



City of York Council

Retail Study Update Addendum

Report

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1.0 INTRODUCTION

- 1.01 This addendum to the York Retail Study Update, prepared by WYG, considers the network of centres in the City of York.
- 1.02 The National Planning Policy Framework (NPPF) requires local planning authorities to set out policies for the management and growth of centres over the plan period. In order to do so, paragraph 23 of the NPPF states that local planning authorities should, in drawing up Local Plans, define a network and hierarchy of centres that is resilient to anticipated future economic changes.
- 1.03 In response, this Addendum seeks to recommend a hierarchy of centres for the City of York. In order to inform this recommendation, WYG has reviewed the existing centres in the City of York to identify the most appropriate role for those centres in a consolidated hierarchy of district and local centres, and neighbourhood parades. This assessment has involved WYG undertaking a review of the Council's own survey information for each centre, as well as a visit to each centre to undertake our own observations.
- 1.04 The full list of centres surveyed is set out at paragraph 5.17 of the York Retail Study Update.
- 1.05 In addition to identifying a hierarchy of centres, this addendum provides a suite of plans to illustrate our recommendations for the definition of appropriate boundaries for each defined centre or neighbourhood parade.





2.0 METHODOLOGY

- 2.01 As set out in the Retail Study Update, it is important that the City of York has a hierarchy of centres that are able to adequately service the day to day retail and community needs of the local population in as close a proximity to their homes as possible. This will help to promote sustainable shopping patterns as people should not have to travel far to meet their day to day needs, thereby reducing congestion in larger centres. This approach will help to ensure that lively, thriving places to visit and live are created which provide for both the retail needs of the local population, as well as community facilities such as doctors surgeries and libraries. The creation of a network of centres to serve local needs is particularly important for less mobile and more vulnerable members of the community. It is therefore necessary for York city centre to be supported by a network of district centres, local centres and neighbourhood parades.
- 2.02 In order to determine the classification of each centre, an understanding of the distinct roles of district, local and neighbourhood parades is required.

District Centres

- 2.03 The NPPF and the National Planning Practice Guidance (PPG) do not provide a definition of district centres. However, district centres are designed to act as the primary focus for shopping and other services to be delivered which respond to typical weekly retail, service and community requirements. District centres will provide a range of retail units and will act as a natural focus for investment to ensure that one journey can satisfy most needs of the local population.
- 2.04 District centres will usually contain at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library. District centres should also have dedicated parking, and may also provide a public transport hub.

Local Centres

- 2.05 As with district centres, a definition of local centres is not provided in the NPPF or the PPG. However, local centres have a role of catering for the day to day shopping needs of the local communities which they serve. Local centres serve a smaller catchment than district centres, and are unlikely to cater for the same level of passing trade and provide the same level of parking as district centres. They are primarily intended to service the needs of the population within walking distance.





2.06 Local centres will include a range of small shops of a local nature, which might include a small supermarket, a newsagent, a post office and a pharmacy, along with other facilities such as a hot food takeaway and laundrette.

Neighbourhood Parades

2.07 Neighbourhood Parades are likely to almost exclusively cater for the day to day needs of the immediate local population. Parades of Shops – Towards an understanding of performance & prospects (DCLG, June 2012) defines neighbourhood parades as:

- a group of 5 to approximately 40 shops in one or more continuous rows;
- has a mainly local customer base, with strong local links and local visibility, rather than being somewhere people would travel a significant distance to shop at;
- has a number of independent small or micro-businesses with some multiples (Tesco Metro, Sainsbury's Local, Boots) and symbol affiliates (Spar, Londis, Budgens etc); and
- being largely retail based (convenience stores, newsagents, greengrocers, bakers etc) though may include some local services (hairdressers, café etc).

2.08 The guidance also notes at paragraph 2.2.5 that neighbourhood parades have often become a 'hub' for other non-retail services and social provision, including health centres, community centres, libraries. It is explained that such uses add to the draw and diversity of neighbourhood parades, extending their role as a focus for residential communities.

2.09 Although the DCLG guidance is helpful in guiding our classification of the district and local centres and neighbourhood parades in the City of York, we consider that the DCLG definition of neighbourhood parades applies to both local centres and neighbourhood parades. It is our view that it is useful to break this definition down further to understand the distinct characteristics of both local centres and neighbourhood parades.

2.10 It is our view that neighbourhood parades will serve the day to day needs of the immediate residential population. The retail units forming part of the parade are likely to be small in scale, with the majority of units providing a convenience function, alongside services which are likely to be required on a day





to day basis such as takeaways or hairdressers. As neighbourhood parades will primarily serve a tight catchment which is in walking distance only limited parking is likely to be available, which may include roadside pull in spaces.

Centre Classification

- 2.11 In order to determine whether each centre in the City of York has the characteristics of a district or local centre, or neighbourhood parade, WYG has produced a matrix to record the characteristics of each centre. The complete matrix is provided at Appendix 1. As part of WYG's assessment, we have also made recommendations in relation to the appropriate boundaries for each centre or parade. A suite of plans showing the location of each defined centre or parade, and the recommended boundaries are included at Appendix 2.
- 2.12 The surveys of each centre provided by the Council enabled us to determine the key facilities in each centre. We recorded whether each centre included the following retail uses and services:
- Superstore
 - Supermarket
 - Convenience Store
 - Pharmacy
 - Post Office
 - ATM
 - Bank
 - Building Society
 - Restaurant/cafe
 - Public House
- 2.13 For each identified retail and service facility in the centre, a score of one was provided, except in the case of a supermarket or superstore, with a score of two provided for a supermarket and a score of three for a superstore. Given the important contribution that community facilities make to the vibrancy of centres and their role in catering for the needs of communities a score of one per community facility was given if the centre included the following community facilities:
- Library
 - Doctor's Surgery/Health Centre





- Dentist
- Community Centre

- 2.14 The matrix at Appendix 1 also sets out the number of units and amount of floorspace present in each centre. This information has been obtained from York City Council. Although this information is a useful indicator, it should be noted that WYG has not updated this information as part of our review of district, local centres and neighbourhood parades. Therefore, the number of units and floorspace within the recommended centre boundaries detailed at Appendix 2 may not directly correlate with the information provided in the matrix at Appendix 1.
- 2.15 Although a specific score has not been attributed in relation to the amount of units and floorspace, each criterion has been taken into account in applying WYG's professional judgement in relation to whether a centre is performing the function of a district, local centre or neighbourhood parade. It would be expected that district centres would have the greatest level of units and floorspace, while the number of units and floorspace provided by the neighbourhood parades would be more limited.
- 2.16 In addition to the indicators detailed above, we have provided a description of each centre in the matrix based on the qualitative assessment undertaken of each centre or parade during WYG's site visit. Both the qualitative and quantitative factors have been taken into account in order to recommend whether a centre should be defined as a district, local centre or as a neighbourhood parade.
- 2.17 WYG has also undertaken a walk-time analysis from each centre in order to understand the distribution of the centres throughout the City of York and the catchments that each centre serves. This has helped to establish if there would be any impact on local communities if centres are not allocated within the retail hierarchy i.e. if there would be the potential for a deficiency of retail and service uses in an area if these uses are not protected via the allocation of a centre or parade in the retail hierarchy.
- 2.18 The Plan contained at Appendix 3 shows a walk time catchment area of 800m from each centre and parade. This equates to a walk time of approximately 10 minutes. WYG consider a 800m walk time to be an acceptable distance for people to travel to access retail and service uses, based on the Institute of Highways and Transportation in Guidelines for Journeys on Foot (2010) which states that 800 metres is a preferred maximum walking distance.





3.0 RECOMMENDATIONS

- 3.01 In accordance with the matrix included at Appendix 1, we consider that Acomb and Haxby continue to perform a role as district centres and therefore their allocation should be maintained. It is considered that both Acomb and Haxby provide a wide range of retail and service uses which respond to typical weekly retail, service and community requirements.
- 3.02 Acomb provides a good proportion of convenience goods units, with the main convenience goods offer provided by the Morrisons supermarket and an additional offer provided by the Co-operative Food store, Farmfoods, Fulton Foods, butchers, two bakeries, two greengrocers and newsagents. Although the proportion of comparison goods present in Acomb is lower than the national average, there is a range of comparison goods retailers present, including a number of national multiple retailers such as Boots, Cartridge World and Superdrug.
- 3.03 In terms of convenience provision, Haxby is anchored by a Sainsbury's convenience store, with additional provision offered by the Co-operative Food store, Jack Fulton Frozen Foods, two bakeries, greengrocers, a delicatessen, an off licence and a newsagent. Haxby also provides a good range of retail, leisure and financial and business service units.
- 3.04 It is evident that people travel from a wider catchment than the immediate locality in order to access the range of retail and services units which are present at Acomb and Haxby.
- 3.05 Our assessment has identified that the following centres perform the role of local centres:
- Bishopthorpe Road
 - Bishopthorpe Village
 - Blossom Street
 - Clifton Road
 - Copmanthorpe Village
 - Dunnington Village
 - Gillygate
 - Hull Road
 - Micklegate
 - Strensall Village
 - Upper Poppleton Village
 - Walmgate
- 3.06 It is considered that each of these centres caters for the day to day shopping needs of the local communities which they serve. Each of these centres provides a range of small shops, with many including a small supermarket or convenience store, a newsagents, a post office and a pharmacy, along with other facilities such as a hot food takeaway or laundrettes. The nature of these local





3.07 centres varies across York City with some taking the form of rural villages and other forming hubs in suburban residential areas.

3.08 Our review found that the following locations perform the role of neighbourhood parades:

- Abermarle Road
- Acomb Road
- Acomb Wood Drive
- Allerton Drive, Nether Poppleton
- Barley Rise, Strensall
- Beckfield Lane 2
- Boroughbridge Road 1
- Boroughbridge Road 2
- Bramham Road
- Broadway, Fulford
- Brockfield Park Drive
- Burton Stone Lane
- Carey Street, Fishergate
- Tower Court, Clifton Moor
- Crichton Avenue
- East Parade (central)
- East Parade (east)
- East Parade (west)
- Eastholme Drive
- Elvington, Main Street
- Fishergate
- Fourth Avenue
- Foxwood Lane
- Hamilton Drive West
- Hawthorn Terrace
- Haxby Road
- Heslington Road
- Lowther Street
- Main Street, Fulford
- Main Street, Heslington
- Melrosegate
- Monkton Road
- Moorcroft Road
- North Moor Road
- Poppleton Road
- Shipton Road
- Tadcaster Road (north)
- Tadcaster Road (south)
- Tang Hall Lane
- University of York
- Wetherby Road, Rufforth
- Wheldrake Village
- Yarburgh Way, Badger Hill

3.09 The retail and service units present at each of these locations serves a highly localised catchment area. The neighbourhood parades provide an important role in catering for the day to day needs of the local community; however the range of goods and services available at these locations is limited and primarily focused on convenience goods provision and services such as hairdressers and takeaways.

3.10 There were also a number of areas which WYG surveyed which we do not consider perform the role of a defined centre or neighbourhood parade. In the majority of cases, these areas consisted of standalone stores or a very small group of shops, which act independently, rather than a group of retail or service uses which act together to serve the local community. A list of the areas which WYG





do not consider perform the role of a neighbourhood parade and therefore recommend should not be allocated by the local planning authority are as follows:

- Bad Bargain Lane
- Beckfield Lane 1
- Bootham
- Cornlands Road
- Fairfields Drive
- Farndale Avenue
- Garden Street
- Garfield Terrace
- Gerard Avenue
- Hopgrove Lane South
- Hull Road 2
- Huntington Road
- Lawrence Street
- Middlethorpe Grove
- Millfield Lane
- Oak Tree Lane, Haxby
- Salisbury Terrace
- Saxton Place
- Station Avenue, New Earswick
- Swann Street
- Thanet Road
- The Village, Stockton on the Forest
- Trafalgar Street
- Wains Grove
- Walpole Street
- Wigginton

3.11 Appendix 2 provides a series of plans which demonstrate our recommendations for the extent of the boundaries of the district and local centres, and neighbourhood parades. In terms of the district and local centres, in accordance with the NPPF, we have sought to ensure that our recommended boundaries encompass the areas predominantly occupied by main town centre uses. In terms of the neighbourhood parades, we have sought to ensure that the boundaries encompass the hub of retail and service uses where activity is focused.

3.12 As explained at Section 2, WYG has undertaken a walk time analysis, as detailed at Appendix 3, which shows an 800m catchment area around each centre and parade which WYG recommends should be included in the retail hierarchy. The walk time analysis shows that 89% of the population residing within the City of York will be within a 800m walk of an allocated centre or parade if the hierarchy of centres recommended by WYG are allocated. The average population present within 800m walk of each centre or parade recommended for inclusion in the retail hierarchy is 6,741 people. It is acknowledged that not all of the population would be within 800m of a defined centre or parade, however in the majority of cases this is because the population in these areas is not substantial enough to viably support a retail and service hub.

3.13 In addition, WYG has undertaken an analysis of the proportion of the population that would be within 800m of a defined centre or parade, if the strategic sites identified to support new retail provision in the Local Plan are brought forward. If each of the strategic sites were to be delivered, in conjunction





with the recommended hierarchy of centres and parades, 91% of the population in the City of York would be within 800m of a defined centre or parade. WYG therefore consider that the proposed network of centres will deliver a sustainable pattern of development which will meet the needs of the local population. In the case of the strategic retail sites, the average population within a 800m walk time of these six sites is 8,108 people. This takes into account both the existing population and the planned future additional population within 800m of these strategic retail sites. This demonstrates that the planned housing growth could adequately support additional retail floorspace at each of these strategic locations.

Policy Recommendations

3.14 The draft retail strategy for the City of York was provided in Policy R1 of the York Local Plan preferred options document which set out a draft retail hierarchy as follows:

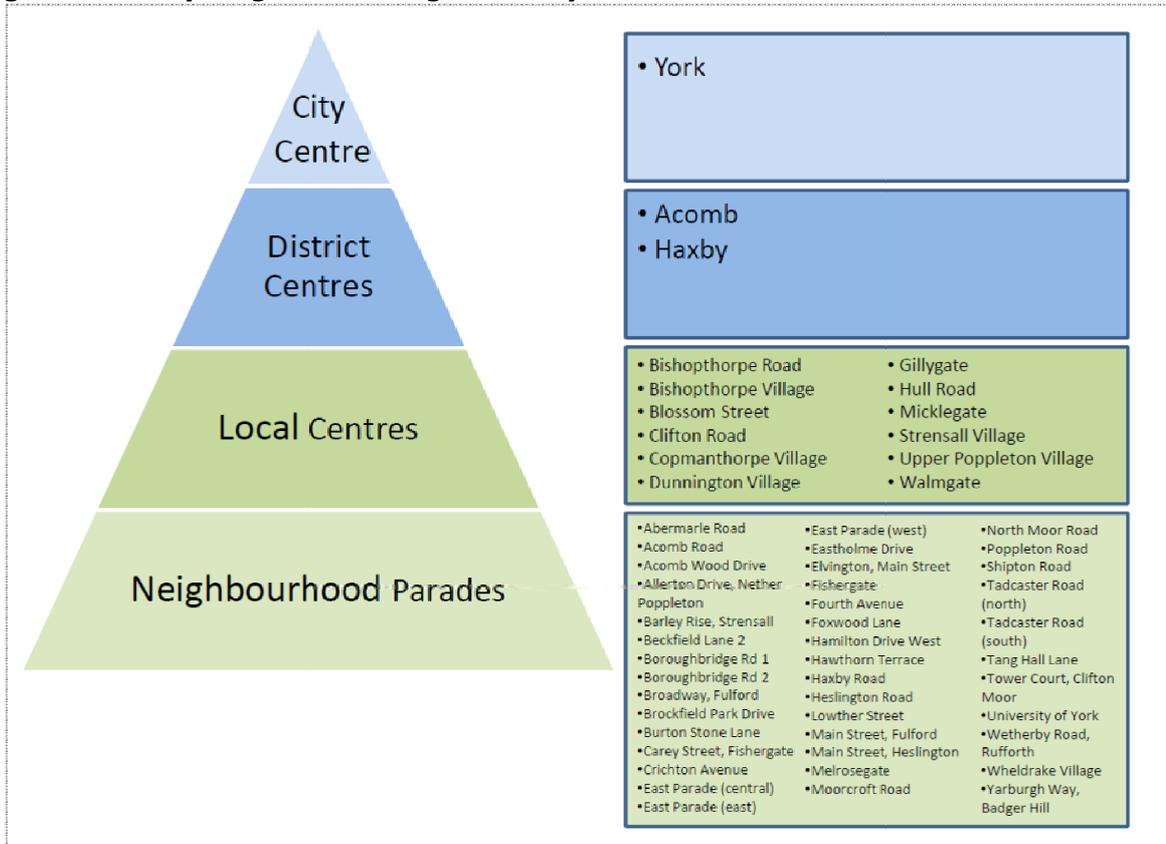
- York City Centre;
- District Centres; and
- Local Centres.

3.15 WYG recommend that Neighbourhood Parades should also be included as a fourth tier within the retail hierarchy.

3.16 The key diagram at Figure 3.1 illustrates which centres and parades have been recommended as city, district and local centres and neighbourhood parades, in accordance with the analysis and findings set out in this Addendum.



Figure 3.1 – Key Diagram showing Hierarchy of Centres



- 3.17 The creation of this network of centres within the City of York will ensure that the retail and community needs of residents and visitors are met. York city centre which sits at the top of the hierarchy provides a wide range of goods and services to serve the needs of the whole City. The city centre is supported by Acomb and Haxby district centres which cater for a wider catchment outside the city centre. The city and district centres are then supported by a network of local centres and neighbourhood parades which seek to provide for the day to day needs of more localised catchments.
- 3.18 The vitality and viability of the defined centres and parades should be maintained and enhanced. Main town centre uses should be directed to the city, district and local centres and neighbourhood parades in order to ensure that thriving centres and parades are achieved which serve the retail and service needs of the local community. WYG agrees with the approach proposed in Preferred Options Policy R2, which sets out that development proposals for main town centre uses within the defined centres and parades will be considered acceptable in principle providing that it:
- consolidates, maintains or improves upon the function, vitality and viability of the centre;



- is of an appropriate scale and nature to the existing centre and the retail hierarchy, maintains or enhances the character and environmental quality of the centre;
- contributes positively to the range of services on offer; and
- does not have a significant detrimental impact upon residents or the historic and natural environment.

3.19 In order to protect the vitality and viability of the defined city, district and local centres, any proposals for addition retail provision outside the defined city, district and local centres should be subject to the sequential and impact tests, as set out in the Policy R4. The requirement for an impact assessment should be based on appropriate thresholds as recommended at Section 9 of the Retail Study Update. Development proposals for main town centre uses outside the defined centres that would result in a significant adverse impact on the continued or future function, vitality and viability of a centre should be refused.

3.20 It is also recommended that the Council should seek to protect the vitality and viability of the defined neighbourhood parades which are defined as a fourth tier within the retail hierarchy. The defined neighbourhood parades perform an important role in catering for the day to day needs of localised catchments. However, unlike city, district and local centres, it is recommended that neighbourhood parades should not be considered 'in centre' locations for the purposes of the sequential and impact tests. This approach accords with Annex 2 of the NPPF, which sets out that references to town centres or centres applies to city centres, town centres, district centres and local centres but excludes small parades of shops of purely neighbourhood significance.

Summary

3.21 WYG has undertaken a review of the network of centres present in the City of York. Based on the Council's survey information and visits undertaken by WYG, we have made recommendations as to an appropriate hierarchy of centres to ensure that the retail, service and community needs of residents and visitors to the City of York are adequately met, in a sustainable matter. The vitality and viability of the defined centres and neighbourhood parades should be maintained and enhanced in order that their key role in catering for the needs of the local population continues in the future.





Appendices





Appendix 1 – Matrix of District and Local Centres, and Neighbourhood Parades



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TABLE 1 - MATRIX OF DISTRICT AND LOCAL CENTRES, AND NEIGHBOURHOOD PARADES

Centre	Ref No	Total Number of Units	Total Amount of Floorspace (sq.m)	Population within 800m Walk Time	Superstore	Supermarket	Convenience Store	Pharmacy	Post Office	ATM	Bank	Building Society	Public House	Restaurant/ cafe	Library	Leisure Use (Leisure Centre, Cinema, Bowling etc)	Surgery/ Health Centre	Dentist	Community Centre	Facilities Score (out of 18)	Description of centre	Recommended Designation
Acomb	4	134	19,204	9,299	-	Morrisons	Co-operative Food, Late Shop	✓	✓	✓	✓	✓	✓	✓	✓	-	✓	✓	✓	14	Acomb is located to the west of York City Centre. The centre provides a good range of convenience goods alongside a range of service and community uses. The centre is anchored by a Morrisons supermarket with a sizable car park. The majority of shops and services are located on Front Street, extending to York Road. The centre accommodates a number of well established high street names which include both convenience and comparison retailers, betting shops and high street banks. The centre contains key services which include two post offices, pharmacies, a doctors surgery, a pub and a library. Due to the wide range of retail and service uses provided at this location, which evidently play an important role in catering for the day to day shopping needs of the local community, it is considered that Acomb performs the role of a District Centre.	District Centre
Haxby	10	57	7,693	13,093	-	Sainsbury's and Co-operative Food	Martin's	✓	✓	✓	✓	-	✓	✓	-	✓	-	✓	✓	12	Haxby is located to the north of York. The majority of services are located along 'The Village'. In terms of convenience goods provision, Haxby provides a Co-operative Food store, a Sainsbury's, a greengrocer, a butcher and three bakeries. The centre also provides a variety of community uses including doctor's surgery. Due to the wide range of retail and service uses provided at this location, which evidently play an important role in catering for the day to day shopping needs of the local community, it is considered that Haxby performs the role of a District Centre.	District Centre
Bishopthorpe Road	3	49	3,972	12,244	-	-	Sainsbury's Local and Costcutter	✓	-	✓	-	-	✓	✓	-	-	-	✓	-	6	Bishopthorpe Road is located to the south of York city centre. The centre provides a high proportion of leisure service units including cafes, public houses and restaurants. The centre provides a good range of uses to serve the communities residing to the south of York city. The centre also acts as an extension to the offer of the city centre.	Local Centre
Bishopthorpe Village	76	16	1,816	2,882	-	-	Co-operative Food	-	✓	✓	-	-	✓	-	✓	-	-	✓	✓	7	Bishopthorpe is a village located to the south of York City. The village provides a high proportion of convenience goods uses including a Co-operative Food store, newsagents, butchers and bakers. The retail and service uses present are spread throughout the village, with a cluster of units present on Sim Balk Lane and further units present on Main Street. It is evident that the uses present at Bishopthorpe Village perform an important role in catering for the day to day needs of the local community.	Local Centre
Blossom Street	2	55	12,928	8,852	-	-	Sainsbury's at Jacksons	✓	-	✓	-	-	✓	✓	-	✓	-	✓	-	7	Blossom Street is located directly to the south west of York's Primary Shopping Area. The majority of retail and service uses are located along Blossom Street and the north eastern end of The Mount. The centre provides a high proportion of leisure service uses including public houses, cafes and takeaways.	Local Centre

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Centre	Ref No	Total Number of Units	Total Amount of Floorspace (sq.m)	Population within 800m Walk Time	Superstore	Supermarket	Convenience Store	Pharmacy	Post Office	ATM	Bank	Building Society	Public House	Restaurant/ cafe	Library	Leisure Use (Leisure Centre, Cinema, Bowling etc)	Surgery/ Health Centre	Dentist	Community Centre	Facilities Score (out of 18)	Description of centre	Recommended Designation
Clifton Road	69	18	2,284	8,442	-	-	Spar	✓	-	✓	-	-	✓	-	-	-	✓	✓	-	6	Clifton Road is located to the north west of York city centre. The retail and service units are located on both the northern and southern sides of Clifton Road and the southern side of Clifton Green. The retail and service units are arranged in three clusters, separated by residential uses. There is a high proportion of convenience goods uses present at Clifton Road including a Spar, grocer and butcher. Other retail and service units present include a pharmacy, two cafes and three health and beauty uses. It is considered that Clifton Road provides a valuable function in catering for the day to day needs of local residents and those travelling through the area.	Local Centre
Copmanthorpe Village	66	17	2,088	3,801	-	-	Londis and Co-operative Food	✓	✓	✓	-	-	✓	✓	✓	-	✓	-	✓	9	Copmanthorpe is a village located in the south western part of York City. The village provides a good range of convenience goods uses including a Co-operative Food store, a Londis and butchers. The village also provides a variety of community uses including a library and doctor's surgery. Due to the range of retail and service uses provided at this location, which evidently play an important role in catering for the day to day shopping needs of the local community, it is considered that Copmanthorpe performs the role of a Local Centre.	Local Centre
Dunnington Village	92	15	1,653	2,919	-	-	Costcutter	✓	✓	-	-	-	✓	-	✓	-	✓	✓	✓	8	Dunnington is a village located to the east of York. The majority of retail and service units present in Dunnington are located along York Street and Church Street. Dunnington provides a good convenience goods offer due to the presence of the Costcutter convenience store, newsagents and butchers. The village also includes a pharmacy, florist and home interiors store. Although a number of the retail and service units present in Dunnington are separated by residential properties, this is to be expected in a village and it is considered that the local community will link trips between the different facilities present in Dunnington.	Local Centre
Gillygate	15	89	10,141	6,592	-	-	Sainsbury's Local	✓	-	✓	-	-	✓	✓	-	-	✓	-	-	6	Gillygate is located to the north-west of York city centre, just outside the city walls. The retail and service units are located on both sides of Gillygate and Bootham, which collectively function as a local centre. The centre contains a high proportion of service units including many public houses, cafes and restaurants. However, there are also a wide variety of other uses, including a convenience store, a pharmacy, several salons and a number of smaller independent shops selling comparison goods. It is considered that Gillygate and Bootham provide a valuable function in catering for the day to day needs of local residents and those travelling through the area.	Local Centre

