City of York Council

Retail Study Update Addendum

Report

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### Document Control

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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 Wearswick
- 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.
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 additional 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 manner. 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.
Appendix 1 – Matrix of District and Local Centres, and Neighbourhood Parades
<table>
<thead>
<tr>
<th>Centre</th>
<th>Ref No</th>
<th>Total No. of Units</th>
<th>Total Amount of Floorspace (sq.m)</th>
<th>Population within 800m Walk Time</th>
<th>Superstore</th>
<th>Supermarket</th>
<th>Convenience Store</th>
<th>Pharmacy</th>
<th>Post Office</th>
<th>ATM</th>
<th>Bank</th>
<th>Building Society</th>
<th>Public House</th>
<th>Library</th>
<th>Leisure Use (Leisure Centre, Cinema, Bowling etc)</th>
<th>Surgery / Health Centre</th>
<th>Dentist</th>
<th>Community Centre</th>
<th>Facilties Score (out of 18)</th>
<th>Description of Centre</th>
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<tr>
<td>Centre</td>
<td>Ref No</td>
<td>Total Number of Units</td>
<td>Total Amount of Floorspace (sq.m)</td>
<td>Population within 800m Walk Time</td>
<td>Superstore</td>
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<td>Public House</td>
<td>Restaurant/cafe</td>
<td>Library</td>
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<td>Surgery/Health Centre</td>
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<td>Facilities Score (out of 10)</td>
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<td>Clifton Road</td>
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<td>-</td>
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<td>Gillygate</td>
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<td>✓</td>
<td>-</td>
<td>Local Centre</td>
<td></td>
</tr>
</tbody>
</table>

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, newsagent and butchers. 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.

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.

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 range of convenience goods for the purpose of convenience store styles, newspapers and butchers. The village also includes a pharmacy, florist and home-interior 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.

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 convenience goods uses including a Sainsbury’s Local, 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.
<table>
<thead>
<tr>
<th>Centre</th>
<th>Ref No</th>
<th>Total Number of Units</th>
<th>Total Amount of Floorspace (sq.m)</th>
<th>Population within 800m Walk Time</th>
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<th>Convenience Store</th>
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<th>Bank</th>
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<th>Restaurant/cafe</th>
<th>Library</th>
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<th>Surgery/Health Centre</th>
<th>Dentist</th>
<th>Community Centre</th>
<th>Facilties Score (out of 18)</th>
<th>Description of centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hull Road</td>
<td>34</td>
<td>24</td>
<td>2,328</td>
<td>11,529</td>
<td>-</td>
<td>-</td>
<td>Freshways and Oriental Express</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>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. The core retail units in the centre include the oriental express and freshways convenience store. The centre also provides a pharmacy, off licence, cafe, five take aways and a petrol filling station.</td>
</tr>
<tr>
<td>Micklegate</td>
<td>123</td>
<td>112</td>
<td>26,700</td>
<td>5,459</td>
<td>-</td>
<td>-</td>
<td>Budgens, Chi Yip, Sainsbury's Local</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>6</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Micklegate is located to the east of York's Primary Shopping Area. The centre comprises a range of retail and service units located to 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 hotels, public houses, restaurants present at this location. However, several retail units are also present including three convenience stores, a newsagent and bakery. Micklegate provides a role in catering for the needs of those residing, working and living in the western part of York city centre.</td>
</tr>
<tr>
<td>Strensall Village</td>
<td>12</td>
<td>10</td>
<td>1,396</td>
<td>3,840</td>
<td>-</td>
<td>-</td>
<td>Tesco Express</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>7</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Strensall Village is located 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.</td>
</tr>
<tr>
<td>Upper Poppleton Village</td>
<td>75</td>
<td>7</td>
<td>1,052</td>
<td>2,715</td>
<td>-</td>
<td>-</td>
<td>Co-operative Food</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>7</td>
</tr>
</tbody>
</table>
**TABLE 1 - MATRIX OF DISTRICT AND LOCAL CENTRES, AND NEIGHBOURHOOD PARADES**

