



Draft Retail Supplementary Planning Document

CONSULTATION DOCUMENT

July 2010

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1. Introduction

- 1.1 There are a number of towns and villages across the district which provide a range of shopping and related facilities which meet the needs of local communities. The two largest centres are Coalville and Ashby de la Zouch which serve both a local need and a wider catchment. At a more localised level there are the local centres of Castle Donington, Ibstock, Measham and Kegworth. These centres cater for a local population, providing access to a more limited range of local shops and services. It is important to maintain the vitality and viability of these town and local centres, for the economy of the District as well as those who live in, work in or visit North West Leicestershire.
- 1.2 The Council is committed to maintaining the retail role of these centres as their primary function. However pressures are being experienced for the change of use of shops to other services, such as restaurants, takeaways and offices. There is concern that future proposals resulting in a loss of retail may have a negative impact on the existing centres. In light of the specific challenges that are being faced by the District's centres, this guidance has been prepared to protect their retail function and character.

2. Purpose of the Guidance

- 2.1 It is the intention of this guidance to supplement the adopted Local Plan and aims to provide information to those who wish to submit a planning application that affects both retail uses (Class A1) and other service uses in the specific town and village centres.
- 2.2 This guidance will apply to change of use applications as well as development for new 'town centre' uses in Ashby de la Zouch, Castle Donington, Ibstock, Measham and Kegworth. Coalville is not included as the Council is developing a long term strategy for the regeneration of its town centre. This will look separately at the specific issues, challenges and opportunities faced by Coalville.

3. Status of the Guidance

- 3.1 The Council recognises that as this guidance is not part of the development plan, it cannot be afforded full weight in the decision making process. However this document will be subject to public consultation and adopted as a Supplementary Planning Document (SPD). Therefore proposals that conflict with the key principles within the SPD will need to demonstrate the circumstances why the Council should depart from this guidance.

- 3.2 This SPD provides advice to saved Policies R4 and R19 of the adopted North West Leicestershire Local Plan, in light of the changes that have been made to the Use Classes Order since their adoption and also provides advice to Policy R5. It will be a material consideration to be taken into account in determining applications.

4. Consultation

- 4.1 The consultation on this document runs for a period of 6 weeks from 29 July 2010 to 10 September 2010 . Responses to the consultation will be taken into consideration within a revised document, which the Council then intends to adopt.
- 4.2 Copies of the guidance are available on the Council's Website or by clicking [here](#)

Alternatively you can request a copy by emailing planning.policy@nwleicestershire.gov.uk or writing to:

Planning Policy
North West Leicestershire District Council
Council Offices
Coalville
LEICS
LE67 3FJ

Responses can be made sent by email to:
planning.policy@nwleicestershire.gov.uk, or by post to the above address.
All comments are to be received by **5.00PM on FRIDAY 10TH SEPTEMBER 2010.**

5. Objectives of the SPD

- To provide guidance to add to Policies R4, R5 and R19 of the adopted North West Leicestershire Local Plan 2002.
- To protect and enhance the vitality and viability of our existing centres, particularly in terms of their retail function whilst also supporting an appropriate range of complementary uses.
- Support and enhance the role of Ashby de la Zouch as a 'service' centre, protecting its strong retail function but also offer a range of leisure/entertainment and service related facilities.
- Support and enhance the role of our local centres, protecting their retail function along with the provision of complementary services, in order to meet day to day needs of local communities

6. Policy Context

- 6.1 The following is a brief summary of national and local policies which are of relevance in respect of this guidance. Reference has not been made to the East Midlands Regional Plan as the Coalition Government have abolished this document.

National Policy

- 6.2 National policies and advice in respect of town and village centres is contained within Planning Policy Statement 4: Planning for Sustainable Economic Growth. These policies seek to promote the vitality of town centres, as well as consumer choice and retail diversity.
- 6.3 It seeks for the vitality and viability of town centres to be protected by having retail development as the focus of these centres, and through appropriate restrictions on the loss of Retail (Class A1) uses to non-retail uses within the primary retail frontages.

Local Policies

- 6.4 Local policies are contained within the adopted North West Leicestershire Local Plan (2002).
- 6.5 Policy R4 identifies the uses that will be permitted within the Core Shopping Area of Ashby de la Zouch Town Centre, subject to environmental and traffic considerations. Suitable uses include shops (Class A1), financial and professional services (Class A2), food and drink

- Uses (Class A3) and other appropriate uses where the services are provided principally to visiting members of the public.
- 6.6 Policy R5 seeks to restrict the number of financial and professional services (Class A2) uses within specific frontages of Ashby de la Zouch town centre. These uses should not exceed 10% of the total frontages nor form a run of more than 3 adjacent units.
- 6.7 Policy R19 addresses ground floor frontage uses in the local centres of Castle Donington, Ibstock, Measham and Kegworth. In addition to shops (Class A1), uses that will be permitted within local shopping centres, subject to environmental and traffic considerations include financial and professional services (Class A2), food and drink uses (Class A3) and non-residential institutions (Class D1). The following criteria also have to be satisfied:-
- (i) Sufficient shops remain to serve the daily needs of the locality;
 - (ii) A shop window display frontage is included or retained, where appropriate;
 - (iii) The non-retail element does not prejudice the viability and attractiveness of the Local Centres as a shopping centre;
 - (iv) Non-retail uses do not occupy more than two adjacent shop window units. In the case of food and drink uses (Class A3) particular regard will be given to the likely impact of development on the amenities enjoyed by the occupiers of residential properties in the vicinity.
- 6.8 The Local Plan defines the Town Centre boundary of Ashby de la Zouch along with its Core Shopping Area as well as the local centre boundaries of Castle Donington, Ibstock, Measham and Kegworth. The SPD applies to the central part of the Core Shopping Area of Ashby de la Zouch (Market Street, Bath Street, Kilwardby Street, Derby Road, Brook Street and courtyards to the rear) and the district's local centres which are identified on the Local Plan Proposals Map (Appendices 2 – 6).

Relationship with Local Development Framework

- 6.9 This SPD will support the relevant Local Plan policies. The Local Development Framework however will ultimately, in time, replace the Local Plan. When Local Plan policies are no longer applicable the SPD will be reviewed. However until such time the SPD is a material consideration in the decision making process.

Use Classes Order

- 6.10 The Town and Country Planning (Use Classes) Order 1987 puts uses of land and building into various classes of land use. Planning permission is not needed for change of uses within the same use class. Table 1 (Appendix 1) sets out the current use classes that are relevant to and most commonly found in the districts town and village centres.
- 6.11 In 2005 amendments were made to some of the existing use classes and how they operate. This included Class A3 being split into three separate uses, resulting in use classes A3 (restaurants and cafes), A4 (public houses and wine bars) and A5 (hot food takeaways). Due to these changes, when food and drink uses (Class A3) are referred to in the Local Plan, this will now also include Classes A4 and A5.
- 6.12 In general, if the proposed use is within the same 'use class' as the existing use, then planning permission is not required to change. For example, retail shops, hairdressers, florists, sandwich bars, newsagents, travel agents and charity shops are all within class A1 (retail). Therefore permission is not needed to change any of the uses to the other and these changes of uses are outside of the Council's planning authority control.
- 6.13 However permission is generally needed to make changes from one use class to another. For example, permission is needed to change from a retail shop to an estate agent, bank, building society, restaurant, café, pub and hot food takeaway. In addition permission is needed for the change of use from Class A3 to Class A4 or A5. However permission is not needed to change any of these uses to Class A1 retail.
- 6.14 The revised A3 use class and the new A4 and A5 use classes gives the Council greater control over the number of restaurants and cafes, pubs and wine bars, and hot food takeaways, where it can be demonstrated that the proposed use would not support the vitality and viability of the centre. It allows consideration to be given to the different impacts of these uses on the function and character of town centres. These uses raise different amenity and environmental issues, such as litter and opening hours, as well as differing impacts on highway and pedestrian activity.

