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## **APPENDIX 1**

**NLP/TMBC Study Brief (28<sup>th</sup> July 2005)**



## 1.0 INTRODUCTION

- 1.1 This Study Brief has been prepared by Nathaniel Lichfield and Partners (NLP) in discussion with Officers at Tonbridge and Malling Borough Council (TMBC). The study brief was agreed in July 2005 since when minor typographical changes have been made to the study brief within this appendix.
- 1.2 It responds to TMBC's requirement for a retail assessment to inform the forthcoming Local Development Framework Documents. It relates to both (1) on assessment of the retail hierarchy within the TMBC area and, (2) a quantitative and qualitative assessment of the scope for further convenience retail floorspace within a number of the main centres in the Borough, a qualitative assessment of the scope for further comparison floorspace, as well as an identification of the potential sites within these centres.
- 1.3 The study brief specifically excludes work relating to Tonbridge Town centre, reflecting the Tonbridge Town Centre Study prepared by NLP in November 2004 (including work done in June 2004) which remains relatively up to date.
- 1.4 This Study Brief:
  - Reviews the relevant national planning guidance for undertaking retail assessments;
  - Summarises the existing retail hierarchy within the Borough;
  - Identifies the scope of work to be undertaken by NLP and summarises why we do not consider it is appropriate to assess certain centres/locations;
  - Identifies the data to be sourced by NLP and that required from TMBC; and
  - Sets out the time frame and fee proposal for undertaking this work.



## 2.0 PPS6 GUIDANCE

2.1 PPS6 (March 2005) sets out government guidance on promoting growth and managing change in existing centres (Section 2.0). It states (para 2.15) that local planning authorities should adopt a positive and proactive approach to planning for the future of all types of centres within their areas, having regard to the regional spatial strategy and the community strategy.

2.2 Specifically, but in summary, LPA's should:-

1. assess the need for new floorspace for retail, leisure and other main town centre uses (taking into account both qualitative and quantitative considerations);
2. identify deficiencies in provision;
3. assess the capacity of existing centres to accommodate new development;
4. identify centres in decline;
5. identify the centres within which development will be focused;
6. identify the need for any new centres of local importance;
7. develop strategies for developing and strengthening centres;
8. define the extent of the primary shopping area and town centre for development centres;
9. identify and allocate sites for development;
10. review all existing allocations; and,
11. develop policies.

2.3 PPS6 suggests (para 2.32) any study should reflect the catchment area of each of the centres within the Borough as well as the catchment area of centres outside the Local Authority's boundaries (which extend into them), rather than merely focusing on centres within the authorities administrative boundaries.

2.4 The assessment should address quantitative and qualitative need seeking to ensure an appropriate distribution of locations with provision made for a range of sites with shopping, leisure and local services. A number of tests (including scale of development, the sequential approach, impact and accessibility) arise from this initial assessment of need.



### **3.0 EXISTING RETAIL HIERARCHY**

- 3.1 As reflected in the NLP November 2004 Report the retail geography relating to the administrative area of Tonbridge and Malling Borough Council (TMBC) is influenced by the surrounding centres of Maidstone, Sevenoaks, Tunbridge Wells, retail facilities at Bluewater and to a lesser extent by the Medway towns in the north of the borough. These centres exert a significant draw on existing comparison (and to a lesser extent convenience) expenditure within the Borough. In effect many parts of the Borough form part of the natural catchment areas of these centres.
- 3.2 Within the TMBC area the currently defined retail hierarchy in the adopted Local Plan comprises Tonbridge Town Centre as well as the district centres of Lunsford Park, Quarry Wood, Aylesford, Martin Square, Larkfield and Snodland (policy P5/20). There are also eight defined urban local centres (policy P5/23) and eight rural local centres (policy P6/20). There are also a number of undesignated retail warehouse facilities at Quarry Wood as well as in Tonbridge.
- 3.3 As summarised below it is envisaged that part of the study brief will be to assess the existing retail hierarchy in the Borough in the light of PPS6 (Annex A, table 1) and suggest whether it is appropriate to change the designation of any of the existing centres or designate any further centres within the retail hierarchy.
- 3.4 In summary, there is limited retail comparison provision within the borough (beyond Tonbridge Town Centre and the undesignated Quarry Wood facilities) and a significant draw on expenditure from competing towns around.



#### **4.0 SCOPE OF WORK TO BE UNDERTAKEN BY NLP**

- 4.1 We suggest that the analysis be undertaken in a two stage analysis. Stage 1 would be a review of the current retail hierarchy. Stage 2, arising from this, would be a more detailed analysis of the scope for additional convenience floorspace within the identified centres.

##### **Stage 1: Assessment of Retail Hierarchy**

- 4.2 The first area of work we propose to undertake is an assessment of the current hierarchy, in the light of guidance in PPS6 and input from TMBC on possible changes since preparation of the adopted local plan. This would identify both the current centres and potential future role taking account of existing provision and ability to function as a centre. This would provide a sound methodological basis to underpin any subsequent changes to the retail hierarchy We would seek to draw on available TMBC data of the range and level of retail/ other provision in each centre and in the light of this assess each centre against PPS6 (table 1).
- 4.3 The analysis would also comment on the role and function of each centre and the anticipated extent of its catchment area based on its geographical location and surrounding centres/facilities.

##### **Stage 2: Capacity Assessment of Relevant Centres**

- 4.4 Taking into account the existing retail hierarchy, and the recent work undertaken in respect of Tonbridge Town Centre (which reflected the advice in the then draft PPS6 and is currently being pursued through the emerging Area Action Plan) it is appropriate to concentrate any subsequent work on the relevant district, urban local and rural local centres.
- 4.5 Stage 2 of the analysis would be to undertake a quantitative assessment of the scope for additional convenience floorspace in the relevant centres identified by NLP / TMBC following the Stage 1 analysis. The relevant centres to examine are principally those where there is likely to be scope for them to retain an increased proportion of available convenience expenditure over the period of the LDF.
- 4.6 We would identify a convenience catchment area for each of these relevant centres, assess the available convenience expenditure within this catchment over a period



appropriate to the LDF. We would then identify the existing convenience floorspace within each centre (drawing on TMBC data - see below) and ascribe a benchmark turnover to this. For each centre we would then assess the scope for additional floorspace in the period to 2010 on the basis of a constant market share, and, if appropriate an increase in the retention rate or a decrease.

