

Outer Area Local and District Centres Briefing Note

A survey was undertaken in September 2007 to assess how Local Plan policy SHO15 was being enforced. An identical survey was also undertaken in September 2006 and this briefing note summarises the changes. A summary spreadsheet is attached.

Policy SHO15 states:

“Within the District and Local Centres, as defined on the Proposals Map, proposals for change of use from class A1 to other uses will only be permitted where;

- (i) the proportion of class A1 uses in the defined centre would not fall below 60% as a result; or
- (ii) the proposed use provides a service appropriate to the centre’s position in the hierarchy, which is underrepresented in that centre or is a community use and there are no other units available in or adjacent to the centre, in which such a use could be accommodated.”

A number of frontage groups have seen no change since 2006 in the proportion of retail to non-retail. Those that did see a change are summarised below:

Local centres

LC10 Aylsham Road/Glenmore Gardens

Number of non-retail units rose from 5 to 6 out of 10, resulting in a percentage increase of non-retail from 50% to 60%, which further exceeds the 40% threshold.

LC16 Sprowston Road/Shipfield

Number of non-retail units rose from 5 to 6 out of 12, a rise from 41.7% to 50% non-retail, again further exceeding the threshold.

LC18 Earlham West Centre

The total number of units fell from 22 to 21 with West Norwich Credit Union moving out of a shared unit into another unit in the parade. This number of non-retail units rose from 7 to 8, resulting in a percentage increase from 31.8% to 38.1%.

Overall out of the total 311 units in the 25 frontage groups, the percentage of non-retail units rose from 34.6% to 35.7%.

District centres

DC01 Bowthorpe

Number of non-retail units fell from 8 to 7 leading to percentage fall from 50% to 43.8%, although still exceeding the 40% threshold.

DC06 Earlham House

Number of non-retail units rose from 4 to 5 out of 17 with the percentage rising from 23.5% to 29.4%, well within the threshold.

DC07 The Larkman

Number of non-retail units rose from 5 to 6 out of 14, with the percentage creeping over the threshold rising from 35.7 % to 42.9%.

Overall out of the total 130 units in the 7 frontage groups, the percentage of non-retail units rose from 38.5% to 39.2%.

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