7. Issues

There are two principal reasons why it is felt that there is a need for this guidance:

Ashby de la Zouch

7.1 There have been concerns for a number of years regarding the proliferation of hot food takeaways in Ashby de la Zouch town centre. Through its licensing function, the Council has introduced a 'saturation' policy which seeks to restrict the number of establishments in the area. This has been primarily due to concerns from the Police regarding anti-social behaviour, litter and car parking problems. As a licensing authority, the Council operates according to four licensing objectives, to make sure that licensable activities are carried out in the public interest:

- The prevention of crime and disorder
- Public safety
- The prevention of public nuisance
- The protection of children from harm

For further information on this issue the Licensing Team can be contacted at licensing@nwleicestershire.gov.uk

7.2 Concerns have also been raised by residents of Ashby about the number and impact of take aways in the town. In response to this concern the Council conducted a public consultation on takeaways in Ashby. The results showed respondents were concerned about the number and concentration of takeaways and felt this impacted on the variety of shops in Ashby.

7.3 Other problems highlighted included litter, anti-social behaviour and inappropriate parking. These issues are being dealt with through awareness raising, and enforcement where necessary, with both takeaways owners and their customers.

Use Classes Order

7.4 With the disaggregation of the previous A3 use class and the placement of restaurant and cafes (A3), pubs and wine bars (A4) and hot food take aways (A5) into separate use classes, local authorities have greater control over their number subject to planning considerations. It is recognised that these uses can contribute to the attractiveness of a centre as well as serve the needs of local communities. However if there is not an appropriate balance between these uses or their concentration is too high, harmful impacts can result, including detriment to amenity and an areas vitality. Each application is assessed on its individual merits and its potential impacts. However their separation into different uses classes, now allows consideration to be given to their differing impacts on the locality and their influence on the character of the town centre, whilst

seeking to retain, as well as enhance, the primary retail role of the districts centres.

8. Evidence Base

- 8.1 In response to the above, and to identify the issues faced by the district's centres, an audit has been undertaken of the ground floor commercial uses within the town and village centre boundaries. A record of these audits is attached as Appendices 2– 6. It should however be noted that this is a record of a specific moment in time and uses and operators may change. The audit also identifies if the premises has an extant planning permission.

A summary of the findings for each of the centres is provided below:-

Ashby de la Zouch

- 8.2 There is a strong retail presence in Ashby Town Centre with a good range of shops, selling convenience (foods and groceries) and comparison goods (high value non-food goods e.g. clothes, furniture). Retail accounts for 60% of the total units within the surveyed frontages. The centre serves a wider catchment area as well as the local community. There is also a wide range of other uses, including banks, building societies, bookmakers, solicitors, restaurants and cafes, public houses and bars as well as hot food takeaways.
- 8.3 Of the non-retail uses, financial and professional services occupy the most number of premises and account for 12% of the total number of units. Restaurants and cafes account for 8% of units, public houses and bars together account for 4% of units as do hot food takeaways.
- 8.4 Market Street can be considered to be the central part of the commercial area of Ashby de la Zouch. When the mix of uses along the Market Street frontage alone is looked at, the proportion of retail use falls to 52% (including a shared retail/café use) whereas the prominence of financial and professional services increases accounting for 19%. Restaurants and bars remain at 8%, pubs and bars increase to 6% and hot food takeaways also increase to 7%.
- 8.5 The concentration and grouping of non-retail uses also appears to be an issue in Market Street. Although Class A2 uses are located throughout Market Street, there is a concentration of these uses within its central part. There is also a noticeable concentration of hot food take aways within the eastern end of Market Street. In this area there are a number of hot food takeaways within close proximity to one another. This is in addition to a number of restaurants that also offer take away facilities.

- 8.6 It is fair to conclude that overall Ashby has a strong retail function and no particular non-retail use adversely dominates the town centre to the detriment of the area. Of the non-retail uses, financial and professional uses account for the most number of units. Hot food takeaways alone account for a comparatively small proportion of the commercial units.
- 8.7 There are however potential future concerns relating to the lower percentage of retail units within the Market Street frontage. Retail uses only account for just over 50% of the units and any significant further loss could potentially undermine the retail function and vitality of Market Street. There are also a comparatively high number of financial and professional service uses in Market Streets, which is compounded in places due to the grouping of these uses. Hot food take aways account for a smaller number of the non-retail uses although there is a concentration of these uses in part of Market Street. Hot food takeaways do contribute to the mix of town centre and provide a service to local communities. However a further concentration and grouping of these A5 uses could further break up the retail frontage of Market Street, detract from its retail function and create an inactive shopping frontage during the day. Other potential impacts include noise and disturbance, cooking smells, traffic and parking.

Castle Donington

- 8.8 A local centre that provides a good range of shops and services that cater for people's day to day needs. Over half of the units are occupied by retail premises. The number of convenience stores is limited, however the supermarket within Borough Street is of a reasonable size and sells a good range of goods. Of all the local centres, Castle Donington has the most variety in the number of comparison stores. There is a reasonable range of other services, including pubs, restaurant, takeaways and banks and estate agents. No one particular non-retail use dominates this local centre nor are there considered to be unacceptable groupings of uses.

Measham

- 8.9 A local centre that provides a good range of shops and services that cater for people's day to day needs. Over half of the units are occupied by retail premises with a good range of convenience stores, including supermarket shops, butchers, pharmacy, post office and newsagent. However the number of comparison shops is small although this does not detract from Meahsam's role as a local centre catering for people's day to day needs. Other services available include financial and professional services, cafes and hot food takeaways. No one particular non-retail use dominates this local centre nor are there considered to be unacceptable groupings of uses.

Kegworth

- 8.10 A small local centre that provides a limited range of shops and services that cater for people's day to day needs. Half of the units are occupied by retail premises. There is a good range of convenience stores for a centre of this scale, including a supermarket, butchers, pharmacy and post office. The number of shops providing comparison goods is limited as is the number of other services but this does not detract from Kegworth fulfilling its role as a local centre. In addition, no one particular non-retail use dominates this local centre nor are there considered to be unacceptable groupings of uses.

lbstock

- 8.11 A small low key centre that provides a limited range of shops and services that caters for people's day to day needs. Less than half of the units are occupied by retail uses. Although shop numbers are limited a number of these meet day to day needs, including a convenience store, butchers, post office, pharmacy and grocers. The comparison shops are specialist in nature and other services are generally limited but do include public houses, taxi firm, solicitors and dental practice. However there is a high concentration of hot food take aways in this local centre, and these account for nearly 20% of the total number of units. The two main issues relating to lbstock are the lack of retail uses and the number of hot food take aways.

9. Principles

- 9.1 As previously noted, Policies R4, R5 and R19 seek the provision of appropriate uses in our town and village centres and to protect their primary retail role. The following section sets out a number of key principles which will be used in the determination of planning applications.

Retail Balance

- 9.2 The town centre of Ashby de la Zouch contains a good range of shops, business and other services, such as cafes, restaurants and leisure facilities. It therefore performs a vital function in relation to its local communities as well as those who live in, work in or visit the district.
- 9.3 At a more localised level there are the village or local centres of Castle Donington, lbstock, Measham and Kegworth. These centres have a smaller range of shop uses and other services and cater for a smaller

local population. These centres cater for people's day to day needs such as top up shopping and provide a valuable service to local communities, particularly those who prefer to shop locally or are dependent on these local services and facilities. The provision and the accessibility of local facilities support the principles of sustainable development, particularly in terms of reducing the need to travel and enhancing people's quality of life.