TABLE 1 - MATRIX OF DISTRICT AND LOCAL CENTRES, AND NEIGHBOURHOOD PARADES

Centre	Ref No	Total Number of Units	Total Amount of Floorspace (sq.m)	Population within 800m Walk Time	Superstore	Supermarket	Convenience Store	Pharmacy	Post Office	ATM	Bank	Building Society	Public House	Restaurant/ cafe	Library	Leisure Use (Leisure Centre, Cinema, Bowling etc)	Surgery/ Health Centre	Dentist	Community Centre	Facilities Score (out of 18)	Description of centre	Recommended Designation	
Hull Road	34	24	2,328	11,529	-	-	Freshways and Oriental Express	✓	-	✓	-	-	-	✓	-	-	-	-	-	-	4	Hull Road is a main route leading into York city centre from the east. Therefore, this centre benefits from passing trade as well as trade from those residing in the local area. The majority of units in the centre are positioned to the north of Hull Road with the two main blocks of units separated by Melrosegate. Convenience goods units in the centre include the oriental express and freshways convenience stores. The centre also provides a pharmacy, off licence, cafe, five take aways and a petrol filling station.	Local Centre
Micklegate	123	112	26,700	5,459	-	-	Budgens, Chi Yip, Sainsbury's Local	-	✓	✓	-	-	✓	✓	-	✓	-	-	-	-	6	Micklegate is located to the west of York's Primary Shopping Area. The centre comprises a range of retail and service units located on both the north and southern sides of Micklegate and along the western bank of the River Ouse. The centre contains a high proportion of leisure service units with several cafes, hotels, public houses, restaurants present at this location. However, several retail units are also present including three convenience stores, a newsagents and bakers. Micklegate provides a role in catering for the needs of those residing, working and living in the western part of York city centre.	Local Centre
Strensall Village	12	10	1,396	3,840	-	-	Tesco Express	✓	✓	-	-	-	✓	-	✓	-	✓	-	✓	-	7	Strensall Village is located to close to the northern boundary of York City. The retail and service uses are dispersed throughout the village and are interspersed with housing. Notwithstanding this, it is evident that the local community are likely to link their trip to one facility in the centre with another. The retail and service units in the village provide a valuable function to those residing in the village.	Local Centre
Upper Poppleton Village	71	7	1,052	2,715	-	-	Co-operative Food	✓	✓	-	-	-	✓	-	-	-	✓	✓	✓	-	7	Upper Poppleton is a village located in the north western part of York City. The main convenience goods offer is provided by the Co-operative Food store. In addition, the village provides a pharmacy, post office, estate agents, hairdressers and two public houses. Upper Poppleton also provides a number of community uses, including a doctor's and dentist. It is evident that Upper Poppleton provides a number of key retail and service uses which are important in serving the day to day needs of the local community.	Local Centre

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Walmgate	124	57	6,920	6,790	-	-	One Stop	-	✓	✓	-	-	✓	✓	-	-	-	-	-	5	Walmgate is located to the east of York's Primary Shopping Area. The centre provides several service uses which act to support the retail uses present in the primary shopping area to the west, including cafes, restaurants, health and beauty uses and property services. In addition, the centre provides a number of convenience and comparison retail uses which support the residents and visitors to the eastern side of York city centre. Convenience goods uses including a One Stop shop, an international food store and a delicatessen. Comparison goods uses include a clothing store, antiques shop, furniture shop and charity shops. As the retail, and service uses present at Walmgate provide an important role in catering for the needs of those living, working and visiting the eastern part of the York city centre and due to the range of uses present, it is considered that Walmgate performs the role of a local centre.	Local Centre
Abermarle Road	77	7	977	6,862	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	1	Albermarle Road is centred on the residential streets comprising Albermarle Road, Brunwick Street and Queen Victoria Street. The retail and service units are provided at the ground floor of terraced properties. Although the retail and service units present are separated by residential units, the uses present are located in close enough proximity to function as a parade. Although the parade provides a small number of units, a good range of uses is present including a CTN (confectionary, tobacco and news), bakers, butchers, hairdresser, betting shop, public house and take away.	Neighbourhood Parade
Acomb Road	48	11	1,595	8,059	-	-	Spar	-	-	✓	-	-	✓	-	-	-	-	-	-	3	Acomb Road is located to the west of York city centre in Zone 2. Units are provided to the ground floor of terraced properties located to both the north and south of Acomb Road. The sole convenience goods offer is provided by the Spar. There is a high proportion of leisure service units in the centre including two take aways and a public house. The cluster of retail and service units present at this location serves the day to day needs of the residential community to the north and south.	Neighbourhood Parade
Acomb Wood Drive	65	7	1,149	7,234	-	-	Tesco Express	-	-	✓	-	-	✓	-	-	-	-	-	-	3	Acomb Wood Drive comprises a purpose built complex of units with a dedicated parking area located to the east of Acomb Wood Drive. The Tesco Express store provides a convenience goods offer. The majority of other units provide a leisure service function and includes four take-aways and a public house. A hairdressers is also present at Acomb Wood Drive. Acomb Wood Drive sits between residential areas to the north and south and provides a role in catering for the needs of these local communities.	Neighbourhood Parade

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Allerton Drive, Nether Poppleton	70	7	542	2,839	-	-	Costcutter	-	-	✓	-	-	-	-	-	-	-	-	-	2	Allerton Drive is located within an area of residential development in Poppleton. There is a row of units arranged in a traditional parade form at this location, which include a convenience store, newsagents and two hairdressers. Although there are a limited number of uses provided at Allerton Drive, it is considered that this row of shops caters for the day to day needs of Poppleton residents.	Neighbourhood Parade
Barley Rise, Strensall	13	6	610	3,840	-	-	Costcutter	-	-	✓	-	-	-	-	-	-	-	-	-	2	Barley Rise is located in the northern part of Zone 1. A parade of shops is provide over two floors, with a Costcutter, hairdressers and butchers/bakers provided on the ground floor and two further hairdressers provided at first floor level. The centre is located in a residential area and provides a function in providing for the day-to-day needs of the local community.	Neighbourhood Parade
Beckfield Lane 2	46	11	1,397	6,947	-	-	Co-operative Food and Premier Express	✓	-	✓	-	-	✓	✓	-	-	-	-	✓	6	The retail and service units present at Beckfield Lane are arranged in an L-shape with the majority of units present on the eastern side of this route. There is a good mix of uses present at this location, with convenience goods provision offered by the Co-operative Food store and Premier Express. Other uses include a pharmacy, bakery and hairdressers. The units are located within an area of dense residential development and perform an important role in catering for the needs of the local community.	Neighbourhood Parade
Boroughbridge Road 1	47	12	1,547	7,403	-	-	✓	-	-	✓	-	-	-	✓	-	-	-	✓	-	4	Boroughbridge Road (A59) is a main road leading into York city centre from the west. Retail and service units are arranged to both the north and south of this route. The convenience goods provision at Boroughbridge Road is provided by the Co-operative Food store which forms part of the petrol filling station and a newsagents. There is a high proportion of retail and leisure service provision present at Boroughbridge Road including two take aways and two hairdressers. It is considered that the reasonable range of uses present at Boroughbridge Road perform an important function in catering for the needs of the surrounding residential community and passing trade.	Neighbourhood Parade
Boroughbridge Road 2	49	11	1,587	8,598	-	-	Premier	✓	-	-	-	-	-	-	-	-	✓	✓	-	4	Boroughbridge Road (A59) is a main road leading into York city centre from the west. The majority of units are located on the northern side of this route, with a Premier convenience store located to the south. Although there are a limited number of units present at this location, the mix of uses present provides for the day to day needs of the local community, including a convenience store, pharmacy, hairdressers, doctors surgery and dentist. It is considered that Boroughbridge Road performs the function of a neighbourhood parade.	Neighbourhood Parade

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Bramham Road	105	1	252	4,935	-	-	✓	-	-	✓	-	-	-	-	-	-	-	✓	-	3	There are only two units present at Bramham Road, namely a Costcutter convenience store and a community centre. Although it is not considered that there are currently a sufficient number of retail and service units present at this location to constitute a neighbourhood parade, WYG's walk-time analysis has shown that if no retail and services uses were present at this location, there would be a lack of provision to serve the population within a 800m walk time. Therefore, it is considered that it would be beneficial for consideration to be given to enhancing the range of retail and service uses present at this location to provide a wider mix of uses to serve the local population.	Neighbourhood Parade
Broadway, Fulford	36	5	507	5,753	-	-	Co-operative Food	-	✓	✓	-	-	-	-	-	-	-	-	-	3	Broadway is located to the south of York city centre in Zone 1. The parade is linear in form and comprises five units located along the south of Broadway. The primary convenience function is provided by the Co-operative Food store. The parade also provides a post office, hairdressers, card shop and charity shop. Although the parade is small, it is considered to provide an important function in catering for the day to day needs of the local community and that the convenience offer provided by the Co-operative Food store is complemented by the comparison and retail service units.	Neighbourhood Parade
Brockfield Park Drive	14	8	658	5,466	-	-	Spar	-	-	✓	-	-	-	-	-	-	-	-	-	2	Brockfield Park Drive is located within a residential area situated at the centre of Zone 3. Three groups of shops are located adjacent to each other along Brockfield Park Drive and at the corner of Kestrel Wood Way in purpose built single storey units. The uses which include a Spar, butchers, bakers, three health and beauty uses and a take away provide a convenient and sustainable means for the day to day needs of the local community to be catered for.	Neighbourhood Parade
Burton Stone Lane	22	19	1,898	11,472	-	-	Sainsbury's Local	-	-	✓	-	-	✓	✓	-	-	-	-	-	4	The retail and service units present at Burton Stone Lane are primarily take a linear form on the northern side of this route. The area has a strong convenience function due to the presence of the Sainsbury's Local, butchers, bakers and greengrocers. There are also a number of comparison goods units, leisure service units and retail service units present in the centre. Due to the good range of retail and service units present in the centre, it is considered that Burton Stone Lane performs the role of a Local Centre.	Neighbourhood Parade
Carey Street, Fishergate	37	13	1,841	8,023	-	-	Sainsbury's Local	✓	-	-	-	-	✓	✓	-	-	-	-	-	4	Carey Street/Wenlock Street is located along the A19, the main route leading to York city centre from the south. Therefore, the parade benefits from passing trade as well as trade from the local residential population. The majority of units are located on the western side of the A19 and include a Sainsbury's Local, a sweetshop, Lloyds pharmacy, a bed and breakfast, a cafe, a hairdressers and a betting shop. A public house is located on the eastern side of the A19. The parade performs a role in catering for both the day to day needs of the local community and those travelling along the A19.	Neighbourhood Parade

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Tower Court, Clifton Moor	104	8	2,955	2,686	-	-	✓	✓	-	-	-	-	-	✓	-	-	✓	✓	-	5	Clifton Moor/Tower Court constitutes a small purpose built retail centre comprising of a terrace of commercial units with office space above at first floor level. Free dedicated surface car parking is provided. The development provides a frozen food store, namely Farmfoods, alongside a number of smaller retailers, a take-away, restaurant and pharmacy. As well as the retail development, a modern building houses a doctors surgery and dentist. The retail offer is limited, featuring a small number of comparison retail units which do not provide goods for day to day needs. It is considered that the centre provides the level of services and retail provision to constitute a Neighbourhood Parade.	Neighbourhood Parade
Crichton Avenue	20	6	542	10,210	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	✓	2	Crichton Avenue is located within a residential area. Convenience provision in the centre is provided by a CTN and a newsagents. In addition, there are two takeaways, a sandwich shop and a hairdressers. It is considered that the small number of units present at this location perform a role in catering for the day to day needs of the local community.	Neighbourhood Parade
Eastholme Drive	19	5	640	6,861	-	-	Londis	-	-	✓	-	-	-	-	-	-	-	-	-	2	Eastholme Drive is located to the north west of the city centre within Zone 3. The units are located within a residential area, with two clusters of units located on the north eastern side of Eastholme Drive separated by a residential properties. Five units are present in total including a Londis convenience store, a newsagents, a takeaway, hair salon and motorcycle training centre. Although the centre is small, it is considered that the units present provide a useful resource to the surrounding community in catering for their day to day needs.	Neighbourhood Parade
Elvington, Main Street	43	4	303	952	-	-	Village Store	-	-	-	-	-	✓	-	-	-	-	-	✓	3	Elvington is a small village located to the south-east of York City. The village includes a village store, a public house, a community hall, a salon and a glass workshop. The uses present in the village are clustered around the village green. The number of retail and service uses are limited but work together to function as a neighbourhood parade that serves the local community.	Neighbourhood Parade
Fishergate	39	19	2,032	10,837	-	-	-	-	-	-	-	-	✓	✓	-	-	-	-	-	2	Fishergate is located to the south of York city centre. Retail and service units are predominantly located on the western side of Fishergate and the parade is linear in form. The parade provides a high proportion of retail service and leisure service uses, with several hairdressers and take aways present. Although there is no convenience store present, there is a bakers and off licence. Although the parade primarily provides a service function rather than a retail function, it is considered that the parade provides for the needs of the local community.	Neighbourhood Parade

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Fourth Avenue	27	8	659	9,795	-	-	Nisa Local	-	-	✓	-	-	-	-	-	-	-	-	-	2	Fourth Avenue is located to the east of York city centre at the southern boundary of Zone 3. The centre comprises two rows of units located at either side of Fourth Avenue. A convenience offer is provided by the Nisa convenience store and a baker. Other uses include two charity shops and two hairdressers. Fourth Avenue is located to the centre of an area of dense residential development and therefore provides an important role in catering for the day to day needs of the surrounding community.	Neighbourhood Parade
Foxwood Lane	55	7	990	7,356	-	Co-operative Food	-	-	-	-	-	-	-	-	-	-	-	-	-	2	The frontages of the units at Foxwood Lane are arranged in an L-shape on Foxwood Lane and Beagle Ridge Drive. The main convenience offer is provided by the Co-operative Food store, with additional provision offered by a newsagent. The parade also provides a hardware store, take away and hairdressers. The parade sits at the centre of a residential area and helps to cater for the day to day needs of the local community.	Neighbourhood Parade
Hamilton Drive West	57	9	1,373	7,924	-	-	-	✓	-	✓	-	-	✓	-	-	-	-	-	-	3	The retail and service units present at Hamilton Drive West are positioned around the southern part of the roundabout at the western end of Hamilton Drive West. The sole convenience unit present at this location is the McColls CTN. Additional units include a pharmacy, betting shop, take away and hairdresser. The small range of shops present at this location provides a useful asset to the local community.	Neighbourhood Parade
Hawthorn Terrace	8	6	648	4,362	-	-	Premier Express and Londis	-	✓	✓	-	-	-	-	-	-	-	-	-	3	Hawthorne Terrace is located in the centre of Zone 3 in the northern part of York City. The centre comprises a row of four units located off Hawthorne Terrace, including a Londis, Premier Convenience and a Post Office. To the rear of this row of shops, there is a further crescent of three units located off Hawthorne Terrace Central, providing two hair salons and a mobility shop. The centre is located in a residential area and provides an important function in catering for the needs of the surrounding local community.	Neighbourhood Parade
Haxby Road	83	4	565	13,093	-	-	Londis	-	-	✓	✓	-	-	-	-	-	-	-	-	3	Haxby Road comprises five retail and service uses located on the ground floor of terraced properties with residential uses above. The units present at Haxby Road include a Londis convenience store, a Lloyds bank, a dry cleaners, a hairdressers and a bed and breakfast. There is only a small number of units present at this location. However, it is considered that the uses which are present perform an important role in catering for the needs of the local community.	Neighbourhood Parade
Heslington Road	41	14	1,618	10,130	-	-	Spar	-	-	✓	-	-	-	-	-	-	-	-	-	2	Heslington Road is located to the south east of York city centre. The area provides a small number of retail and service units located on the ground floor of terraced units. Convenience goods provision is provided by the Spar and newsagents. Although there are a limited number of units present at this location, it is considered that Heslington Road provides a role in catering for the surrounding residential community.	Neighbourhood Parade

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Lowther Street	82	8	717	11,396	-	-	Spar	-	-	-	-	-	-	✓	-	-	-	-	-	2	Lowther Street is located within a residential area and consists of a row of retail and service units within residential uses above. There is a high proportion of convenience goods uses present at this location, including Spar and two minimarkets. Other uses include two take aways, a restaurant, a betting shop and a hairdressers. Lowther Street is situated within a residential area located to the north of the city centre and caters for the retail and service needs of the local community on a day to day basis.	Neighbourhood Parade
Main Street, Fulford	42	25	3,528	3,704	-	-	-	✓	✓	✓	-	-	✓	-	-	-	-	-	-	4	Main Street, Fulford is located along the A19, a main route leading into York city centre. Units are provided along either side of this route, separated by residential properties. There is a limited convenience function provided in the centre; the sole convenience unit is a newsagents. Comparison goods uses present in the centre include a pharmacy and florist. The retail and service uses are not provided in a continuous row and are interspersed with residential properties. There is a concentration of units which cater for the local population at this location. There are also a number of specialist units at Main Street, Fulford include a flooring shop, interior design shop and cycle repairs, which are considered to cater for a wider market than the immediate locality.	Neighbourhood Parade
Main Street, Heslington	32	12	1,671	4,960	-	-	-	-	✓	✓	✓	-	✓	-	-	-	-	-	-	4	Main Street, Heslington is located within Zone 1 and is located in close proximity to the University of York campus to the north west. The parade provides a high proportion of financial and business service uses which mainly comprise banks serving an important function for the nearby university. The parade has a limited convenience function with the sole convenience unit comprising a bakery. Although there are a limited number of residential properties in close proximity to the parade, the primary function of this row of shops is to cater for the nearby university.	Neighbourhood Parade
Melrosegate	58	5	305	11,216	-	-	-	-	✓	✓	-	-	-	-	-	-	-	-	-	2	Melrosegate provides a small parade of five units located in a residential area to the east of York city centre. Although the parade is small, it is considered that it provides a number of important uses to the local community, namely a CTN, post office, florist and two take aways.	Neighbourhood Parade
Monkton Road	16	3	303	7,472	-	-	Premier Express	✓	-	-	-	-	-	-	-	-	-	-	-	2	Monkton Road is located in a residential area. It comprises three units namely a Premier convenience store, a pharmacy and a sandwich shop which cater for the needs of the local community. Although there is only a small number and range of uses present at Monkton Road, it is considered that retail and service provision is required at this location to cater for the needs of the immediate population. The walk time analysis undertaken by WYG concluded that there would be a deficiency in retail and service units for a considerable walk in population if these facilities were lost. Therefore, it is recommended that Monkton Road is allocated as a neighbourhood parade.	Neighbourhood Parade

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Moorcroft Road	62	9	1,261	6,438	-	-	Co-operative Food	-	✓	✓	-	-	✓	✓	-	-	✓	✓	-	7	Moorcroft Road primarily comprises a pedestrianised row of units to the north west of Moorcroft Road. The main convenience offer is provided by the Co-operative Food store, with additional provision offered by a butchers and greengrocers. Additional provision includes a florist, post office, hairdressers, restaurant and public house. The small number of units at this location provides a wide range of provision to serve the day to day needs of the surrounding residential population.	Neighbourhood Parade
North Moor Road	6	17	1,906	3,160	-	-	-	✓	✓	✓	-	-	✓	-	-	-	✓	-	-	5	North Moor Road is located in the centre of Zone 3 in the northern part of York City. The majority of units in the centre are located along the western side of North Moor Road, with a small parade of shops also provided on Derwent Walk. The uses present in the centre include two newsagents, a bakers, a pharmacy, two take aways and a doctor's surgery. The centre performs a role in catering for the day-to-day needs of the surrounding residential population	Neighbourhood Parade
Poppleton Road	52	11	1,246	9,281	-	-	Nisa Local	-	-	✓	-	-	-	✓	-	-	-	-	✓	4	Poppleton Road is located to the west of York city centre within Zone 2. The units are clustered on either side of the busy A59 and provide a small parade of shops. The uses include a convenience store, a recently opened cafe / takeaway, a fish and chip shop, a salon and two units selling comparison goods. The centre performs a role in catering for the day-to-day needs of the surrounding residential population	Neighbourhood Parade
Shipton Road	18	8	1,219	4,519	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	1	Shipton Road is located to the north west of York city centre in Zone 3. Shipton Road runs parallel to the A19 which is a main road leading into the city centre. Therefore, it is likely that the centre caters for both the local residential population and passers-by travelling to and from the city centre. The centre is linear in nature, with two clusters of units separated by Howard Drive and a small number of residential units. The centre provides a mix of uses including a newsagents, off licence	Neighbourhood Parade
Tang Hall Lane	28	11	1,506	10,329	-	-	Co-operative Food	✓	-	✓	-	-	-	-	-	-	-	-	-	3	Tang Hall Lane is located to the east of York city centre on the northern boundary of Zone 1. The centre is linear in nature with retail and service uses located along the eastern side of Tang Hall Lane. The convenience offer provided by the centre comprises a Co-operative Food Store and a bakers. The centre provides a high proportion of leisure service units including five take aways. The parade of shops is located in an area of dense residential development and performs a role in catering for the day to day needs of this surrounding residential population.	Neighbourhood Parade
University of York	33	7	1,271	5,368	-	-	Costcutter	-	-	✓	✓	-	-	-	-	-	-	-	-	3	This two storey parade of units is provided within the University of York campus. The parade serves an important and specialist function in catering for the needs of university students residing in the residential halls on site and for university staff. The parade provides a high proportion of convenience units and financial and business service units, including a Costcutter, convenience store, bank, printers and estate agent. The sole comparison units is Blackwell's Books which caters for the needs of the student population.	Neighbourhood Parade

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Wetherby Road, Rufforth	72	4	376	538	-	-	-	-	✓	-	-	-	✓	✓	-	-	-	-	✓	4	Rufforth is a village located to the west of York City. The village includes a village store, incorporating a cafe, a post office is available from the village church, a public house and a community centre. The uses present in the village are spread out along Wetherby Road. It is acknowledged that there are a limited number of retail and service uses present at this location, however the uses present act together to serve the local community. There has been recent investment in the area through the construction of a new village store. Although the number of uses present at this location is limited, the walk time analysis undertaken by WYG shows that if Wetherby were not allocated there would be the potential for a deficiency in retail and service provision at this location, particularly as Wetherby Road, Rufforth occupies a fairly isolated position to the west of York. Although the population present within a 10 minute walk time of Wetherby is small, it is considered that it is viable for a parade to be allocated at this location, particularly given the recent investment in the area.	Neighbourhood Parade
Wheldrake Village	44	2	405	2,008	-	-	Costcutter	-	✓	✓	-	-	✓	-	-	-	✓	-	✓	6	Wheldrake is a small village located to the south-east of York. The retail and service uses are located in a cluster within the vicinity of the junction of Main Street and Dalton Hill. These include a convenience store, which incorporates a Post Office, as well as a pub, doctors surgery and community hall. The retail and service units in the village provide a valuable function to those residing in the village.	Neighbourhood Parade
Yarburgh Way, Badger Hill	31	9	616	5,925	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	-	1	A linear row of units is present at Yarburgh Way. This route runs parallel to Hull Road, a main route leading into the city centre from the east. Convenience goods units at Yarburgh Way include a butchers and bakers. Other provision includes a pharmacy and three health and beauty uses. The parade is located in an area of dense residential development and performs a function in catering for the needs of the local community.	Neighbourhood Parade
Tadcaster Road	60	19	7,581	4,731	-	-	Co-operative Food	-	✓	-	-	-	✓	-	✓	-	-	-	✓	5	Tadcaster Road is located to the west of York Racecourse. Retail and service units are located along the western side of this route. There are effectively two clusters of units located at Tadcaster Road and it is considered that due to the separation between them that they act as two separate parades. The uses present at this location provide an important role in catering for the day to day needs of the residential community and for visitors to the racecourse.	Neighbourhood Parade (x2)

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TABLE 1 - MATRIX OF DISTRICT AND LOCAL CENTRES, AND NEIGHBOURHOOD PARADES

