

Stevenage Borough Local Plan

Public Examination

Matter 9 Statement

January 2017

Stevenage Borough Local Plan 2011 – 2031 - Public Examination

Statement by Stevenage Borough Council (SBC)

Matter 9 – Retail and town centre issues

NB: SBC responses set out in blue font

- 1. Does the approach to retail planning in the Plan accord with the principles set out in the Framework in relation to the vitality of town centres?**
 - 1.1 The approach of the SBLP accords with the NPPF. It promotes a positive, competitive town centre environment for Stevenage. Policy SP4 recognises the role of the town centre. The SBLP outlines proposals for a major regeneration of the town centre.
 - 1.2 Policy SP4 defines the hierarchy of the current retail provision in the Borough; which is then detailed further in chapter 7 and chapter 11.
 - 1.3 Policy TC8 defines the extent of the Town Centre Shopping Area and identifies primary and secondary frontages (these are also shown on the Stevenage Central and Old Town Inset maps. Policies TC9 and TC10 identify the High Street Shopping Area and its primary and secondary frontages (again, shown on the Old Town Inset map). The policies make clear which uses will be permitted in these locations.
 - 1.4 Policies TC11-TC12, HC1–HC2 and HC5 identify suitable sites in the Major Opportunity Areas (MOAs), and in Local and Neighbourhood Centres to meet the Retail Office and Leisure (ROL) needs in the town centre and neighbourhoods.
 - 1.5 Policy EC2 identifies an edge-of-centre zone that is well connected to the town centre where proposals will interact positively with the 'Stevenage Central' area.
 - 1.6 Policies TC2-TC7 recognises the important role that residential development can play in ensuring the vitality of the Town Centre.
 - 1.7 The recommendations, made in our Stevenage: Retail and Leisure Capacity Study ([ER9](#)), advocate both physical and economic investment in the town centre (page 122).

2. *Is the town centre boundary accurately defined?*

- 2.1 The town centre boundary is accurately defined in Policy TC1 and shown on the Stevenage Central Inset map.

3. *Should it be extended as suggested by some representors?*

- 3.1 A relatively tight town centre boundary is considered appropriate in order to focus the regeneration activity planned for Stevenage Central. No persuasive argument has been advanced for extending the town centre boundary to include retailing uses that are clearly beyond the town centre. Such an action would lead to fragmentation and a movement away from the core retail area, contrary to the intentions of the NPPF.

4. Have the primary and secondary frontages in policy TC8 been properly defined?

- 4.1 The Revised Stevenage Retail Study ([ER5](#)), reviewed the distinction between Primary and Secondary frontages and proposed that the Primary Frontage should be extended along the eastern flank of The Forum (in the northern part of the town centre) (para 3.31). This is set out in Policy TC8 and shown on the Stevenage Central Inset map.
- 4.2 There is a slight discrepancy between the primary frontages described in Policy TC8 and those illustrated on the Inset map which needs correction.
- 4.3 The primary frontage shown on the Stevenage Central Inset map is a more accurate reflection of the intended primary frontage. The descriptive wording used in Policy TC8 should be amended to reflect the illustration depicted in the Inset map.
- 4.4 Policy TC8 would thus read:

'Policy TC8: Town Centre Shopping Area

The spatial extent of the Town Centre Shopping Area (TCSA) is defined on the proposals map. Within the TCSA, uses appropriate to a town centre will be permitted at ground floor level, including Use Classes A1, A2, A3, A4, C1, D1 and/or D2.

Within the TCSA, the following premises and areas are identified as Primary Frontages at ground floor level:

- a. ~~4—8 (even) Town Square;~~*
- b. ~~21 27 - 29 (odd) Town Square;~~*
- c. ~~40 - 50 and 66 - 968 (even) Queensway;~~*
- d. ~~39 41 - 73 and 79 - 1013 (odd) Queensway;~~*
- e. 6 - 22 (even) The Forum;*
- f. 1 - 11 (odd) The Forum;*
- g. 1 - 10 The Forum Centre; and*
- e. The Westgate Centre.'*

The remainder of the policy would remain as set out in the submission version of the SBLP.

5. What is the justification for a total ban of A5 uses in policy TC10?

Policy TC10

5.1 Policy TC10 proposes that no more A5 uses¹ (hot food takeaway (HFT)) will be permitted in the High Street Shopping Area (HSSA). The intention of the policy is to control the proliferation of A5 uses being established in the HSSA to the detriment of its vitality and character. Such a policy would still allow for the maintenance of economic competition and consumer choice within the HSSA because of the array of uses already extant in the High Street. It will also contribute towards addressing the obesity issues related to HFT use, which is a prevalent nationwide problem, and also problems of litter, pests and noise disturbance noted by SBC Environmental Health.