- 9.4 Local Plan policies seek to protect the vitality and viability of those existing shopping centres, where shops should be the predominant use. In addition it recognises that a variety of other uses also contribute to the attractiveness of a centre as well as serving the needs of local communities. Therefore a balance is needed between the need to maintain an effective shopping role in these centres and the need to provide a range of other appropriate and complementary uses.

Key Principle 1 – Retail Balance

In the town and local centres of Ashby de la Zouch, Castle Donington, Ibstock, Measham and Kegworth, shopping uses should represent no less than 50% of all commercial uses within the defined centres as identified in the Local Plan. In Ibstock proposals for additional shops within the defined centre will be supported subject to normal planning considerations, to achieve a better balance between shopping and non shopping uses.

Key Principle 2 – Retail Balance

In considering applications for a change of use from shopping to non-shopping regard will be had to the following factors:

- The need to maintain an appropriate balance between shopping and non-shopping uses in accordance with Key Principle 1;
- The type and characteristics of other uses within proximity of the application site;
- Where a property is vacant and was previously used as a shop (Class A1), the length of time that the premise has been vacant and marketed for retail purposes. It should ideally be demonstrated that marketing attempts have been made for a minimum period of 6 months;
- The impact of the proposal on the character and function of the centre, for example, would it create an active frontage, would the use bring visitors into the centre.

Takeaway Balance

- 9.5 Take away uses can serve the needs of local communities, by providing a service and can also contribute to the variety of uses that a centre can offer, as well as provide an active frontage during the evening when shops are less likely to be open. Food and drink uses can complement the retail function of a centre but it is also recognised that they can also create harmful impacts. With specific reference to hot food takeaway uses (Class A5), these harmful impacts can include noise and disturbance to residents, litter, cooking smells, anti social behaviour as well as parking and traffic impacts. If too many of these uses occur within a centre, the retail function can be undermined to the detriment of the retail character and vitality and viability of the shopping centre.

Key Principle 3 – Takeaway Balance

Within the defined town and local centres, subject to this SPD, the Council will seek to ensure that no more than 10% of the total commercial units are occupied by hot food take away uses. No more than two A5 units should be located adjacent to each other.

Key Principle 4 – Takeaway Balance

When considering whether a proposed take away use would result in an over-concentration of such uses to the detriment of the vitality and viability of the centre, regard will be had to:

- The number of existing hot food take away establishments in the immediate area and their proximity to each other, in order to avoid clusters of hot food take aways ;
- The type and characteristics of other uses, such as housing, shops and public houses within proximity of the application site;
- The importance of the location for local shopping, and the number, function and location of shops that would remain to serve the local community;
- The potential benefits of the proposal to the attractiveness of the centre and the wider community;
- Any known unresolved amenity, traffic or safety issues arising from the existing uses in the area;

- The provision of a litterbin on land within the premises, of which the proprietor will be responsible for its maintenance, emptying on a regular basis and for the area adjacent to the premises to be kept clear.

Ashby de la Zouch

- 9.6 Market Street forms the central part of the commercial area of Ashby de la Zouch and its primary shopping role contributes to the retail vitality and viability of the town centre. However there are concerns that its shopping role could be undermined to the detriment of the town centre.
- 9.7 There are a comparatively high number of financial and professional uses within Market Street and Policy R5 seeks to restrict their number. This SPD complements that policy.
- 9.8 The concentration of take away uses within Market Street is higher than that found within the centre as a whole. There is also a clustering of these uses within parts of Market Street. It is acknowledged that hot food take aways offer a local and complementary town centre service. However the concentration and grouping of take away uses can be to the detriment of the retail function and character of the area, displacing shops and breaking up the continuity of the retail frontage. The grouping of such uses can also exacerbate the detrimental impacts on amenity that can occur, for example, noise, smell and parking problems.

Key Principle 5 – Market Street, Ashby de la Zouch

Within the defined Market Street frontage, Ashby de la Zouch (Appendix 2) the Council will ensure that:

No less than 50% of commercial frontages are occupied by shops and no new additional hot food take away uses are granted planning permission, over and above those in existence or permitted at the time of the adoption of this SPD.

- 9.9 This principle applies to Numbers 11 to 89 and 6 to 108 Market Street, Ashby de la Zouch. The most recent survey work identifies 6 hot food take away premises within Market Street, which accounts for 7% of the total number of its commercial units.

Ibstock

- 9.10 There is a high number of take away uses within the small local centre of Ibstock, with a concentration of these uses within the central part of the High Street. This detracts from the retail character of the centre and can displace both retail and non-retail uses that could meet other day to day needs. The concentration of such uses can also exacerbate the detrimental impacts on amenity that can occur, for example, noise, smell and parking problems.

Key Principle 6 – Take Away Uses in Ibstock

The concentration of take away uses will not increase above the existing 19% of commercial uses within the Local Centre of Ibstock.

10. Monitoring, Implementation and Review

- 10.1 The effects of the principles in this SPD will be monitored by the Council on an annual basis. The results of the monitoring will be included in the Annual Monitoring Report (AMR) which will be made publicly available. Key indicators will be identified to assess and monitor the effectiveness of the principles within the SPD. These indicators will assess whether the desired outcomes are being achieved, identify whether any problems are arising from their implementation and possible actions needed to rectify these.

- 10.2 Such indicators may include:-

- Number of units in use as retail in the town and local centres
- Number of units in use as hot food takeaways in the town and local centres.
- The number and type of change of use applications that are permitted within the town and local centres.
- New development in the town and local centres

Surveys will be undertaken to update the audit for each of the centres.

APPENDIX 1 –USE CLASSES ORDER

Table 1 – Use Classes Order

A1 Shops

Shops, post offices, travel agents, sandwich shops, hairdressers, funeral directors, dry cleaners and internet café.

A2 Financial and Professional Services

Banks, building societies, betting offices and other financial and professional services.

A3 Restaurants and Cafes

Use for the sale of food and light refreshments for consumption on the premises such as restaurants, snack bars and cafes.

A4 Drinking Establishments

Use as a Public House, Wine Bar or other drinking establishment.

A5 – Hot food takeaway.

Use for the sale of hot food for consumption on off the premises.

