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## **APPENDIX 3**

### **CAMBRIDGE CITY DISTRICT AND LOCAL CENTRES PROFORMAS AND AUDITS**

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Cambridge City Council: District Centre	MILL ROAD EAST	
		
<b>COMPOSITION:</b>		
<b>Number of Units:-</b> <ul style="list-style-type: none"> <li>▪ Convenience</li> <li>▪ Comparison</li> <li>▪ Services</li> <li>▪ Vacant</li> <li>▪ Other</li> </ul>	8 units 23 units 28 units 8 units 6 units <u>TOTAL = 73 units</u>	
<b>Foodstores</b>	Co-op, Londis. Tesco are trying to open a store at 163-167 Mill Road.	
<b>Other Retail Provision</b>	Charity shops and speciality retailers including a music shop and ironmongers.	
<b>Other Uses</b>	Range of service operators including a number of cafes and fast food takeaways, financial and legal advice centres and hair and beauty salons. There is also a drugs rehabilitation centre and the Cambridge Deaf Centre.	
<b>Description of Unit Sizes</b>	The majority of units are 2-storey residential conversions with residential dwellings above. Units along Mill Road are small although further east, unit sizes appear to increase. Both the Co-op and Londis foodstores occupy larger units and there are three sizeable homeware goods units and a large cycle store in the most-eastern part of the centre.	
<b>ACCESSIBILITY:</b>		
<b>Public Transport</b>	There are a number of bus stops along Mill Road. There is also some provision of cycle parking facilities.	
<b>Pedestrian Linkages</b>	The centre has good pedestrian linkages to the surrounding residential areas and is within walking distance to the city centre and Cambridge railway station. There is good provision of pedestrian crossings along Mill Road and wide pavements to facilitate pedestrian movement throughout the centre.	
<b>Car Parking</b>	There is some provision of on-street parking.	
<b>ENVIRONMENTAL QUALITY:</b>		
<b>Built Environment &amp; Landscaping</b>	<p>Overall the centre is in a reasonably good condition. In parts there is an active street scene with outdoor seating associated with café uses and goods displayed outside shop frontages. There are some trees along Mill Road although there is little other landscaping. Overall, buildings and shop frontages appear well maintained.</p> <p>There is a concentration of three adjacent vacant units situated in the central section of the centre and a sizable vacant unit previously occupied by Party Mania, which all offer opportunities for redevelopment and to attract new uses to the centre.</p>	
<b>SUMMARY &amp; RECOMMENDATIONS:</b>		
Mill Road East is a linear centre situated on a key route from the city centre to outlying residential areas. The centre provides a range of goods and services and is strategically located to meet the convenience needs of the surrounding residential population, as well as those passing through.		

**Cambridge City Council:  
District Centre**

**MILL ROAD WEST**



**COMPOSITION:**

<b>Number of Units:-</b>	
<ul style="list-style-type: none"> <li>▪ Convenience</li> <li>▪ Comparison</li> <li>▪ Services</li> <li>▪ Vacant</li> <li>▪ Other</li> </ul>	<p>13 units</p> <p>19 units</p> <p>47 units</p> <p>4 units</p> <p>2 units</p> <p><u>TOTAL = 85 units</u></p>
<b>Foodstores</b>	There is a Nip In supermarket and local butchers, bakers and convenience goods provision. There are also a number of retailers specialising in international foods.
<b>Other Retail Provision</b>	Charity shops, cycle store, pharmacies, jewellers and electrical stores
<b>Other Uses</b>	There are a significant number of cafes, restaurants and fast food takeaways. There are also a number of property and financial services as well as hair and beauty salons, a snooker hall and public houses.
<b>Description of Unit Sizes</b>	Broad range of unit sizes and a mixture of purpose built units and conversion properties.

**ACCESSIBILITY:**

<b>Public Transport</b>	There are a number of bus stops situated along Mill Road. There is some provision of cycle parking facilities.
<b>Pedestrian Linkages</b>	There are regular pedestrian crossings along Mill Road and the centre has good links with the surrounding residential areas and is within walking distance of the city centre and Cambridge railway station.
<b>Car Parking</b>	There is no provision for on-street parking but there is a small car park to the rear of Micky Fynns snooker hall.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	<p>Overall the centre has a pleasant built environment. Many of the shop units are converted form traditional Victorian terraces which range from two to three storeys in height. There are some trees situated along Mill Road and a small park with some seating. In parts, the pavements and bus stop shelters would benefit from refurbishment.</p> <p>There is a large vacant unit towards the east of the centre previously occupied by the library which represents a possible development opportunity.</p>
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**SUMMARY &  
RECOMMENDATIONS:**

Mill Road West is a pleasant centre with a historic charm in parts. The centre noticeably offers a range of both day and night time eateries as well as a number of specialist and international food shops. This provision is supported by an element of comparison goods retailers and other retail and financial service providers.





**COMPOSITION:**

**Number of Units:-**

▪ Convenience	8 units
▪ Comparison	17 units
▪ Services	30 units
▪ Vacant	1 unit
▪ Other	4 units
	<u>TOTAL = 60 units</u>

<b>Foodstores</b>	Co-op
<b>Other Retail Provision</b>	Staples
<b>Other Uses</b>	Dentist, Orthodontist, Chiropodist

<b>Description of Unit Sizes</b>	Mostly small units, many of which have been converted from residential properties. There are some larger units occupied by Two Seasons outdoor sports store, Barclays and Lloyds TSB banks and public houses and there is a large Staples store.
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**ACCESSIBILITY:**