<table>
<thead>
<tr>
<th>Centre</th>
<th>Ref No</th>
<th>Total Number of Units</th>
<th>Total Floor Area (sq.m)</th>
<th>Population within 800m Walk Time</th>
<th>Superstore</th>
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<th>Convenience Store</th>
<th>Pharmacy</th>
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<th>Bank</th>
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<th>Library</th>
<th>Leisure Use (Leisure Centres, Cinema, Bowling etc)</th>
<th>Surgery/ Health Centre</th>
<th>Dentist</th>
<th>Community Centre</th>
<th>Facilities Score (out of 18)</th>
<th>Description of centre</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walmgate</td>
<td>124</td>
<td>57</td>
<td>6,920</td>
<td>6,790</td>
<td>-</td>
<td>-</td>
<td>One Stop</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>5</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>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 values to the eastern side of York city centre. Convenience goods uses including a One Stop shop, an international food store and a deli/deli. Comparison goods uses include a clothing store, antique shop, furniture shop and charity shops. As the retail and service uses present at Walmgate provide an important role in balancing 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.</td>
</tr>
<tr>
<td>Abermarle Road</td>
<td>77</td>
<td>7</td>
<td>977</td>
<td>6,862</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Abermarle Road is centred on the residential streets comprising Abermarle Road, Brimley Street and Queen Victoria Street. The retail and service units are provided on the ground floor of tenanted 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 (confectionery, tobacco and news), bakers, butchers, hairdresser, betting shop and take away.</td>
</tr>
<tr>
<td>Acomb Road</td>
<td>48</td>
<td>11</td>
<td>1,995</td>
<td>8,059</td>
<td>-</td>
<td>-</td>
<td>Spar</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Acomb Road is located to the west of York city centre in Zone 2. Units are provided to the ground floor of tenanted 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 the location serve the needs of the surrounding community to the north and south.</td>
</tr>
<tr>
<td>Acomb Wood Drive</td>
<td>65</td>
<td>7</td>
<td>1,149</td>
<td>7,234</td>
<td>-</td>
<td>-</td>
<td>Tesco Express</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>Acomb Wood Drive comprises a purpose built complex of shops 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 hairdresser 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.</td>
</tr>
</tbody>
</table>