B1a – Offices

Offices other than those in Class A2

C1 – Hotels

Hotels, boarding and guest houses

C3 – Dwelling houses

Houses and flats

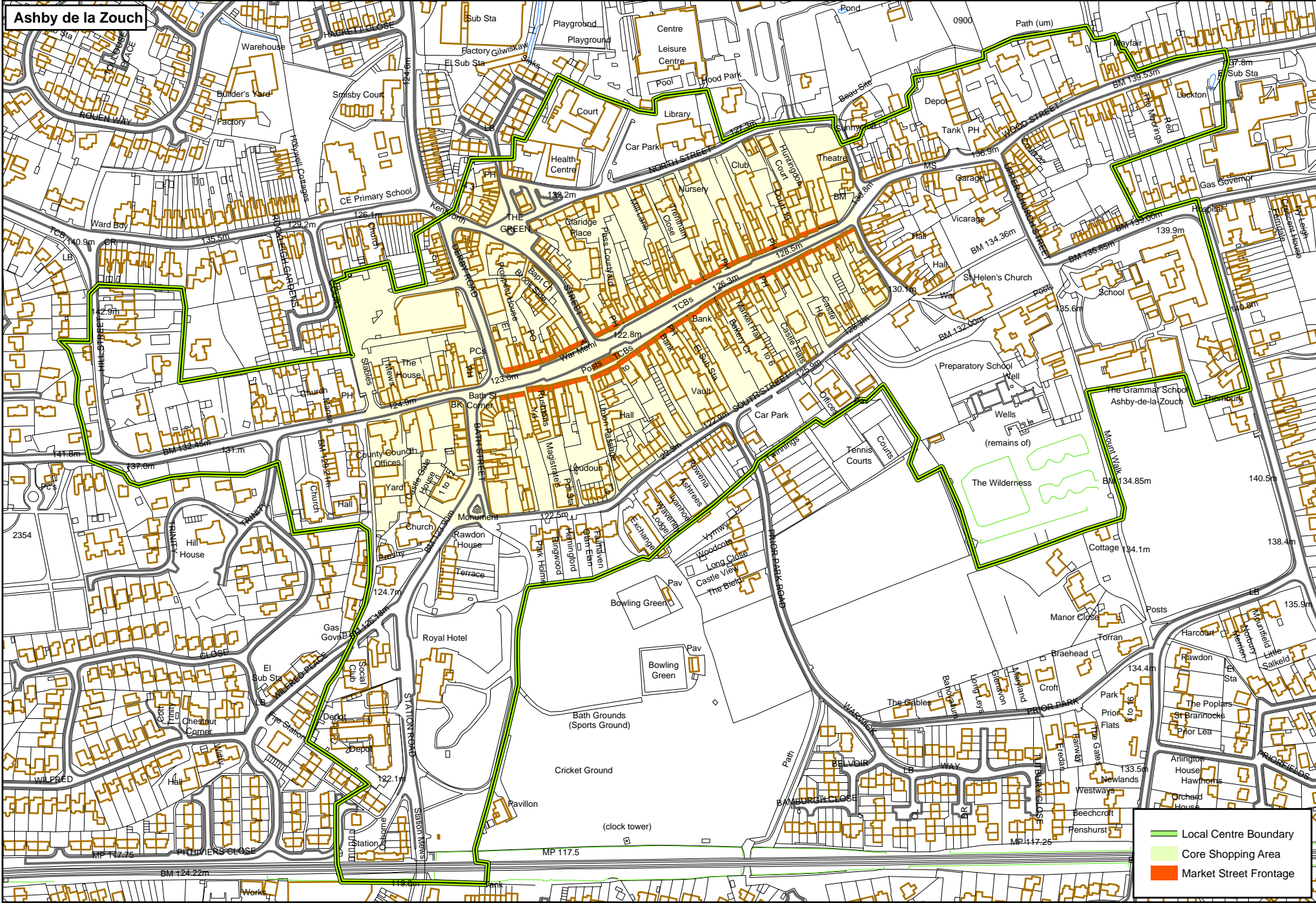
D1 – Non –Residential Institutions

Medical and health services, places of worship, museums and libraries

D2 – Assembly and Leisure

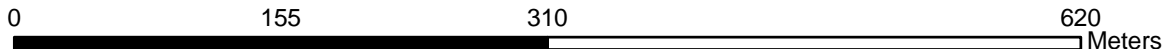
Cinemas, concert halls, bingo halls, gyms and sport uses

APPENDIX 2 – ASHBY DE LA ZOUCH: MAP AND AUDIT

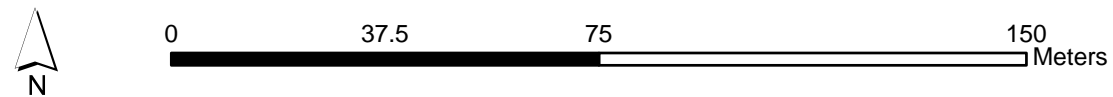
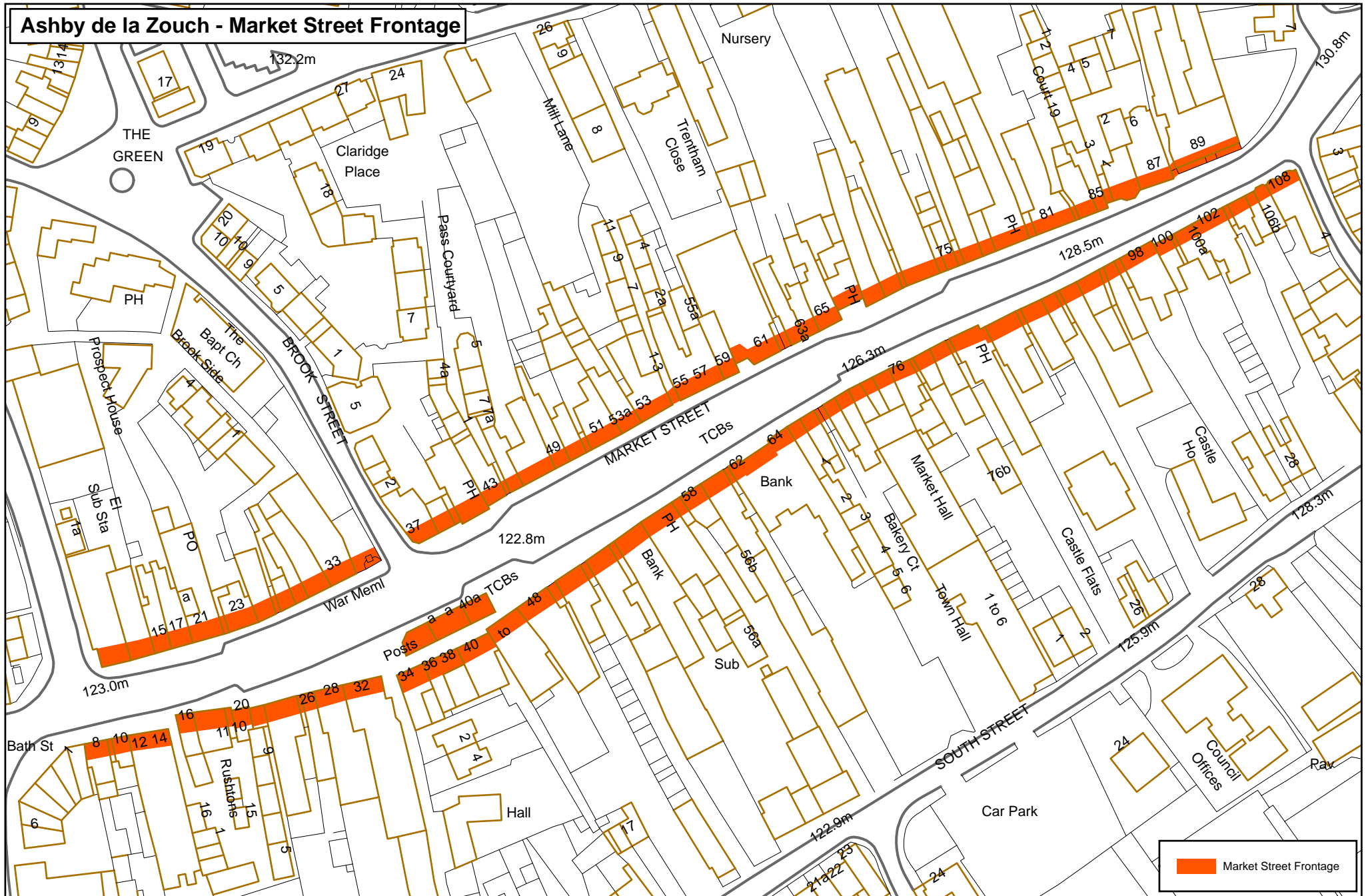