Centre	Ref No	Total Number of Units	Total Amount of Floorspace (sq.m)	Population within 800m Walk Time	Superstore	Supermarket	Convenience Store	Pharmacy	Post Office	ATM	Bank	Building Society	Public House	Restaurant/ cafe	Library	Leisure Use (Leisure Centre, Cinema, Bowling etc)	Surgery/ Health Centre	Dentist	Community Centre	Facilities Score (out of 18)	Description of centre	Recommended Designation
East Parade	24	27	3,543	8,402	-	-	Co-operative Food and Spar	✓	✓	✓	✓	-	-	✓	-	-	✓	-	✓	8	The are three clusters of retail and service units present on East Parade. The cluster of units at the western end of East Parade includes uses such as a newsagents, a pharmacy and a cafe. The central cluster of units, located on the northern side of East Parade includes a Co-operative Food store and a post office. The cluster of units at the eastern end of East Parade, located along Heworth Road includes a Costcutter and pharmacy. It is considered that each of these clusters of retail units largely operates in isolation due to the distances between them and there separation by residential units. Therefore, it is considered that it would be appropriate to allocated three distinct neighbourhood parades which will perform a role in serving the needs of the immediate locality.	Neighbourhood Parade (x3)
Bad Bargain	101	1	362	5,417	-	-	Spar	-	-	✓	-	-	-	-	-	-	-	-	-	2	Bad Bargain Lane is located in a suburban residential location and comprises of solely a Spar convenience store, with associated ATM. Due to the limited retail and service offer present it is not considered that the provision operates as a Neighbourhood Parade, representing only a single commercial unit. The adjoining terrace unit to the Spar has been lost with respect to any commercial use and is now in use as a dwellinghouse.	No allocation
Beckfield Lane 1	45	3	271	7,368	-	-	Sainsbury's Local	-	-	✓	-	-	-	-	-	-	-	-	-	2	Beckfield Lane is located in a residential area to the north west of Acomb district centre. There are three units present at this location, namely a Sainsbury's Local, a sandwich shop and a hairdressers. Due to the small number of units present at this location it is not considered that the three units perform the role of a local centre or neighbourhood parade. Due to the proximity of Beckfield Lane to Acomb district centre it is considered that the needs of the local community would continue to be met if this parade were de-allocated.	No allocation
Bootham	67	9	1,909	6,392	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	1	Bootham forms a main route leading into York city centre from the north west. There are no convenience or comparison goods units located at Bootham. The area primarily consists of guest houses and hotels. It is not considered that the area performs a role in catering for the day to day retail and service needs of the local community. Therefore, it is not considered that the area should be allocated as either a local centre or neighbourhood parade.	No allocation
Cornlands Road	54	4	289	7,985	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	Cornlands Road provides four units, with pull-in parking to the front, on the southern side of Cornlands Road. The small row of shops provides a newsagents, two take aways and an electrical appliance retailer. Although the row of shops does provide for the local community, due to the limited range of units, it is not considered that the row of shops functions as a parade, as each unit is likely to function independently of each other. Acomb district centre is located to the north east of Cornlands Road and therefore it is considered that the needs of the local community will continue to be met without the need for this small row of shops to be protected.	No allocation

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YORK RETAIL STUDY UPDATE ADDENDUM

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Fairfields Drive	115	1	221	1,453	-	-	Premier	-	✓	✓	-	-	-	-	-	-	-	-	-	3	Fairfields Drive provides a single convenience store within a sub-urban residential location. The convenience store includes an ATM and post office. The store is found on a quiet street, not visible from any significant level of passing vehicular traffic. As a single unit, the store does not provide the necessary offer required to operate as a Neighbourhood Parade which serves the needs of local residents. Although WYG's walk time analysis has shown that if Fairfields Drive is not an allocated centre, the walk times for the local population to reach an allocated centre will be greater than 800m, due to the limited population within a 800m walk time of Fairfields Drive, it is considered that the lack of provision present is likely to be as a result of viability issues. Therefore, Fairfields Drive was to be allocated, it would be unlikely to improve the retail and service provision available at this location.	No allocation
Farndale Avenue	30	4	570	4,405	-	-	Sainsbury's Local	-	-	✓	-	-	-	-	-	-	-	-	-	2	Farndale Avenue is located in a residential area in Zone 1. Although the units present at Farndale Avenue have the appearance of a parade, i.e. There is a purpose built single-storey unit present divided into retail units, there are only two active uses present, namely a Sainsbury's Local and a hairdressers. Therefore, it is considered that these form two standalone uses. Although there are additional units available, these are currently vacant and therefore	No allocation
Garden Street	120	1	157	9,007	-	-	Londis	-	-	✓	-	-	-	-	-	-	-	-	-	2	The Garden Street centre features as stand alone Londis convenience store. No other town or community centre uses are currently in place. The centre encompasses buildings associated to York St John University which do not provide everyday services to the local community. The centre is not considered to provided the level of retail or service offering sufficient to warrant designation as a Neighbourhood Parade.	No allocation
Garfield Terrace	50	8	712	5,525	-	-	Londis and Premier	-	-	-	-	-	✓	-	-	-	-	-	-	2	The retail and service units at this location are spread across an area including Garfield Terrace, Stamford Street East, Hanover Street East and Livingstone Street. Although there is a Londis and Premier convenience store at this location, along with two hairdressers, a sandwich shop and a public house, it is not considered that the units act as a parade as there individual units are separated by residential properties and appear isolated from one another.	No allocation
Gerard Avenue	26	5	379	8,439	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	Gerard Avenue is located to the north east of York city centre in Zone 3. The units are located on a residential street located off Bad Bargain Lane and are unlikely to benefit from any passing traffic due to their concealed position. It is evident that the number of units present at this location has reduced, including the loss of the former Post Office. The remaining units comprise a butcher, fishmonger, takeaway, hairdresser and cafe. It is considered that due to the limited convenience function of the units present that Gerard Avenue does not perform the role of a centre.	No allocation

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YORK RETAIL STUDY UPDATE ADDENDUM

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Hopgrove Lane South	97	5	2,066	222	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	1	Hopgrove Lane South comprises a rural residential area close to the A64 and A1237. There are a limited number of retail and service units present at this location which are interspersed with residential units. Due to the limited scale and nature of units present at this location, it is not considered that Hopgrove Lane South functions as a neighbourhood parade. Although WYG's walk time analysis has shown that if Hopgrove Lane South is not an allocated centre, the walk times for the local population to reach an allocated centre will be greater than 800m, due to the limited population within a 800m walk time of Hopgrove Lane South, it is considered that the lack of provision present is likely to be as a result of viability issues. Therefore, if Hopgrove Lane South was to be allocated, it would be unlikely to improve the retail and service provision available at this location.	No allocation
Hull Road 2	103	4	1,809	11,650	-	Co-operative Food	-	-	-	✓	-	-	✓	-	-	-	✓	-	-	5	Hull Road is a main route leading into York city centre from the east. The sole convenience goods provision at this location is provided by the Co-operative Food store located on the southern side of Hull Road. To the west of the supermarket is a computer repair shop. Approximately 200m further to the west there is a public house and doctors surgery. It is not considered that the uses in this locality perform as a Neighbourhood Parade. The Co-operative Food acts as a standalone foodstore and the other three uses in the area are separated by residential properties. Hull Road 2 is located in close proximity to the defined centre at Hull Road and therefore if this centre were to be deallocated the local community would continue to have access to nearby retail and service uses to serve their needs.	No allocation
Huntington Road	86	3	320	7,721	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	The only use present at Huntington Road is a community centre. Although retail and service units were previously located at Huntington Road, these units have become vacant or converted to residential use. It is therefore evident that Huntington Road does not perform the role of either a local centre or neighbourhood parade.	No allocation
Lawrence Street	35	25	4,398	10,510	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	✓	2	Lawrence Street is a main route leading to York city centre from the east and is situated approximately 300m from Hull Road to the east and the city centre to the west. The units which are present on Lawrence Street are interspersed with residential and commercial properties. The units appear to act as standalone uses rather than as a centre of retail and service activity. Lawrence Street provides an extremely limited convenience function which is solely provided by the service station. Due to the limited convenience provision, the proximity to other centres and the lack of interaction between the units on Lawrence Street, it is recommended that this centre is de-allocated.	No allocation

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YORK RETAIL STUDY UPDATE ADDENDUM

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Middlethorpe Grove	61	3	243	3,387	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	Middlethorpe Grove provides three units, namely a butchers, newsagent and hairdressers. Although the uses present at Middlethorpe Grove cater for the needs of the local community, it is considered that due to the small number of retail and service uses present at this location, Middlethorpe Grove cannot be considered a neighbourhood parade.	No allocation
Millfield Lane	59	7	540	10,263	-	-	-	-	✓	-	-	-	-	-	-	-	✓	-	-	2	Millfield Lane appears to be in decline; there are a number of vacant units present at this location. Although there is a butchers, newsagents and hairdresser present, the active uses are interspersed with residential properties and there does not appear to be interaction between the uses present. Millfield Lane is located in close proximity to Tang Hall Lane and therefore if this parade were to de-allocate, the day to day needs of the local community would continue to be met.	No allocation
Oak Tree Lane, Haxby	89	3	210	4,714	-	-	Londis	-	-	-	-	-	-	-	-	-	-	-	-	1	There are three units present at Oak Tree Lane, namely a Londis convenience store and two hairdressers. Due to the small number and nature of the uses present, it is not considered that the uses function together in the role of a neighbourhood parade.	No allocation
Salisbury Terrace	53	6	626	4,044	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	-	1	The units present at Salisbury Terrace are dispersed throughout a residential area including Bromley Street, Salisbury Terrace and Jubilee Terrace. Although a newsagents, off licence, take away, public house and taxi office are provided at this location, it is considered that due to the small number of units and the separation between the units they cannot be considered to form a local centre or neighbourhood parade.	No allocation
Saxton Place	17	3	372	11,824	-	-	Premier Express	-	-	✓	-	-	-	-	-	-	-	-	-	2	Saxon Place is located to the north east of the city centre in Zone 3. The centre only provides three units, namely a convenience store and two takeaways. As only three units are provided at this location it is not considered that the area performs the function of a centre.	No allocation
Station Avenue, New Earswick	7	3	98	5,398	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	Station Avenue is located in the centre of Zone 3 in the northern part of York City. A group of three shops is provided at this location, namely a bakers, a cobbler and a hairdresser. Due to the small number and nature of the units provided at this location, and as Station Avenue is located only 400m to the south east of Hawthorne Terrace, it is considered that the small cluster of shops at this location do not perform as a centre.	No allocation
Swann Street	80	1	93	10,783	-	-	-	-	-	-	-	-	-	-	-	-	-	-	✓	1	There are only three units present at Swann Street. The sole retail use present is a newsagents and the other two uses are a nursery and community centre. It is considered that there is not a substantial enough hub of retail and service activity at this location for Swann Street to be allocated as a Local Centre or Neighbourhood Parade.	No allocation
Thanet Road	64	4	5,210	8,718	-	Lidl	-	-	-	-	-	-	-	-	-	-	-	-	-	2	Thanet Road comprises a standalone Lidl supermarket and two sports clubs. Due to the limited number of retail and service uses at this location it is considered that Thanet Road does not perform the function of a defined centre or neighbourhood parade.	No allocation

WYG PLANNING
YORK RETAIL STUDY UPDATE ADDENDUM

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The Village, Stockton on the Forest	96	4	785	865	-	-	✓	-	-	-	-	-	✓	-	-	-	✓	-	✓	4	Stockton on the Forest is a small village to the north-east of York, which provides a doctors surgery, a convenience store, a pub, a community centre and a car sales room. The services are spread out from each other and are not considered to form a distinct centre. Indeed, the distance from the doctors surgery to the car sales office is some 800 metres. Although the existing services and facilities provide for the day to day needs of the local community, due to the small number of units and their location in relation to each other, it is not considered that the units act together as a neighbourhood parade. Although WYG's walk time analysis has shown that if Stockton Village is not an allocated centre, the walk times for the local population to reach an allocated centre will be greater than 800m, due to the limited population within a 800m walk time of Stockton Village, it is considered that it would not be viable for an allocated centre or parade to be situated at this location. Therefore, if Stockton Village was to be allocated, it would be unlikely to improve the retail and service provision available at this location.	No allocation
Trafalgar Street	78	5	856	7,008	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0	There are only a small number of units present at Trafalgar Street, namely a newsagents, take away and accountants. Due to the small number of units present at this location and as those present are somewhat isolated from each other, it is not considered that this area functions as a defined centre or neighbourhood parade. In addition, Trafalgar Street is located in close proximity to Albermarle Road.	No allocation
Wains Grove	63	3	282	7,210	-	-	-	✓	-	-	-	-	-	-	-	-	-	-	✓	2	Wains Grove provides a row of three units to the south of Wains Grove and a youth centre provided to the north west. Although the newsagent, pharmacy, hairdressers and the youth centre provide for the day to day needs of the local community, due to the small number of units at this location, it is not considered that the units act together as a neighbourhood parade. Wains Grove is located in close proximity to Moorcroft Road neighbourhood parade and therefore if Wains Grove is not allocated as a neighbourhood parade, the needs of the local community will continue to be met.	No allocation
Walpole Street	85	5	768	12,989	-	-	-	-	-	-	-	-	-	✓	-	-	-	-	-	1	There are three retail and service uses present on Walpole Street, namely a newsagents, sandwich shop and takeaway. A restaurant is located further to the east and is separated from the units on Walpole Street by Haxby Road and a playground. Due to the limited number and range of retail and service units present at this location and their separation, it is not considered that the uses present function together as a Neighbourhood Parade.	No allocation

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YORK RETAIL STUDY UPDATE ADDENDUM

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Wigginton	91	4	468	3,702	-	-	-	-	-	-	-	-	✓	-	-	-	-	✓	✓	3	Wigginton is a village located to the north west of Haxby district centre. There are a limited number of retail and service units present in the village which are arranged along Mill Lane and separated by residential properties. The uses present in Wigginton include a newsagents, hairdressers, dentists, social club and public house. Due to the limited number of retail and service uses present in the village, it is not considered that Wigginton performs the role of a local centre or neighbourhood parade. Although WYG's walk time analysis has found that by not allocating this area, the nearest allocated centre for several households in this area would be greater than 800m, there is a limited walk-in population at this location. Therefore, the reason for the limited range of retail and service units at this location may indicate that it is not viable to create a retail and service 'hub' at this location. Wigginton is located to the west of Haxby district centre and therefore it is considered any deficiencies at this location will be met by the wide range of uses present in Haxby.	No allocation

Notes: A superstore has been defined as typically having a trading floorspace greater than 2,500 sq.m (in accordance with former PPS4 definition)

A supermarket has been defined as typically having a trading floorspace less than 2,500 sq.m (in accordance with former PPS4 definition)

A convenience store is defined as providing for everyday needs, typically with a trading floorspace less than 280 sq.m (in accordance with

Each facility receives a score of one, apart from supermarket = 2 and superstore = 3

If there is more than one particular facility in a centre or parade, the centre or parade does not received multiple points, for example, if there are two convenience stores only 1 point is received.

The total number of units and amount of floorspace for each centre has been derived from the information provided by York City Council. These figures have not been undertaken as part of this exercise and therefore may reflect a wider centre or parade boundary.



Appendix 2 – Location of Centres and Parades and Recommended Boundaries

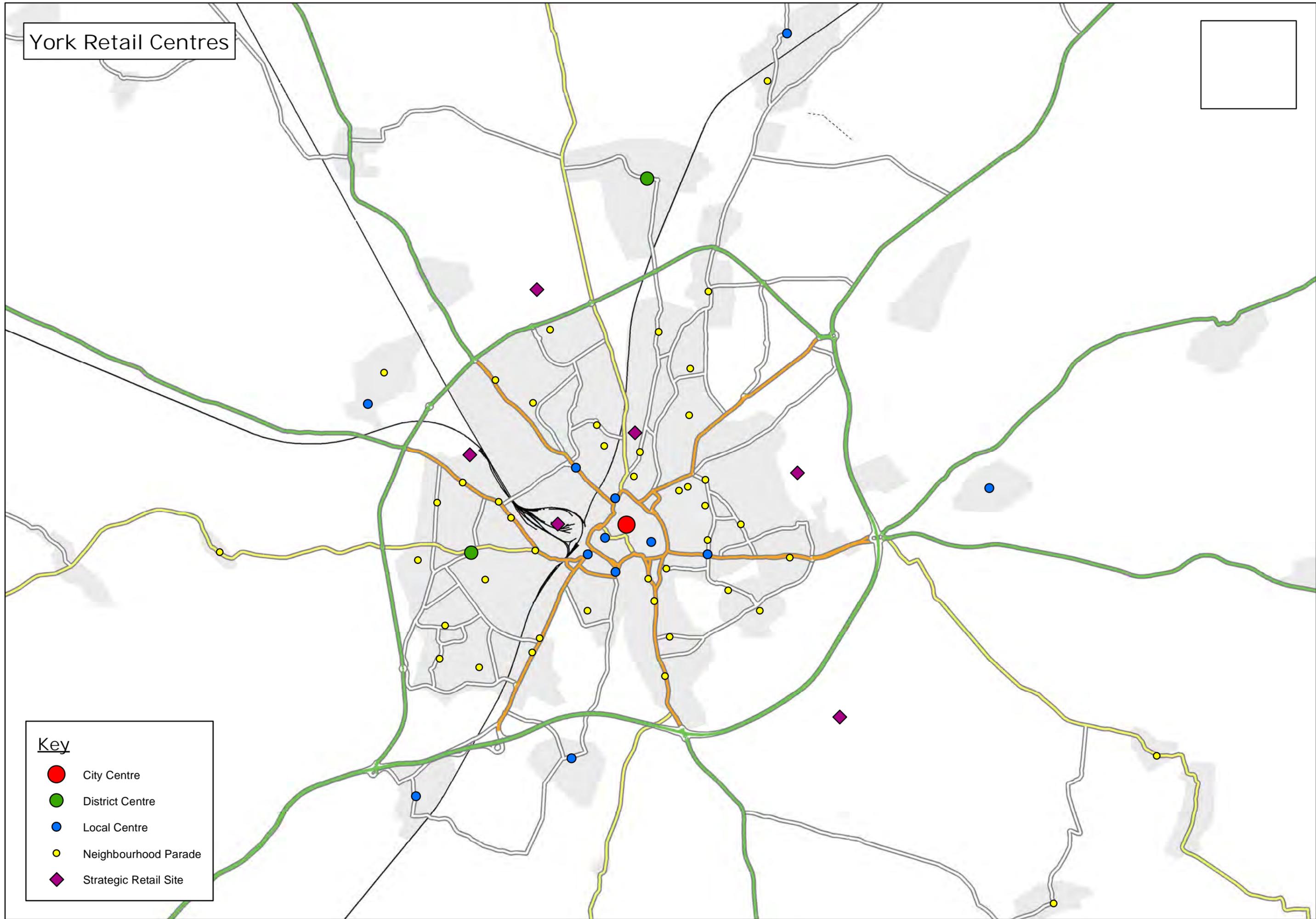


York Retail Centres



Key

- City Centre
- District Centre
- Local Centre
- Neighbourhood Parade
- ◆ Strategic Retail Site





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York Council

York Retail Study

Acomb

Ref: 4

Key

 District Centre



North

Scale 1:2,500 @ A3

October 2014

Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH
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York Council

York Retail Study

The Village,
Haxby

Ref: 10

Key

 District Centre



North

Scale 1:1,500 @ A3

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York Council York Retail Study Bishopthorpe Road Ref: 3

Key

 Local Centre



North

Scale 1:1,000 @ A3

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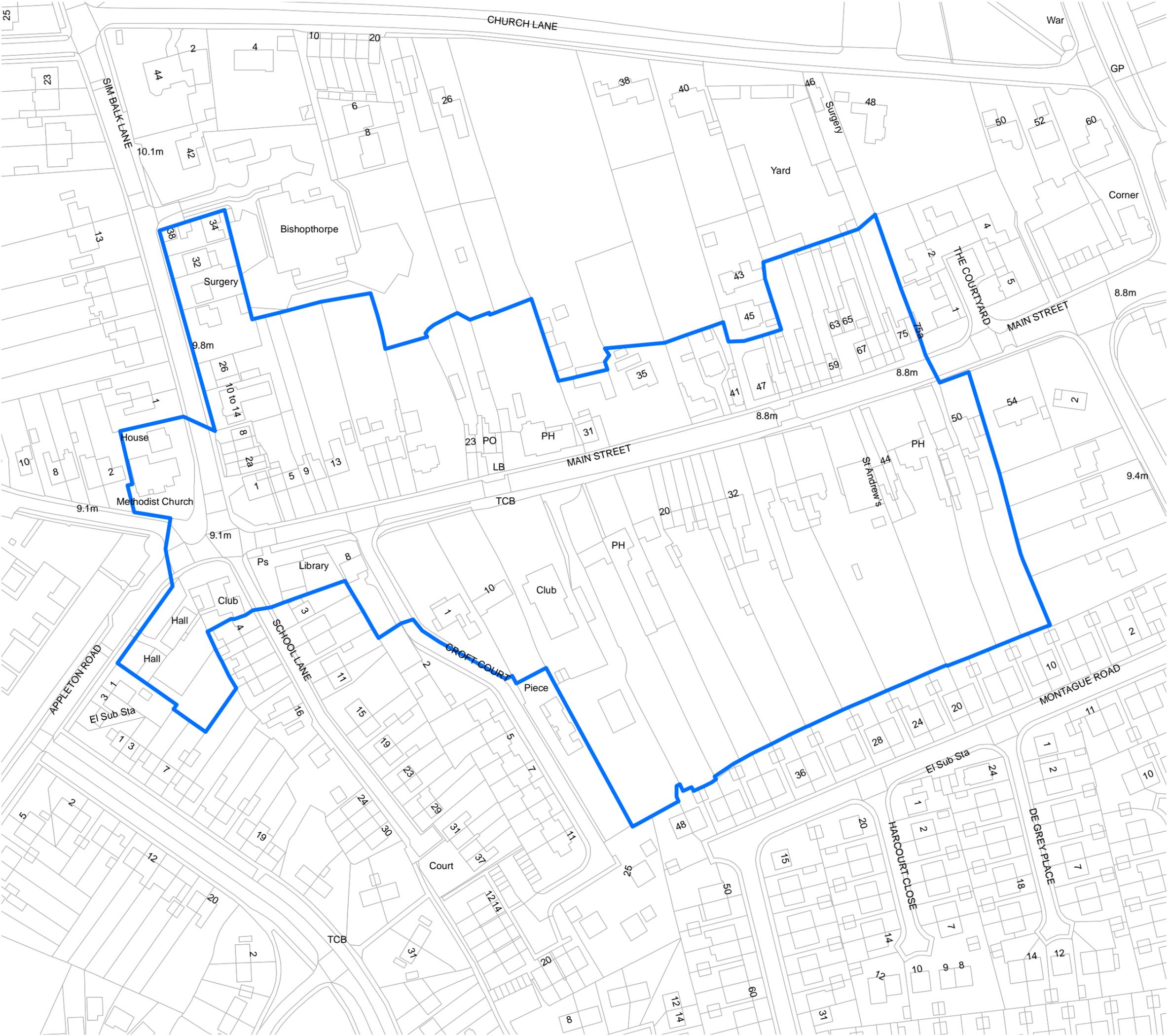
York Retail Study