**Recommended Designation**

Local Centre

Neighbourhood Parade

Neighbourhood Parade

Neighbourhood Parade
<table>
<thead>
<tr>
<th>Centre</th>
<th>Ref No</th>
<th>Total Number of Units</th>
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<th>Dentist</th>
<th>Community Centre</th>
<th>Description of Centre</th>
<th>Recommended Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Allerton Drive, Nether Poppleton</td>
<td>70</td>
<td>7</td>
<td>542</td>
<td>2,839</td>
<td>-</td>
<td>-</td>
<td>Costcutter</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>2</td>
<td>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, butchers 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.</td>
<td>Neighborhood Parade</td>
</tr>
<tr>
<td>Barley Rise, Strensall</td>
<td>13</td>
<td>6</td>
<td>610</td>
<td>3,940</td>
<td>-</td>
<td>-</td>
<td>Costcutter</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>2</td>
<td>Barley Rise is located in the northern part of Zone 1. A parade of shops is possible over two floors, with a Costcutter 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.</td>
</tr>
<tr>
<td>Beckfield Lane 2</td>
<td>46</td>
<td>11</td>
<td>1,297</td>
<td>6,947</td>
<td>-</td>
<td>-</td>
<td>Co-operative Food and Premier Express</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>6</td>
<td>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 the road. 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 florist. Beckfield Lane is located within an area of dense residential development and performs an important role in catering for the needs of the local community.</td>
</tr>
<tr>
<td>Boroughbridge Road 1</td>
<td>67</td>
<td>12</td>
<td>1,547</td>
<td>7,903</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>4</td>
</tr>
<tr>
<td>Boroughbridge Road 2</td>
<td>49</td>
<td>11</td>
<td>1,547</td>
<td>8,598</td>
<td>-</td>
<td>-</td>
<td>Premier</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4</td>
</tr>
</tbody>
</table>
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<th>Restaurant/ Café</th>
<th>Library</th>
<th>Leisure Use (Leisure Centre, Cinema, Bowling etc)</th>
<th>Surgery/ Health Centre</th>
<th>Dentist</th>
<th>Community Centre</th>
<th>Facilities Score (out of 18)</th>
<th>Description of centre</th>
<th>Recommended Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Bramham Road</td>
<td>105</td>
<td>1</td>
<td>252</td>
<td>6,935</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>There are only two units present at Bramham Road, namely a Co-Op 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 centre, WYG's walk time analysis has shown that if no retail and service uses were present at this location, there would be a high possibility that the population within a 800m walk time radius, 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 sales to serve the local population.</td>
<td></td>
</tr>
<tr>
<td>Broadway, Fulford</td>
<td>36</td>
<td>5</td>
<td>507</td>
<td>5,753</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>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, cash and cheque 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.</td>
<td></td>
</tr>
<tr>
<td>Brockfield Park Drive</td>
<td>14</td>
<td>8</td>
<td>618</td>
<td>5,666</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>2</td>
<td>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 North Wood Way is a purpose built single storey unit. The use which include a Spar, butchers, bakers, three health and beauty uses and a laise away provide a convenient and sustainable meals for the day to day needs of the local community to be catered for.</td>
<td></td>
</tr>
<tr>
<td>Burton Stone Lane</td>
<td>22</td>
<td>19</td>
<td>1,938</td>
<td>11,672</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>4</td>
<td>The retail and service units present at Burton Stone Lane are primarily a linear form on the northern side of this trade. 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 uses including a coffee shop and a takeaway. The parade consists of retail and 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 a role of a Local Centre.</td>
<td></td>
</tr>
<tr>
<td>Careys Street, Fishergate</td>
<td>37</td>
<td>13</td>
<td>1,841</td>
<td>6,023</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>4</td>
<td>Carey Street/Fishergate is located along the A1, the main route leading to York city centre from the south. Therefore, the parade benefits from serving trade as well as trade from the local residential population. The majority of units are located on the eastern side of the A1 and include a Sainsbury's store, a takeaway, 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 A1. The parade performs a role in catering for both the day to day needs of the local community and those travelling along the A1.</td>
<td></td>
</tr>
<tr>
<td>Centre</td>
<td>Ref No</td>
<td>Total Number of Units</td>
<td>Total Amount of Floorpace (sq.m)</td>
<td>Population within 800m Walk Time</td>
<td>Superstore</td>
<td>Supermarket</td>
<td>Convenience Store</td>
<td>Pharmacy</td>
<td>Post Office</td>
<td>ATM</td>
<td>Bank</td>
<td>Building Society</td>
<td>Public House</td>
<td>Restaurant/ Cafe</td>
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</tr>
<tr>
<td>--------------------------------</td>
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<td>------------------</td>
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<td>------------------------</td>
<td>---------------------</td>
</tr>
<tr>
<td>Tower Court, Officem House</td>
<td>104</td>
<td>8</td>
<td>2,955</td>
<td>2,086</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>5</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
<tr>
<td>Crichton Avenue</td>
<td>20</td>
<td>6</td>
<td>542</td>
<td>50,210</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
<tr>
<td>Eastthorpe Drive</td>
<td>19</td>
<td>5</td>
<td>640</td>
<td>6,861</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
<tr>
<td>Dungate, Main Street</td>
<td>43</td>
<td>-</td>
<td>303</td>
<td>152</td>
<td>-</td>
<td>-</td>
<td>Village Store</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
<tr>
<td>Fishergate</td>
<td>20</td>
<td>18</td>
<td>2,032</td>
<td>10,837</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
</tbody>
</table>

Clifton Moor/Tower Court constitutes a small purpose built retail centre comprising of a terrace of commercial units with office spaces 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 takeaway, 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.

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 takeaway, a sandwich shop and a Hairdressers. It is considered that the small number of units present at this location performs a role in catering for the day to day needs of the local community.

Eastthorpe 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 Eastthorpe 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.

Dungate 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 hair 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.