Asby de la Zouch

- Local Centre Boundary
- Core Shopping Area
- Market Street Frontage



Ashby de la Zouch - Market Street Frontage



**Ashby de la Zouch Audit – (Market Street, Bath Street, Kilwardby Street, Derby Road, Brook Street and courtyards to the rear) - July 2010)
(Read in conjunction with map)**

Southern part of Bath Street (East Side)

- No.3 – Woodlanders (Gift Shop) (A1)
- No. 5-7 – Ashley (Jewellery Shop) (A1)
- No. 9 – Wong Kwei (A3)
- No 11 – 14 – JWM Interiors (Furniture Shop) (A1)
- No 17 (Ashley House) – Mark English Ceramics (Tiling Shop) (A1)
- Entrance to Ashley House – office services on the upper floors.
- Corner of Bath Street/South Street – Bronzing Boudoir (Sui Generis)

Southern part of Bath Street (West Side)

- No.4 & 6 - Black and Blossom (A1)
- No. 8 – Heirs and Graces (Clothes) (A1)
- No. 10 – Rebecca @ Number 10 (Clothes) (A1)
- No. 12 – The Crowded House (A3)
- Castlegate House – Indigo Acre Interiors (A1)
- Castlegate House – Barrie Stephen Hair (A1)

Kilwardby Street (South Side)

- Corner – Bespoke Kitchens (Side access to 1st floor premises above at the Old Bank – Roger Etchells and Company, Chartered Surveyors) (A1)
- Car Parking Area
- No. 1 - Fairweather Carpets (A1)
- No.3 – Residential (C3)
- No.5 – County Council Offices (Vacant) (B1 and Storage)

Market Street and Kilwardby Street

- No 1-3 Market Street – Shoulder of Mutton (A4)
- No 1a Market Street – Shellbrook Toys (A1)
- No.2 - La Zouch Restaurant (A3)
- No.4 - 8 - Fisher Solicitors (A2)
- No. 1 Kilwardby Mews – SM Hackett and Son (Agricultural Merchants) (B1)
- No. 2 Kilwardby Mews – R and J Boddice Building Contractors (B1)
- No 3 Kilwardby Mews – Residential (C3)

Bath Street Corner

- No. 6 - Vacant (A1)
- No. 5 – Ashby Flowers (Formerly Ego Menswear)
- No. 4 - Thompsons Travel Agents (A1)
- No 3 – The Hub Café (Mix of A3 and Community Office)
- No.2 - Focus (Fashion Clothes) (A1)
- No.1 – Villair Travel Agents (A1)

Market Street (South Side)

- No 8. – E Coxon and Sons (Butcher) (A1)
- No. 10 – Pippa (Clothes) (A1)
- No. 12 – 14 – New Look (Clothes) (A1)
- No. 16 – The Card Cottage (Card Shop) (A1)
- No 18 - One half is Pizza Base (Take Away A5)
- One half is Zamarnis (Restaurant A3)
- No.20 – Eyecheck Opticians (A1)
- No.22 – Time Consortium (Watch) (A1)

- No.24 – Alliance and Leicester Bank (A2)
- No.26 – St Giles Bookshop (A1)
- No.28 – W H Smith (A1)
- No.32 – Boots (A1)
- No.34 – Fructus Ltd (A1)
- No. 34a – Vacant (A2)
- No.36 – Dolce Café (A3)
- No.36b – Cancer Research Shop (A1)
- No. 38 – Get Connected (A1)
- No. 40 – Clinton Cards (A1)
- No. 40a – Go Mobile (A1)
- No.42 - Post Office (A1)
- No. 48 - Lloyds Bank (A2)
- No. 42 – 48 – Keith Hall Hairdresser (A1)
- No. 50 - Newton Fallowell and Partner (A2)
- No. 52 – Boots Opticians (A1)
- No.54 – Natwest (A2)
- No. 56 – The Lamb (A4)
- No. 58 – Aidan J Reed and Andrew Johnson Estate Agents (A2)
- No. 60 – Tote Sport (Bookmakers) (A2)
- No. 62-64 – HSBC Bank (A2)
- No. 66 – Subway Takeaway (A5)
- No. 68 – Independent Insurance Bureau (A2)
- No. 70-72 – Co-op Travel (A1)

- Market Hall Entrance – Fruit, Vegetable and Flowers (A1)

Entrance to Market Hall

- Market Hall Entrance – Fruit, Vegetable and Flowers (A1)
- No. 76 – Number 76 Café (A3)
- No. 78 - Ashby Grill (A5)
- No. 80 – TIMMS Solicitors (A2)
- No. 82 – The White Hart (A4)
- No 84 – 86 – Taste of Thai (A3)
- No 88 – De La Zouch (A3)
- No. 90 –Marbu Clothing (A1)
- No. 92 – The Bed Shop (A1)
- No. 94 – The Children’s Society Shop (A1)
- No.96 - New Wing Wa Takeaway (A5)
- No. 98 – Vacant (Residential)
- No. 100 – Shoe Care (A1)
- No. 100a – CK House Takeaway (A5)
- No. 102 – Residential (C3)
- No. 104b – Tattoo 2000 (A1)
- No. 106b – Forever Nails (A1)
- No. 106 – Cound and Co Accountants (A2)
- No. 108 – Residential (C3)

Market Street (North Side)

- No 11 – 13 – Superdrug (A1)
- No 13 - Dorothy Perkins (A1)

- No 15 – Age Uk (A1)
- No 17 – Agora Gaming – Amusement Arcade (Sui Generis)
- No. 19/21 – Mercury Newshop/Newsagent (A1)
- No. 23 – Coral Bookmakers (A2)
- No. 25 – Greggs (A1)
- No 27 – Grace and Co (A1)
- No. 29 – Vision Express Opticians (A1)
- No. 31 – Specsavers (A1)
- No. 33 – Costa (A1/A3)
- No. 37 – Derbyshire Building Society (A2)
- No.39 – Halifax Agency (A2)
- No 41 – Zeus Bar (A4)
- No.43- T Pass and Son (A1)
- No. 45 - The Tuck Shop (A1)
- No.47 - Birds Confectioners (A1)
- No. 49 - Johnsons Dry Cleaners (A1)
- No.49a - Julian Graves Health foods (A1)
- No. 51 – Loros (Charity Shop) (A1)
- No.51a – Tudor Court Tea Room (A3)
- No. 53a – Deli 53 (A1)
- No. 53b – Rebellion Clothes (A1)
- No 55 -57 – Dean and Smedley Family Pharmacy (A1)
- No. 59 – Marvel’s Restaurant and Take Away (A3 – lawful use)
- No. 59 – 61 – Peacocks(A1)
- No. 63a – John German Estate Agents (A2)

- No. 63b – Bargain Books (A1)
- No.65 – Ashby Antiques and Fine Art (A1)
- No. 67 – 69 – The Bulls Head (A4)
- No. 71 – Fabulous Fabrics (A1)
- No. 73 – The Co-op (A1)
- No.75- Nationwide Building Society (A2)
- No. 77 – Bengal Spice (Fully licensed restaurant and take away) (A3)
- No. 79 – Queens Head Hotel and Ciro Bar (A4)
- No. 81 – VACANT - (D1) (Previously Mellow Days)
- No. 83 – Abby Fish Bar (A5)
- No. 85 – Naya Takeaway (A5)
- No. 87 – Wilson Finance (B1) (VACANT)
- No 89 – Offices (B1)

Derby Road (West side)

- Public Conveniences (Sui generis)
- 9 Derby Road – Somerfield (A1)
- 11 – 27 Derby Road (9 Residential houses) (C3)

Derby Road (East side)

- 1 Derby Road – Advanced Insurance Services (A2)
- Former Bed Shop, Derby Road –
Unit1 – Ashby Decorator Centre (A1)
Unit 2 – Vacant (A1/A2/A3/A4)
Unit 3 – Ask (A3)
- 2 Derby Road – Residential