Bishopthorpe Village

Ref: 76

Key

Local Centre



North

Scale 1:1,500 @ A3

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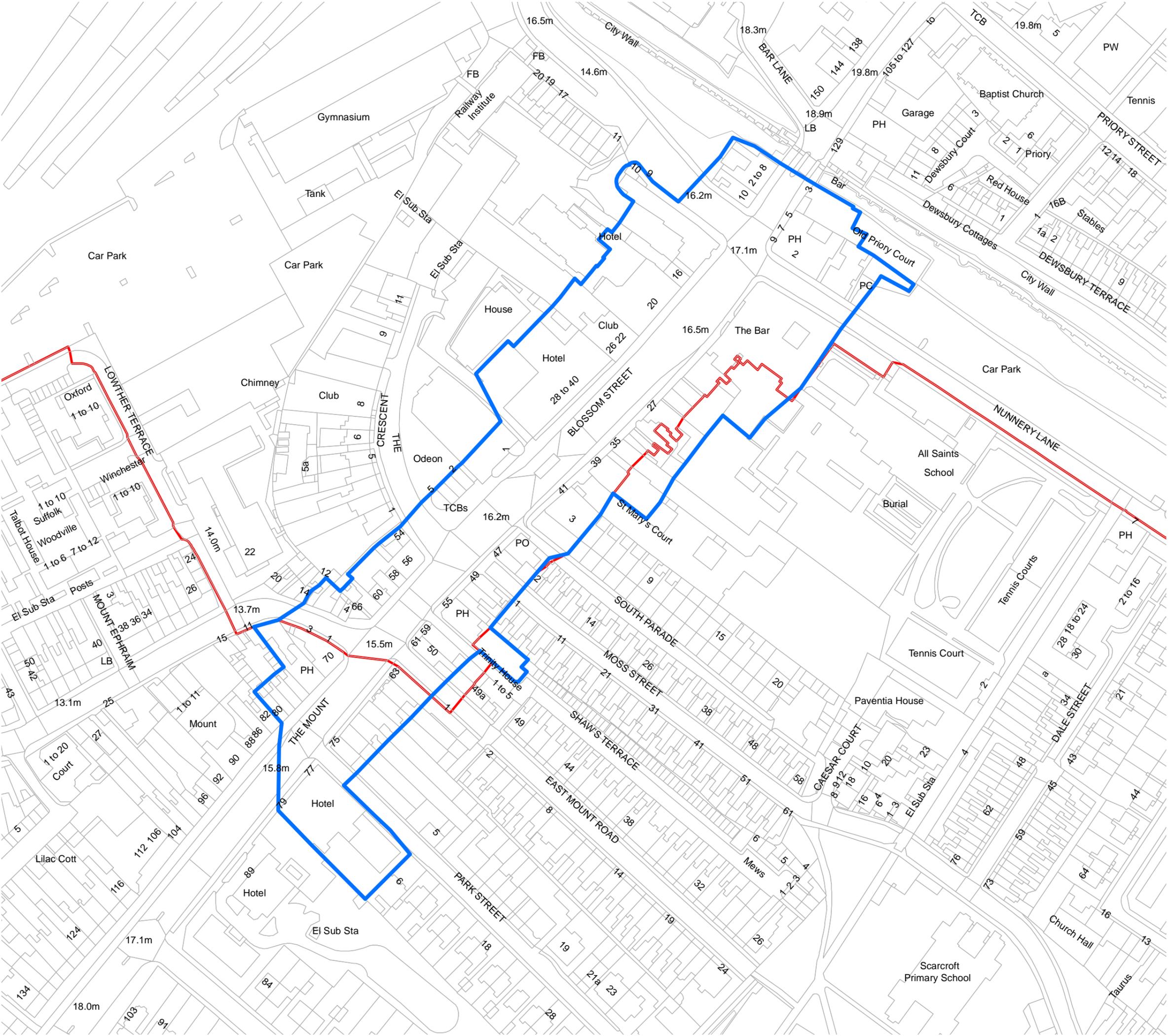
York Retail Study

Blossom Street

Ref: 2

Key

Local Centre



North

Scale 1:1,500 @ A3

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York Retail Study

Clifton Road

Ref: 69

Key

 Local Centre



North

Scale 1:1,000 @ A3

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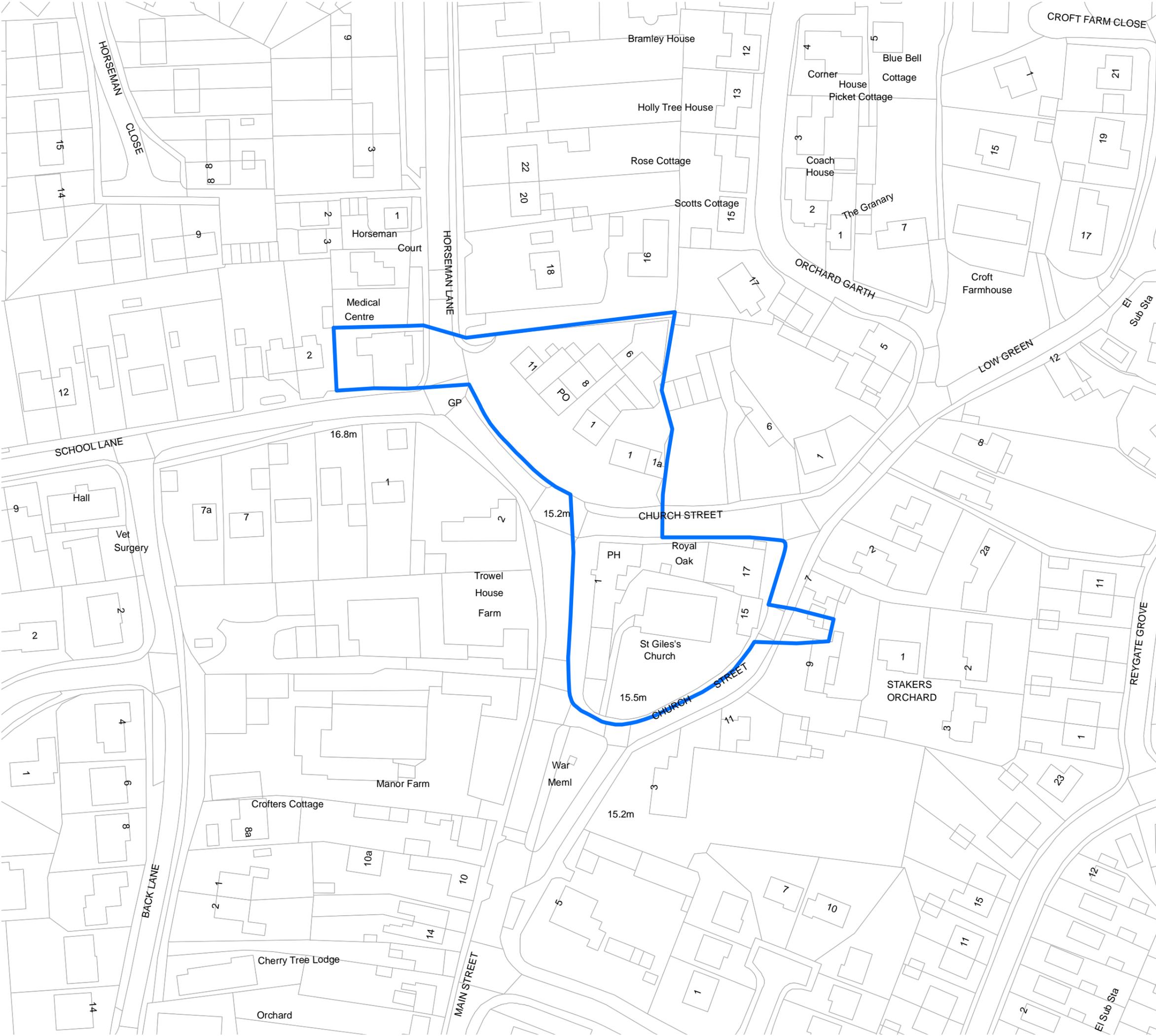
York Council

York Retail Study

Copmanthorpe Ref: 66

Key

Local Centre



North

Scale 1:1,000 @ A3

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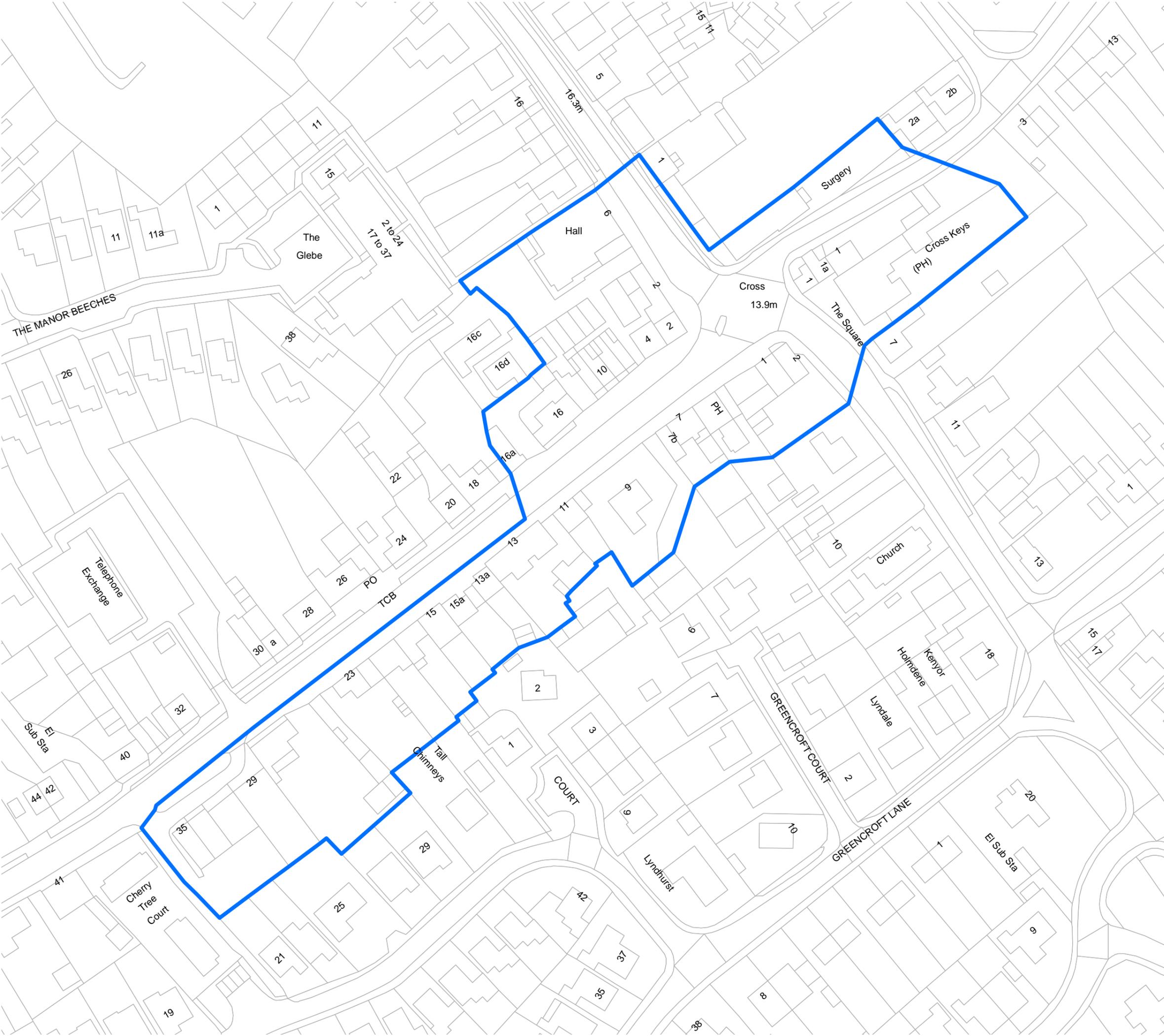
York Retail Study

Dunnington Village

Ref: 92

Key

Local Centre



North

Scale 1:1,000 @ A3

October 2014

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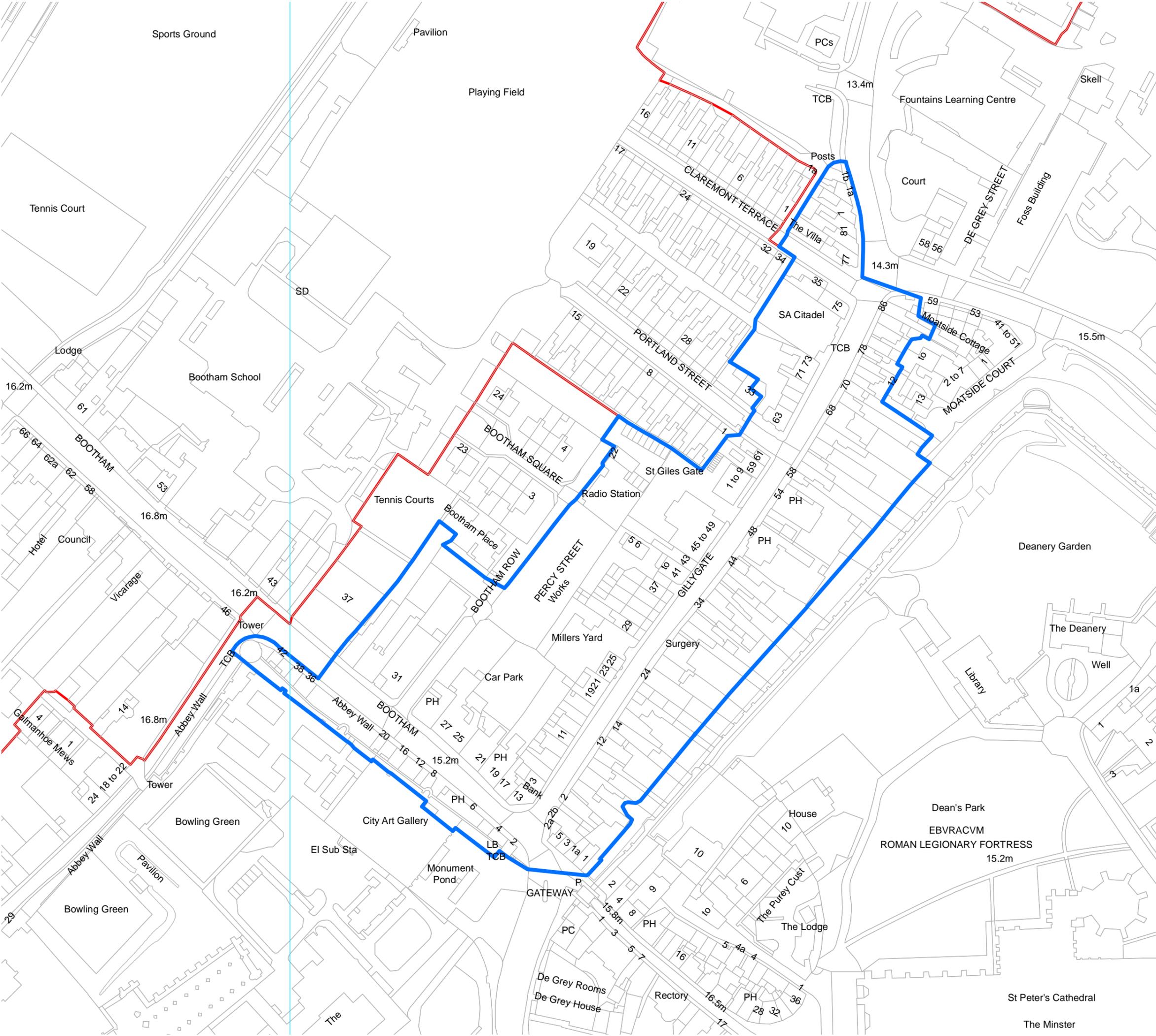
York Retail Study

Gillygate / Bootham

Ref: 15

Key

Local Centre



North

Scale 1:1,500 @ A3

October 2014

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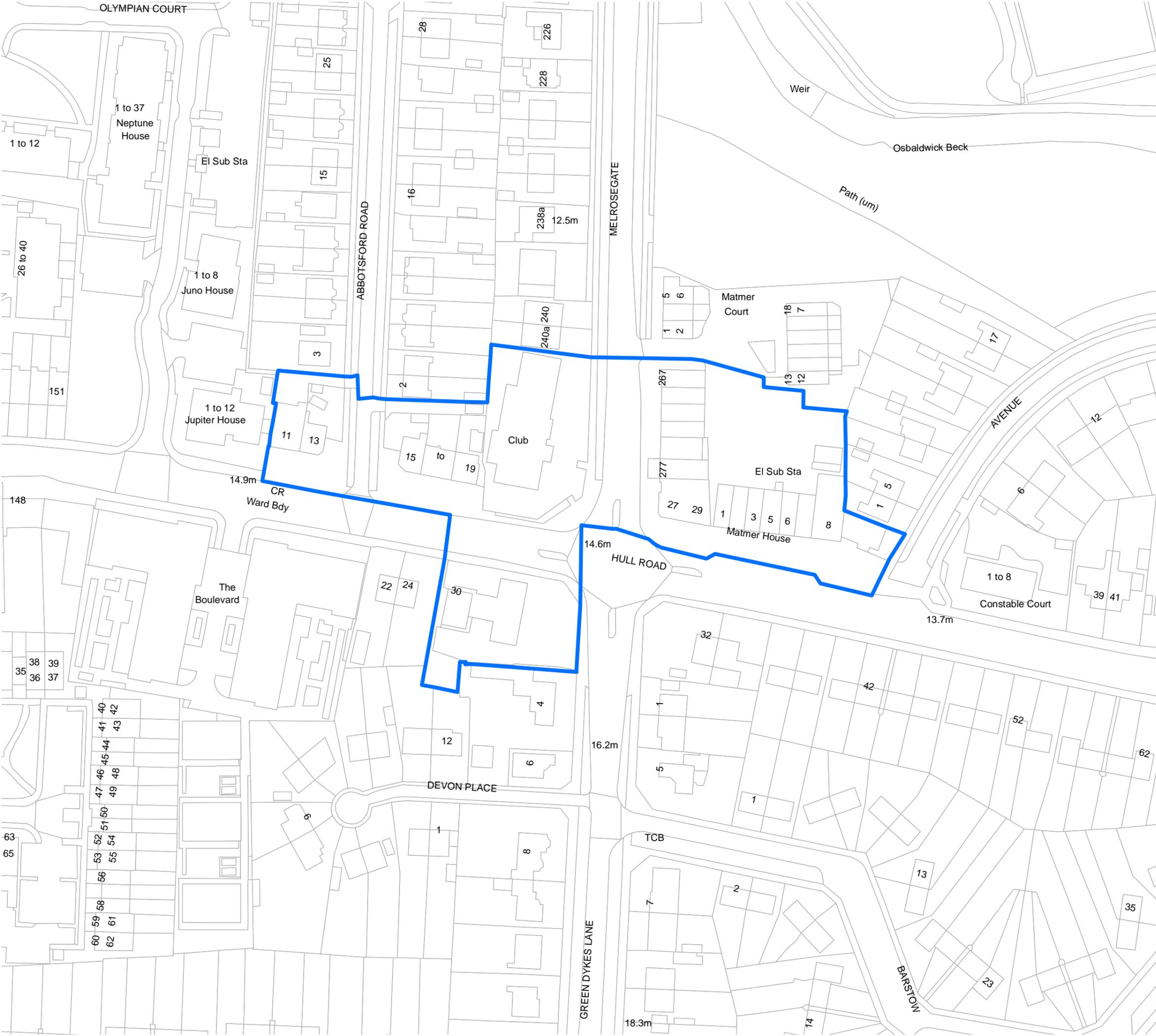
York Retail Study

Hull Road

Ref: 34

Key

Local Centre



North

Scale 1:1,000 @ A3

October 2014

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York Council

York Retail Study

Micklegate Ref: 123

Key

Local Centre



North

Scale 1:1,500 @ A3

October 2014

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York Council

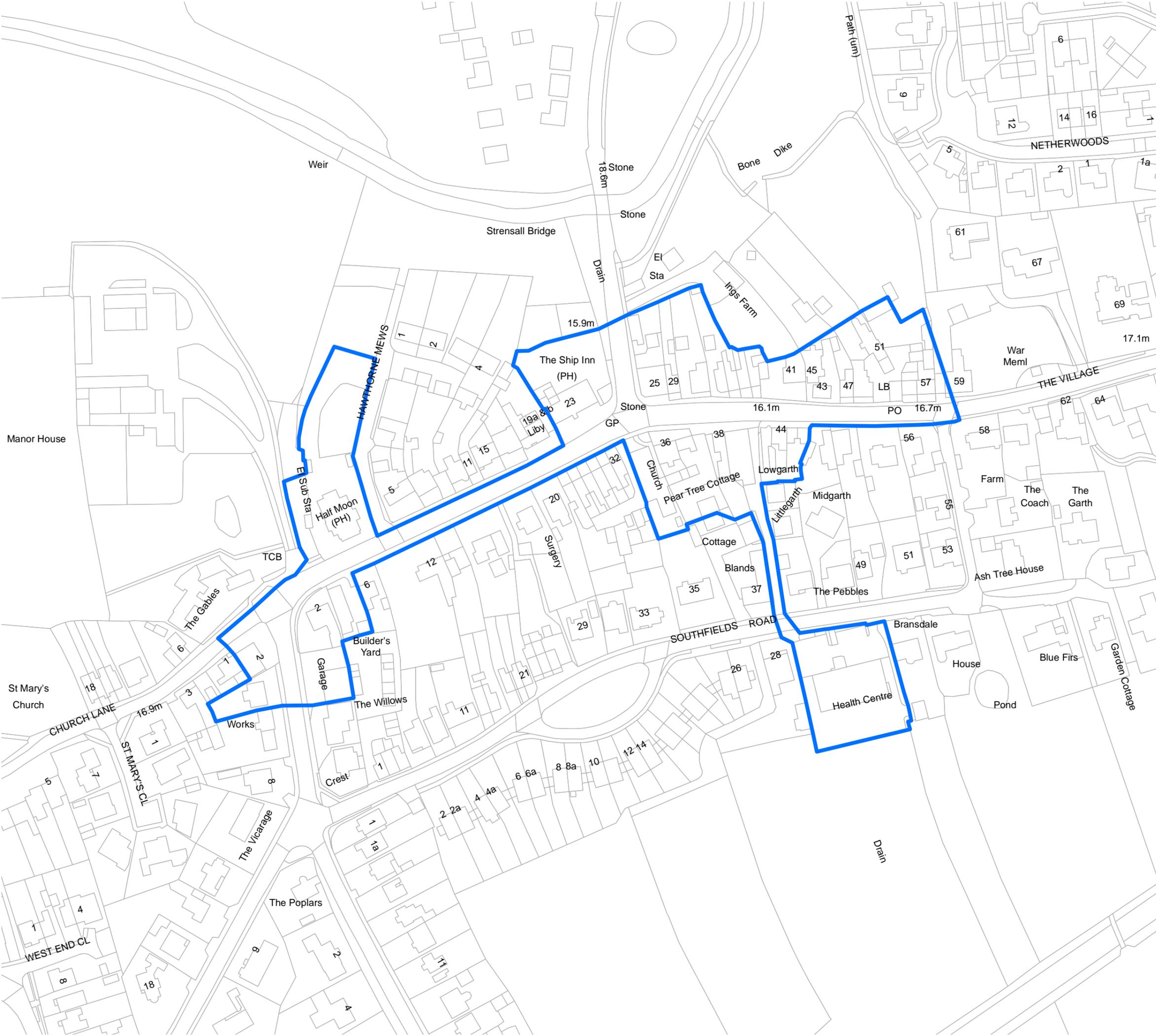
York Retail Study

The Village,
Strensall

Ref: 12

Key

 Local Centre



North

Scale 1:1,500 @ A3

October 2014

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York Council

York Retail Study

Upper Poppleton Ref: 71
Village

Key

 Local Centre



North

Scale 1:1,500 @ A3

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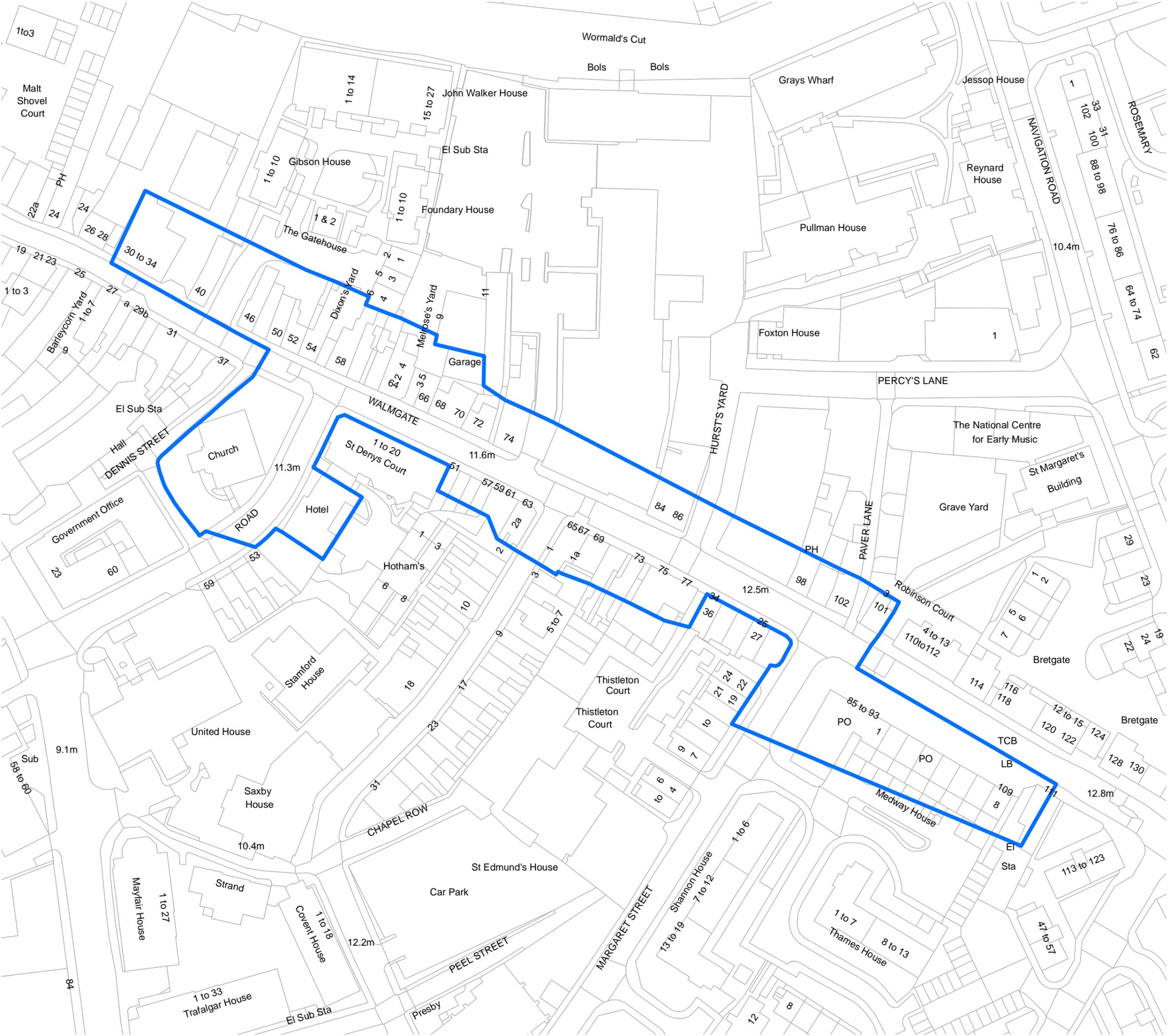
York Council

