 39.2 % to 39.1%. The SHO15 policy threshold has been exceeded in the following local centres;

- DC01 Bowthorpe,
- DC03 Eaton Centre,
- DC07 The Larkman.

The only change occurred in DC04 Plumstead Road, where the total number of units fell from 30 to 28. As one of these was a non retail unit the total number of non-retail units has fallen from 12 to 11 which results in a slight percentage decrease from 40% to 39.3%.

### **Vacancies**

#### Local centres

Overall out of the total 310 units in the 25 frontage groups, the number of vacant units increased from 18 to 23. This is an increase from 5.8% to 7.4%. The following table shows where changes have occurred.

| Frontage Group                      | 2007 | 2008 |
|-------------------------------------|------|------|
| LC01 Hall Road/Trafalgar Street     | 1    | 0    |
| LC02 Hall Road/Queens Road          | 4    | 3    |
| LC06 Unthank Road                   | 2    | 3    |
| LC07 St Augustines Gate             | 0    | 1    |
| LC08 Dereham Road/Distillery Square | 4    | 1    |
| LC11 Aylsham Road/Boundary Road     | 1    | 0    |
| LC12 Woodcock Road                  | 0    | 1    |
| LC14 Magdalen Road                  | 0    | 2    |

|                                   |   |   |
|-----------------------------------|---|---|
| LC16 Sprowston Road/<br>Shipfield | 0 | 1 |
| LC18 Earlham West Centre          | 2 | 4 |
| LC20 Colman Road/The<br>Parade    | 0 | 1 |
| LC22 St Johns Close               | 1 | 3 |

### District centres

Overall out of the total 128 units in the seven frontage groups, the number of vacant units increased from three to four. This still only results in a vacancy rate of 3.1%.

The only change in vacant units occurred in Bowthorpe. The number of vacant units increased from none to one, resulting in a vacancy rate of 6.3%.

### **Conclusion**

Within the local centres out of the total 310 units in the 25 frontage groups, the percentage of non-retail units rose from 35.7 to 36.5%. The SHO15 Policy threshold has been exceeded in 8 frontage groups. The number of vacant units increased from 18 to 23. This is an increase from 5.8% to 7.4%.

Within the district centres out of the total 128 units in the 7 frontage groups, the percentage of non-retail units fell from 39.2 % to 39.1%. The SHO15 Policy threshold has been exceeded in three frontage groups. The number of vacant units increased from three to four. This still only results in a vacancy rate of 3.1%.

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