- 4 Derby Road – Grice Funeral Directors (A1)
- 6/8 Derby Road (Sanderlings – B1)
- 10 Derby Road - Residential
- 12 Derby Road – A & A Recruitment (A2)

Brook Street (West Side)

- 1 Brook Street – Monks Den Crafts (A1)
- 2 Brook Street – Brides of Ashby (A1)
- 1- 4 Brookside, Brook Street – 4 Dwellings (C3)
- Prospect House, 6 Brookside – Office (B1)
- Ashby Baptist Church, Brook Street (D1)
- Bowling Green Pub, Brook Street (A4)

Brook Street (East Side)

- 2-3 – Just Gents Hair (A1)
- 4 Macpherson Travel (A1)
- 5 – Ashby Domestic Appliances (A1)
- 5a – Pet Deli Pet Shop (A1)
- 1-27 Claridge Place (27 residential units) (C3)
- 9 Brook Street – Holywell Petals (A1)
- 10 Brook Street – A1 Taxi (Sui Generis)

Pass Courtyard

- No. 3 – Bangles and Tat (A1)
- No. 4 - Foxtail Lilly Design (A1)
- No.5 – Conservatory Tea Rooms (A3)

- No.6/No 7 – Uruku Hair Salon (A1)
- Heavenly Reds (Guitar and Piano Tuition) (Sui Generis)

Mill Lane Mews

- Nos 1-3 – Extreme Games (A1)
- No.5 – The Short Cut Hairdressers (A1)
- No. 7 – Emma Jane Shoes (A1)
- No. 9 – Aveda Uruku Beauty Salon (A1)
- No.11 – Country Mouse (Clothes) (A1)
- No. 2a – Penny’s Accessories – Jewellery (A1)
- No. 2 – Mill Lane Mews Dry Cleaners (A1)
- No.4 – Eatons Coffee House (A3)
- No. 8 – Simplicity (A3)
- No. XX – C K Lewis Printers (B1)

Bullens Courtyard, off Mill Lane Mews

- Wendy’s Courtyard Interiors (Use Class) A1
- Steve’s Models (A1)

Rushtons Yard

- Unit X – Maranellos Wine Bar (A4)
- No.16 – This and That (A1)
- Unit 1 – Sparkles Gifts (A1)
- Unit 2 – Poppy’s Coffee Shop (A3)
- Unit 3 – Zooloo Gifts (A1) (Yankees Candles is now located upstairs)
- Unit 4 – Ashby Bears (A1)
- Stand Alone Unit (x2) – Cameretta Jewellery (A1)

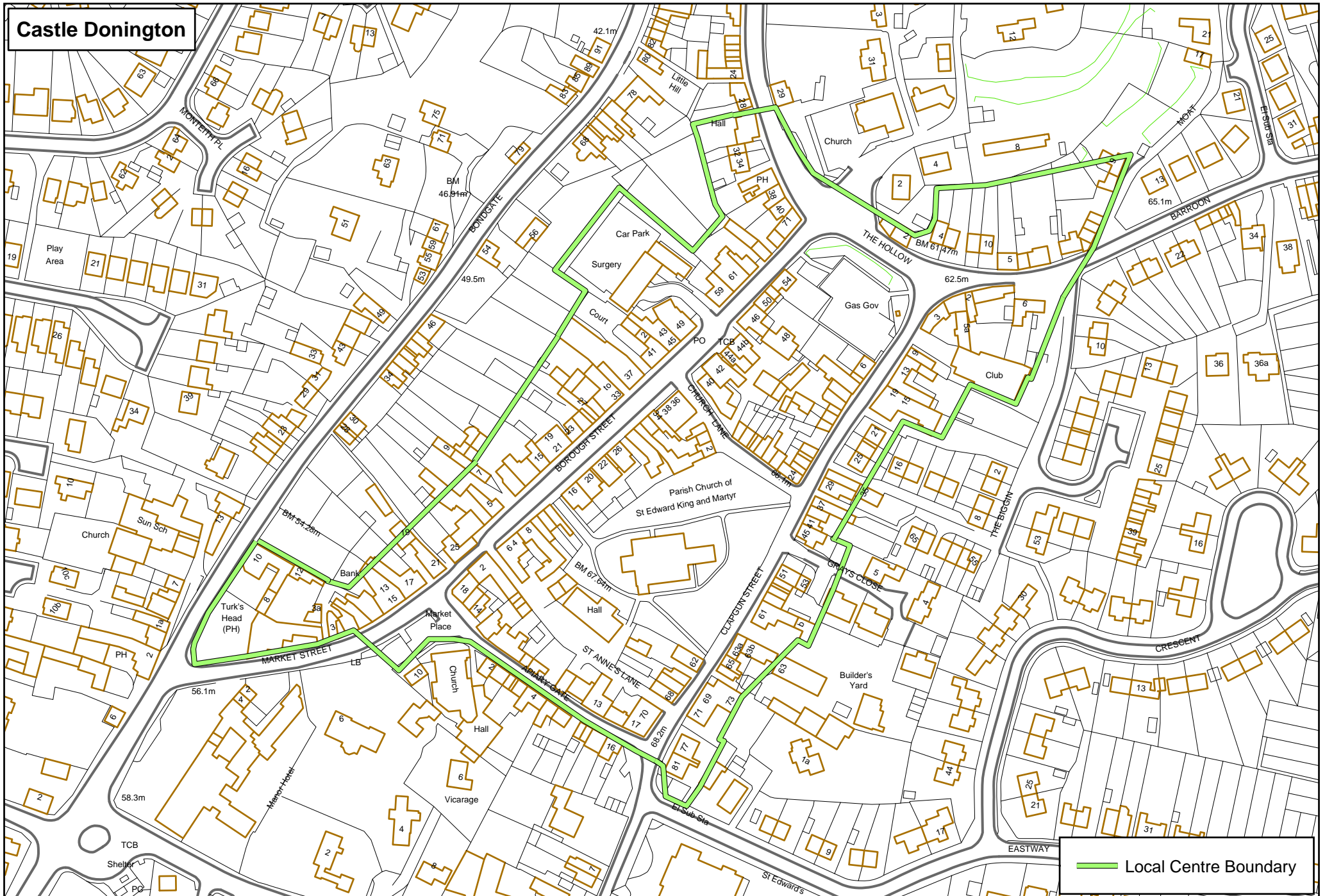
- Unit 5 – Nail Creations (A1)
- Unit 6 – Amazons Pet Store (A1)
- Unit 7 – Jane’s Health Foods (A1)
- Unit 8 – La Marie Bridal Specialists (A1)
- Unit 9 – Enigma Hairdressers (A1)

Bakery Court

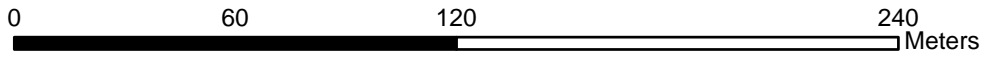
- No.1 – Buttons and Bows (A1)
- No.2 – Podiatry and Chiropodist Clinic (D1)
- No.3 – Le Spezia Pizzeria (A5)
- No.4 – Ashby Antiques (A1)
- No.5 – Private Taxi Hire (Sui Generis under the A Class)
- No. 6 – Hair Studio (A1)

APPENDIX 3 – CASTLE DONINGTON: MAP AND AUDIT

Castle Donington



Local Centre Boundary



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Castle Donington Audit - July 2010 (Read in conjunction with map)