5.2 Policy TC10 only applies to the HSSA and does not affect the Town Centre, nor the District, Neighbourhood, Local centres or Local Shops (hereinafter 'Centres') identified in Policies HC1 and HC2.

HSSA

5.3 The HSSA contains a disproportionate number of premises which provide HFT services (including all A5 Class Uses and those A3 Class Uses with HFT services). These are shown in fig 1 in Appendix A.

5.4 In total, the HSSA consists of 144 units. Of these 144 units:

- 21 provide HFT services
- 10 provide other A3 Class Uses (restaurants without HFT services)
- 7 provide A1 Class Uses²

5.5 Thus, the total HSSA (144 units) comprises 15% HFT services. Of the 38 units that provide food to be consumed either on or off premises in the HSSA, HFT services comprise 55% of the total food outlet units.

5.6 SBC recognise that Class A3 Uses also feature prominently in the Old Town. The Stevenage Retail Study, 2013 ([ER7a](#)) notes that restaurants and bars account for a larger than usual proportion of floorspace, and, thus, emphasise the Old Town's role as a leisure destination (para 6.6). The amount of Class A3 Use adds to the vitality of the Old Town and the centre displays good levels of energy during the day and evening. To restrict Class A3 Use here would negatively impact on the vitality of the centre.

Other Centres

5.7 It is necessary to consider why the 'no further Class A5 use' is not extended to other Centres in the retail hierarchy and their level of HFT provision.

5.8 There are a total of 22 other Centres in the Stevenage retail hierarchy, identified in the Revised Stevenage Retail Survey ([ER5](#)), of which HFT services occupy unit(s) in almost all of the Centres to varying degrees³.

¹ Premises where the primary purpose is the sale of hot food for consumption off the premises

² Data from HCC Old Town Retail Survey, July 2016

- 5.9 Table 1, in Appendix A, shows the number of HFT per 1,000 population of each Ward in Stevenage. The High Street has a figure of 2.4 HFT per 1,000 population. This is 100% higher than the next highest Centre, Shephall, with a figure of 1.2 HFT per 1,000 population. The other Centres have figures ranging from 0-0.8 HFT per 1,000 population.
- 5.10 SBC own all except three of the town's Centres. This allows SBC to control the type of Class Use that occupies the units within the centres under its ownership.
- 5.11 SBC considers the moderate level of HFT services in the other Centres in the Borough's retail hierarchy is sufficient to not necessitate the extension of Policy TC10 to all the Centres across the town.
- Obesity
- 5.12 The Healthy Urban Development Unit Planning for Health document 'Using the planning system to control hot food takeaway' (ER10) states that *'some hot food takeaways offer 'energy-dense' or 'fast food' with high levels of fat, sugar and salt which are linked to obesity and related health conditions including cardiovascular disease, type 2 diabetes, stroke and some cancers. Of particular concern is the effect of fast food consumption on children's diets and eating behavior as significant health problems related to obesity start to develop at primary school age and behaviour established in early life has been shown to track into adulthood'*.
- 5.13 The So Stevenage Community Strategy ([CF2](#)) acknowledges, on page 12, that *'there are some wards with health inequalities and where life expectancy is lower than the national average. Life expectancy is shortened by unhealthy lifestyle choices which can also increase the number of years individuals spend in ill health'*. The strategy promotes the need to *'encourage our residents to make healthier lifestyle choices, such as giving up smoking, exercising more, drinking alcohol sensibly and eating a healthier diet'*.
- 5.14 The Stevenage District Health Profile 2015 ([ER4](#)) notes, under 'Adult health', that *'in 2012, 25.6% of adults are classified as obese'*. This is higher than the 23% England average⁴. In addition, it is worth noting that the number of Year 6 children in Stevenage who are classified as obese has increased from 166 in 2015 to 181 in 2016; an increase of 9%⁵.
- 5.15 The Burger Boy report, published by Barnados in 2004 (ER11), established that 'fast food' was identified by children as being the most tasty and desirable food.
- 5.16 In 2013, in light of concerns about children's lifestyles and increasing childhood obesity Prof Mitch Blair, of the Royal College of Pediatrics and Child Health, which represents the UK's 11,000 specialist children's

³ See table 2 in Appendix A

⁴ Health Summary for Stevenage, page 4

⁵ Health Summary for Stevenage, page 4 - 2015 and 2016 profiles

doctors, called for limits on the number of fast food premises allowed to open near schools⁶ (ER12).