- 4.7 We summarise below why we do not consider it is appropriate to undertake a quantitative assessment of the scope for additional comparison floorspace within the relevant (and other) centres. We would however propose to deal with the scope for further comparison floorspace in these centres in qualitative terms.
- 4.8 We would also propose to comment on the acceptability (or otherwise) of the current territorial extent of each of the centres identified for analysis in stage 2.
- 4.9 The final stage of the analysis for each of the centres in the Stage 2 analysis is to seek to provide guidance on a policy framework to enable both the identification of potential retail development sites (and/or areas suitable for a planned extension of the centres) and / or enable an assessment of any sites subsequently becoming available. In the absence of any Local Plan allocation/retail commitments within these centres, this would be based on discussions with Officers and our on the ground survey work. It may be appropriate to plan for the extension of existing facilities.



## **5.0 REASONS FOR NOT ANALYSING OTHER CENTRES/FACILITIES AND COMPARISON FLOORSPEACE IN QUANTITATIVE TERMS**

- 5.1 Subject to the Stage 1 analysis, the comparison sectors of all the centres in the Borough (other than Tonbridge Town Centre) is likely to be very limited, and the substantial majority of comparison expenditure in the areas surrounding these centres is likely to be spent at the higher order centres or out-of-centre facilities. These expenditure patterns will continue to reflect the centre's lower order status. In view of this we see little benefit in undertaking a detailed quantitative analysis of the scope for additional comparison floorspace in the smaller centres. The potential for further comparison floorspace within these centres is likely to be driven by qualitative need, commercial demand and ensuring development is appropriate to the scale and function of the centre.
- 5.2 Similarly, subject to the conclusion of the Stage 1 analysis, the lower order centres in the retail hierarchy are likely to fulfil a very limited convenience function. Whilst, over the period of the LDF there is likely to be very limited scope for a number of these centres to increase the retail function, certain centres may have potential for increasing convenience penetration rates within the catchment area such that they are able to retain an increased proportion of their available convenience expenditure. It would therefore be appropriate to assess the retail centres where there is potential for a realistic increase in their convenience retail function over the LDF period.
- 5.3 The defined district centre at Quarry Wood relates solely to the J Sainsbury development. The surrounding retail warehouse units, which in the context of evidence presented at the 2000 call-in Inquiry were recognised as exerting a wide trade draw, are not within the existing centre. The comparison catchment area of the retail warehouses overlap significantly with the catchment area for Maidstone and, in accord with the sequential approach, any identified capacity for comparison floorspace in this area is likely to be more suitably accommodated in Maidstone if sites exist.
- 5.4 In view of this it is not necessary under PPS6 to specifically consider the quantitative scope for additional comparison floorspace in this location which is both (1) not part of an existing centre and (2) is more appropriately considered as part of the catchment of Maidstone.



## 6.0 DATA REQUIREMENTS

6.1 We summarise below the data which would be sourced by NLP and that required from TMBC.

- Population and convenience expenditure data for the relevant catchment areas (NLP-drawing from other sources);
- Floorspace data (no. of units and approximation of floorspace) for the convenience, comparison and service sectors for the six district centres: no of units (and major occupiers) for the remaining centres in the hierarchy (TMBC);
- Identification of main food stores within and beyond TMBC which influence existing convenience shopping patterns (NLP);
- Summary of retail commitments and proposals in TMBC (TMBC) and beyond (NLP);
- Input for site finding within / expansion of existing centres (TMBC);
- Details of large scale housing commitments and proposed commitments (TMBC).

6.2 We would also seek to agree definitions of convenience and comparison floorspace in advance of the data collection to ensure it is consistent with the expenditure data.



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## **APPENDIX 2**

### **Plan 1: Existing Retail Facilities within TMBC**



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## **APPENDIX 3**

### **Summaries of District Centres**



### Centre Summary

**Centre Name:** Lunsford Park

**Current Designation:** District Centre

**Summary of Centre:** The centre comprises principally a large modern food store of approximately 8,000 sq.m which has recently been extended plus two adjoining retail units. The centre is largely frequented by car borne shoppers, there is a heavily used surface car park (c450 spaces) located to the front of the store. The centre is reasonably accessible by public transport with the nearest bus approximately 100m from the shopping frontage.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of around 15,000 sq.m, the table below provides further detail on the type of floorspace.

Lunsford Park			
	No. of Units	% of units	UK Average*
Convenience	1	25.0	9.2
Comparison	0	0.0	47.7
Retail Service (exc pubs)	2	66.6	32.9
Vacant	0	0.0	10.2
<b>Total</b>	<b>3</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Note: This table of limited relevance given the dominance of Tesco

Historical surveys show that in recent years (i.e. since 1994) both the Tesco store and coffee shop have been extended while at the same time the range of alternative retailers has diminished from a chemist, dry cleaners and newsagent / tobacconist (inc a Post Office) in 1994 to just a hairdressers and dry cleaners in 2005.

**Upper Floors:** Not applicable

**Main Food store:** Tesco Extra Superstore this store has an approximate 60/40 convenience/comparison split. There is a good selection of non-food goods including clothing, electrical items and household goods. There is a wide range of counter services on offer including a pharmacy, deli, butchers, bakery, kiosk and café. There is also a PFS adjacent to the store.

**Community facilities:** There are very limited community facilities within the centre (there are recycling facilities, ATMs and a post box). There is a GP's surgery adjacent to the centre.



**Constraints/Opportunities within the Hierarchy** There may be increased demand from the housing proposals at Holborough Quarry, Leybourne Grange and longer term, Bushy Wood.

**PPS6 Summary:** The table below identifies the retail characteristics in Lunsford Park as assessed against definitions outlined in PPS6:

Centre		
Designation	Retail Facilities	
Local	small shops	X
	small supermarket	
	Newsagent (in store)	X
	sub-post office	
	Pharmacy (in-store)	X
	hot food takeaway (in store)	X
District	Laundrette	
	groups of shops	
	supermarket/superstore	X
	banks/building societies	
	restaurants	
Town	library	
	A significant range of services & facilities	
Source: PPS6		



### Centre Summary

**Centre Name:** Aylesford

**Current Designation:** District Centre

**Summary of Centre:** The centre consists solely of a large food store (4,162 sq.m) and pfs, in addition there are 8 large retail units situated adjacent to the centre which sell a range of comparison goods. The centre primarily caters for car based shoppers with parking for approximately 450 cars (the adjoining retail park provides an additional c250 spaces). At times the access roads are congested with traffic leaving the park and adjacent industrial park. Public transport access is limited to the A20.