Pinegar is located to the south of York city centre. Retail and service units are predominantly located on the first floor of the parade 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 away units present. Although there is no convenience store present, there is a bakerers 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.
<table>
<thead>
<tr>
<th>Centre</th>
<th>Ref No</th>
<th>Total Number of Units</th>
<th>Total Amount of Floorspace (sq.m)</th>
<th>Population Within 800m Walk Time</th>
<th>Superstore</th>
<th>Supermarket</th>
<th>Convenience Store</th>
<th>Pharmacy</th>
<th>Post Office</th>
<th>ATM</th>
<th>Bank</th>
<th>Building Society</th>
<th>Public House</th>
<th>Restaurant / Cafe</th>
<th>Library</th>
<th>Leisure Use (Leisure Centres, Cinema, Bowling etc)</th>
<th>Surgery / Health Centre</th>
<th>Dentist</th>
<th>Community Centre</th>
<th>Facilities Score (out of 18)</th>
<th>Description of centre</th>
<th>Recommended Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>Fourth Avenue</td>
<td>27</td>
<td>8</td>
<td>629</td>
<td>5,795</td>
<td>-</td>
<td>-</td>
<td>Nisa Local</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>2</td>
<td>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 on 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 headteachers. 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.</td>
<td>Neighbourhood Parade</td>
</tr>
<tr>
<td>Foxwood Lane</td>
<td>55</td>
<td>7</td>
<td>990</td>
<td>7,356</td>
<td>-</td>
<td>-</td>
<td>Co-operative Road</td>
<td>-</td>
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<td>2</td>
<td>The frontages of the units at Foxwood Lane are arranged in an L-shape on Foxwood Lane and Beagle Ridge Drive. The main convenience offering is provided by the Co-operative Food store, with additional provision offered by a baker. The parade also provides a hardware store, take away and headteachers. The parade sits at the centre of a residential area and helps to cater for the day to day needs of the local community.</td>
<td>Neighbourhood Parade</td>
</tr>
<tr>
<td>Hamilton Drive West</td>
<td>57</td>
<td>9</td>
<td>1,372</td>
<td>7,924</td>
<td>-</td>
<td>-</td>
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<td>3</td>
<td>Hamilton Drive West comprises three retail and service uses located on the ground floor of terrace properties with residential uses above. The units present at Hamilton Drive West include a Spar, a Premier Convenience store, a Londis, a pharmacy, a betting shop, a takeaway and a hairdresser. The small range of shops present at this location provides a useful asset to the local community.</td>
<td>Neighbourhood Parade</td>
</tr>
<tr>
<td>Hawthorne Terrace</td>
<td>8</td>
<td>6</td>
<td>688</td>
<td>4,362</td>
<td>-</td>
<td>-</td>
<td>Premier Express and Londis</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>3</td>
<td>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 mobile shop. The centre is located in a residential area and provides an important function in catering for the needs of the surrounding local community.</td>
<td>Neighbourhood Parade</td>
</tr>
<tr>
<td>Haxby Road</td>
<td>83</td>
<td>4</td>
<td>565</td>
<td>12,093</td>
<td>-</td>
<td>-</td>
<td>Londis</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>2</td>
<td>Haxby Road comprises five retail and service uses located on the ground floor of terrace properties with residential uses above. The units present at Haxby Road include a Londis, a Spar, a Premier Convenience store, a Barclays bank, a dry cleaner, a hairdressers and a bed and breakfast. There are 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.</td>
<td>Neighbourhood Parade</td>
</tr>
<tr>
<td>Heslington Road</td>
<td>41</td>
<td>14</td>
<td>1,618</td>
<td>10,133</td>
<td>-</td>
<td>-</td>
<td>Spar</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
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<td>-</td>
<td>2</td>
<td>Heslington Road is located to the south end of York city centre. The area provides a small number of retail and service units located on the ground floor of terrace units. Convenience goods provision is provided by the Spar and managers. 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.</td>
<td>Neighbourhood Parade</td>
</tr>
<tr>
<td>Centre</td>
<td>Ref No</td>
<td>Number of units</td>
<td>Total Area ofFloorspace (sq.m)</td>
<td>Population within 800m Walk Time</td>
<td>Superstore</td>
<td>Supermarket</td>
<td>Convenience/Store</td>
<td>Pharmacy</td>
<td>Post Office</td>
<td>ATM</td>
<td>Bank</td>
<td>Building Society</td>
<td>Public House</td>
<td>Library</td>
<td>Leisure Use (Entertainment Centres, Cinemas, Bowling etc)</td>
<td>Surgery/Health Centre</td>
<td>Dentist</td>
<td>Community Centre</td>
<td>Facilities Score (out of 18)</td>
<td>Description of centre</td>
<td>Recommended Designation</td>
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</tr>
<tr>
<td>Lowther Street</td>
<td>82</td>
<td>8</td>
<td>717</td>
<td>11,396</td>
<td>-</td>
<td>-</td>
<td>Spar</td>
<td>-</td>
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<td>2</td>
<td>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 mini-markets. Other uses include two take aways, a restaurant, a betting shop and a hairdresser. 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.</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
<tr>
<td>Main Street, Fulford</td>
<td>42</td>
<td>21</td>
<td>3,528</td>
<td>3,704</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
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<td>-</td>
<td>✓</td>
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<td>✓</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>4</td>
<td>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 other facilities in the vicinity, including a hairdresser, barber, optician, chemist, bank and restaurant.</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
<tr>
<td>Main Street, Heslington</td>
<td>32</td>
<td>12</td>
<td>1,671</td>
<td>4,960</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
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<td>4</td>