- 5.17 There are clearly well documented health related issues associated with the use of HFT's. It is the intention of SBC to help address these issues, particularly in the HSSA where HFT services are prevalent.

Secondary Schools

- 5.18 Fig 2, in Appendix A, shows the spatial relationship between the Neighbourhood Centres and the Secondary Schools in Stevenage.
- 5.19 Of the eight Secondary Schools within the Borough boundary:
- three schools fall within the 400 metre buffer from their closest Centres;
 - three schools fall outside the 400 metre buffer from their closest Centres; and
 - two schools are on the extremity of the 400 metre buffer from their closest Centres.
- 5.20 The Thomas Alleyne Academy (TAA) and The Barclay School fall into the buffer of the High Street and its HSSA. The Nobel School falls into the buffer of the Glebe and Mobbsbury Way Centres.
- 5.21 TAA and The Barclay School account for some 2,256 students⁷ with access to the 21 HFT services of the HSSA. This accounts for 9.5 HFT services per 1,000 students. Whilst The Nobel School, with a student population of some 1,440, would have access to 4 HFT services across both Centres i.e. 2.8 HFT services per 1,000 students.
- 5.22 Para 5.15, above, already establishes a significant link between children and their identification of 'fast food' being the most tasty and desirable food. To continue to permit HFT services in the HSSA, which already has high levels of availability, would be inconsistent with SBC's commitment to the health and wellbeing of its residents and student population.

In conclusion

- 5.23 Tackling the issue of HFT's and their associated issues, including obesity etc, is becoming a more common sight in Development Plans. The London Borough (LB) of Brent was recently successful in their proposal to restrict the number of A5 takeaways in Brent in order to tackle health issues and promote diverse and viable centres (ORD3). Similar policies have also featured in the Development Plans of LB Tower Hamlets and LB Newham,
- 5.24 By restricting the number of A5 uses in one of the key shopping centres in the Borough, which has a high number of HFT services per 1,000 of the population, SBC is addressing the local issues of proliferation, obesity, and litter and noise associated with this use whilst maintaining the vitality of the HSSA.

⁶ The Guardian, Doctors sound alarm on child fitness and health, 21 August 2013

⁷ Based on figures provided by Herts County Council Education with an admission number of 180 for TAA and 196 for The Barclay, 6 year groups and 30 students per year group

5.25 In addition, the centre is close to two large secondary schools, the SBLP is making a contribution to improving public health and Quality of Life in the future.

6. What evidence is there to support the new convenience retail provision set out in policy TC11? Have the traffic impacts being modelled?

- 6.1 The need for convenience retail provision over the plan period is derived from the CACI's ProVision model⁸.
- 6.2 To calculate convenience need there are a number of stages (these build upon the steps set out in para 8.3 of the Stevenage Retail Study, April 2013 ([ER7a](#)):
- Stage 1 - The ProVision Model identifies all the foodstores above 3,000sqft in Stevenage and models the catchment area and turnover of each store expressed in terms of market share derived from each Super Output Area (SOA) in the 2012 base year;
 - Stage 2 - Population growth and expenditure per capita growth is inputted for each SOA. Assuming that each food store maintains a constant market share from each SOA the turnover of foodstores is projected forward over the plan period;
 - Stage 3 - The next stage is to assess convenience goods needs in the 2012 base year. To ascertain the need for additional convenience goods floorspace across Stevenage the convenience turnover from all the foodstores in Stevenage is aggregated. The mean average trading density of all the stores is then calculated by dividing the aggregate store turnover by the aggregated convenience goods floorspace. The trading density of all the stores is then compared to an ideal 'benchmark' trading density. In the 2012 base year no need was identified for additional convenience floorspace as the average trading density of all the foodstores (£9,979sqm) was lower than benchmark trading density (£10,000sqm); and
 - Stage 4 - Once the baseline is established the next stage is to calculate convenience goods floorspace need over the plan period. This is undertaken by assuming that each foodstore continues to attract a constant percentage of expenditure from each SOA as the population and expenditure per capita within the SOA changes over time. Appendix 4 Table 2 of the Retail Study shows the outputs of this analysis and the aggregated turnover of all stores is shown to increase from circa £233 million to £324 million between 2012 and 2031. This increase in turnover of existing stores, which is derived from expenditure and population growth, increases the average trading density of all the stores to £13,866sqm by 2031. By contrast it is to be expected that all foodstores would have a benchmark turnover of £10,491sqm by this time and on this basis all foodstores in Stevenage will be overtrading by some 30% by 2031. To alleviate this overtrading the Retail Study identified a need for 6,270sqm of convenience goods floorspace.
- 6.3 Following the publication of the Stevenage Retail Study the 2011 Census figures were released. These figures show that when compared to the ONS mid-year estimates on which the 2013 Stevenage Retail Study is based, the actual population for Stevenage was 84,400 rather than 81,600. In addition ONS 2012 based population projections suggest an increased population growth for Stevenage from 91,000 to 97,900 in 2031.