North West side

Market Street

1:	The Turks Head	(A4)
3:	Sophistikate Beauty	(Sui Generis) (Vacant)
5:	Headquarters	(A1)
7:	Donington Moto	(A1) (Vacant and To Let)
9:	Helyen Take Away	(A5)
13-15	HSBC Bank	(A2)
17:	Offices	(B1)
21:	Ann Delay Hair	(A1)

Borough Street

3-5:	Vacant	(A3 permission)
11:	Eat at Donington	(A1)
13:	Housefinders EA	(A2)
17:	Just Prom Dresses	(A1)
19:	Bags of Choice	(A1)
23:	Alliance and Leicester	(A2)
25:	Antiques Once Removed	(A1)
27:	Buddies Florists	(A1)
29-31	Vacant	(A1)
35-37:	Co-op	(A1)
41:	Hardware Shop	(A1)
43-45:	Curry 2 Nite	(A3)
47-49	Post Office	(A1)
53:	Doctors Surgery	(D1)
55:	Manor Pharmacy	(A1)
59:	Vacant	(A1)
61:	Blue Hairdressing	(A1)
67:	Threads of Life	(A1)
69:	Beauty Salon	(Sui Generis)
71:	Discount Store	(A1)

Market Street

18:	Tylers Restautant	(A3)
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Borough Street

2:	Ristorante Numero Du	(A3)
4:	Ego Hairdressing	(A1)
6:	Vacant	(A1)
8:	Dentist	(D1)
10:	Opticians	(A1)
12:	Mansell Furntiure & Co	(A1)
14:	Funeral Directors	(A1)

16:	Gypsy Maisey clothes	(A1)
18:	Police Station	(Sui Generis)
22:	Gorgeous Noveau	(A1)
24-26:	Estate Agents & Surveyors	(A2)
32:	Inspire Financial	(A2)
34:	J P Carty	(B1)
36:	Vacant Bakers	(A5 permission)
40:	Donington Fish Bar	(A5)
42:	Rose of Bengal	(A3)
44a:	Funeral Directors	(A1)
44b:	Hairport	(A1)

Other:

The Hollow:	Jolly Potters Pub	(A4)
The Hollow:	Bargain Fabrics	(A1)
Hillside:	Parish Hall	(D2)

Claggun Street

1-3:	Timeforme Reflexology	(Sui Generis)
The Hollow:	Vacant	(A1)
5A:	Donington Moto	(A1)
7:	Sailors and Soldiers	(A4)
29:	Homes in Italy	(A2)
37:	Susan Jane Hairdressers	(A1)

APPENDIX 4 – IBSTOCK: MAP AND AUDIT

Ibstock Audit – July 2010 (Read in conjunction with map)

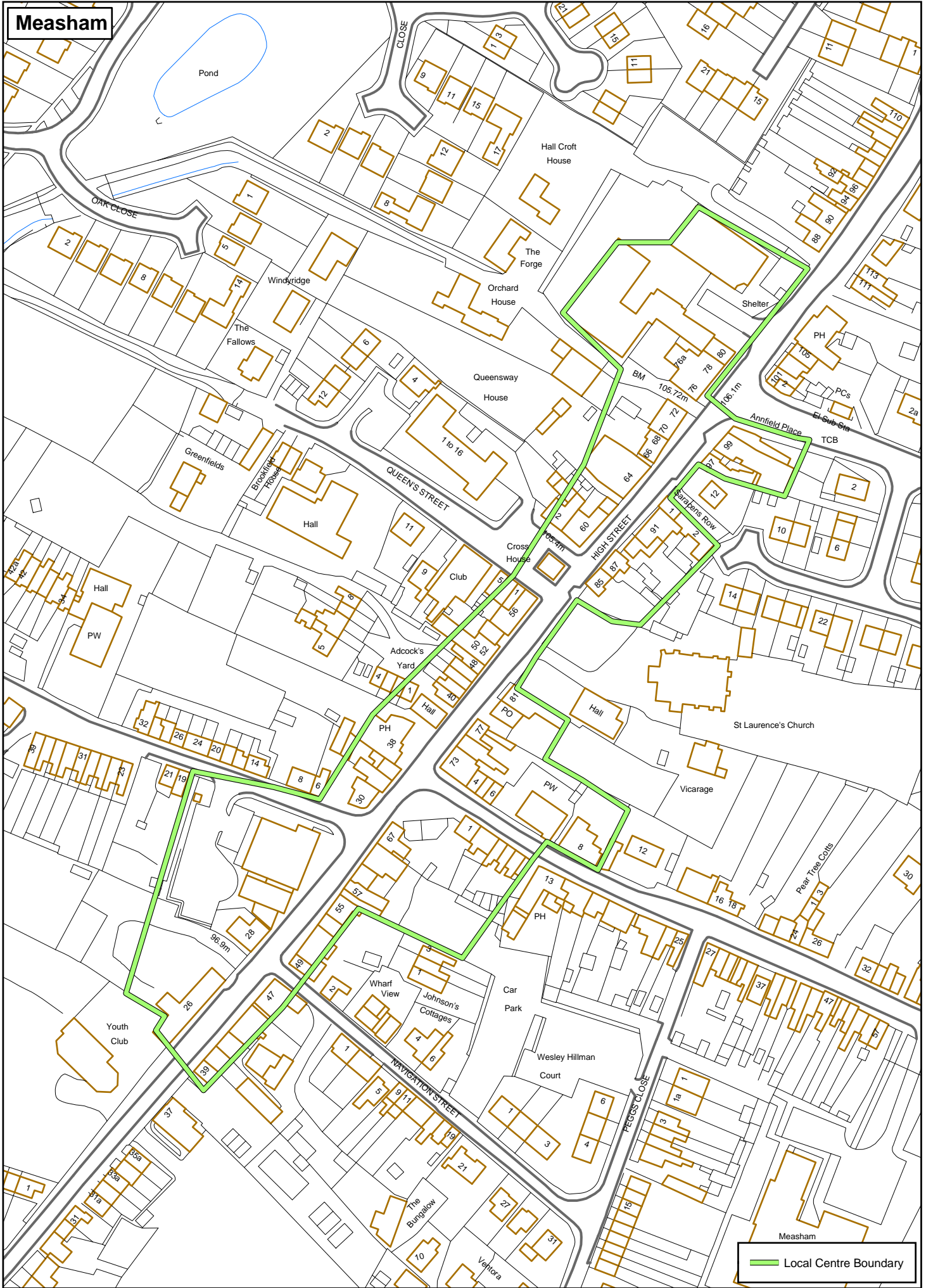
North Side of High Street

6 :	Crossley Insurance	(A2)
10-16:	Halls TV and Video Shop	(A1)
48:	AA Taxis	(Sui Generis)
50:	Ibstock Dental Practice	(D1)
52:	Wong Yun	(A5)
54-56:	SKS General Store	(A1)
58a:	T Underwood (TV & Video)	(A1)
58:	TC Smith Butcher	(A1)
70:	DC Warner Hardware	(A1)
80:	Megans Fashions	(A1)
	The Whimsey Inn	(A4)
112:	Post Office	(A1)

South Side of High Street

3:	DWP Financial	(A2)
Orchard House:	Day Nursery	(D1)
11:	Coral Bookmakers	(A2)
11a:	Fish Bar	(A5)
The Palace:		(D1)
17:	The Ram	(A4)
29:	Spice and Rice	(A4)
33	Chemist	(A1)
35:	Ibstock Balti	(A5)
39:	Vacant	(A1)
41:	Sunshine Takeaway	(A5)
43:	Ibstock Aquatics	(A1)
45:	Ruchi Indian	(A5)
53:	The Shortcut	(A1)
57:	9 Business Premises	(B1)
59:	Vacant	(A1)
71:	T Moore Solicitors	(A2)
73-75:	Haydons Grocery	(A1)
93:	Page Watchmakers	(A1)
95:	Independent Insurance	(A2)
97:	Pappa Pizzeria	(A5)
99:	Fire Fly Tadoo Studio launderette)	(Sui Generis) (Previously a
101:	101 Brides	(A1)
103:	Bric a Brac	(A1)