**Floorspace Data:** Sainsbury's Superstore has a floorspace of 4,162 sq.m (source IGD). The table below provides further detail on the type of floorspace.

Aylesford			
	No. of Units	% of units	Goad Average*
Convenience	1	100	9.2
Comparison	0		47.7
Retail Service (exc pubs)	0	0.00	32.9
Vacant	0	0.00	10.2
<b>Total</b>	<b>1</b>	<b>100.00</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Historical surveys have combined both the retail park and superstore even though the adopted Local Plan defines the centre as being solely the superstore. Since the first survey in 1994, with the exception of BHS replacing Alders, all retailers remain the same.

**Upper Floors:** Not applicable

**Main Food store:** This recently refurbished store offers a comprehensive range of counter services. There is a limited range of comparison goods on offer. In addition there is a PFS adjacent to the store.

**Community facilities:** The range of community services is limited to a large recycling point to the rear of the Sainsbury's car park, there are no other facilities within a close walking distance.

**Opportunities/Constraints** No anticipated scope for significant change.



**within Hierarchy  
Shopping Facilities:**

The table below identifies the retail characteristics in Aylesford as assessed against definitions outlined in PPS6:

<b>Centre</b>		
<b>Designation</b>	<b>Retail Facilities</b>	
Local	small shops	
	small supermarket	
	Newsagent (in store)	X
	sub-post office	
	Pharmacy	
	hot food takeaway (in store)	X
District	Launderette	
	groups of shops	
	supermarket/superstore	X
	banks/building societies	
Town	Restaurants	
	Library	
	A significant range of services & facilities	
Source: PPS6		



### Centre Summary

**Centre Name:** Martin Square, Larkfield

**Current Designation:** District Centre

**Summary of Centre:**

The centre is primarily focused around Martin Square where there are two parades of shops that face a free car park (c150 spaces). These shops contain mainly retail service uses but also a range of small comparison/convenience retailers. There is a medium sized Somerfield store (1,361 sq.m – source: IGD) on the corner of New Hythe Lane and London Road (with a c150 space car park). This is part of the designated centre although it is poorly connected to the shopping around Martin Square notwithstanding the pedestrian links between the two which is well used. A number of shops / services also exist on both sides of the London Road adjacent to the designated centre. Bus services operate from both London Road and Martin Square offering frequent services (15 minute intervals) to Snodland and Maidstone plus occasional buses to Bluewater.

**Floorspace Data:**

TMBC advise the centre has a total gross floorspace of approximately 4,500 sq.m, the table below provides further detail on the type of floorspace.

Quarry Wood, Larkfield			
	No. of Units	% of units	UK Average*
Convenience	3	17.7	9.2
Comparison	5	29.4	47.7
Retail Service (excl pubs)	9	52.9	32.9
Vacant	0	0.0	10.2
<b>Total</b>	<b>17</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Historical surveys identify only limited change within the retail provision, the most significant change being the swap in ownership of the supermarket from Safeways to Somerfield following the takeover of Safeway by Morrisons.

**Upper Floors:**

The upper two floors above the shops on Martin Square are residential.

**Opportunities/Constraints within Hierarchy**

No significant opportunities – likely to compete with Lunsford Park for expenditure from new residents.



**Main Food store:** The medium sized Somerfield (formerly Safeways) sells a good range of convenience goods plus a limited number of counter services including a kiosk and deli.

**Community facilities:** Within the designated centre there a good range of community services including a new health centre (with c30 car parking spaces), library, old peoples home, public toilets, recycling facilities and cycle parking. Brookfield infant school is close by as is a Methodist church which is used for pre-school classes. The Larkfield Priory, adjacent to the centre is a large hotel / bar / restaurant / conference facility.

**PPS6 Summary:** The table below identifies the retail characteristics in Larkfield as assessed against definitions outlined in PPS6:

Centre		
Designation	Retail Facilities	
Local	small shops	X
	small supermarket	
	newsagent	X
	sub-post office	X
	pharmacy	X
	hot food takeaway	X
	launderette	
District	groups of shops	X
	supermarket/superstore	X
	banks/building societies	
	Restaurants	
Town	library	X
	A significant range of services & facilities	
Source: PPS6		



### Centre Summary

**Centre Name:** Snodland

**Current Designation:** District Centre

**Summary of Centre:** Snodland is a compact centre focused around the crossroads between Holborough Road and the High Street with the main land use being 'The Bull' public house. The retail offer consists of mainly independent convenience and comparison shops. The main car park (c100 spaces), is a free long stay car park, is located behind the centre, there is also some limited on-street parking. The centre has benefited from recent investment in street furniture. An hourly bus service operates to Strood, Rochester, Chatham and West Malling. Snodland also has a train station approximately 500m from the edge of the designated centre.

**Floorspace Data:** The centre has a total gross floorspace of 6,000 sq.m, the table below provides further detail on the type of floorspace.

Snodland			
	No. of Units	% of units	UK Average*
Convenience	6	13.6	9.2
Comparison	14	31.8	47.7
Retail Service (exc pubs)	22	50.0	32.9
Vacant	2	4.5	10.2
<b>Total</b>	<b>44</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Historical surveys show little change in retail provision over the survey period, especially in the retail service sector. Units that do become vacant appear to be quickly re-occupied. A recent change has been the addition of the Co-op food store within the Post Office building (the PO is now at the rear of the store).

**Upper Floors:** Many of the buildings in the centre have an upper storey which in the majority of cases appears to be residential, although a small number of properties appear to use the 1<sup>st</sup> floor storey is for storage purposes.

**Main Food store:** There are two small food stores, an All-days (c220 sq.m+) and a recently refurbished Co-op (c225 sq.m+). Both stores appear to function primarily as destinations for top-up shopping with neither store having a designated parking area. The Co-op includes a Post Office.



**Opportunities/Constraints within Hierarchy**

May benefit from increased expenditure at Holborough Quarry. Overall, the centre has a weak convenience function for a centre of this size.