⁸ ProVision is a gravity model which defines the catchment areas and turnover of supermarkets reflecting factors such as the store fascia, store size, shopper demographics, the local road network and strength of competing stores

- 6.4 When this data was released the CACI model which underpinned the 2013 Stevenage Retail Study could not be easily updated as there had been alterations to the SOA boundaries. However, the CACI data would indicate an approximate convenience goods spend per head of £2,350 per person in 2012 increasing to £2,450 in 2031. On this basis, as an approximate measure, the additional 6,900 people in 2031 would generate £16.9 million of convenience expenditure. Assuming a trading density of £12,589/sqm this equates to an identified need for an additional 1,342sqm of convenience goods floorspace.
- 6.5 This analysis was added as an addendum to the Retail Study and became the 'Revised Stevenage Retail Study October 2014'. Para 1.5 identifies that the total need for convenience goods floorspace across the Borough is 7,612sqm by 2031 (identified as 6,270sqm in the 2013 Study, plus an additional 1,342sqm arising from population changes from the 2011 Census).
- 6.6 Policy SP4 and Policy TC11 note that of the 7,600sqm⁹ total need
- 1,500sqm is allocated for extensions to existing convenience stores (para 7.70)
 - 500sqm is allocated to each of the urban extensions (SP4 and TC11)
- This leaves a total convenience goods floorspace need of 4,600sqm to be provided in a new store within the Borough.
- 6.7 20% should be added to the 4,600 figure to accommodate ancillary comparison goods. This increases the figure by 920sqm to 5,520sqm. This then amounts to 7,900sqm⁸ allowing for a 70% gross/net ratio.
- 6.8 Policy SP4 needs additional wording to clarify this calculated need. Part d of Policy SP4 should thus read:

Policy SP4: A Vital Town Centre

... d. Support the provision of up to 7,600m² net of additional convenience floorspace within the Borough boundary by 2031 to meet the needs of the expanded town. This will include:

i. ~~At least~~ 1,500 m² extensions to existing centres in the retail hierarchy, then other stores in accordance with the sequential test.;...

... v. A new allocation for a large new store, in the order of 7,900m², at Graveley Road to meet identified needs post-2023

- 6.9 There is also a discrepancy in the figures stated in Policy TC11 which needs correction.
- 6.10 The first parts of the policy would remain as set out in the submission version of the SBLP, the final part of Policy TC11 should thus read:

'Policy TC11: New Convenience Retail Provision

... A site for a major new foodstore of up to ~~7,600m²~~ 7,900m² trading floorspace to serve Borough-wide needs post-2023 is identified on the proposals map at Graveley Road. A retail impact assessment will be

⁹ rounded figure

required, particularly focusing upon the impact on Local Centres and Neighbourhood Centres.

6.11 Paras 7.69 and 7.70 also need amending for clarification purposes:

7.69 Our evidence suggests that there is currently a small surplus of need for convenience floorspace in the town Borough. Only towards the middle of the plan period will a significant need for additional floorspace arise. This projected Borough-wide need is 7,000m², rising to 9,100m² of trading floorspace allowing for up to 20% of floorspace being devoted to ancillary comparison goods. 7,600sqm net of convenience trading floorspace. The Council is under an obligation to plan positively for this need, which requires a policy setting out how this floorspace should be distributed and any necessary allocations made.