York Retail Study

Walmgate Ref: 124

Key

Local Centre



North

Scale 1:1,000 @ A3

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York Council

York Retail Study

Acomb Road Ref: 48

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

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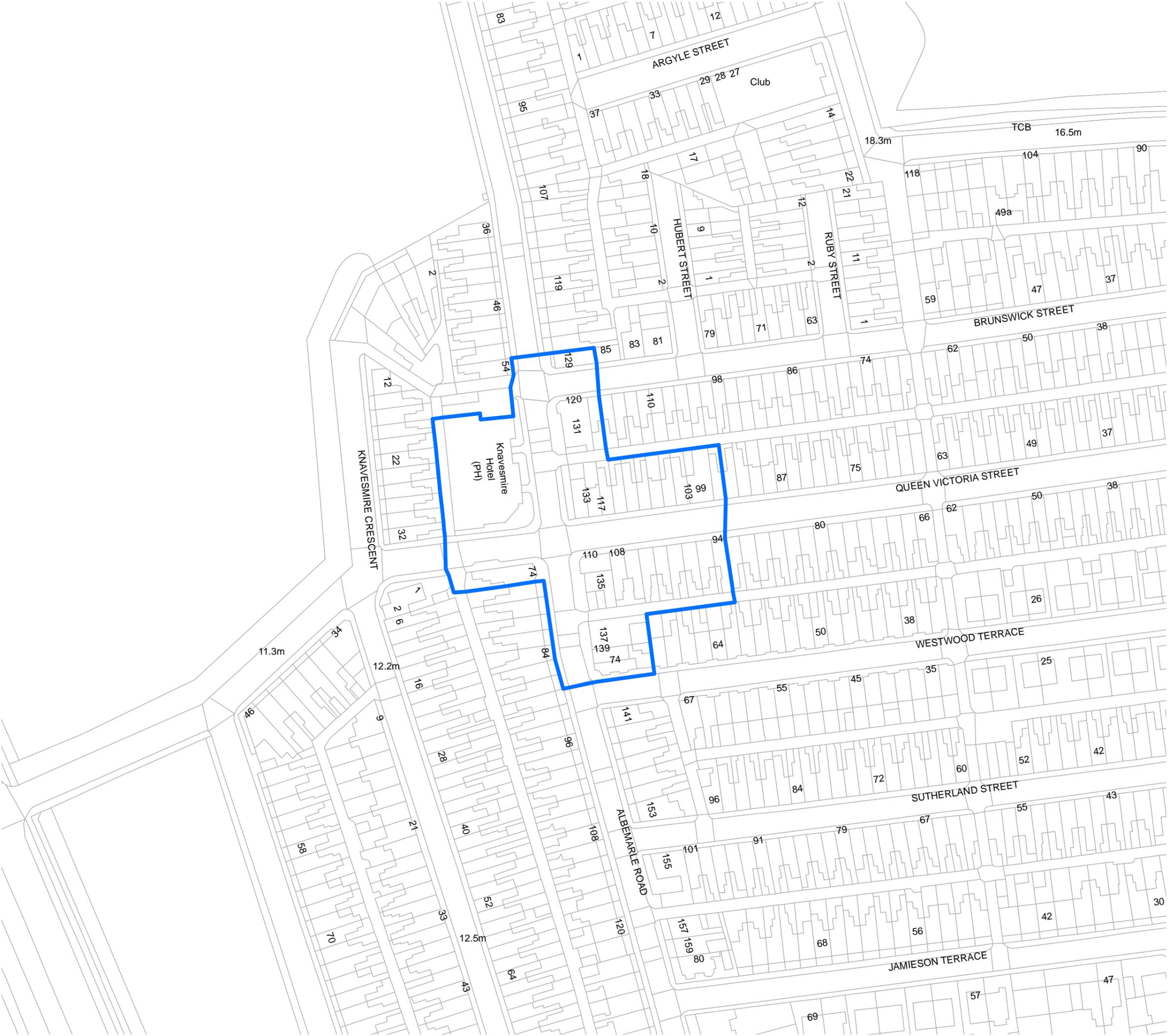
York Council

York Retail Study

Albermarle Road Ref:77

Key

 Neighbourhood Parade



North

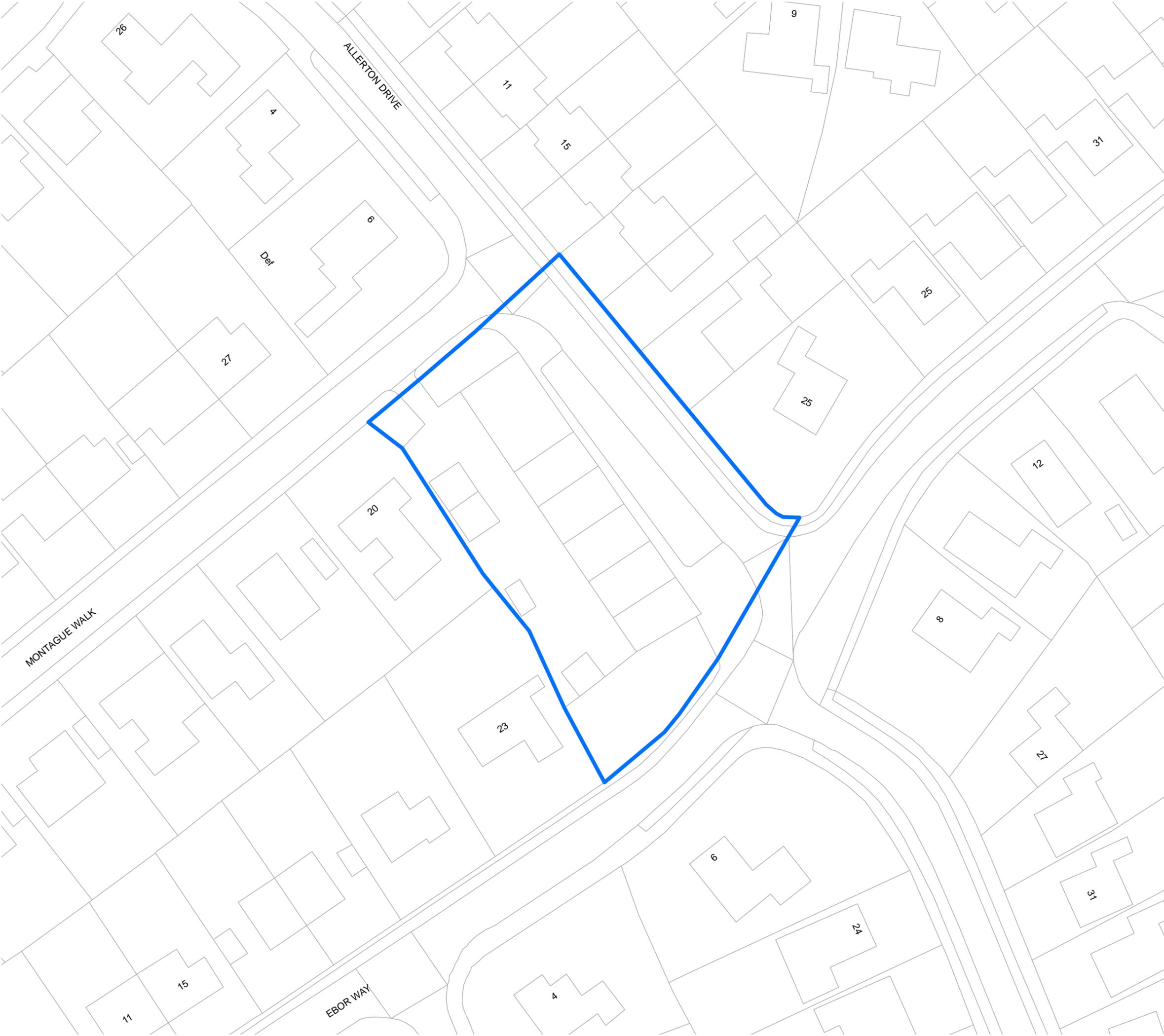
Scale 1:1,000 @ A3

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York Retail Study

Allerton Drive, Nether Poppleton Ref: 70

Key

 Neighbourhood Parade



North

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York Council

York Retail Study

Beckfield Lane 2 Ref: 46

Key

 Neighbourhood Parade



North

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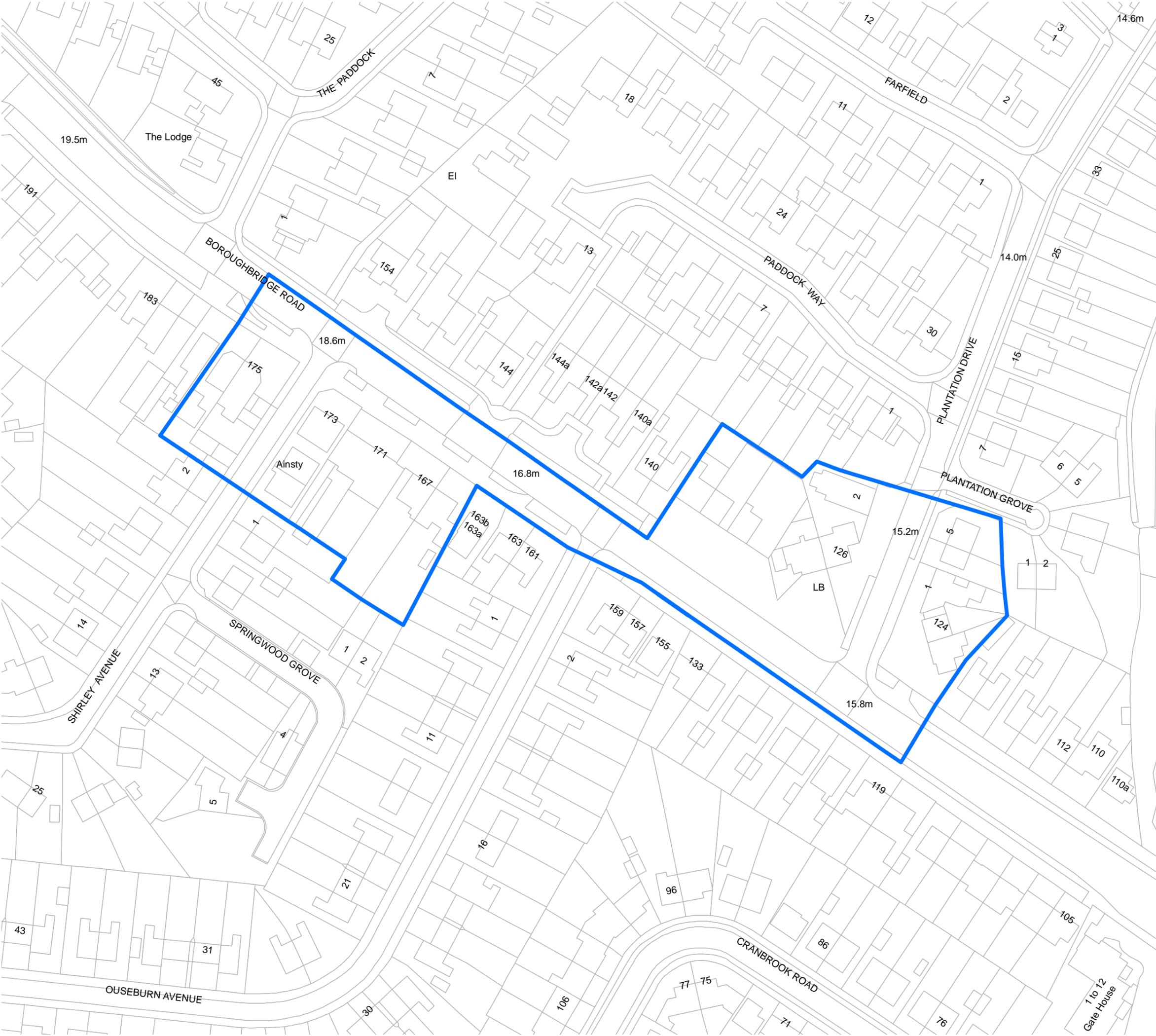
York Council

York Retail Study

Boroughbridge Road 1 Ref: 47

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

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York Council

York Retail Study

Boroughbridge Road 2 Ref: 49

Key

 Neighbourhood Parade



North

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York Council

York Retail Study

Bramham Road Ref:105

Key

 Neighbourhood Parade



North

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York Council

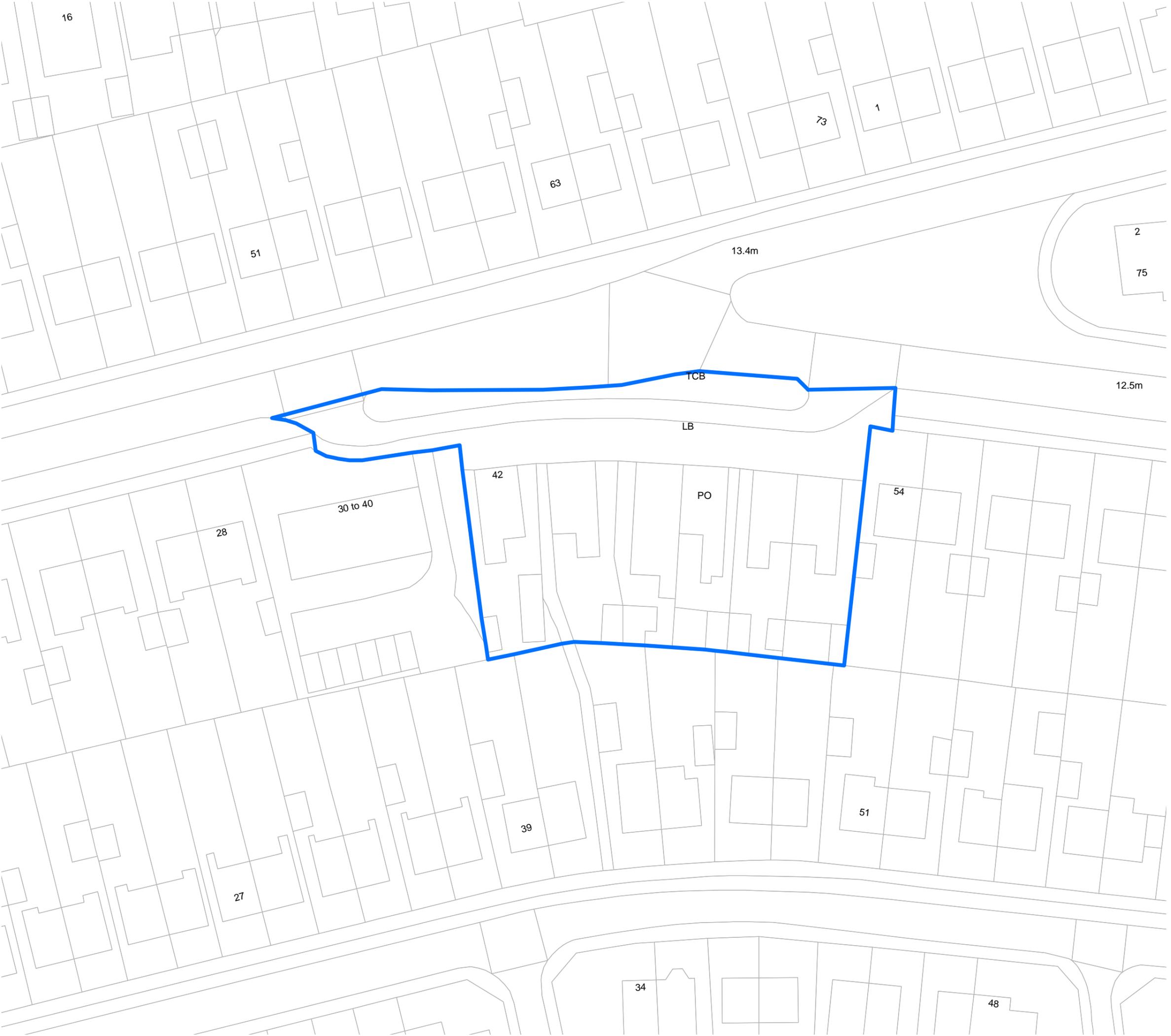
York Retail Study

Broadway,
Fulford

Ref: 36

Key

 Neighbourhood Parade



North

Scale 1:500 @ A3

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York Retail Study

Brockfield Shops Ref: 14

Key

 Neighbourhood Parade



North

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York Retail Study

Burton Stone Lane

Ref: 22

Key

 Neighbourhood Parade



North

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York Retail Study

Carey Street,
Fishergate

Ref: 37

Key

 Neighbourhood Parade



North

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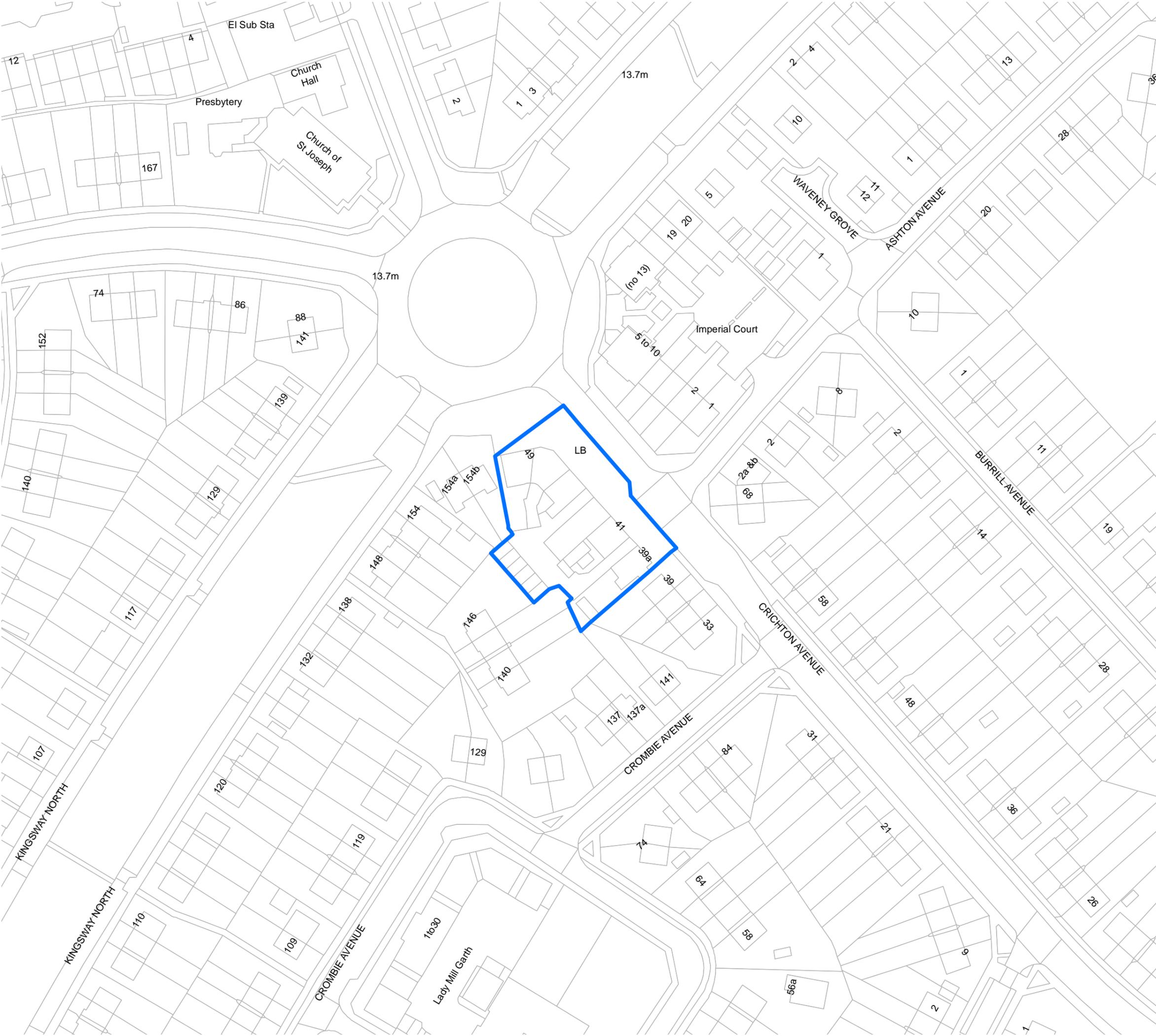
York Council

York Retail Study

Crichton Avenue Ref: 20

Key

 Neighbourhood Parade



North

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York Council

York Retail Study

Dringhouses /
Todcaster Road 1

Ref:60

Key

 Neighbourhood Parade



North

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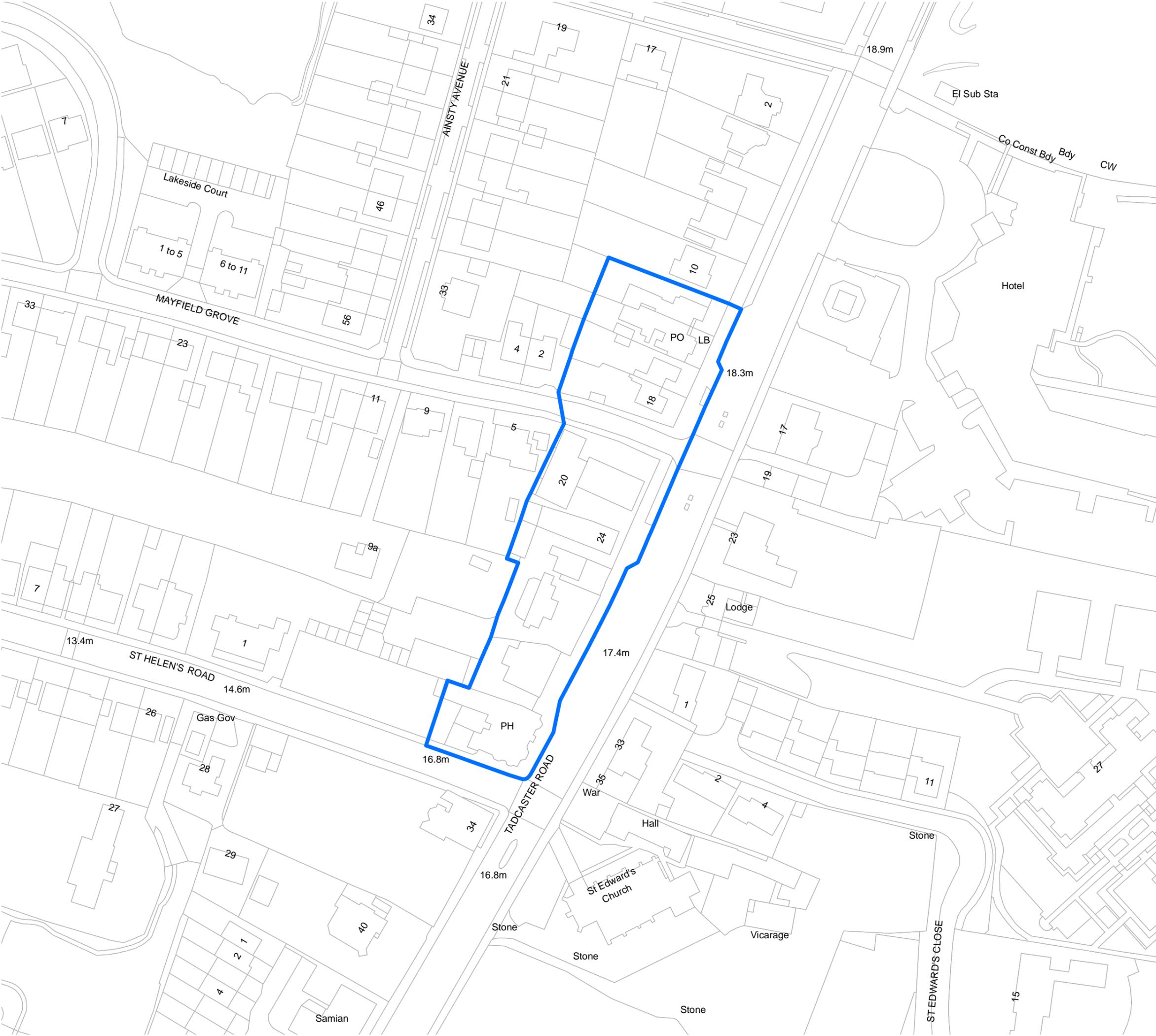
York Council