**Community facilities:**

There is a good range of facilities including a working mens club, snooker club, a surgery, a dental practice and two churches. To the south of the centre there is a large cricket field where there is also a café with outdoor seating.

**PPS6 Summary:**

The table below identifies the retail characteristics in Snodland as assessed against definitions outlined in PPS6:

Centre		
Designation	Retail Facilities	
Local	small shops	X
	small supermarket	X
	Newsagent	X
	sub-post office	X
	Pharmacy	X
	hot food takeaway	X
	Launderette	
District	groups of shops	X
	supermarket/superstore	
	banks/building societies	X
	Restaurants	X
Town	Library	
	A significant range of services & facilities	
Source: PPS6		



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## **APPENDIX 4**

### **Summaries of Urban Local Centres**



### Centre Summary

**Centre Name:** York Parade, Tonbridge

**Current Designation:** Urban Local Centre

**Summary of Centre:** This purpose built local centre consists of two parades of shops with a parking area (c50 spaces) in front of the shopping area. The centre appears to be trading well with a high number of shoppers visiting the centre. The selection of mostly convenience retailers appears to act as a destination for top up shopping. There are also a number of mostly independent comparison retailers. Public transport access is good with a 15 minute frequency bus service to Tonbridge, Willow Lea and Higham Wood.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of approximately 1,200 sq.m, the table below provides further detail on the type of floorspace.

York Parade, Tonbridge			
	No. of Units	% of units	UK Average*
Convenience	5	35.7	9.2
Comparison	4	28.56	47.7
Retail Service (exc pubs)	5	35.7	32.9
Vacant	0	0.0	10.2
<b>Total</b>	<b>14</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Historical surveys show that there has been very little change in the number and occupiers of the retail units, the centre therefore continues to perform the same role it has been doing in recent years.

**Upper Floors:** Residential uses take place in the two storeys above the shops.

**Main Food store:** The recently refurbished Somerfield supermarket (c290 sq.m+) offers a good range of convenience goods. The store has been extended and now encompasses 3 shop units.

**Community facilities:** There is a library within the shopping parade plus a range of other facilities including a post box, phone box and an ATM. There is a large pub opposite the designated centre.

**Constraints/Opportunities within Retail Hierarchy** The centre is well established in the retail hierarchy and is to significantly change its function



**PPS6 Summary:**

The table below identifies the retail characteristics in York Parade as assessed against definitions outlined in PPS6:

<b>Centre</b>		
<b>Designation</b>	<b>Retail Facilities</b>	
Local	small shops	X
	small supermarket	X
	Newsagent	X
	sub-post office	X
	Pharmacy	X
	hot food takeaway	X
	Launderette	
District	groups of shops	X
	supermarket/superstore	
	banks/building societies	
	Restaurants	
Town	Library	X
	A significant range of services & facilities	
Source: PPS6		



### Centre Summary

**Centre Name:** Martin Hardie Way, Tonbridge

**Current Designation:** Urban Local Centre

**Summary of Centre:** This centre offers a good selection of small convenience and comparison retail outlets that appear to meet the daily needs of local residents. Parking (c20 spaces) takes place in front of the shops, there is further parking available on the surrounding residential streets. The centre is accessible by public transport with the nearest bus stop located within easy walking distance, services operate on a 15 minute frequency to Tonbridge, Higham Wood and Willow Lea.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of 700 sq.m, the table below provides further detail on the type of floorspace

<b>Martin Hardie Way, Tonbridge</b>			
	No. of Units	% of units	UK Average*
Convenience	5	38.5	9.2
Comparison	5	38.5	47.7
Retail Service (exc pubs)	3	23.1	32.9
Vacant	0	0.0	10.2
<b>Total</b>	<b>13</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Historical surveys show no major changes in the retail offer. The most significant change to occur in recent times is the reduction in newsagents/general stores from 3 to 1, although a Post Office selling a range of convenience goods is attached to the pharmacy. Since 1994 two greengrocers have closed being replaced with a fish bar and health and beauty shop.

**Upper Floors:** The majority of buildings have one storey of residential above the retail floor.

**Main Food store:** There is a small co-op store (c120 sq.m) which offers a limited range of convenience goods in a cramped store layout.

**Community facilities:** There is a large pub, 'The Red House', situated adjacent to the designated frontage. There are also a limited range of facilities



including ATM, phone/post box. Tonbridge Methodist Church is located 2 minutes walk away.

**Constraints/Opportunities within Retail Hierarchy** The centre is unlikely to significantly alter its retail function .

**PPS6 Summary** The table below identifies the retail characteristics in Martin Hardie Way as assessed against definitions outlined in PPS6:

Centre		
Designation	Retail Facilities	
Local	small shops	X
	small supermarket	X
	newsagent	X
	sub-post office	X
	pharmacy	X
	hot food takeaway	X
	laundrette	
District	groups of shops	X
	supermarket/superstore	
	banks/building societies	
	restaurants	
Town	library	
	A significant range of services & facilities	

Source: PPS6



### Centre Summary

**Centre Name:** Shipbourne Road, Tonbridge

**Current Designation:** Urban Local Centre

**Summary of Centre:** The designated centre offers no convenience shopping, although there is One-Stop store (c80 sq.m+) and post office nearby. Some shops have been converted into housing which fragments the remaining shopping area even further. There is limited on-street parking available, although both 'The George & Dragon' public house and 'World of Pots' offer customer parking. There are no bus services running through the centre, however other bus stops are only a short distance walk away.

**Floorspace Data:** TMBC have advised that the centre has a total gross floorspace of approximately 500 sq.m, the table below provides further detail on the type of floorspace.

Shipbourne Road, Tonbridge			
	No. of Units	% of units	UK Average*
Convenience	0	0.0	9.2
Comparison	4	50.0	47.7
Retail Service (exc pubs)	3	37.5	32.9
Vacant	1	12.5	10.2
<b>Total</b>	<b>8</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Previous surveys (in 1982, 1994 and 2004) indicate that the centre is in decline as the number of conversions from retail to residential has increased in recent years, there has also been a high turnover in occupiers of the existing retail units.

**Upper Floors:** Buildings have either one or two storeys of residential above the retail unit.

**Main Food store:** Not applicable

**Community facilities:** There are very few community facilities within the designated centre, however there is a church and dental surgery within close walking distance.