7.70 At least 1500sqm of the total need is reserved to allow for extensions to existing convenience stores, particularly in the Town Centre, the Old Town Major Centre, Poplars District Centre and Neighbourhood Centres, to preserve and strengthen their role. A further 1,500sqm is reserved to the new Local Centres at Stevenage West, North of Stevenage and South East Stevenage. This will reduce the maximum size of a single new superstore to 7,600m², of which no more than 1,500m² of trading floorspace should be devoted to ancillary comparison goods. The remaining 4,600sqm net of identified need for convenience floorspace is reserved for a large store. The maximum total net trading floorspace for this superstore will be 5,520sqm net allowing for up to 20% (920sqm) of the total net floorspace of the store to be devoted to ancillary comparison goods. Assuming a 70% gross to net floorspace ratio the maximum gross floorspace of new superstore would be 7,900sqm gross.

6.12 With regard to traffic modelling, the original S-Paramics ([ED109](#)) commissioned by Hertfordshire County Council did not include the traffic impacts of the new convenience retail site TC11. However, the Initial Transport Modelling Evidence ([ED126](#)) does include the new allocation and has modelled the traffic impacts of this allocation and concludes that the impact of the convenience retail allocation does not significantly contribute to trip rates for am and pm peak times.

7. Policy TC13 sets floorspace thresholds, above which an impact assessment will be required for main town centre uses outside the town centre. How were these thresholds arrived at and are they justified?

7.1 Planning Practice Guidance advises that in setting a locally appropriate threshold for retail impact assessments it will be important to consider the:

- scale of proposals relative to town centres
- the existing viability and vitality of town centres
- cumulative effects of recent developments
- whether local town centres are vulnerable
- likely effects of development on any town centre strategy
- impact on any other planned investment

7.2 Following a review of Policy TC13 , it is suggested that Policy TC13 should be altered to read:

'Policy TC13: Retail impact assessments

... An impact assessment will be required for proposals for main town centre uses ~~outside the Town Centre~~ which exceed the following floorspace thresholds:

- a. ~~Town Centre: 2,500m²~~*
- b. High Street Shopping Area: ~~1,000m²~~ 300m²*
- c. District Centre and Local Centres: ~~750m²~~ 300m²*
- d. Neighbourhood Centres: ~~500m²~~ 300m²*
- e. Elsewhere: 300m²...'*

7.3 The threshold, of 300m², was arrived at after an analysis of the overall characteristics and health of retail provision in Stevenage and the likely impact that proposals for town centre uses may have on the vitality and viability of defined centres, commitments and planned investment.

7.3 It is to be expected that 300m² of floorspace, whether provided through a new store, a mezzanine or a variation of condition would provide approximately 210m² net of floorspace applying a 70% gross to net floorspace ratio. The average trading density of an operator trading from this quantum of floorspace would be approximately £5,000/m² and a scheme of this size would result in a turnover in the order of £1,000,000.

7.4 The Applied Planning Retail Study undertook a health check of all centres within Stevenage which included an analysis of floorspace. The total floorspace within each defined centre, applying a 70% gross to net ratio (excluding the Town Centre, Old Town and The Poplars (Sainsbury's)) is set out in the table below. The larger centres are excluded as these would disproportionately skew the data. The table demonstrates that the average net floorspace for all the centres at the time of the survey was 713m². The Table also estimates the potential turnover of these centres, assuming a comparable average trading density for the centres of £5,000m², and assesses the potential impact on defined centres if a 300m² gross retailer diverted 25% of its trade from any given centre. A 25% trade diversion has been used as this is typically the maximum percentage that a proposal would divert from any individual centre within an urban context with overlapping retail hierarchies.

Centre	Net Floorspace of Centre (sq m)	Estimated Benchmark Turnover of Centre (£m)	Impact assuming 25% Turnover of 300 sq m Gross Proposal Diverted From Centre (%)
Bedwell Crescent	498	2.49	10
The Glebe	1566	7.83	3
The Hyde	1620	8.10	3
Marymead	956	4.78	5
Oaks Cross	580	2.90	9
The Oval	2069	10.35	2
Roebuck	455	2.28	11
Canterbury Way	214	1.07	23
Chells Manor	217	1.09	23
Filey Close	357	1.79	14
Hydean Way	378	1.89	13
Mobbsbury Way	378	1.89	13
Popple Way	378	1.89	13
Rockingham Way	315	1.58	16
Mean Average	713	3.56	7

- 7.5 The analysis shows the potential impact on any given centre from this scenario and models a range of impacts. However the average impact, which is a more appropriate measure, indicates that the potential impact of a 300m² proposal, if the proposal diverted 25% of its trade from defined centres, would be 7%.
- 7.6 Whilst any individual centres' susceptibility to impact is derived from many factors, as a general principle, once impacts on defined centres go above 7% it is considered that there is potential for a significant adverse impact. Having regard to the above, and taking into account the characteristics of centres within Stevenage Borough, a locally set threshold of 300m².
- 7.7 For the purposes of this Policy 'Main Town Centre Uses' are defined in Annex 2 of NPPF.
- 7.8 The recommended thresholds would not necessarily prevent future retailing in edge or out-of-centre sites. The thresholds should just be viewed as the trigger point at which analysis is required as part of the decision making process.