York Retail Study

Dringhouses / Ref:60
Todcaster Road 2

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

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York Retail Study

East Parade 1 Ref: 24

Key

 Neighbourhood Parade



North

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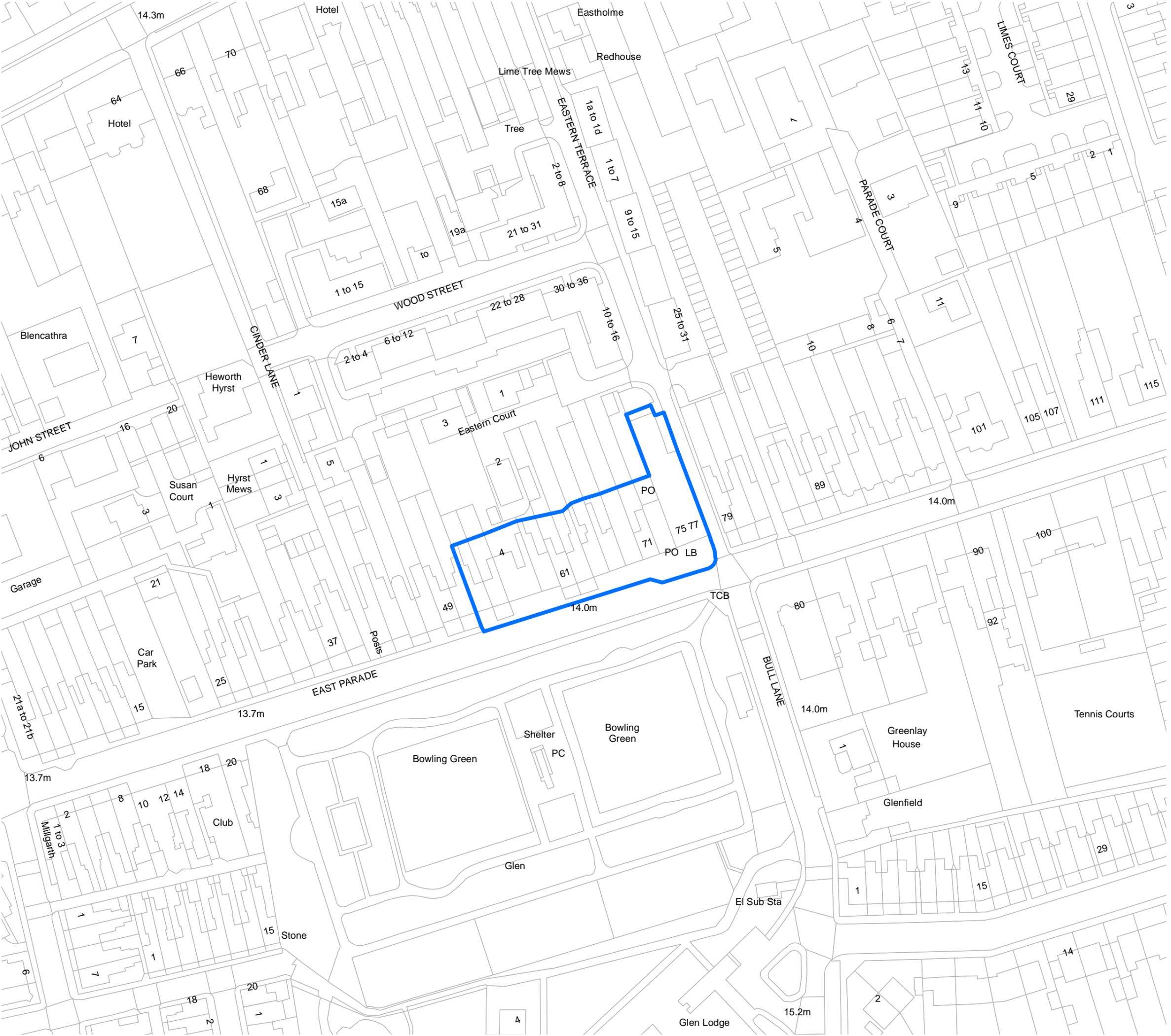
York Council

York Retail Study

East Parade 2 Ref: 24

Key

 Neighbourhood Parade



North

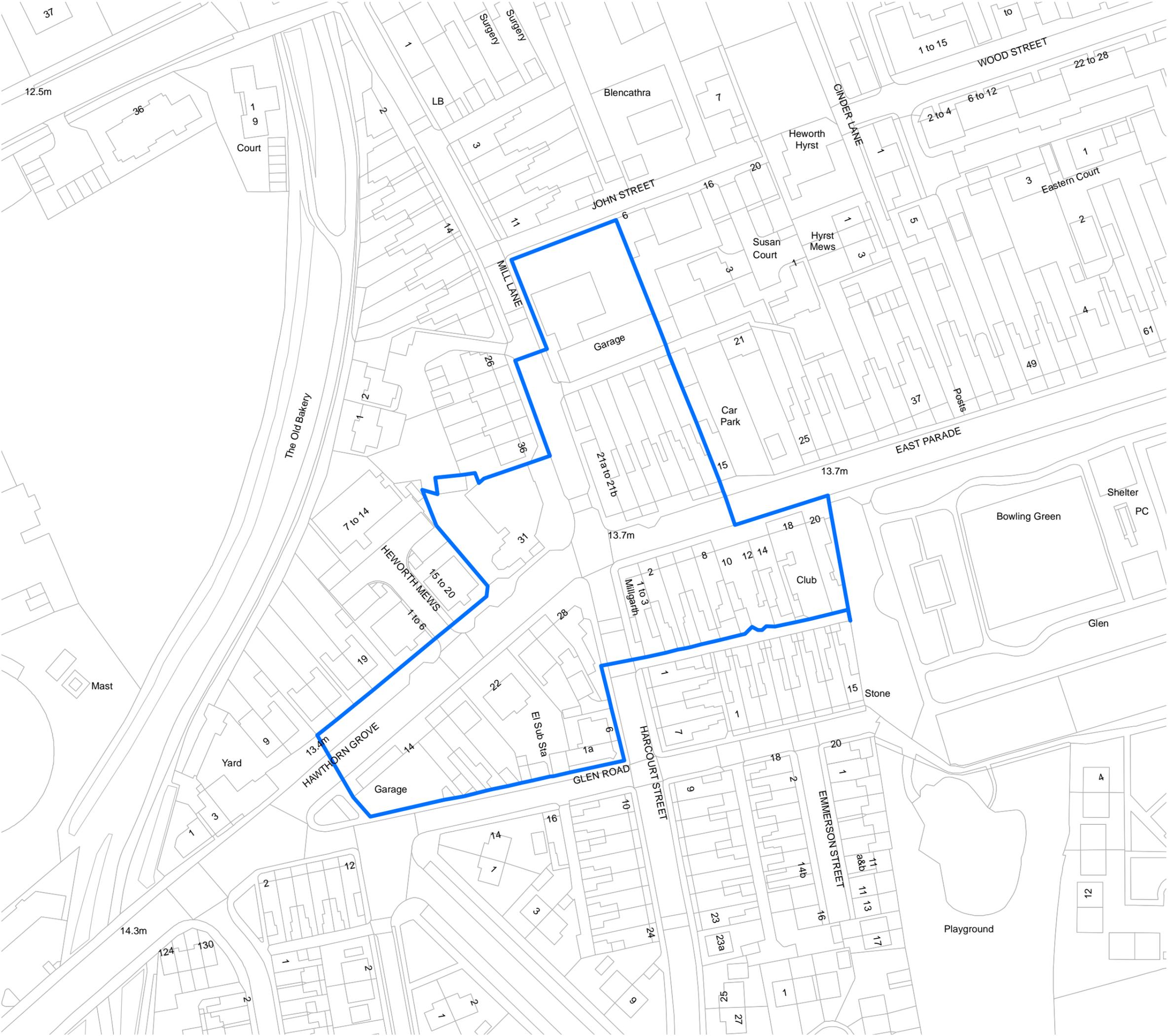
Scale 1:1,000 @ A3

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East Parade 3 Ref: 24

Key

 Neighbourhood Parade



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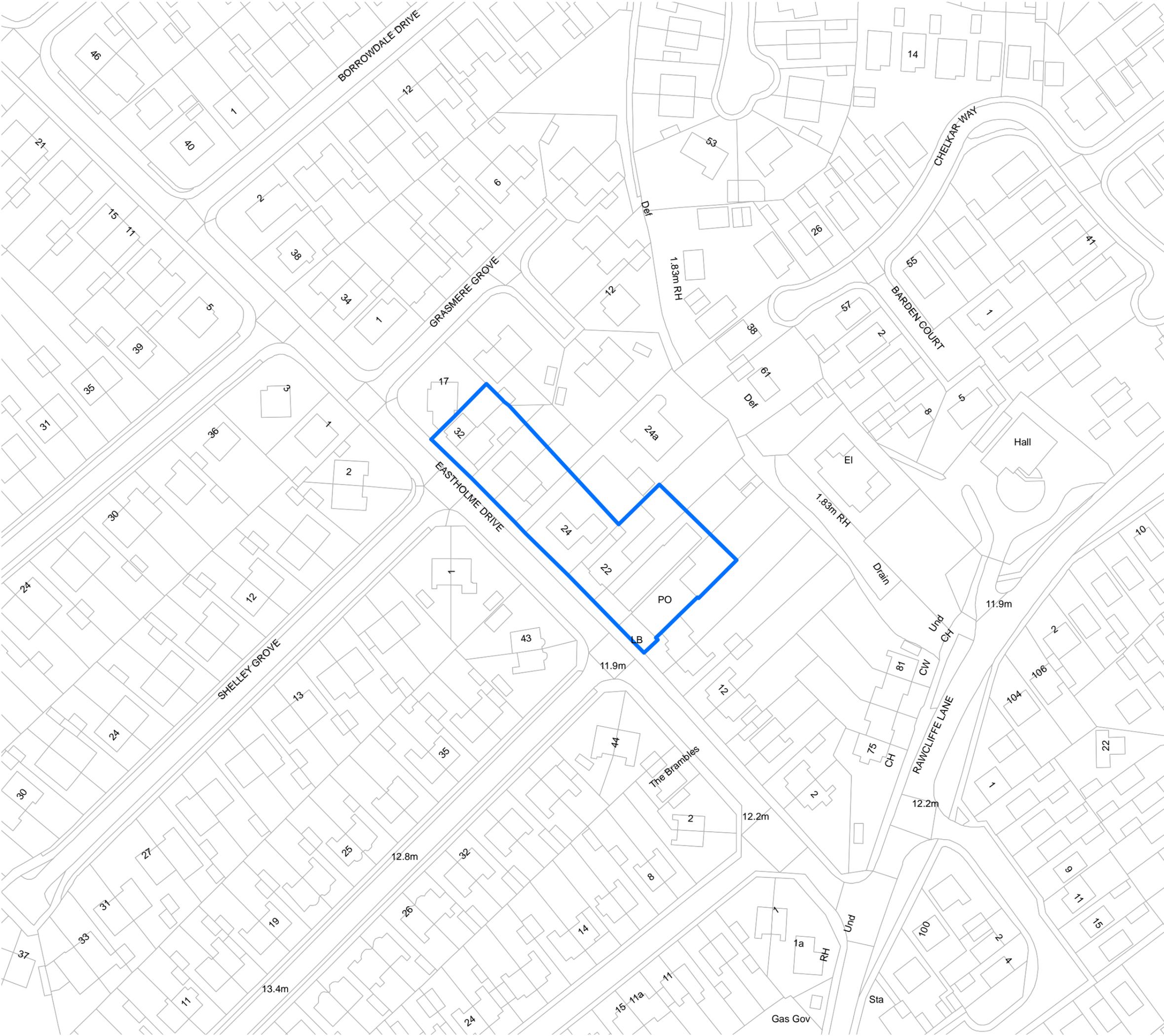
York Council

York Retail Study

Eastholme Drive Ref: 19

Key

 Neighbourhood Parade



North

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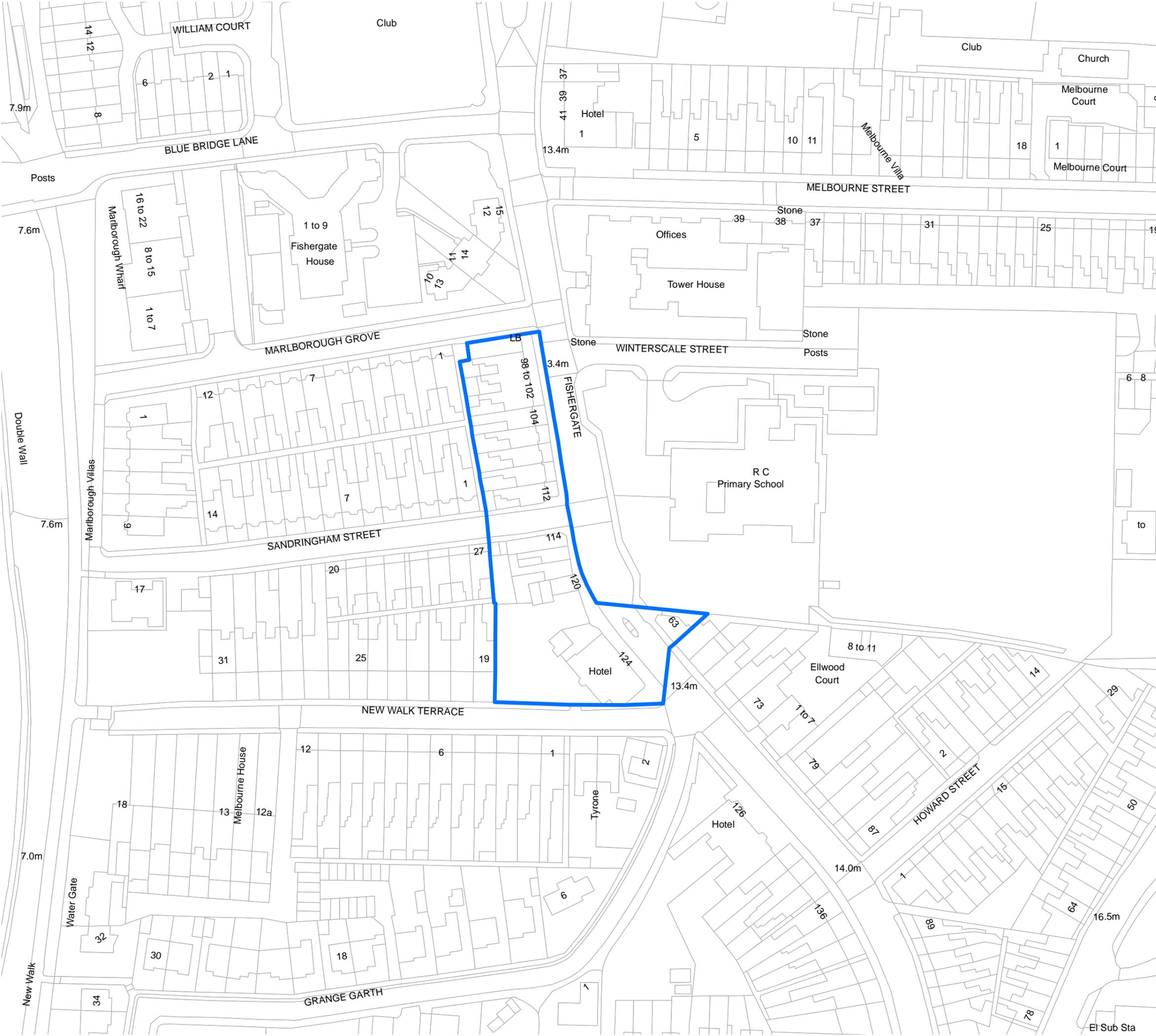
York Retail Study

Fishergate

Ref: 39

Key

Neighbourhood Parade



North

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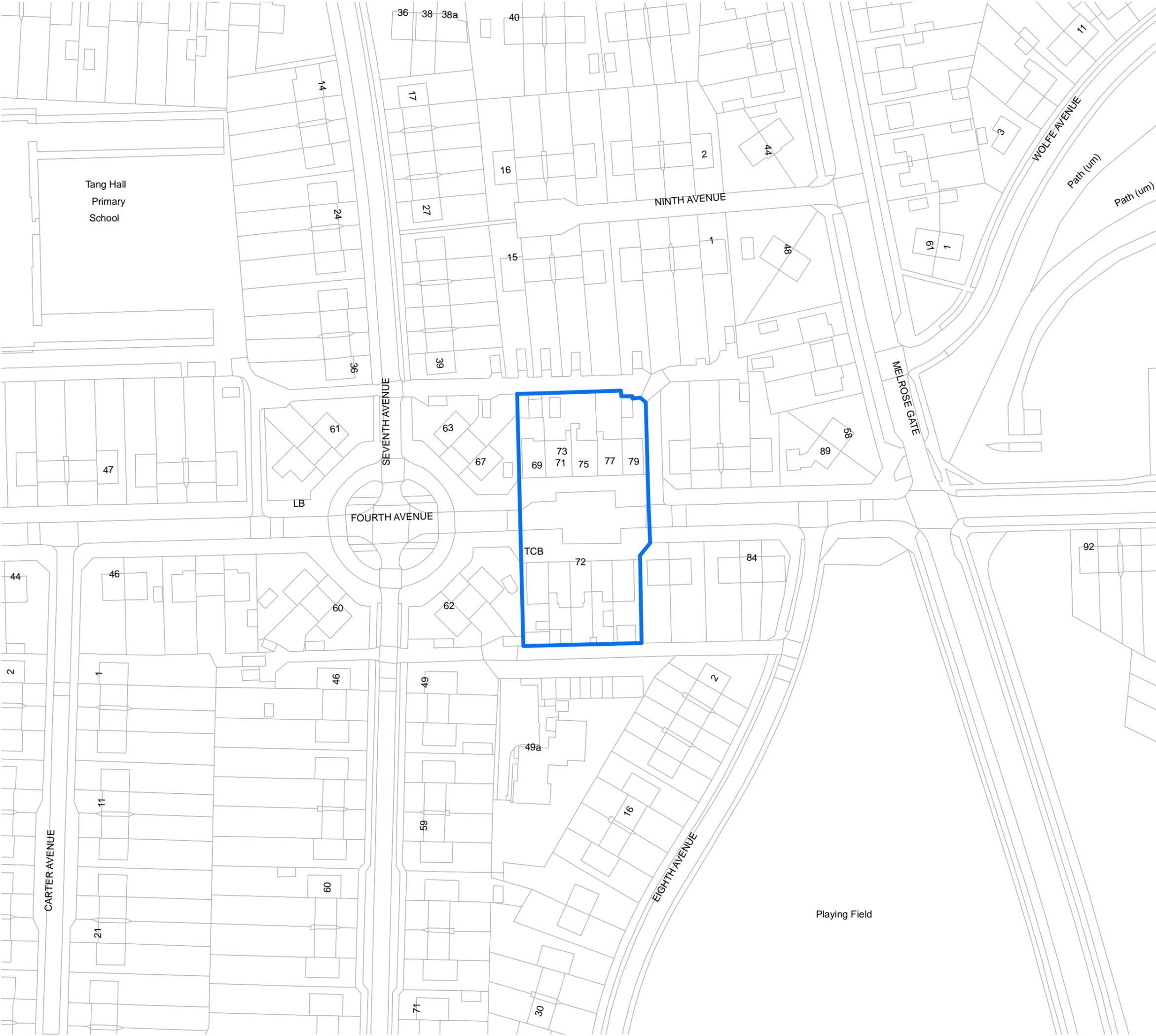
York Council

York Retail Study

Fourth Avenue Ref: 27

Key

 Neighbourhood Parade



North

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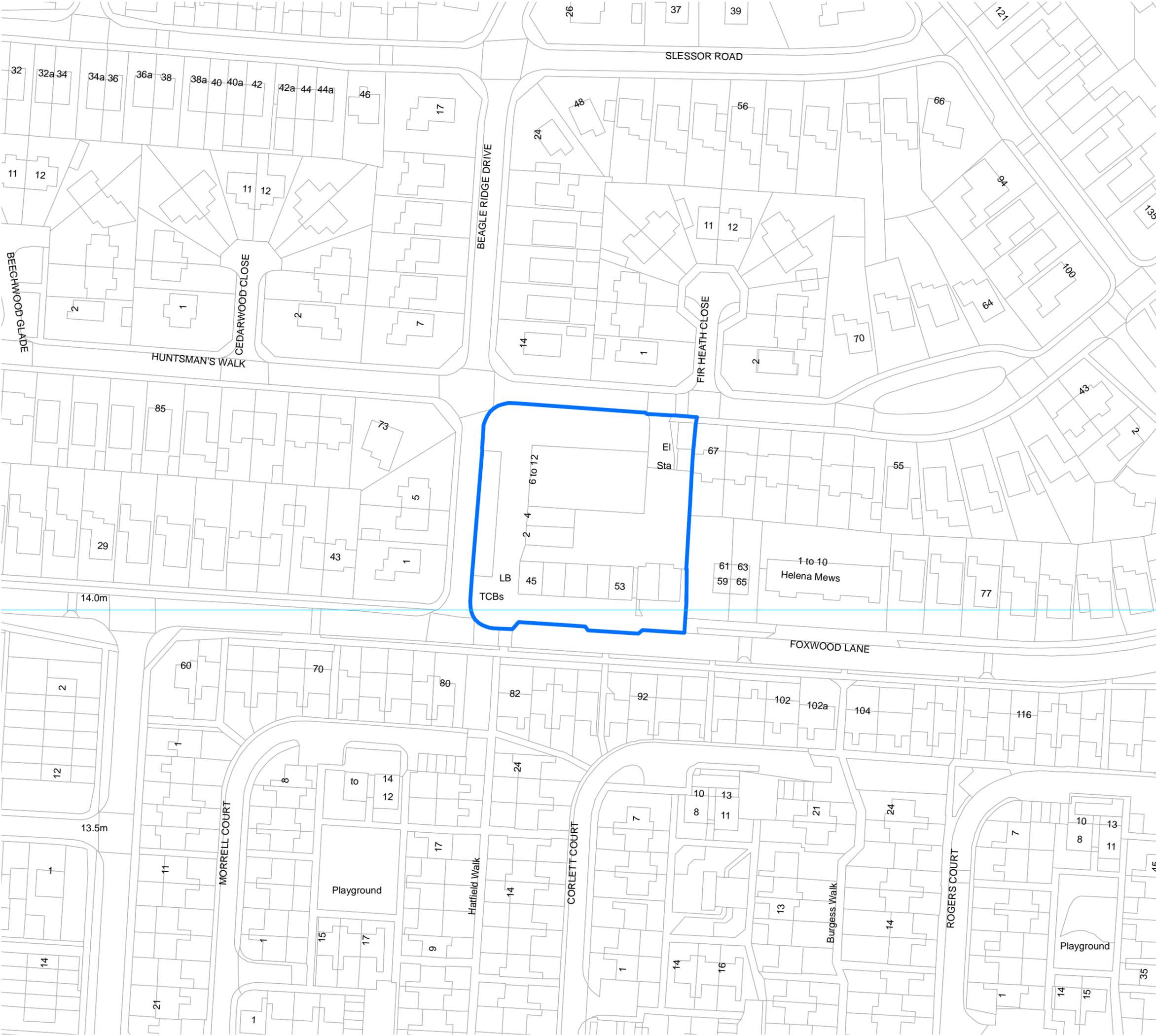
York Council