**Opportunities/Constraints within Retail Hierarchy** The catchment area of the Centre is constrained, in part by its proximity to Tonbridge Town Centre. There is also historical evidence that its function has contracted.



**PPS6 Summary:**

The table below identifies the retail characteristics in Shipbourne Road as assessed against definitions outlined in PPS6:

<b>Centre Designation</b>	<b>Retail Facilities</b>	
Local	small shops	X
	small supermarket	
	newsagent	
	sub-post office	
	pharmacy	
	hot food takeaway	X
District	laundrette	
	groups of shops	
	supermarket/superstore	
	banks/building societies	
	restaurants	
Town	library	
	A significant range of services & facilities	

Source: PPS6



### Centre Summary

**Centre Name:** Twisden Road, East Malling

**Current Designation:** Urban Local Centre

**Summary of Centre:** This centre consists of a short purpose built shopping parade which is dominated by a one-stop food store and various hot-food takeaways. There is an ample supply of parking behind the shops (c20 spaces) which appears lightly used plus a limited number of on-street parking. There are bus stops adjacent to the centre.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of approximately 500 sq.m, the table below provides further detail on the type of floorspace.

Twisden Road, East Malling			
	No. of Units	% of units	UK Average*
Convenience	1	16.7	9.2
Comparison	1	16.7	47.7
Retail Service (exc pubs)	4	66.7	32.9
Vacant	0	0.00	10.2
<b>Total</b>	<b>6</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Historical surveys show that in recent years (i.e. since 1994) the range of retail choice on offer has declined with a greengrocers, newsagent and bookmaker's all closing being replaced with hot food takeaways and a volunteers service.

**Upper Floors:** The two storeys above the parade consist of residential uses.

**Main Food store:** The one-stop food store (c140 sq.m) offers a limited range of convenience goods, it also contains a Post Office.

**Community facilities:** The community facilities available are limited to a small recycling point plus phone/post boxes.

**Opportunities/Constraints within the Hierarchy** The Centre is unlikely to significantly alter its retail function



**PPS6 Summary:**

The table below identifies the retail characteristics in Twisden Road as assessed against definitions outlined in PPS6:

Centre Designation	Retail Facilities	
Local	small shops	X
	small supermarket	X
	newsagent	X
	sub-post office	X
	pharmacy	
	hot food takeaway	X
District	laundrette	
	groups of shops	
	supermarket/superstore	
	banks/building	
	restaurants	
Town	restaurants	
	Library	
	A significant range of services & facilities	
Source: PPS6		



### Centre Summary

**Centre Name:** Premier Parade, Aylesford

**Current Designation:** Urban Local Centre

**Summary of Centre:** The centre consists of a purpose built shopping parade containing a small food store and a limited range of retail services. Car parking takes place in front of the parade (c10 spaces) and within a small car park to the side (c5-10 spaces). The centre is not directly accessible by public transport, vehicular access is through a residential area.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of around 400 sq.m, the table below provides further detail on the type of floorspace.

Premier Parade, Aylesford			
	No. of Units	% of units	UK Average*
Convenience	1	16.7	9.2
Comparison	1	16.7	47.7
Retail Service (exc pubs)	3	50.0	32.9
Vacant	1	16.7	10.2
<b>Total</b>	<b>6</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Previous surveys identify small changes to the centre, the Mace store which previously occupied two units now only occupies one and since 1994 a hair and beauty salon has replaced an off-licence.

**Upper Floors:** Residential uses take place on the upper floor above the parade.

**Main Food store:** The main convenience outlet is a small Mace food store (c60 sq.m) which appears to have been reduced in size since the last survey. This store acts primarily as a newsagent rather than a food store. It also contains a video/DVD rental section.

**Community facilities:** Community facilities are very limited, the centre though does contain a Veterinary Practice.



**Opportunities/Constraints within Retail Hierarchy**

The retail function of Premier Parade is unlikely to change significantly. The Sainsbury’s store at Aylesford is likely to exert a major draw on convenience expenditure within this area.

**PPS6 Summary:**

The table below identifies the retail characteristics in Premier Parade as assessed against definitions outlined in PPS6:

Centre Designation	Retail Facilities	
Local	small shops	X
	small supermarket	X
	newsagent	X
	sub-post office	
	pharmacy	
	hot food takeaway	X
District	laundrette	
	groups of shops	
	supermarket/superstore	
	banks/building societies	
	restaurants	
Town	library	
	A significant range of services & facilities	
Source: PPS6		



### Centre Summary

**Centre Name:** Woodlands Parade, Ditton

**Current Designation:** Urban Local Centre

**Summary of Centre:** This purpose built centre is similar in nature to both Premier Parade and Twisden Road, i.e. it contains a small food store and a limited range of retail services. There is a limited number of on-street parking spaces plus an area behind the shops. The centre is not accessible by public transport. A Post Office and small convenience store is situated some distance away from the designated centre.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of 2,634 sq.m, the table below provides further detail on the type of floorspace.

Woodlands Parade, Ditton			
	No. of Units	% of units	UK Average*
Convenience	1	14.29	9.20
Comparison	1	14.29	47.70
Retail Service (exc pubs)	4	57.14	32.90
Vacant	1	14.29	10.20
<b>Total</b>	<b>7</b>	<b>100.00</b>	<b>100.00</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Historical surveys show that since 1994 there has been a reduction in the number of convenience retailers with both a newsagent and butchers closing with a charity shop and business centre the present occupiers.

**Upper Floors:** There is a single storey of residential above the shops.

**Main Food store:** The 'Premier Food Minimarket' (c130 sq.m) is the main convenience outlet in the parade. This store contains an off-licence, Video/DVD rental section as well as a limited range of convenience goods.