8. Why is a floorspace threshold set for town centre uses in the town centre (policy TC13 a.)?

8.1 This threshold is now proposed to be removed from Policy TC13.

9. Should the policies relating to the Major Opportunity Areas be more prescriptive in terms of the amount of floorspace that will be permitted for some use classes, such as A1, A3 and A4?

- 9.1 The A1, A3 and A4 retail floorspace that will be coming forward through the MOAs is *de minimis* as the units will primarily be ancillary to the residential developments and consist of bars, cafes and restaurants etc. Any Class A1 Use in the MOA is likely to be of the small 'boutique' type retail unit.
- 9.2 Policy TC3 reflects that A1 shop units will serve the day-to-day convenience needs of the residents of Centre West. Para's 7.44, 7.51 and 7.55 refer to meeting the local shopping needs with regard to Policies TC5, TC6 and TC7 respectively.
- 9.2 SBC do not, therefore, consider that it is appropriate to cap the amount of floorspace that will be permitted for some use classes in the MOA's.

10. Has the potential effect of the retail policies in the Plan on Welwyn Garden City town centre been considered? If, so what were the findings?

- 10.1 A need is identified in Policy TC12 for 4,600sqm of new comparison goods floorspace, which is to be provided within the town centre. This is derived from the Stevenage Retail Study, October 2014 ([ER5](#)), which identified a need for 3,979sqm of comparison floorspace - plus 712sqm arising from adjustments following publication of the 2011 Census data.
- 10.2 The comparison goods floorspace need is derived from a scenario in which all existing commitments are implemented by 2017 and Stevenage continues to maintain constant market share of expenditure from this position onwards to serve the needs of the population.
- 10.3 The policy does not assume that Stevenage seeks to 'clawback' any expenditure which is leaking to neighbouring centres. The policy is based on maintaining Stevenage's current position in the retail hierarchy. This approach (of not seeking to increase market penetration) allows for a proportionate increase in floorspace in all neighbouring authority's including Welwyn Hatfield.
- 10.4 The identified need for convenience goods floorspace is calculated on the basis that foodstores within Stevenage maintain a constant market share as the population grows. This approach assumes that foodstores located outside Stevenage also maintain a constant market share over the plan period. This approach (of not seeking to increase market penetration rates) allows for a proportionate increase in floorspace in all neighbouring authorities, including Welwyn Hatfield.

