

**Ashby de la Zouch**

Respondent	Packington Nook Residents Association
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	No
Council's Response	Support for methodology and draft boundary noted. No further comments to make.

Respondent	Chris Smith
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	Yes. The document does not define the method used nor does it detail main town centre type uses. Therefore the defined town centre maybe considered reasonable but it is not possible to assess whether the method has been used. The implications of different boundaries have not been made clear and it is not possible to make an informed decision.
Are the draft town centre boundaries drawn in accordance with the methodology	No. It is not clear why the Health Centre has been included but the Leisure Centre has been excluded.
Are there any areas of the town centre boundary that should be changed?	Yes. The document seems to be defining the existing position and not also assessing where retail development should be considered in the future. This would depend on expectation of need over the Local Plan period and this issue has not been addressed in the consultation documents.
Council's response	<p>Further information on methodology and main town centre uses was provided as a 'Frequently Asked Questions' leaflet accompanying the consultation. However for clarification a more detailed overview of the methodology used in the work so far has been provided within the main report.</p> <p>Further work is to be undertaken to assist in the preparation of our retail strategy as part of the Local Plan, this will include policy formulation to accompany the town centre review, and there will be further opportunity to make representation on the suggested</p>

	<p>approach as part of the Local Plan consultation.</p> <p>The revised town centre boundaries are based on existing uses within Ashby de la Zouch and how they are dispersed throughout the centre. Further work will include the assessment of whether there is a need for additional/future retail floorspace (comparison and convenience) in the district and its town and village centres.</p> <p>The library is within the currently defined town centre boundary and the leisure centre is not. The library is read within the context of North Street and is within close proximity to the main area where retail uses are located within Ashby including the 'mews/courtyard' style development that join onto Market Street. However the Leisure Centre is somewhat more detached from this area with less strong links to Market Street. It is therefore not suggested it be included within the town centre boundary.</p>
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Respondent	Ashby Civic Society
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	Not answered
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	<p>Yes. The retail development of North Street is ok.</p> <p>However the Town Centre boundary is too constrained particularly in light of the planned 35% growth of the town. This will lead to high rents and loss of vitality. Agree that South Street should be protected as residential areas around town hall. Area around Union Passage and Rushton Yard need to be reviewed further.</p>
Council's Response	<p>The revised town centre boundaries are based on existing uses within Ashby de la Zouch and how they are dispersed throughout the centre. A Retail Capacity Study has been commissioned which will include an assessment of whether there is a need for additional/future retail floorspace (comparison and convenience) in the district and its town and village centres.</p> <p>This will assist in the preparation of our retail strategy as part of the local plan, including the formulation of policies to accompany the town centre review, and there will be a further opportunity to make representation on the suggested approach.</p> <p>Additional work has been carried out with reference to role of South Street within the town centre. The southern side is residential however a number of properties on the north side of</p>

	<p>South Street are in main town centre use. In addition there are a number of pedestrian links from South Street, in the form courtyard/mew style development comprising main town centres uses, to Market Street. Similar characteristics can be found between Market Street and North Street. It is therefore suggested that the proposed town centre boundary be amended to include the northern side of South Street, please see the amended plan 2A within Appendix B. There will be further opportunity to make representation on the suggested amendments as part of future Local Plan consultation.</p>
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Respondent	David Bigby
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	No
Council's Response	Support for methodology and draft boundary noted. No further comments to make.

Respondent	Ashby Town Team
Which draft Town Centre Boundary does your response relate to?	Ashby de la Zouch
Is the method used to define the draft town centre boundary correct?	<p>Concerned raised that the methodology is only based on what is existing and not necessarily what we would like to see developed. Town centre boundaries are therefore drawn too tightly. If they had been drawn too tightly previously some recent and successful developments may never have been permitted.</p> <p>There is a natural gravitation of retail to the bottom end of Market Street, influenced by the greater footfall in this part of town and availability of parking and car accessibility in this area.</p> <p>Retail success depends on access by car. Therefore consideration, in the first instance should be given to what should happen to car parking and congestion and then building a strategy for planning control around that. Should not focus on where buildings are now and not ignore transport.</p>
Are the draft town centre boundaries drawn in	Not answered