APPENDIX 5 – MEASHAM: MAP AND AUDIT



Measham Audit - July 2010 (Read in conjunction with map)

North West Side of High Street

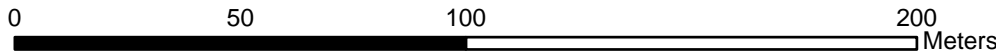
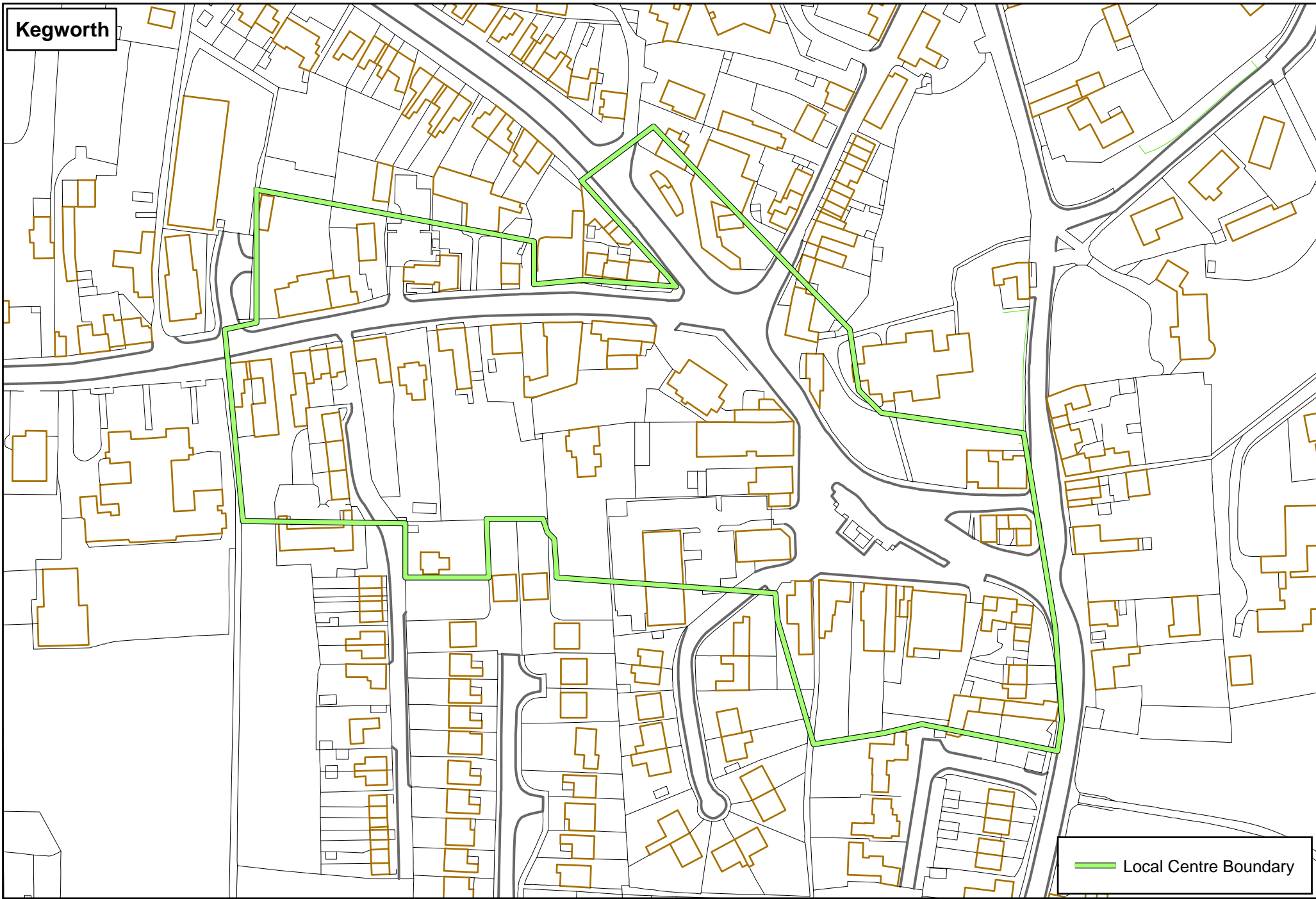
26:	Hardware Store	(A1)
30A:	Practically Perfect	(A1)
30B:	X-press Fish Bar	(A5)
30:	Tesco Express	(A1)
32:	Bunnies Tea-room	(A3)
34:	PF Insurance	(A2)
38:	Bird in the Hand	(A4)
Measham Hall	Age Concern	(D1)
48:	Opticians	(A1)
52:	Mini Mart	(A1)
54:	Butchers	(A1)
56:	Measham Museum	(D1)
56:	Community Office	(D2)
58:	Vacant	(A1) (Formerly Measham Computers)
64:	Taylor Clothes	(A1)
76:	KNR Recruitment	(A2)
78:	DG Graphics	(A1)
78a:	Green Control Systems	(B1)
Ashby Rd:	Natural Fireplaces	(A1)

South east side of High Street

39:	Vacant (Jewellers)	(A1)
45:	Funeral Director	(A1)
47:	Hairdressers	(A1)
49:	Tanning Studio	(Sui Generis)
51:	Newsagents	(A1)
53:	Corals Pantry	(A1/A3)
57:	Kings Lettings	(A2)
61:	T C Racing	(A2)
65:	Trend Set Hair salon	(A1)
67:	Top Secret Hair and Beauty	(A1)
73:	Estate Agents	(A2)
77:	Estate Agents	(A2)
79:	Measham Computers	(A1)
91:	Pharmacy	(A1)
97:	Michaels Plaice	(A5)
99:	Measham Cantonese	(A5)
Leicester Rd:	Books and Bible	(A1)

APPENDIX 6 – KEGWORTH: MAP AND AUDIT

Kegworth



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Kegworth Audit – July 2010 (Read in conjunction with map)

High Street

1:	Treasure Gift Shop	(A1)
9:	John German E Agents	(A2)
9A:	GMF Equipment	(A1)
29:	Safa Indian Cuisine	(A3)
35:	B and B	(C1)
37:	Hair Room and Nail Bar	(A1)

16:	Offices (Vacant)	(B1)
24:	Red Lion PH	(A4)

Churchgate

3:	Ye Olde Flying Horse	(A4)
2:	Post Office	(A1)
6:	Boots Pharmacy	(A1)

Derby Road

6:	Florist	(A1)
4:	Police Station	(Sui Generis)
2:	Brookes Machine Hire	(A1)
2:	Bakers (Vacant)	(A1)

Market Place

1a:	Chinese Takeaway (Vacant)	(A5)
1:	Jee Ja Jees	(A3)
2:	Butchers	(A1)
1:	Offices (Sterling McCall)	(B1)
5:	Offices (Bensons)	(B1)
6:	Mobile Money	(A1)
7:	Indian Cottage	(A3)
9:	Co-op	(A1)
12:	Tonic Hair	(A1)
14:	Ensign Finance	(A2)

26:	Homelet Uk	(A2)
26A:	ARKA sightcare	(A1)
27:	4R Convenience	(A1)
28:	Vacant	(B1)
28a:	Hairdressers	(A1)
30:	Haggart Estate Agents	(A2)