York Retail Study

Foxwood Lane Ref: 55

Key

 Neighbourhood Parade



North

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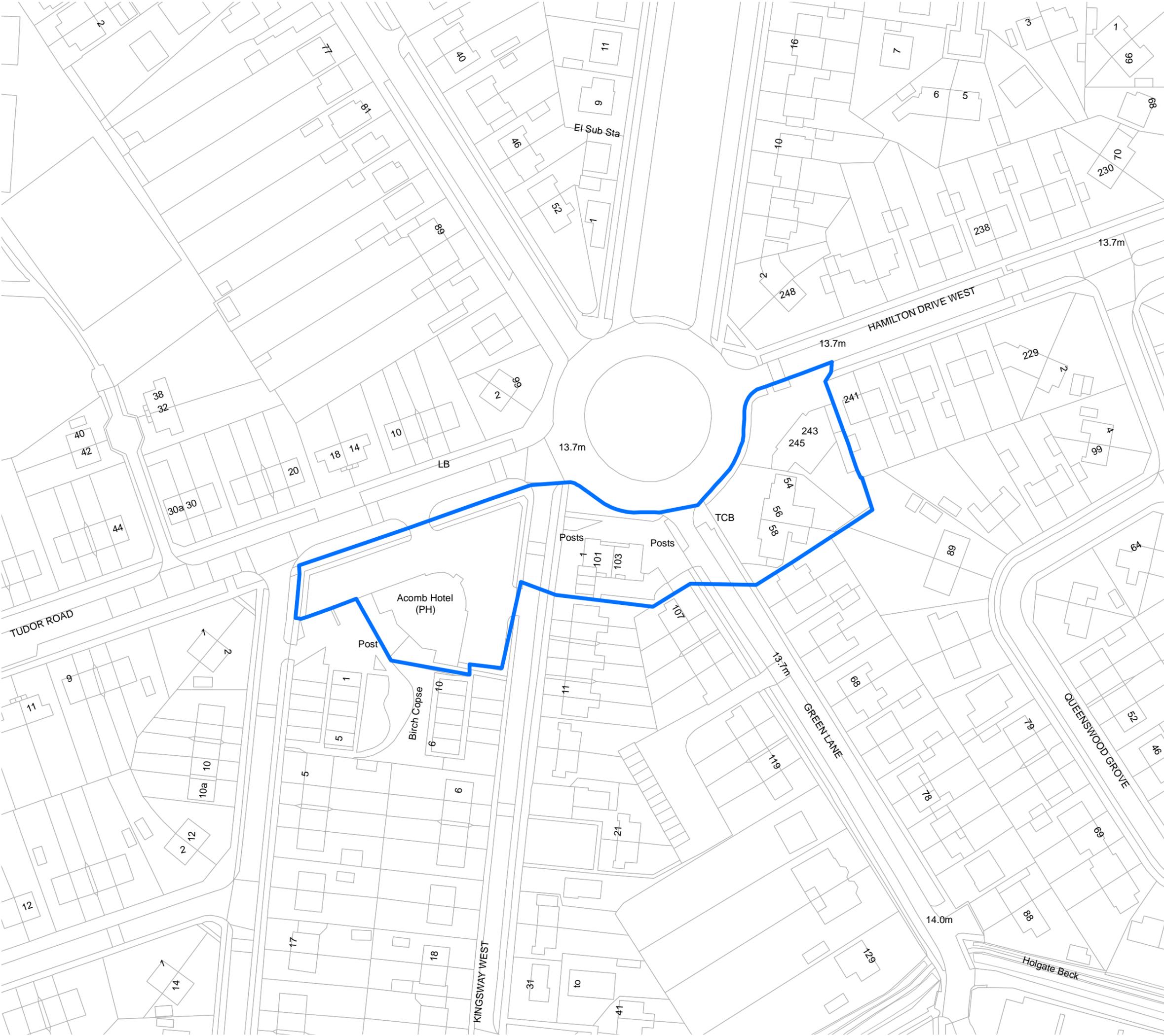
York Retail Study

Hamilton Drive West

Ref:57

Key

 Neighbourhood Parade



North

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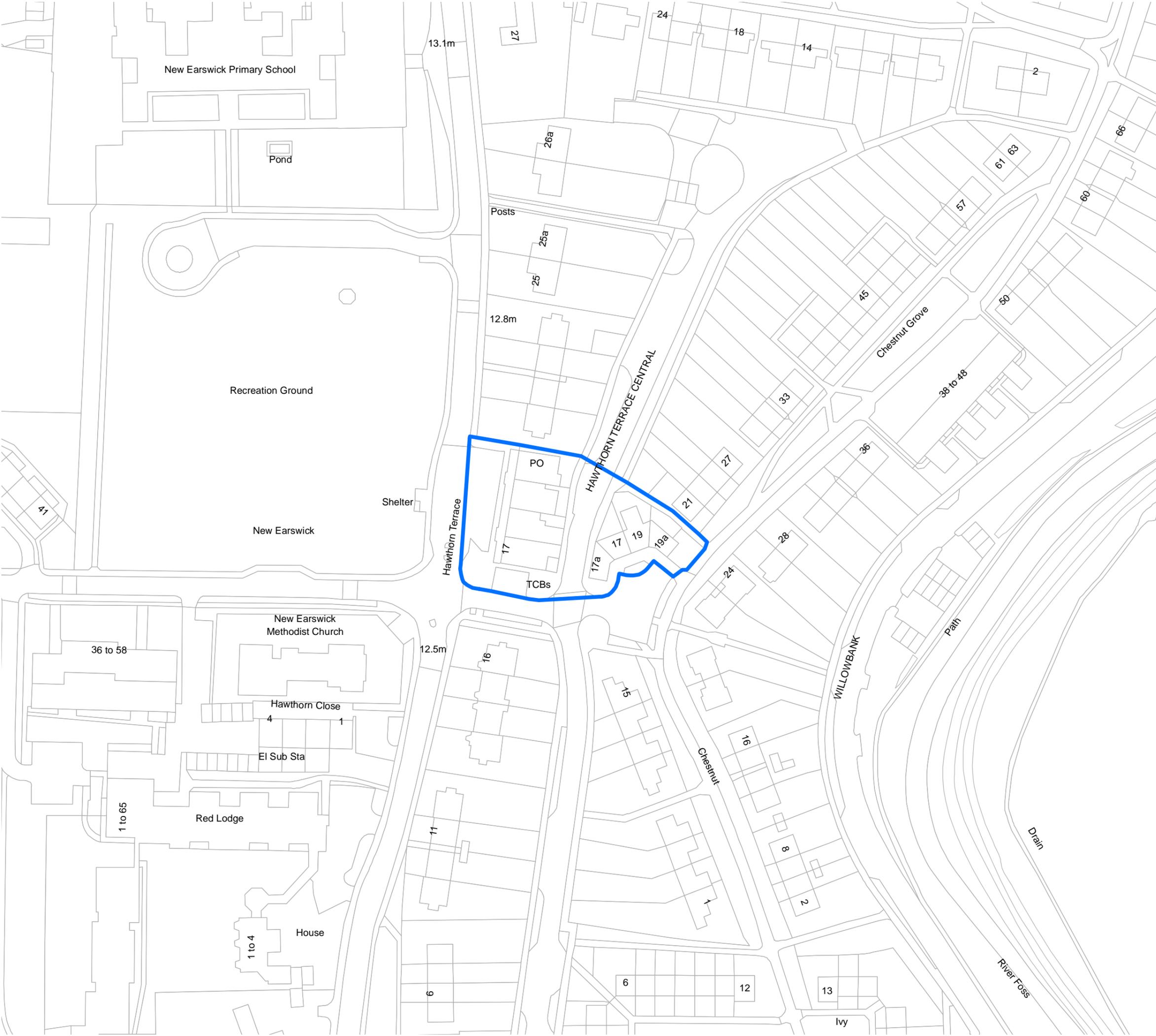
York Council

York Retail Study

Hawthorn Terrace Ref: 8

Key

 Neighbourhood Parade



North

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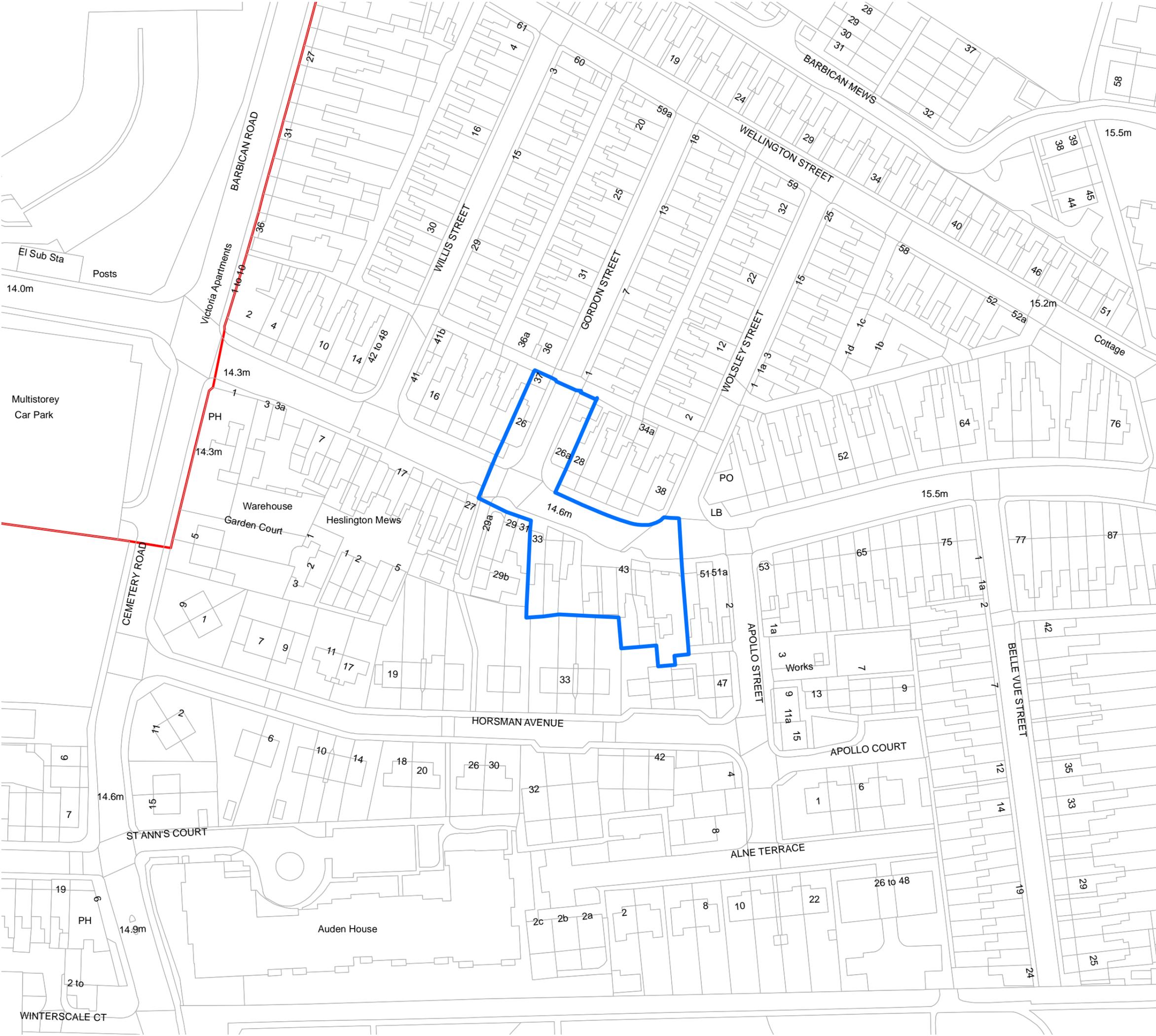
York Council

York Retail Study

Heslington Road Ref: 41

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

October 2014

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York Council

York Retail Study

Lowther Street Ref:82

Key

Neighbourhood Parade



North

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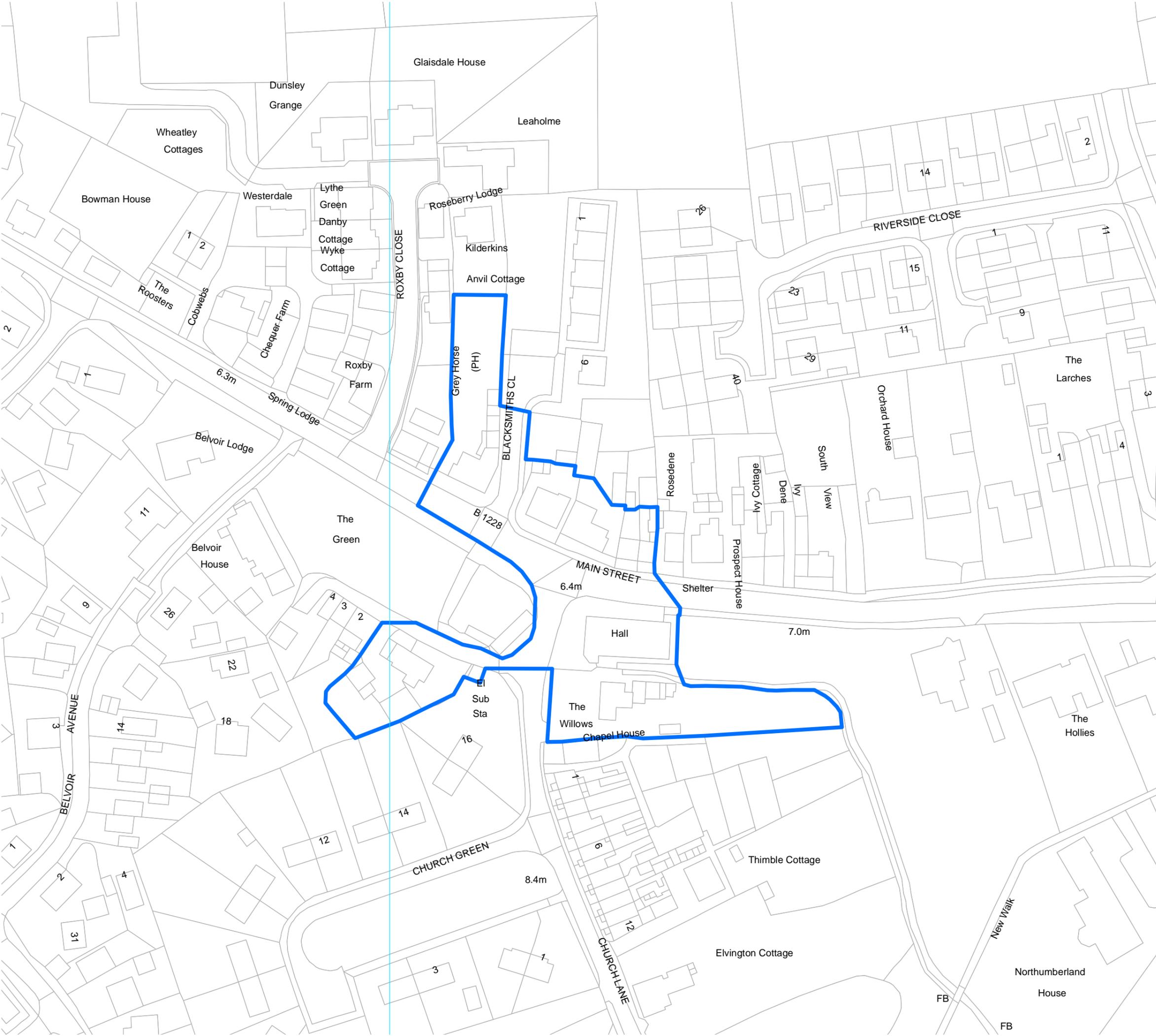
York Retail Study

Main Street,
Elvington

Ref: 43

Key

 Neighbourhood Parade



North

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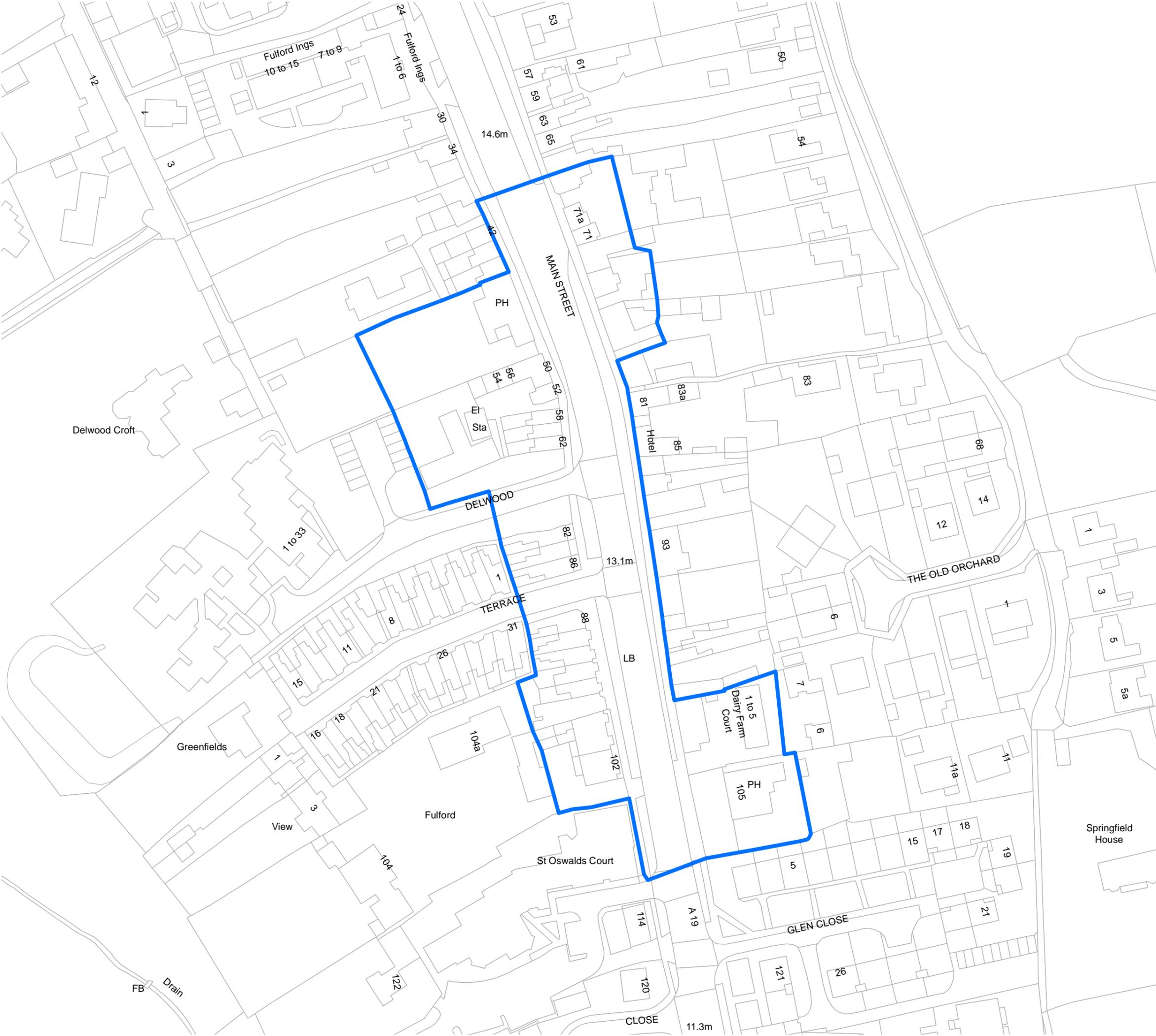
York Retail Study

Main Street,
Fulford

Ref: 42

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

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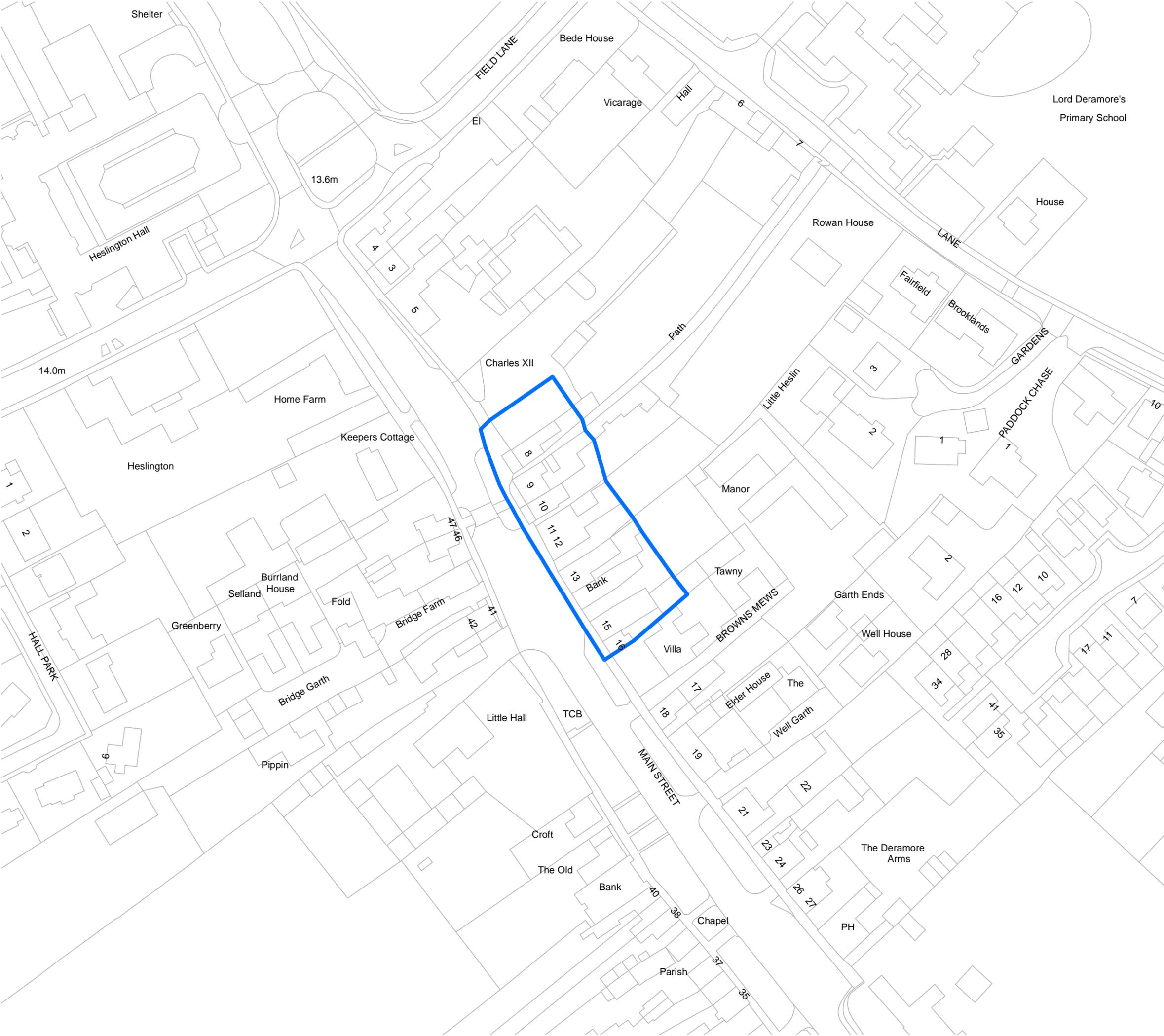
York Retail Study