<td>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 services 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.</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
<tr>
<td>Melrosegate</td>
<td>58</td>
<td>5</td>
<td>305</td>
<td>11,216</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
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<td>-</td>
<td>2</td>
<td>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 the shops are important to the local community, namely a CTN, post office, florist and two take aways.</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
<tr>
<td>Monks Road</td>
<td>16</td>
<td>3</td>
<td>303</td>
<td>7,472</td>
<td>-</td>
<td>-</td>
<td>Premier Express</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>2</td>
<td>Monks 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 Monks 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 those facilities were lost. Therefore, it is recommended that Monks Road is allocated as a neighbourhood parade.</td>
<td>Neighbourhood Parade</td>
<td></td>
</tr>
<tr>
<td>Centre</td>
<td>Ref No</td>
<td>Total Number of Units</td>
<td>Total Amount of Floorspace (sq.m)</td>
<td>Population within 800m Walk Radius (no.)</td>
<td>Superstore</td>
<td>Supermarket</td>
<td>Convenience Store</td>
<td>Pharmacy</td>
<td>Post Office</td>
<td>ATM</td>
<td>Bank</td>
<td>Building Society</td>
<td>Public House</td>
<td>Leisure Use (Leisure Centre, Cinema, Bowling etc)</td>
<td>Library</td>
<td>Leisure Use (Leisure Centre, Cinema, Bowling etc)</td>
<td>Surgery / Health Centre</td>
<td>Dentist</td>
<td>Community Centre</td>
<td>Facilitites Score (out of 18)</td>
<td>Description of centre</td>
<td>Recommended Designation</td>
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</tr>
<tr>
<td>Moorcroft Road</td>
<td>62</td>
<td>9</td>
<td>1,261</td>
<td>6,438</td>
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<td>-</td>
<td>Cooperative Food</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>7</td>
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<td>Neighbourhood Centre</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>North Moor Road</td>
<td>6</td>
<td>17</td>
<td>1,906</td>
<td>3,160</td>
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<td>-</td>
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<td>✓</td>
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<td>Neighbourhood Centre</td>
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<tr>
<td>Poppleton Road</td>
<td>52</td>
<td>11</td>
<td>1,246</td>
<td>9,281</td>
<td>-</td>
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<td>Nisa Local</td>
<td>-</td>
<td>✓</td>
<td>-</td>
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<td>Neighbourhood Centre</td>
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<td>✓</td>
<td>✓</td>
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<td>-</td>
<td>-</td>
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<td>1</td>
<td></td>
<td>-</td>
<td>Neighbourhood Centre</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Tang Hall Lane</td>
<td>20</td>
<td>13</td>
<td>1,936</td>
<td>10,329</td>
<td>-</td>
<td>-</td>
<td>Cooperative Food</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>3</td>
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<td>-</td>
<td>Neighbourhood Centre</td>
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<tr>
<td>University of York</td>
<td>35</td>
<td>7</td>
<td>1,271</td>
<td>5,368</td>
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<td>-</td>
<td>Costa</td>
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<td>✓</td>
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<td>3</td>
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<td>Neighbourhood Centre</td>
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</tr>
<tr>
<td>Centre Ref No</td>
<td>Total Number of Units</td>
<td>Total Amount of Floorspace (sq.m)</td>
<td>Population within 800m Walk Time</td>
<td>Superstore</td>
<td>Supermarket</td>
<td>Convenience Store</td>
<td>Pharmacy</td>
<td>Post Office</td>
<td>ATM</td>
<td>Bank</td>
<td>Building Society</td>
<td>Public House</td>
<td>Restaurant/ café</td>
<td>Library</td>
<td>Leisure Use (Leisure Centre, Cinema, Bowling etc)</td>
<td>Surgery/ Health Centre</td>
<td>Dentist</td>
<td>Community Centre</td>
<td>Facilities Score (out of 18)</td>
<td>Description of centre</td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Wetherby Road, Rufforth</td>
<td>72</td>
<td>4</td>
<td>376</td>
<td>538</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>4</td>
<td>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, including 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, particular as Wetherby Road, Rufforth occupies an 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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Wheldrake Village</td>
<td>44</td>
<td>2</td>
<td>405</td>
<td>2,008</td>
<td>-</td>
<td>-</td>
<td>Co-op</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
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<td>6</td>
<td>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.</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Yarburgh Way, Beverley Hill</td>
<td>31</td>
<td>9</td>
<td>616</td>
<td>5,025</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>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 baker, 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.</td>
<td></td>
</tr>
<tr>
<td>Tadcaster Road</td>
<td>60</td>
<td>19</td>
<td>7,581</td>
<td>4,721</td>
<td>-</td>
<td>-</td>
<td>Co-operative Food</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
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<td>-</td>
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<td>-</td>
<td>5</td>
<td>Tadcaster Road is located to the west of York Racecourse, Retail and service units are located along the western side of this study. There are effectively two parades, one is a row of units along the A1(a) and the second row of units along the western side of 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.</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
### TABLE 1 - MATRIX OF DISTRICT AND LOCAL CENTRES, AND NEIGHBOURHOOD PARADES