accordance with the methodology	
Are there any areas of the town centre boundary that should be changed?	One of Ashby's features is the large number of 'jitties' leading to North and South Street which have been used to form a number of Mews type development. Encouragement should be given for more of this style of development in the future. The natural limit of these is in South Street and North Street. Therefore propose that the boundary line be drawn to include and run along South Street and along Lower Church Street.
Councils Response	<p>The revised town centre boundaries are based on existing uses within Ashby de la Zouch and how they are dispersed throughout the centre. Further work will include the assessment of whether there is a need for additional/future retail floorspace (comparison and convenience) in the district and its town and village centres. Comments reference parking and congestion issues are noted however at this stage in the process the boundaries have been suggested based on the NPPF definition of what is a town centre.</p> <p>Further work is also to be undertaken to assist in the preparation of our retail strategy to be included within the Local Plan including policy formulation to accompany the town centre review, and there will be further opportunity to make representation on the suggested approach.</p> <p>Additional work has been carried with reference to role of South Street within the town centre. The southern side is residential however a number of properties on the north side of South Street are in main town centre use. In addition there are a number of pedestrian links from South Street, in the form of courtyard/mew style development comprising main town centres uses, to Market Street. Similar characteristics can be found between Market Street and North Street. It is therefore suggested that the proposed town centre boundary be amended to include the northern side of South Street as well as the western side of Lower Church Street, please see the amended boundary within Appendix B Plan 2A. There will be further opportunity to make representation on the suggested amendments as part of future Local Plan consultation.</p>

### Castle Donington

Respondent	Castle Donington Parish Council
Which draft Town Centre Boundary does your response relate to?	Castle Donington
Is the method used to define the draft town centre boundary correct?	No. It is considered to be slightly flawed as it has missed properties that are currently in business use.
Are the draft town centre boundaries drawn in accordance with the	No

methodology	
Are there any areas of the town centre boundary that should be changed?	Yes. The proposed Town Centre boundary is not acceptable in that it has been reduced too much. It should be as the boundary defined in the current adopted Local Plan 2002 and be extended to include a parcel of land know as the 'Dalby Parcel' off Bondgate (owned by the Parish Council) as well as the Delven Lane, bus station area, library building, vets practice, bowls club and nursing home.
Councils Response	<p>Castle Donington is a local centre that displays positive signs of vitality and viability. The majority of its retail and town centre uses are dispersed along the length of Market Street and Borough Street. It is considered that it is this area that displays the characteristics of a town centre, as defined in the NPPF, and the proposed boundary has been drawn in order to reflect this. The existing boundary has been contracted to exclude areas predominantly characterised by residential properties, which is not defined as a main town centre use within the NPPF. This suggested boundary will give focus to the centre and with policy support could discourage loss of town centre uses in this location.</p> <p>Survey work identified a number of uses located outside of the town centre, including those identified in the above representation. However these sites are quite separate from the area where the majority of retail and town centres uses are located, as well as not being adjacent to these uses. They are also located in areas mainly residential in character and not considered to be viewed within the context of the village centre, where the shops and other town centre uses are located. It is therefore not suggested that the boundary be amended to include theses areas as they are not considered to be located in an area that displays the characteristics of a town or village centre, as defined in the NPPF.</p>

### Coalville

Respondent	Coalville Town Team
Which draft Town Centre Boundary does your response relate to?	Coalville Town Centre
Is the method used to define the draft town centre boundary correct?	Not answered
Are the draft town centre boundaries drawn in accordance with the methodology	Not answered
Are there any areas of the town centre boundary that should be changed?	Suggest that the primary shopping area be extended to include Hotel Street.
Council's response	The NPPF defines the 'primary shopping area' where retail development is concentrated i.e. those frontages that include a

	<p>high proportion of retail uses and those adjacent uses which are adjoining and closely related that provide greater opportunities for a diversity of other main town centres uses such as restaurants, businesses etc.</p> <p>There is a run of vacant properties on the northern side of Hotel Street with the majority of the previous uses having been non-retail. Vacancy levels on the southern side of Hotel Street are low with a good proportion of the units being occupied by independent retailers.</p> <p>Although Hotel Street is adjacent to the primary shopping area there is a physical separation due to the presence of the rail line. Footfall is also observed as being lower in this area. It is therefore not suggested that it form part of the primary shopping area in light of its physical relationship with the shopping area of Coalville.</p>
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Respondent	Ravenstone with Snibston Parish Council
Which draft Town Centre Boundary does your response relate to?	Coalville
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	Not answered.
Council's Response	Support for methodology and draft boundary noted. No further comments to make.

Respondent	Bob and Joy White
Which draft Town Centre Boundary does your response relate to?	Coalville
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the methodology	Yes
Are there any area of the town centre boundary that should be changed?	Not Answered
Council's Response	Support for methodology and draft boundary noted. No further comments to make.