Appendix A

Fig 1 – Hot Food Takeaway uses, Other A3 uses and A1 uses in the HSSA

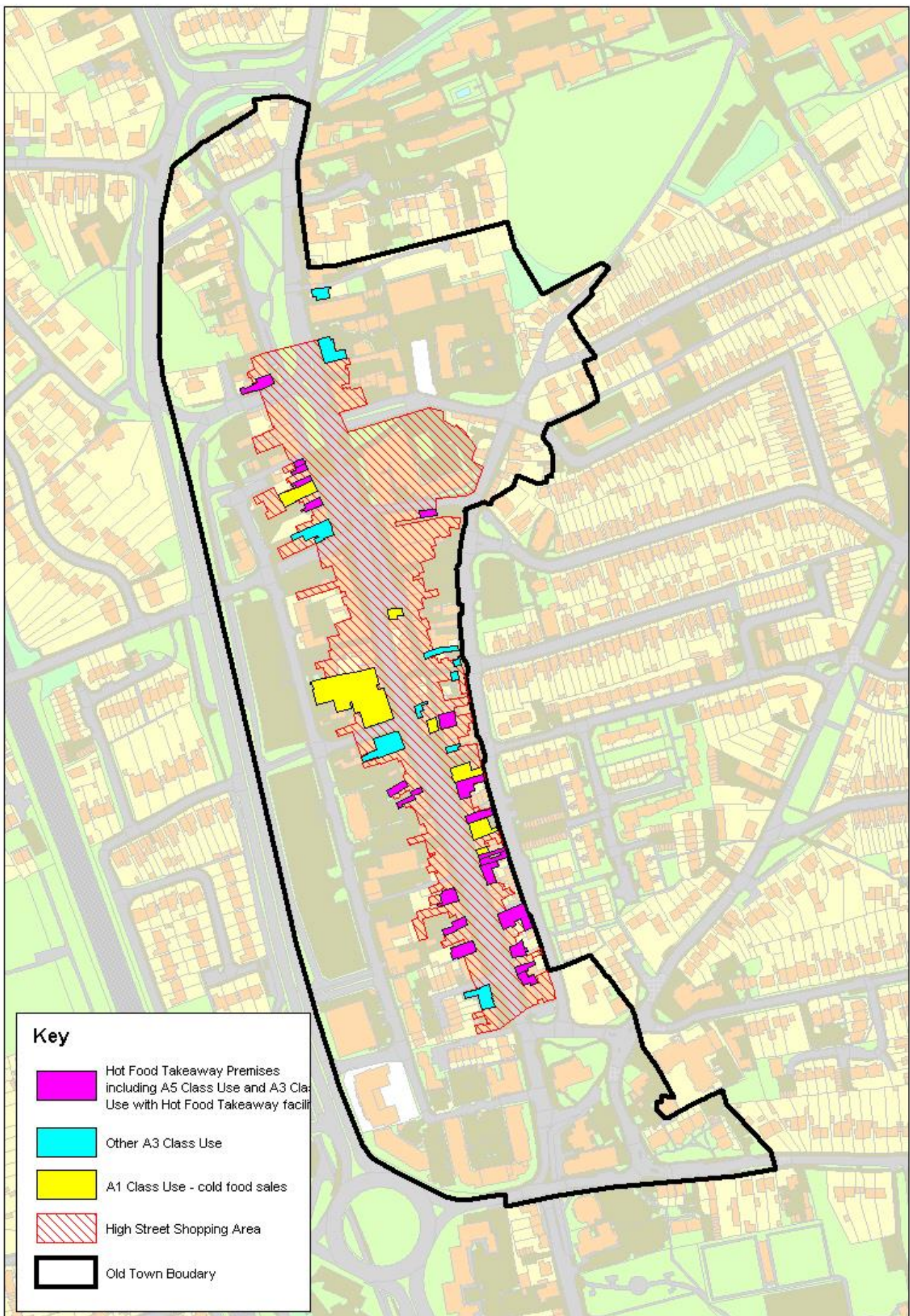


Fig 2 – Neighbourhood Centres and Secondary Schools

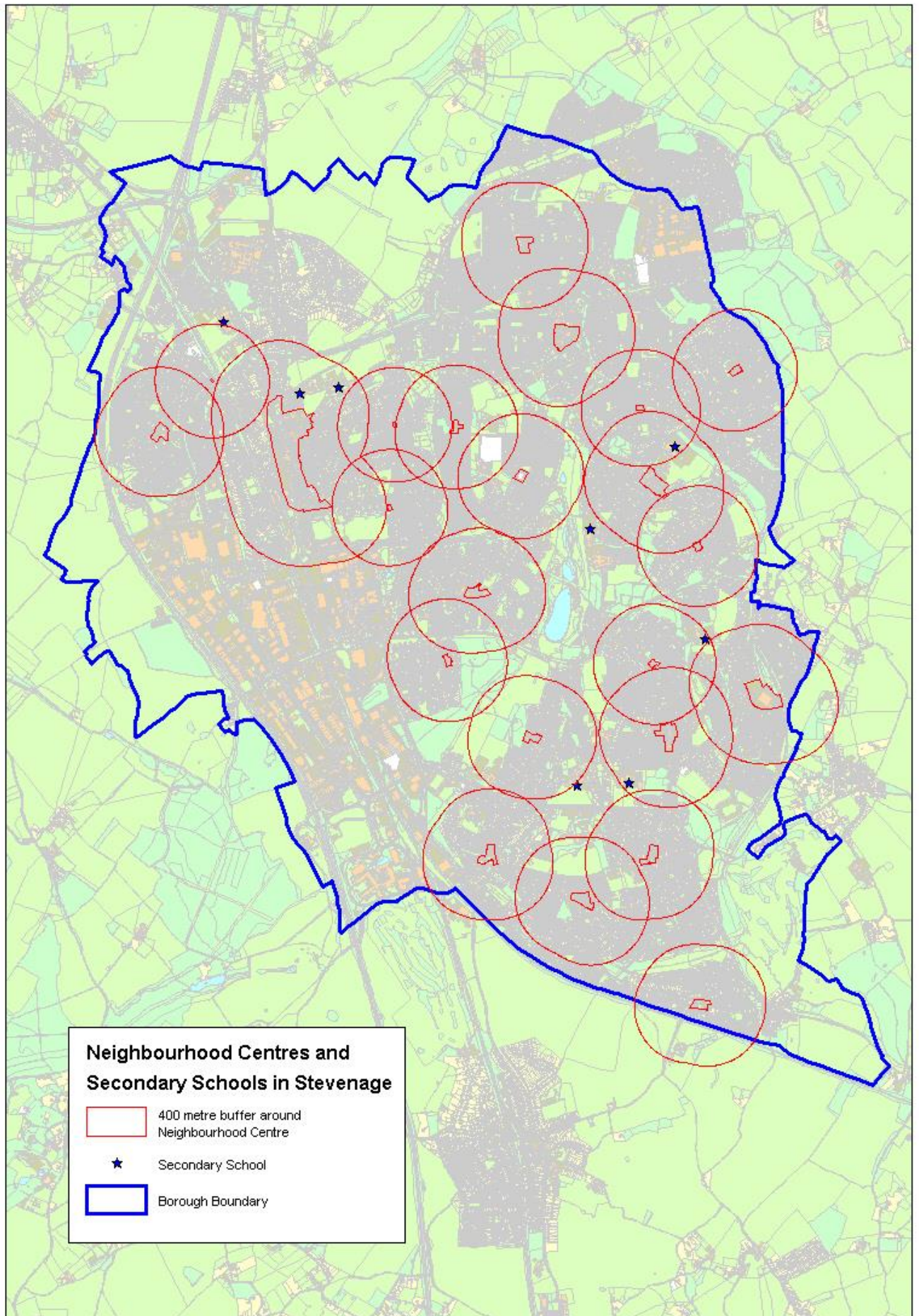


Table 1: # HFT per 1,000 population per ward

Ward	Population ¹⁰	# of HFT outlets	HFT per 1000
Bandley Hill	6729	3	0.4
Bedwell	7303	5	0.6
Chells	6931	3	0.4
Longmeadow	5947	5	0.8
Manor	6288	1	0.1
Martins Wood	6443	4	0.6
Old Town	8542	21	2.4
Pin Green	6319	1	0.1
Roebuck	6633	3	0.4
St Nicholas	7169	0	0
Shephall	6346	8	1.2
Symonds Green	5919	2	0.3
Woodfield	5900	0	0

¹⁰ Mid-2015: SAPE18DT8

<https://www.ons.gov.uk/peoplepopulationandcommunity/populationandmigration/populationestimates/datasets/wardlevelmidyearpopulationestimatesexperimental>

Neighbourhood Centre	Ward	Total Units	A5	A3	A1	A5 % of total units	A5 % of units that provide food (Class A1, A3 and A5 use)	SBC owned?
Bedwell	Bedwell	10	3	1	1	30	60	Yes