<table>
<thead>
<tr>
<th>Centre</th>
<th>Ref No</th>
<th>Total Number of Units</th>
<th>Total Amount of Floorspace (sq. ft)</th>
<th>Population within 800m Walk Time</th>
<th>Superstore</th>
<th>Supermarket</th>
<th>Convenience Store</th>
<th>Pharmacy</th>
<th>Post Office</th>
<th>ATM</th>
<th>Bank</th>
<th>Building Society</th>
<th>Public House</th>
<th>Restaurant/Cafe</th>
<th>Library</th>
<th>Leisure Use (Leisure Centre, Cinema, Bowling etc)</th>
<th>Surgery/Health Centre</th>
<th>Dentist</th>
<th>Community Centre</th>
<th>Facilities Score (out of 18)</th>
<th>Description of centre</th>
<th>Recommended Designation</th>
</tr>
</thead>
<tbody>
<tr>
<td>East Parade</td>
<td>24</td>
<td>27</td>
<td>3,443</td>
<td>8,402</td>
<td>-</td>
<td>-</td>
<td>Co-operative Food and Spar</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>3</td>
<td>The area has three clusters of retail and service units present on East Parade. The cluster of units at the eastern 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 western end of East Parade, located adjacent to a Co-operative Food store and a post office. This area contains a Co-operative Food store and a post office. It is considered that these clusters of retail units largely operate in isolation due to the distances between them and their separation by residential units. Therefore, it is considered that it would be appropriate to allocate three distinct neighbourhood parades which will perform a role in serving the needs of the immediate locality.</td>
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<tr>
<td>Bad Bargain</td>
<td>105</td>
<td>1</td>
<td>362</td>
<td>5,617</td>
<td>-</td>
<td>-</td>
<td>Spar</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>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 dwelling house.</td>
<td></td>
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<tr>
<td>Beckfield Lane</td>
<td>45</td>
<td>3</td>
<td>271</td>
<td>7,368</td>
<td>-</td>
<td>-</td>
<td>Sainsbury's Local</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>2</td>
<td>Beckfield Lane is located in a residential area to the south 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 a Neighbourhood Parade.</td>
<td></td>
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<tr>
<td>Bootham</td>
<td>67</td>
<td>9</td>
<td>1,909</td>
<td>6,392</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>1</td>
<td>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 functions as a parade. It is not considered that the needs of the local community would continue to be met if the area was de-allocated.</td>
<td></td>
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<tr>
<td>Commside Road</td>
<td>54</td>
<td>4</td>
<td>269</td>
<td>7,985</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>0</td>
<td>Commside Road provides four units, with pull-in parking to the front, on the southern side of Commside 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 uses 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 Commside 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.</td>
<td></td>
</tr>
<tr>
<td>Centre</td>
<td>Ref No</td>
<td>Total Number of Units</td>
<td>Total Amount of Floorspace (sq.m)</td>
<td>Population within 800m Walk Time</td>
<td>Superstore</td>
<td>Supermarket</td>
<td>Convenience Store</td>
<td>Pharmacy</td>
<td>Post Office</td>
<td>ATM</td>
<td>Bank</td>
<td>Building Society</td>
<td>Public House</td>
<td>Restaurant/Cafe</td>
<td>Library</td>
<td>Leisure Use</td>
<td>Surgery/Health Centre</td>
<td>Dentist</td>
<td>Community Centre</td>
<td>Facilities Score (out of 18)</td>
<td>Description of centre</td>
<td>Recommended Designation</td>
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<td>221</td>
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<td>-</td>
<td>Premier</td>
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<td>✓</td>
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<td>-</td>
<td>✓</td>
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<td>Sainsbury’s Local</td>
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<td>No allocation</td>
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<td>8</td>
<td>712</td>
<td>5,525</td>
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<td>-</td>
<td>Londis and Premier</td>
<td>-</td>
<td>-</td>
<td>✓</td>
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<td>Gerard Avenue</td>
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<td>379</td>
<td>8,639</td>
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<td>-</td>
<td>No allocation</td>
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<tr>
<td>Centre</td>
<td>Ref No</td>
<td>Total Number of Units</td>
<td>Total Gross Floor Space (sq.m)</td>
<td>Population within 800m Walk Time</td>
<td>Superstore</td>
<td>Supermarket</td>
<td>Convenience Store</td>
<td>Pharmacy</td>
<td>Post Office</td>
<td>ATM</td>
<td>Bank</td>
<td>Building Society</td>
<td>Public House</td>
<td>Restaurant/ Cafe</td>
<td>Library</td>
<td>Leisure Use (Leisure Centre, Cinema, Bowling etc)</td>
<td>Surgery/ Health Centre</td>
<td>Dentist</td>
<td>Community Centre</td>
<td>Facilities Score (out of 18)</td>
<td>Description of Centre</td>
<td>Recommended Designation</td>
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<tr>
<td>Hopgrove Lane South</td>
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<td>5</td>
<td>2,046</td>
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<td>-</td>