## Ibstock

Respondent	Ibstock Parish Council
Which draft Town Centre Boundary does your response relate to?	Ibstock
Is the method used to define the draft town centre boundary correct?	Not Answered
Are the draft town centre boundaries drawn in accordance with the methodology	Not Answered
Are there any area of the town centre boundary that should be changed?	Would support the inclusion of the whole of the High Street to be within the boundary. Cannot see why the Post Office would be cut off from the town centre. The proposed boundary excludes the doctor's surgery, chemist, church and high street services. The Parish Council is working hard to keep the High Street thriving and we feel this small adjustment would help us secure the buildings and protect the character of our High Street.
Council's Response	<p>Ibstock is a small local centre, with low vacancy rates, with its retail and other town uses dispersed along the length of the High Street. They are generally laid out as a number of small groupings with residential uses in between. The existing boundary has been contracted in a couple of locations to exclude a number of residential properties. This will give focus to the centre and with policy support could discourage further dispersal or loss of town centre uses in this location.</p> <p>It is considered that the proposed town centre comprises the area that is predominately occupied by town centre uses. It is not suggested that the whole of High Street be included within the boundary. It is noted that this results in a number of town centre uses being excluded, however the southern part of High Street is predominantly residential and therefore not considered to display the characteristics of a town or village centre, as defined in the NPPF.</p>

## Measham

Respondent	Measham Parish Council
Which draft Town Centre Boundary does your response relate to?	Measham
Is the method used to define the draft town centre boundary correct?	Yes
Are the draft town centre boundaries drawn in accordance with the	No. There should be a separate area around the Co-op, Library, Leisure Centre, the Museum and the car parks on Peggs Close.

methodology	
Are there any areas of the town centre boundary that should be changed?	Yes. There should be a separate area around the Co-op, Library, Leisure Centre, the Museum and the car parks on Peggs Close.
Council's Response	<p>Measham is a local centre with its retail and other town centre uses dispersed along the length of the High Street. There are also a number of residential uses along the High Street which contribute to the low key retail character of parts of this centre. The existing boundary has been contracted in a couple of locations to exclude a number of residential properties. This will give focus to the centre and with policy support could discourage further dispersal or loss of town centre uses in this location.</p> <p>It was observed that there are a number of town centre uses that would be located outside of this proposed boundary, a number of which have been raised in the above representation. However these are generally within predominantly residential or industrial areas, separate from the area where retail uses are located, and do not display the characteristics of a town centre as defined by the NPPF. Therefore it is not suggested that the boundary be revised to include these premises.</p>

### **Kegworth**

Respondent	Kegworth Parish Council
Which draft Town Centre Boundary does your response relate to?	Kegworth
Is the method used to define the draft town centre boundary correct?	
Are the draft town centre boundaries drawn in accordance with the methodology	
Are there any areas of the town centre boundary that should be changed?	<p>Yes. The proposed town boundary is too small. The boundary should be retained as the existing and even then it would not include some of the existing retail uses, including those uses adjacent on The Dragwell, Derby Road and High Street. Designation and suggested policy is too restrictive for Kegworth. Retail businesses should be encouraged and the proposed designation would exclude existing businesses. Suitable premises may not be found in such a small designated area but maybe suitable elsewhere in the village, and therefore permission may not be granted.</p> <p>Kegworth has lost numerous pubs and retail units and too small a defined area would harm the sustainability of Kegworth. There is the chance that permission could be refused purely on the grounds that it is not within the defined centre whereas in a village a mix of</p>



	<p>residential, retail, pubic houses and businesses work well together and define its character.</p> <p>A number of corrections were suggested, advising that Chapel Street be amended to read Church Gate and a number of the properties uses were clarified:  42 High Street – Hotel  22 High Street – Business  29 Derby Road – Business  58 Derby Road – Business  Cornerstone off Market Place, front building financial and professional and rear businesses (not defined at present).</p>
<p>Council's Response</p>	<p>Kegworth is a local centre with its retail and other town centre uses mainly concentrated around Church Gate and Market Place. The revised town centre boundary, at this stage in the process, is based on the NPPF definition of what a town centre is and on its existing uses and how they are dispersed throughout the centre. Therefore the existing boundary has been contracted exclude those areas where the town centre type uses are more dispersed/isolated from others and where residential uses are more predominant.</p> <p>A Retail Capacity Study has been commissioned which will include the assessment of whether there is a need for additional/future retail floor space (comparison or convenience) in the district and its town and village centres. This will be used to inform our Retail Strategy as part of the Local Plan.</p> <p>If a boundary is made too wide it could result in main town centre uses becoming dispersed across the village as well as the loss of a focus to the village, which at present is situated around the Church Gate and the Market Place. It could also result in the increase in the number of vacant units in this area as town centre uses become more spread out across the village.</p> <p>Concerns have been raised that making the centre too small could exclude main town centre uses outside of this definition. However this is not necessarily the case, as application of the sequential test would enable the development of appropriate edge of centre sites where town centre sites are not available.</p> <p>The suggested corrections have been made; these can be viewed within Appendix B Map 6a.</p> <p>Notwithstanding the above, it is suggested that the proposed town centre boundary be slightly increased to now include the properties at Nos 2 – 6 Derby Road, Nos 1-3 Derby Road, Nos 2- 10 High Street and Nos 1-9 High Street. A number of these units are within town centre uses and given their siting and relationship with Church Gate, it is considered that they should form part of the 'village centre'</p>