Main Street,
Heslington

Ref: 32

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

October 2014

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York Council

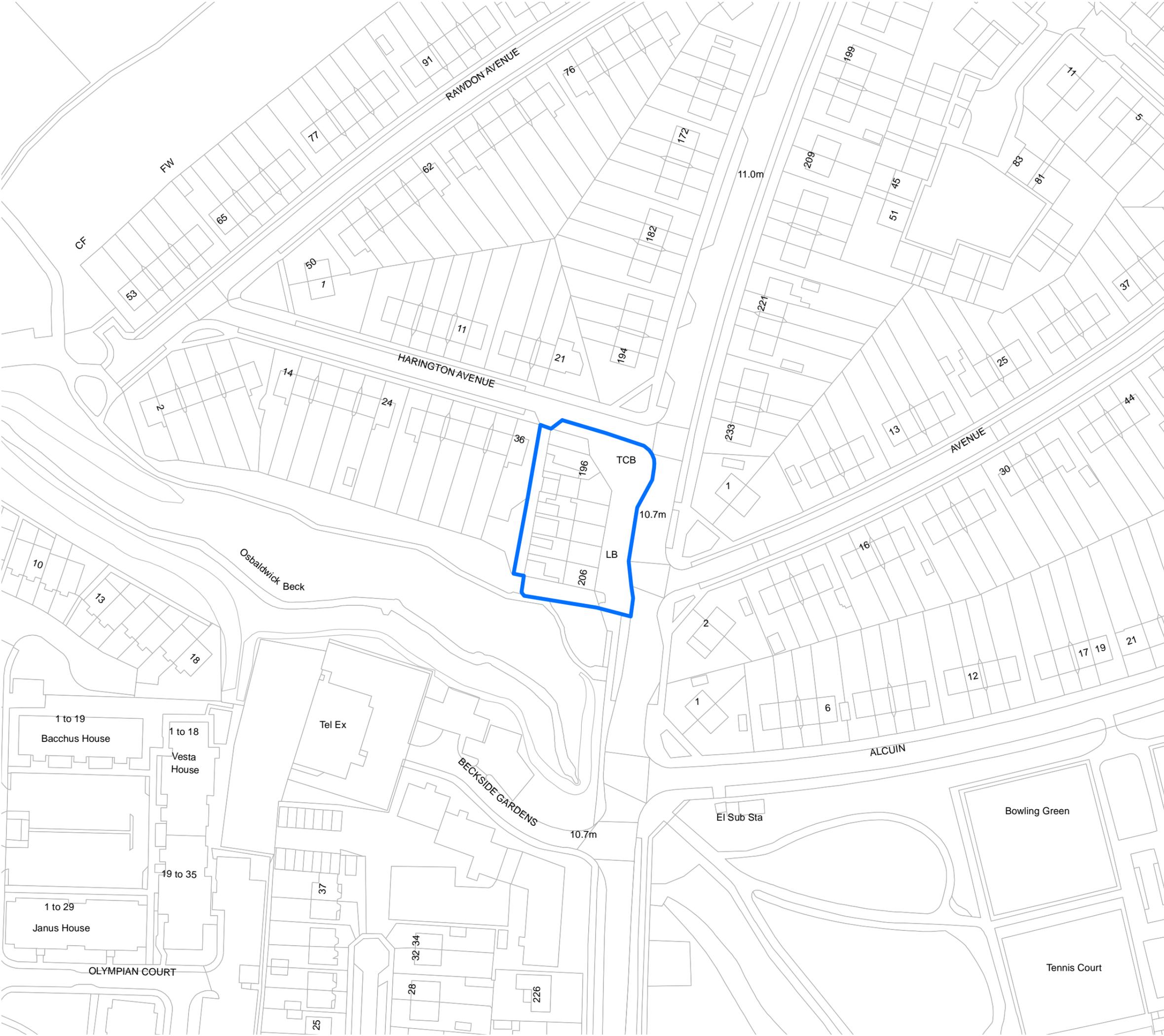
York Retail Study

Melrosegate

Ref: 58

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

October 2014

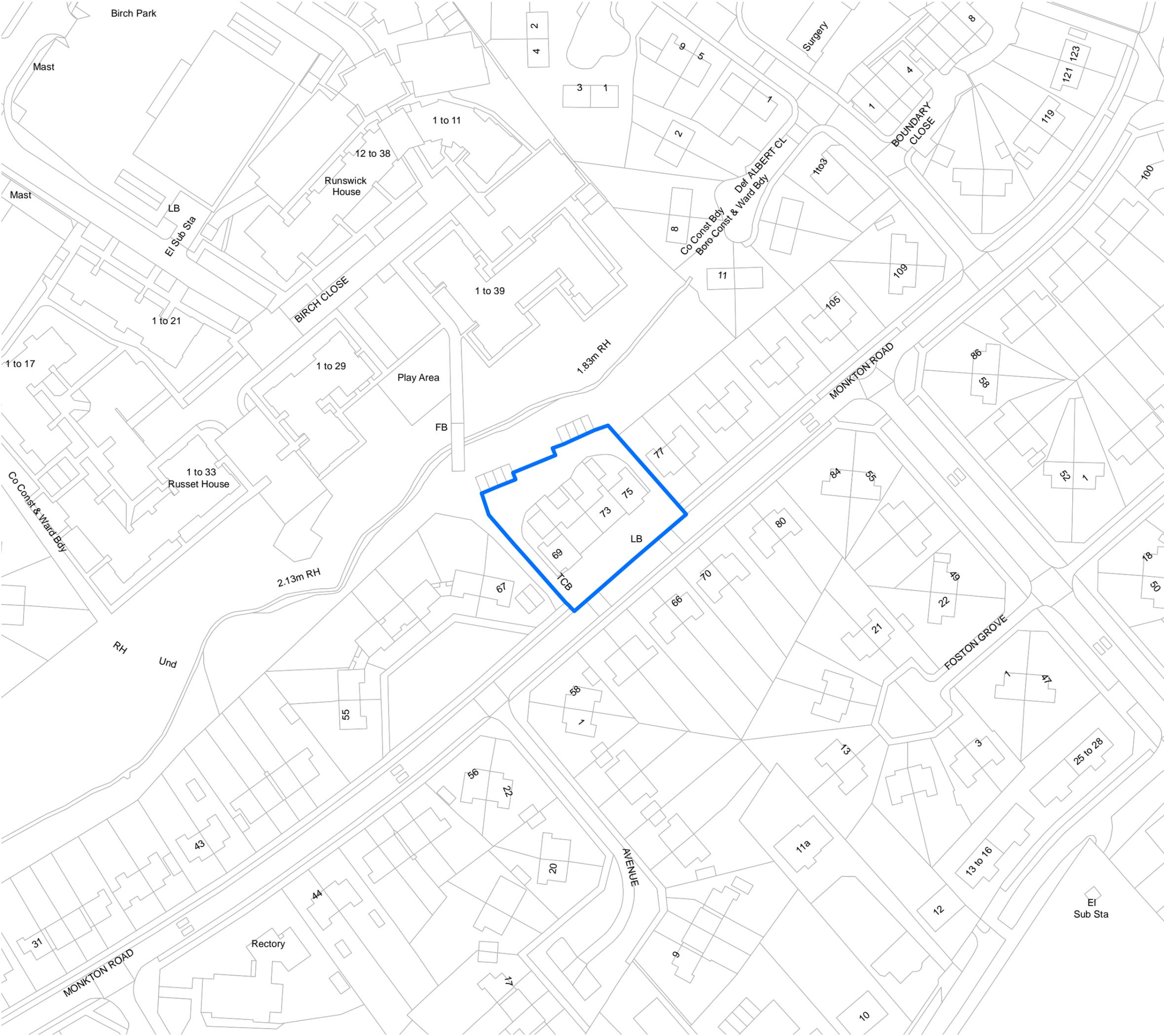
Quay West at MediaCityUK, Trafford Wharf Road, Trafford Park, Manchester, M17 1HH

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York Retail Study

Monkton Road Ref: 16

Key

 Neighbourhood Parade



Scale 1:1,000 @ A3

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York Retail Study

Moorcroft Road Ref:62

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

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York Retail Study

North Moor Road Ref: 6

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

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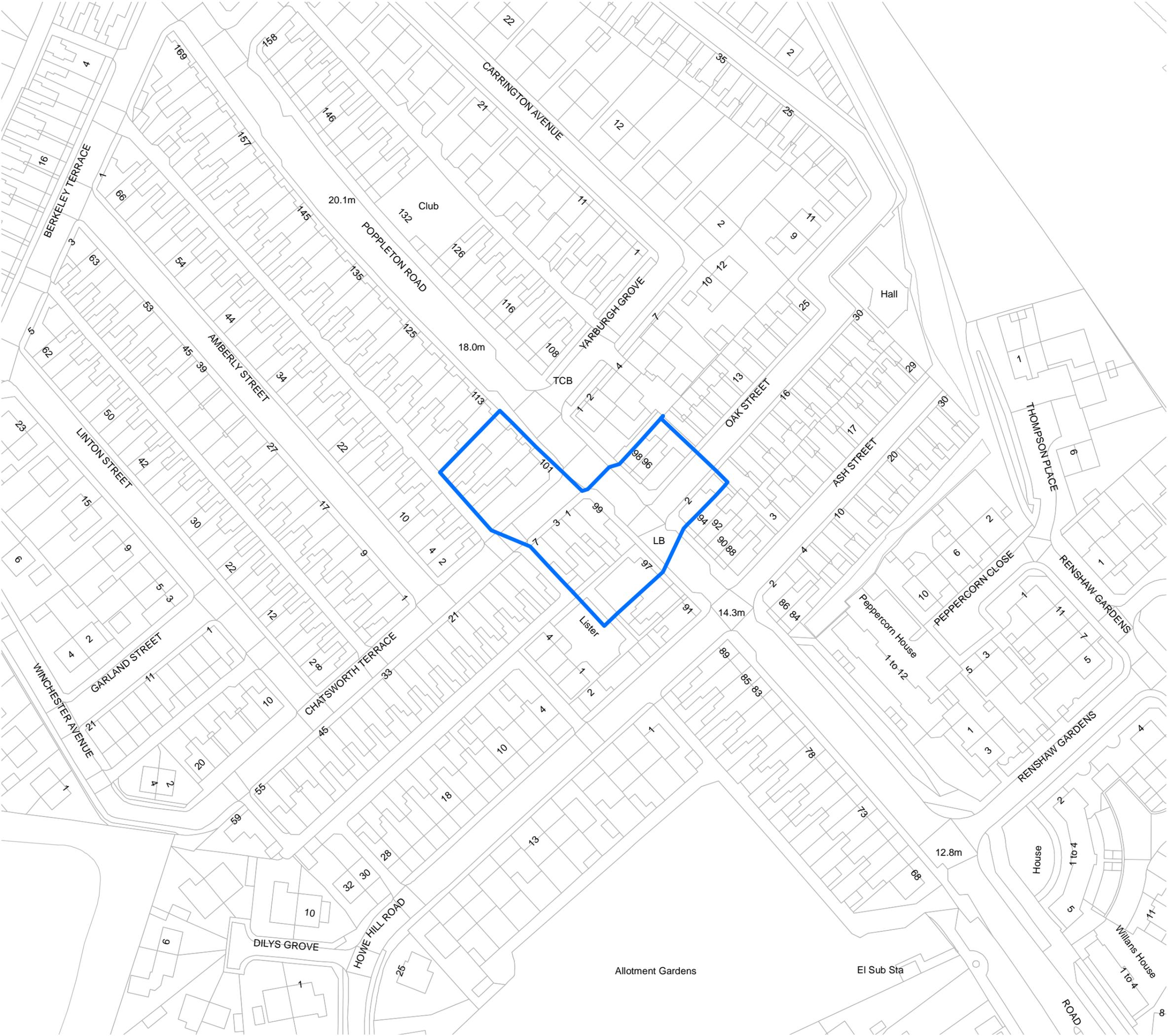
York Council

York Retail Study

Poppleton Road Ref: 52

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

October 2014

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York Retail Study

Shipton Road Ref: 18

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

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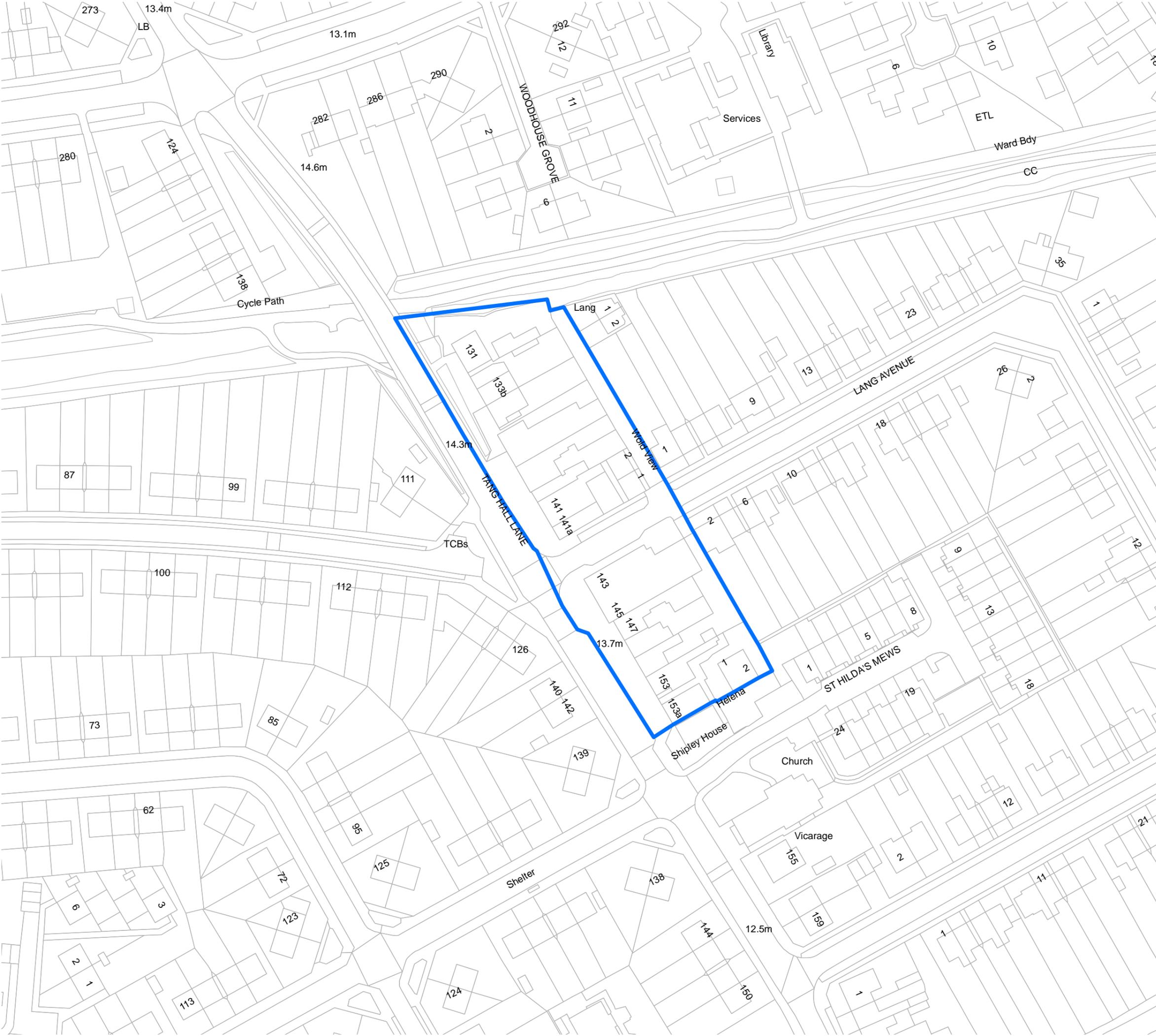
York Council

York Retail Study

Tang Hall Lane Ref: 28

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

October 2014

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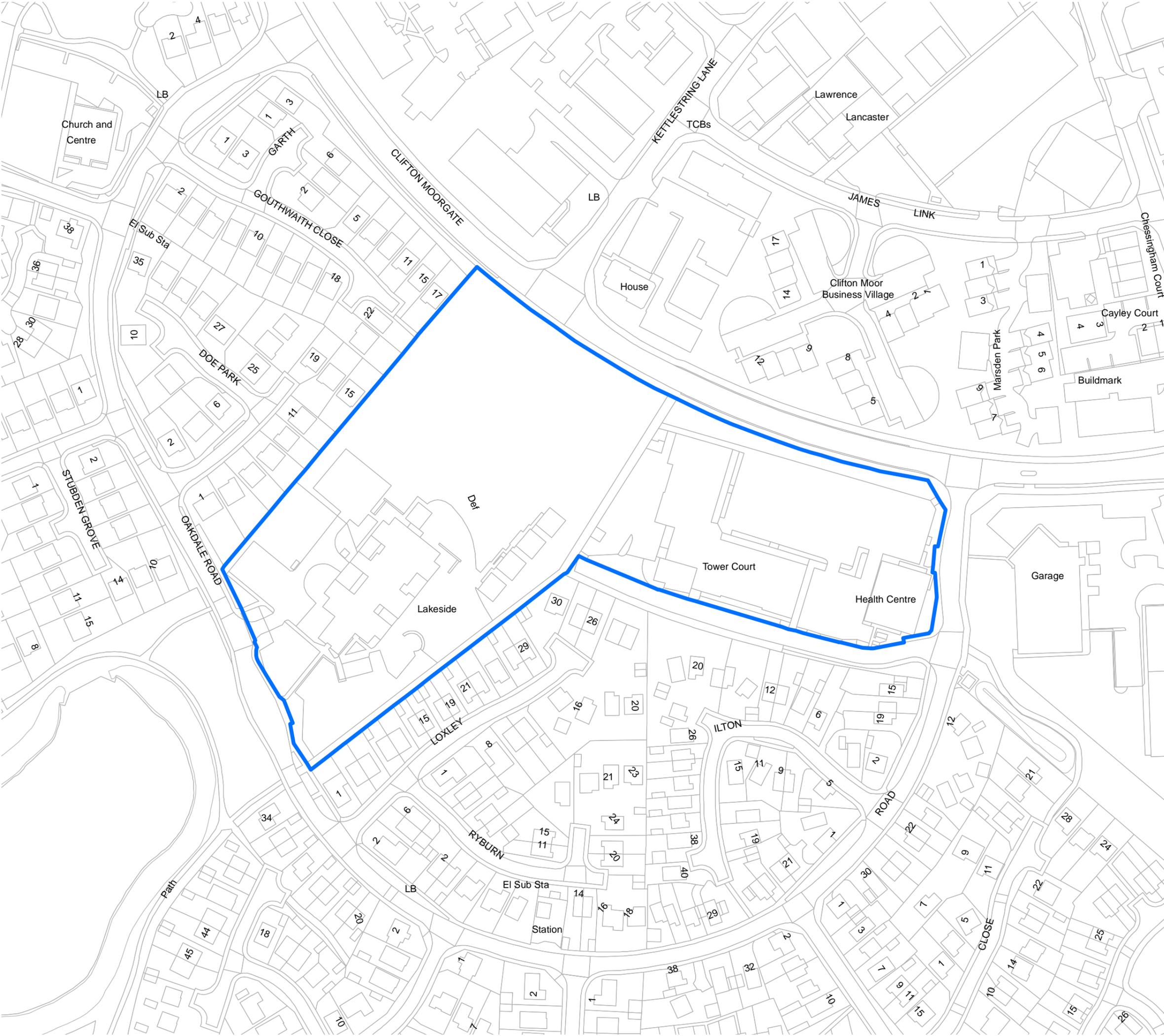
York Council

York Retail Study

Tower Court Clifton Moor Ref: 104

Key

Neighbourhood Parade



North

Scale 1:1,500 @ A3

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York Council

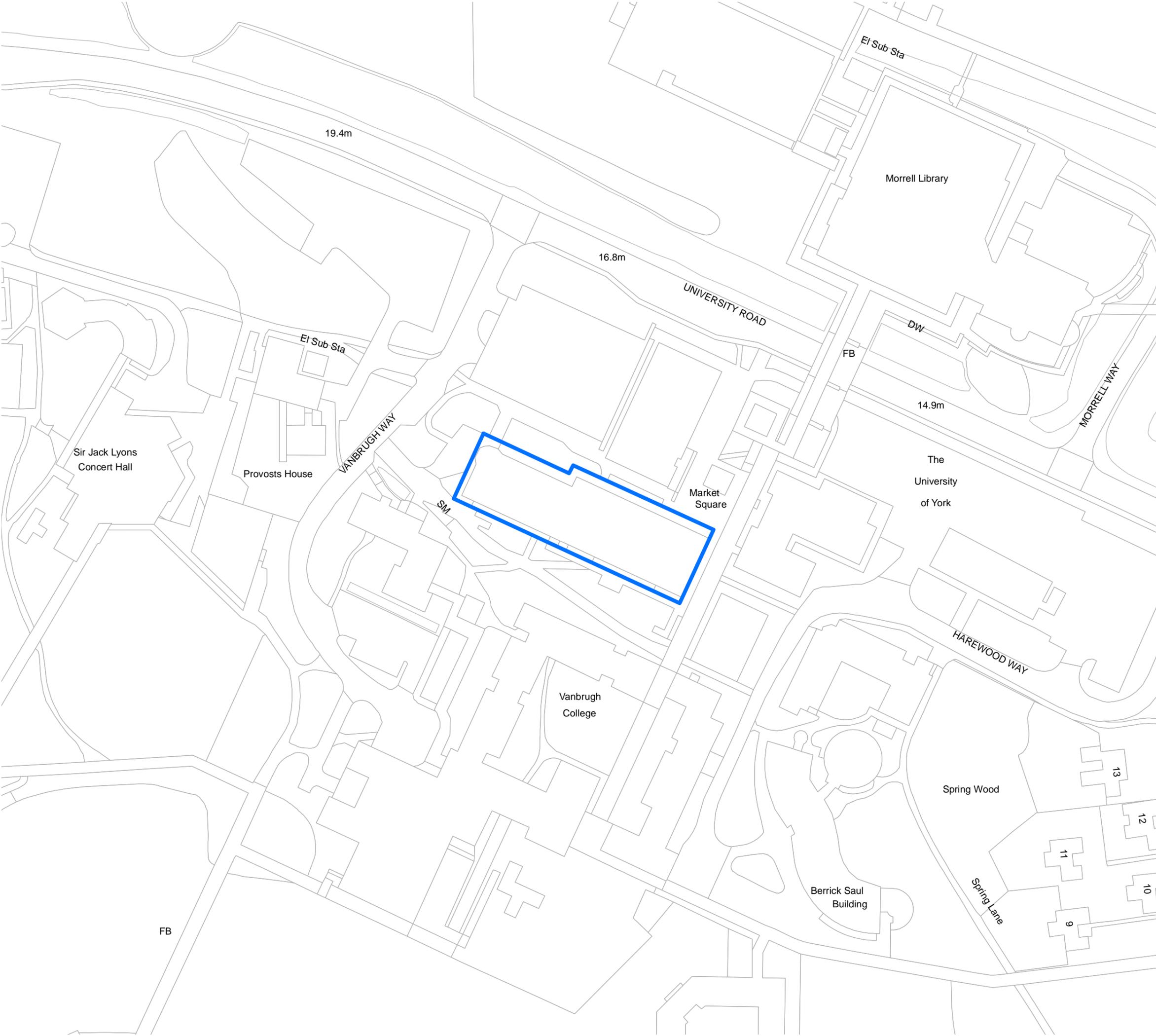
York Retail Study

University of York

Ref: 33

Key

 Neighbourhood Parade



North

Scale 1:1,000 @ A3

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York Retail Study

Wetherby Road, Ref:72
Rufforth

Key

 Neighbourhood Parade



North

Scale 1:1,500 @ A3

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York Retail Study

Yarburgh Way, Ref: 31
Badger Hill

Key

 Neighbourhood Parade



North

Scale 1:500 @ A3

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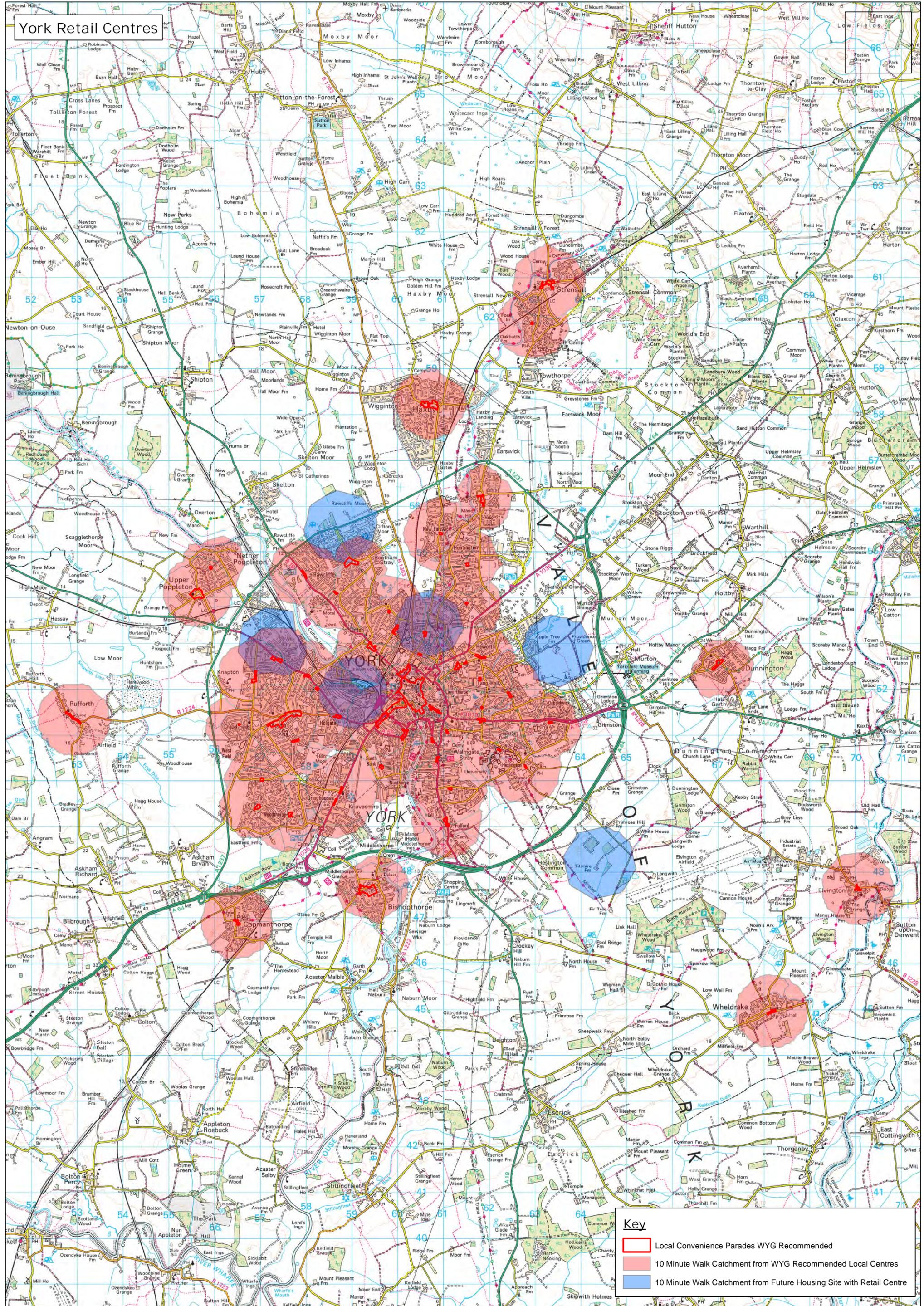
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Appendix 3 – 10 Minute Walking Catchments from Defined Centres and Parades



York Retail Centres



Key

- Local Convenience Parades WYG Recommended
- 10 Minute Walk Catchment from WYG Recommended Local Centres
- 10 Minute Walk Catchment from Future Housing Site with Retail Centre