<td>1</td>
<td>Hopgrove Lane South comprises a rural residential area close to the A44 and A1227. 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 HIPCs are defined as having 100 units or more, Hopgrove Lane South does not meet this criteria. Hopgrove Lane South is not an allocated centre, no 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.</td>
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<tr>
<td>Hull Road 2</td>
<td>108</td>
<td>4</td>
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<td>-</td>
<td>5</td>
<td>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 here in the locality perform as a Neighbourhood Parade. The Co-operative Food acts as a standalone location 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 High Frod 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.</td>
<td>No allocation</td>
</tr>
<tr>
<td>Huntington Road</td>
<td>86</td>
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<td>320</td>
<td>7,721</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>-</td>
<td>0</td>
<td>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 as a centre or neighbourhood parade.</td>
<td>No allocation</td>
</tr>
<tr>
<td>Lawrence Street</td>
<td>25</td>
<td>29</td>
<td>4,248</td>
<td>10,510</td>
<td>-</td>
<td>-</td>
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<td>2</td>
<td>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 the centre is deallocated.</td>
<td>No allocation</td>
</tr>
<tr>
<td>Centre</td>
<td>Ref No</td>
<td>Total Number of Units</td>
<td>Total Amount of Floorspace (sq.m)</td>
<td>Population within 800m Walk Time</td>
<td>Superstore</td>
<td>Supermarket</td>
<td>Convenience Store</td>
<td>Pharmacy</td>
<td>Post Office</td>
<td>ATM</td>
<td>Bank</td>
<td>Building Society</td>
<td>Public House</td>
<td>Restaurant/ café</td>
<td>Library</td>
<td>Leisure Use (Leisure Centres, Cinema, Bowling etc)</td>
<td>Surgery/ Health Centre</td>
<td>Dentist</td>
<td>Community Centre</td>
<td>Facilities Score (out of 18)</td>
<td>Description of centre</td>
<td>Recommended Designation</td>
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<td>Oak Tree Lane, Haxby</td>
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<td>Swan Street</td>
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<td>2</td>
<td>No allocation</td>
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<tr>
<td>Centre</td>
<td>Ref No</td>
<td>Total Number of Units</td>
<td>Total Amount ofFloorspace (sq.m)</td>
<td>Population within 800m Walk</td>
<td>Superstore</td>
<td>Supermarket</td>
<td>Convenience Store</td>
<td>Pharmacy</td>
<td>Post Office</td>
<td>ATM</td>
<td>Bank</td>
<td>Building Society</td>
<td>Public House</td>
<td>Restaurant/ cafe</td>
<td>Library</td>
<td>Leisure Use (Leisure Centre, Cinema, Bowling etc)</td>
<td>Surgery/ Health Centre</td>
<td>Dentist</td>
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<td>Facilities Score (out of 18)</td>
<td>Description of centre</td>
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<tr>
<td>The Village, Stockton on the Forest</td>
<td>96 4</td>
<td>765</td>
<td>865</td>
<td>-</td>
<td>-</td>
<td>✓</td>
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<td>-</td>
<td>-</td>
<td>✓</td>
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<td>✓</td>
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<td>✓</td>
<td>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 together as a Neighbourhood Parade. Although the walk time analysis has shown that if Stockton village is not an allocated centre, the walk time 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.</td>
<td>No allocation</td>
</tr>
<tr>
<td>Trafalgar Street</td>
<td>78 5</td>
<td>856</td>
<td>7,008</td>
<td>-</td>
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<td>No allocation</td>
<td></td>
</tr>
<tr>
<td>Wains Grove</td>
<td>63 3</td>
<td>282</td>
<td>7,210</td>
<td>-</td>
<td>-</td>
<td>✓</td>
<td>-</td>
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<td>✓</td>
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<td>✓</td>
<td>-</td>
<td>-</td>
<td>No allocation</td>
<td></td>
</tr>
<tr>
<td>Wapole Street</td>
<td>87 5</td>
<td>768</td>
<td>12,988</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
<td>✓</td>
<td>-</td>
<td>-</td>
<td>No allocation</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Centre</td>
<td>Ref No</td>
<td>Total Number of Units</td>
<td>Total Amount of Floorspace (sq.m)</td>
<td>Population within 800m Walk Time</td>
<td>Superstore</td>
<td>Supermarket</td>
<td>Pharmacy</td>
<td>Post Office</td>
<td>ATM</td>
<td>Bank</td>
<td>Building Society</td>
<td>Public House</td>
<td>Library</td>
<td>Leisure Use (Leisure Centre, Cinema, Bowling etc)</td>
<td>Surgery/Health Centre</td>
<td>Dentist</td>
<td>Community Centre</td>
<td>Facilities Score (out of 18)</td>
<td>Description of centre</td>
<td>Recommended Designation</td>
<td></td>
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<td></td>
</tr>
<tr>
<td>Wigginton</td>
<td>RW</td>
<td>4</td>
<td>468</td>
<td>2,702</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>✓</td>
<td>✓</td>
<td>✓</td>
<td>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 HI-Lows and separated by residential properties. The uses present in Wigginton include a newsagent, butcher, dentist, 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.</td>
<td>No allocation</td>
<td></td>
</tr>
</tbody>
</table>