**Community facilities:** There are no significant community facilities on offer.

**Opportunities/Constraints within retail hierarchy** The convenience function of the centre is likely to be constrained by its proximity to the Sainsbury's store at Quarry Wood, Aylesford



**PPS6 Summary:**

The table below identifies the retail characteristics in Woodlands Parade as assessed against definitions outlined in PPS6:

<b>Centre</b>		
<b>Designation</b>	<b>Retail Facilities</b>	
Local	small shops	X
	small supermarket	X
	newsagent	X
	sub-post office	
	pharmacy	
	hot food takeaway	X
	laundrette	
District	groups of shops	
	supermarket/superstore	
	banks/building societies	
	Restaurants	X
Town	Library	
	A significant range of services & facilities	
Source: PPS6		



### Centre Summary

**Centre Name:** Little Market Row, Leybourne

**Current Designation:** Urban Local Centre

**Summary of Centre:** This modern purpose built centre is situated near to a large area of landscaped parkland. The centre consists of a small convenience store and a small number of comparison and retail service units. The designated centre also includes the refurbished 'Old Rectory Pub' which is set within a large area of open space. The centre and pub combined offer a good supply of free parking (c30 spaces), public transport access is good with a 15 minute frequency bus service operating to Maidstone, Snodland, Larkfield and Lunsfield Park.

**Floorspace Data:** The centre has a total gross floorspace of 450 sq.m, the table below provides further detail on the type of floorspace.

Little Market Row, Leybourne			
	No. of Units	% of units	UK Average*
Convenience	1	20.0	9.2
Comparison	2	40.0	47.7
Retail Service (exc pubs)	2	40.0	32.9
Vacant	0	0.0	10.2
<b>Total</b>	<b>5</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

The only change of note, since the first survey was undertaken in 1994, has been the replacing of a farm shop with a Conservatory retailer.

**Upper Floors:** There are two storeys of residential located above the shops.

**Main Food store:** The Little Market Store (c80 sq.m+) acts primarily as a newsagent, also selling a limited range of convenience goods.

**Community facilities:** Leybourne Village Hall is located within the designated centre, this has a licence to sell alcohol on site. A medical centre is situated behind the parade.

**Shopping Facilities:** The table below identifies the retail characteristics in Little Market Row as assessed against definitions outlined in PPS6:



Centre Designation	Retail Facilities	
Local	small shops	X
	small supermarket	X
	newsagent	X
	sub-post office	
	pharmacy	
	hot food takeaway	
	laundrette	
District	groups of shops	
	supermarket/superstore	
	banks/building societies	
	restaurants	X
	library	
Town	A significant range of services & facilities	

Source: PPS6



### Centre Summary

**Centre Name:** Kings Hill

**Current Designation:** Urban Local Centre

**Summary of Centre:** The centre forms part of a much wider redevelopment taking place in the Kings Hill area, although the retail centre has recently been completed development is still taking place in the surrounding area. The centre is dominated by a large Asda superstore, the remainder of the centre comprises of retail service uses centred around two pedestrianised squares. The centre has been recently completed and not all the units are occupied. The Asda superstore has a large car park (c450 spaces) which is also used by all shoppers, in addition there are a couple of other smaller car parks surrounding the centre. Public transport access is good with the nearest bus stops 2 minutes walk away with frequent services to West Malling, Tunbridge Wells, Maidstone, Snodland, Rochester and Chatham.

**Floorspace Data:** The centre has a total gross floorspace of 8,000 sq.m, the table below provides further detail on the type of floorspace.

Kings Hill			
	No. of Units	% of units	UK Average*
Convenience	2	10.5	9.2
Comparison	3	15.8	47.7
Retail Service (exc pubs)	7	36.8	32.9
Vacant	7	36.8	10.2
<b>Total</b>	<b>19</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

**Upper Floors:** There are several bars/cafes/restaurants that utilise both ground and first floor levels, in other instances the first floors are used for office space.

**Main Food store:** The new Asda store (2,387 sq.m) has a wide range of convenience goods and counter services including a deli, kiosk and butchers. There is though only a limited range of comparison goods on offer.

**Constraints/Opportunities within Retail Hierarchy** Kings Hill is the focus of considerable recent investment. It is likely to be appropriate to assess whether there is scope for further retail development within this area, without conflicting with the policy requirements limiting retail development within this area.



**Community facilities:** Kings Hill, as a development as a whole, has a number of community facilities (e.g. schools) within walking distance of the centre. The University of Greenwich has a campus nearby. Within the actual centre facilities are limited to public toilets and ATMs.

**PPS6 Summary:** The table below identifies the retail characteristics in Kings Hill as assessed against definitions outlined in PPS6:

Centre			
Designation	Retail Facilities		
Local	small shops		X
	small supermarket		
	Newsagent (Asda)		X
	sub-post office		
	pharmacy		X
	hot food takeaway		
District	laundrette		
	groups of shops		X
	supermarket/superstore		X
	banks/building societies		
Town	restaurants		X
	library		
	A significant range of services & facilities		
Source: PPS6			



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## **APPENDIX 5**

### **Summaries of Rural Local Centres**



### Centre Summary

**Centre Name:** Borough Green

**Current Designation:** Rural Local Centre

**Summary of Centre:** The focus of the designated centre is along the High Street and Western Road. There are though a number of shopping parades that exist outside of this area, most notably further along Western Road which includes a Post Office and the other side of the railway line where a range of shops including a Co-op food store are located. This suggests that there may be scope for revising the centre boundary to reflect current retail provision. Generally there is a good range of services and facilities on offer in the centre. There are two car parks (c100 and c20 spaces) situated in or near to the centre which are free on a short stay basis. Regular bus services operate to Sevenoaks, Tonbridge and Maidstone. Borough Green railway station is located within close walking distance of the centre.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of 5,500 sq.m, the table below provides further detail on the type of floorspace.

<b>Borough Green</b>			
	No. of Units	% of units	UK Average*
Convenience	4	12.5	9.2
Comparison	14	43.8	47.7
Retail Service (exc pubs)	14	43.8	32.9
Vacant	0	0.0	10.2
<b>Total</b>	<b>32</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Historical surveys show that although has been some changes in the occupiers of the retail units there generally been no reduction in the retail offer.

**Upper Floors:** The upper floors are mostly used for residential purposes although in a small number of cases these floors are used for storage or office space.

**Main Food store:** A small Co-op food store (c220 sq.m) is adjacent to the station outside of the centre. The largest store within the centre is the Nisa Local Store (c150 sq.m). This has been recently refurbished and offers a limited supply of convenience goods.



**Constraints/Opportunities within Retail Hierarchy**

Borough Green’s isolated position means the scope for increasing its current market share is limited by the lack of surrounding population.

**Community facilities:**

There is a wide range of community facilities in or close to the designated centre including a library, village hall, church hall, primary school and public toilets.