Glebe	Chells	24	3	2	3	13	38	Yes
Hyde	Shephall	28	6	1	3	21	60	Yes
Marymead	Roebuck	13	3	0	1	23	75	Yes
Oaks Cross	Longmeadow	11	4	0	1	36	80	Yes
Oval	Martins Wood	25	2	1	4	8	29	Yes
Poplars	Bandley Hill	3	1	0	1	33	50	Yes
Canterbury Way	St Nicholas	3	0	0	1	0	0	Yes
Filey close	Symonds Green	5	2	0	1	40	67	Yes
Chells Manor	Martins Wood	4	2	0	1	50	67	No
Archer Road	Pin Green	2	0	0	1	0	0	Yes
Austen Paths	Chells	1	0	0	1	0	0	Yes
Burwell Road	Bandley Hill	4	2	0	1	50	67	Yes
Fairview Road	Symonds Green	2	0	0	1	0	0	No
Hydean Way	Shephall	5	2	0	1	40	67	Yes
Kenilworth Close	Longmeadow	4	1	0	1	25	50	Yes
Lonsdale Road	Pin Green	2	0	0	0	0	0	Yes
Mobbsbury Way	Manor	5	1	0	1	20	50	Yes
Popple Way	Pin Green	6	1	0	1	17	50	Yes
Rockingham Way	Bedwell	6	2	0	1	33	67	Yes

Roebuck	Roebuck	8	0	1	1	0	0	Yes
Whitesmead Road	Old Town	1	0	0	1	0	0	No

Table 2: Neighbourhood Centre A1, A3 and A5 occupancy and SBC ward and ownership