Notes:
- A supermarket has been defined as typically having a trading floorspace greater than 2,500 sq.m (in accordance with former PPS4 definition)
- A convenience store has been defined as providing for everyday needs, typically with a trading floorspace less than 280 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 supermarket has been defined as typically having a trading floorspace less than 2,500 sq.m (in accordance with former PPS4 definition)
- Each facility receives a score of one, apart from supermarket = 2 and supermarket = 1
- If there is more than one particular facility in a centre or parade, the centre or parade does not receive 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 Council

York Retail Study
Allerton Drive, Nether Poppleton

Ref: 70

Key

- Neighbourhood Parade

Scale 1:500 @ A3

October 2014

York Council
York Retail Study
Barley Rise, Strensall
Ref: 13

Key
- Neighbourhood Parade

Scale: 1:1,000

October 2014

York Council
York Retail Study
Boroughbridge Road 2
Ref: 49

Key
- Neighbourhood Parade

Scale 1:1,000

October 2014

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York Council

York Retail Study

Broadway, Fulford

Ref: 36

Key
- Neighbourhood Parade

October 2014

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York Council

York Retail Study
Burton Stone Lane

Ref: 22

Key
- Neighbourhood Parade


October 2014

North

Scale: 1:1,000

North

York Council

York Retail Study
Burton Stone Lane

Ref: 22

Key
- Neighbourhood Parade


October 2014

North

Scale: 1:1,000

North
York Council

York Retail Study
Fishergate

Key
Neighbourhood Parade

October 2014

York Council
York Retail Study
Fourth Avenue
Ref: 27

Key
- Neighbourhood Parade
York Council

York Retail Study
Main Street, Fulford

Ref: 42

Key

Neighbourhood Parade

October 2014

Scale: 1:1,000

Creative minds. Safe hands.
York Council

York Retail Study
Wetherby Road, Rufforth

Ref: 72

Key

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

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

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