**PPS6 Summary:**

The table below identifies the retail characteristics in Borough Green as assessed against definitions outlined in PPS6:

Centre Designation	Retail Facilities		
Local	small shops		X
	small supermarket		X
	newsagent		X
	sub-post office		
	pharmacy		X
	hot food takeaway		X
	laundrette		X
District	groups of shops		X
	supermarket/superstore		
	banks/building societies		X
	restaurants		X
Town	library		X
	A significant range of services & facilities		

Source: PPS6

**Centre Summary**



**Centre Name:** East Peckham

**Current Designation:** Rural Local Centre

**Summary of Centre:** The centre is located along both sides of Pound Lane in a mixture of purpose built and converted units. The centre offers a limited range of convenience and retail service uses, a number of shops are just outside the designated centre. These include a Laundrette, Butcher's and a small Co-op store. There is a small free car park (c15 spaces) behind the church hall plus a number of on-street spaces. An hourly bus service operates through the centre to Maidstone, Paddock Wood and Tunbridge Wells. The spacious layout of the centre has allowed some landscaping and street furniture to be provided.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of 600 sq.m, the table below provides further detail on the type of floorspace.

East Peckham			
	No. of Units	% of units	UK Average*
Convenience	2	22.2	9.2
Comparison	1	11.1	47.7
Retail Service (exc pubs)	5	55.6	32.9
Vacant	1	11.1	10.2
<b>Total</b>	<b>9</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Historical surveys show that since 1994 the retail offer has remained largely static with a change in occupier occurring in only in two instances (a discount shop becoming vacant and video rental outlet becoming a restaurant)

**Upper Floors:** Upper floors, where they exist, are used for residential purposes.

**Main Food store:** The main food store is the Co-op (c120 sq.m) located outside of the designated centre. This store contains a Video/DVD rental section and offers a range of convenience goods. Within the centre there is a small store that contains a Post Office.

**Constraints/Opportunities within Retail Hierarchy** No significant changes likely

**Community facilities:** There are several community facilities present within the centre, these include a Methodist Church and Hall, library and public toilets.



**PPS6 Summary:**

The table below identifies the retail characteristics in East Peckham as assessed against definitions outlined in PPS6:

Centre Designation	Retail Facilities	
Local	small shops	X
	small supermarket	
	newsagent	X
	sub-post office	X
	pharmacy	X
	hot food takeaway	X
District	laundrette	
	groups of shops	
	supermarket/superstore	
	banks/building societies	
	restaurants	X
Town	library	X
	A significant range of services & facilities	

Source: PPS6



### Centre Summary

**Centre Name:** Hadlow

**Current Designation:** Rural Local Centre

**Summary of Centre:** The main part of the centre is focused around The Square which is within the historic centre of Hadlow. The retail element predominantly comprises of independent convenience retailers with a small number of retail service units. The main A26 runs through the village centre which although this enables good access (there is a half hourly bus service to West Malling, Tonbridge and Tunbridge Wells) although this does result in heavy traffic flows through the village. There are approximately 10 car parking spaces in The Square, the rest of the parking takes place on-street in lay-bys.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of around 500 sq.m, the table below provides further detail on the type of floorspace.

Hadlow			
	No. of Units	% of units	UK Average*
Convenience	6	46.2	9.2
Comparison	1	7.7	47.7
Retail Service (exc pubs)	3	23.1	32.9
Vacant	3	23.1	10.2
<b>Total</b>	<b>13</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

The historical surveys show that there has been a slight decline in the retail centre with the most significant change being the redevelopment of the garden city for housing in 1996. Though in general the centre still offers a good range of services and facilities.

**Upper Floors:** The upper floors of the retail properties are residential.

**Main Food store:** The independent Hadlow Grocers (c100 sq.m) is the largest convenience outlet which offers a limited range of goods, elsewhere in the centre there is a butchers, fruit & veg store and baker's which together offer a good range of convenience goods.

**Community facilities:** There are a relative number of community facilities including a primary school, library, medical centre / surgery and public toilets.



**Opportunities/Constraints** No significant change anticipated within Retail Hierarchy

**PPS6 Summary:** The table below identifies the retail characteristics in Hadlow as assessed against definitions outlined in PPS6:

Centre Designation	Retail Facilities	
Local	small shops	X
	small supermarket	X
	newsagent	X
	sub-post office	X
	pharmacy	X
	hot food takeaway	
	launderette	
District	groups of shops	
	supermarket/superstore	
	banks/building societies	
	restaurants	X
	library	X
Town	A significant range of services & facilities	
Source: PPS6		



### Centre Summary

**Centre Name:** Hildenborough

**Current Designation:** Rural Local Centre

**Summary of Centre:** The fragmented centre is located along the Tonbridge Road comprising of a small number of convenience and retail service operators. Parking takes place on-street where in most instances there are no restrictions. An hourly bus service operates to Sevenoaks, Tonbridge and Tunbridge Wells. There is a train station in Hildenborough but it is some distance from the centre. Other significant land uses near to the centre include a large Volvo car dealership and offices occupied by George Wimpey housing developers.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of approximately 400 sq.m, the table below provides further detail on the type of floorspace.

Hildenborough			
	No. of Units	% of units	UK Average*
Convenience	2	25.0	9.2
Comparison	2	25.0	47.7
Retail Service (exc pubs)	4	50.0	32.9
Vacant	0	0.0	10.2
<b>Total</b>	<b>8</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Within the defined centre previous surveys show that there has been little change with Hildenborough continuing to offer a limited range of shopping facilities.

**Upper Floors:** The majority of upper floors are used for residential purposes, otherwise they are used for office space.

**Main Food store:** The One-stop food store (c180 sq.m) offers a reasonable range of convenience goods acting as a top-up shopping destination. The shop also contains a Post Office.

**Community facilities:** The facilities available in Hildenborough include a library, village hall, church hall, church and the Sackville co-educational day school which is set within extensive private grounds.



**Opportunities/Constraints within Retail Hierarchy** No significant change anticipated

**PPS6 Summary:** The table below identifies the retail characteristics in Hildenborough as assessed against definitions outlined in PPS6:

Centre Designation	Retail Facilities	
Local	small shops	X
	small supermarket	X
	newsagent	X
	sub-post office	X
	pharmacy	X
	hot food takeaway	
	laundrette	
District	groups of shops	
	supermarket/superstore	
	banks/building societies	X
	restaurants	
Town	library	X
	A significant range of services & facilities	
Source: PPS6		



### Centre Summary

**Centre Name:** West Malling

**Current Designation:** Rural Local Centre

**Summary of Centre:** West Malling has a relatively large shopping centre that is primarily based along the High Street. The centre contains a wide selection of both convenience and comparison retailers, there is also a strong retail service sector. The main car park (c150 spaces and is free) is behind the main shopping street and is shared with the main food store. The width of the High Street allows for a significant amount of on-street parking, which is restricted to a maximum of 1 hour. A regular bus service (15 minute intervals) operates between West Malling station and Maidstone, the train station is some distance from the centre.

**Floorspace Data:** TMBC advise that the centre has a total gross floorspace of approximately 2,000 sq.m, the table below provides further detail on the type of floorspace.

West Malling			
	No. of Units	% of units	UK Average*
Convenience	9	10.2	9.2
Comparison	43	48.9	47.7
Retail Service (exc pubs)	35	39.8	32.9
Vacant	1	1.1	10.2
<b>Total</b>	<b>88</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

West Malling has been surveyed on a more regular basis than many of the other centres therefore changes in occupier are well documented. The centre though continues to offer a wide range of retail services.

**Upper Floors:** The upper floors of the retail properties have a number of varying uses including residential, office, hotel accommodation, storage and additional retail floorspace

**Main Food store:** The Tesco Metro (c600 sq.m) has been recently refurbished and offers a good selection of convenience goods. The store occupies part of the main shopping frontage.



**Community facilities:** There are a number of community facilities available including a Police station, library and recycling areas. A village hall, school and church are within close walking distance of the centre.

**Constraints/Opportunities within Retail Hierarchy** Whilst West Malling is likely to continue to fulfil an important role within the retail hierarchy its longer term scope for increasing its market share may be constrained by its proximity to Kings Hill.

**Shopping Facilities:** The table below identifies the retail characteristics in West Malling as assessed against definitions outlined in PPS6:

Centre		
Designation	Retail Facilities	
Local	small shops	X
	small supermarket	X
	newsagent	X
	sub-post office	X
	pharmacy	X
	hot food takeaway	X
	launderette	
District	groups of shops	X
	supermarket/superstore	
	banks/building societies	X
	restaurants	X
Town	library	X
	A significant range of services & facilities	X

Source: PPS6



### Centre Summary

**Centre Name:** Wrotham

**Current Designation:** Rural Local Centre

**Summary of Centre:** The centre is located along the High Street of this quiet village. Wrotham is dominated by the presence of four public houses in or close to the centre. There is a small car park (c20 spaces) behind the centre plus some on-street parking, the Rose and Crown has its own customer car park. An hourly bus service operates between Sevenoaks, Gravesend and Bluewater.

**Floorspace Data:** The centre has a total gross floorspace of approximately 300 sq.m, the table below provides further detail on the type of floorspace.

Wrotham			
	No. of Units	% of units	UK Average*
Convenience	2	28.6	9.2
Comparison	2	28.6	47.7
Retail Service (exc pubs)	3	42.9	32.9
Vacant	0	0.0	10.2
<b>Total</b>	<b>7</b>	<b>100.0</b>	<b>100.0</b>

\*Source: UK average relates to all town centres surveyed by Goad Plans (January 2005)

Since the centre was first surveyed (in 1977) there has been a continual decline in the number of retail units with the majority of properties being converted to residential uses.

**Upper Floors:** The upper storeys are mostly used for residential purposes although in a couple of instances they are used as office space.

**Main Food store:** Not applicable

**Community facilities:** Community facilities include a doctor's surgery, community hall, a small recycling point and church.

**Constraints/Opportunities within Retail Hierarchy** Wrotham's isolated location as well as its proximity to Borough Green are likely to severely constrain its potential retail function.

**PPS6 Summary:** The table below identifies the retail characteristics in Wrotham as assessed against definitions outlined in PPS6:



<b>Centre Designation</b>	<b>Retail Facilities</b>	
Local	small shops	X
	small supermarket	
	newsagent	X
	sub-post office	
	pharmacy	
	hot food takeaway	
District	laundrette	
	groups of shops	
	supermarket/superstore	
	banks/building societies	
	restaurants	
Town	library	
	A significant range of services & facilities	
Source: PPS6		



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## **APPENDIX 6**

### **Summaries of Other Retail Locations**



### Retail Park Summary

**Retail Park:** Cannon Lane, Tonbridge

**Summary of Park:** There are two separate retail parks on opposite sides of the Cannon Lane. The first consists of Roseby’s Furnishings, Carpet Right and Homebase (plus c120 spaces), the second includes B&Q and Halfords (and c100 spaces). The Retail Parks are mostly surrounded by industrial land uses and an area of open space adjacent to the Homebase retail park. A large parcel of undeveloped land borders the B&Q which provides scope for possible further expansion.

**Shopping Facilities:** The table below identifies the retail characteristics in Cannon Lane as assessed against definitions outlined in PPS6:

Centre Designation		Retail Facilities	
Local	small shops		
	small supermarket		
	newsagent		
	sub-post office		
	pharmacy		
	hot food takeaway		
	launderette		
	District	groups of shops	X
Town	supermarket/superstore		
	banks/building societies		
	restaurants		
	library		
	A significant range of services & facilities		
Source: PPS6			



### Retail Park Summary

**Retail Park:** Quarry Wood Retail Park

**Summary of Park:** The retail park contains eight large units which sell a range of comparison goods. The park is opposite the Sainsbury’s store which is designated as a district centre although the park itself does not fall within this centre. There is limited scope for expansion as the area is constrained by the A20 to the north and an industrial park to the south. The park provides no community facilities and public transport accessibility is poor.

**Shopping Facilities:** The table below identifies the retail characteristics in Quarry Wood as assessed against definitions outlined in PPS6:

Centre		
Designation	Retail Facilities	
Local	small shops	
	small supermarket	
	newsagent	
	sub-post office	
	pharmacy	
	hot food takeaway	
	launderette	
	District	groups of shops
District	supermarket/superstore	
	banks/building societies	
	restaurants	
	library	
Town	A significant range of services & facilities	
Source: PPS6		