<b>Public Transport</b>	There are bus stops on Chesterton Road and Milton Road. Some cycle parking provision and dedicated cycle lanes.
<b>Pedestrian Linkages</b>	There is good provision of pedestrian crossings and wide pavements which facilitates pedestrian movement across the centre. The centre is within walking distance of the main city centre.
<b>Car Parking</b>	There is good provision of on-street parking which operates on a pay and display basis between 9am and 5pm. There is also a short stay car park off Chesterton Road. There are customer-only parking facilities at the Old Spring public house and Staples.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	Generally good. There is a mix of building types, mainly two-storey. Many of the units would have originally been residential dwellings although there are also purpose built units including those occupied by the banks and Staples. The majority of units have residential uses above. Shopfronts appear well maintained and the centre is clean. There are some trees and planting, especially on the roundabout in the middle of the centre which contributes a pleasant focal feature.
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**SUMMARY &  
RECOMMENDATIONS:**

Mitcham's Corner is located within walking distance of the Grafton Centre and Historic area of Cambridge City Centre. The centre provides a range of shops and services for local residents as well as more specialised retailers including a large Staples and outdoor sports store. The centre is situated around a busy road junction however this is balanced by good provision of pedestrian crossings and landscaping which contribute to create a reasonably pleasant shopping environment. **Limited opportunities for redevelopment and/or expansion.**





**COMPOSITION:**

<b>Number of Units:-</b>	
<ul style="list-style-type: none"> <li>▪ <b>Convenience</b></li> <li>▪ <b>Comparison</b></li> <li>▪ <b>Services</b></li> <li>▪ <b>Vacant</b></li> </ul>	<p>1 unit 2 units 3 units 0 units <u>TOTAL: 6 units</u></p>
<b>Foodstores</b>	Budgens
<b>Other Retail Provision</b>	Betting shop, pharmacy
<b>Other Uses</b>	Kwik-Fit
<b>Description of Unit Sizes</b>	Relatively large units in purpose-built precinct.

**ACCESSIBILITY:**

<b>Public Transport</b>	There is a bus stop on Cherry Hinton Road
<b>Pedestrian Linkages</b>	The centre is small and pedestrian movement is facilitated by wide pavements. Situated on the corner of a busy roundabout junction creates some difficulties for pedestrian access.
<b>Car Parking</b>	There is a car park to the front of the centre with access off Cherry Hinton Road and Perne Road.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	<p>The centre comprises of a 3 storey purpose-built precinct with residential uses above and a large Kwik-Fit unit adjacent. The majority of shop fascias are new and well maintained, however the upper floor façade is more out-of-date and in need of refurbishment.</p> <p>There is a large paved area to the front of Budgens with some seating, cycle parking provision and bins. At the time of our site visit, the area was also cluttered with storage trolleys from the convenience store (Budgens).</p> <p>There is a small attractive landscaped area between the road and the car park which has some trees and an element of planting.</p>
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**SUMMARY & RECOMMENDATIONS:**

Situated on a busy road junction, the centre provides a suitable location for top-up convenience shopping for passing trade as well as local residents. At the time of our site visit, the car park was full and the surrounding road network was busy. The overall appearance of the centre could be improved and there would be scope for redevelopment to make more efficient use of the site.



**COMPOSITION:**

<b>Number of Units:-</b>	
<ul style="list-style-type: none"> <li>▪ <b>Convenience</b></li> <li>▪ <b>Comparison</b></li> <li>▪ <b>Services</b></li> <li>▪ <b>Vacant</b></li> </ul>	<p>2 Units 1 Unit 1 Unit 0 Units <u>TOTAL: 4 Units</u></p>
<b>Foodstores</b>	General store
<b>Other Retail Provision</b>	Bakery, pet shop, fast food takeaway
<b>Other Uses</b>	Community rooms
<b>Description of Unit Sizes</b>	Medium-sized units situated within a purpose built terrace block with commercial/retail on the ground floor and residential above.

**ACCESSIBILITY:**

<b>Public Transport</b>	The centre is within close proximity to bus stops on Histon Road. There is good provision of cycle parking facilities.
<b>Pedestrian Linkages</b>	The centre is well integrated within a local residential area.
<b>Car Parking</b>	There is on-street parking in front of the units.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	The units are situated on the ground floor of a purpose-built terrace block. The units are situated back from Akeman Road and there is a large paved area to the front of the units. There are some trees, safety bollards and bins although the centre could benefit from some more green planting and an element of refurbishment.
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**SUMMARY & RECOMMENDATIONS:**

Akeman Road is a small centre which offers a limited selection of goods and services to serve the needs of the immediate surrounding neighbourhood, but nevertheless provides essential provisions. The centre is constrained by adjacent residential buildings and there is little scope for extension.



**Cambridge City Council:  
Local Centre**

**ARBURY COURT**



**COMPOSITION:**

<b>Number of Units:-</b>	
▪ <b>Convenience</b>	6 units
▪ <b>Comparison</b>	3 units
▪ <b>Services</b>	5 units
▪ <b>Vacant</b>	2 units
	<u>TOTAL = 16 units.</u>
<b>Foodstores</b>	Medium Sized Budgens foodstore
<b>Other Retail Provision</b>	Budgens Martins Newsagents Andrew McCulloch Electricals
<b>Other Uses</b>	None.
<b>Description of Unit Sizes</b>	Small to medium sized units with the exception of Budgens, which is the largest unit.

**ACCESSIBILITY:**

<b>Public Transport</b>	Good cycle parking. Local bus services.
<b>Pedestrian Linkages</b>	Good. Main square is pedestrianised and the centre is well linked to surrounding residential areas.
<b>Car Parking</b>	Free surface car park adjacent to Budgens.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	Purpose built local centre. Built in the early 1990s. Courtyard design with open space in the centre surrounded by 3 and 4 storey brick buildings with shops and service uses on the ground floor and residential apartments above, which provide natural surveillance overlooking the courtyard. Overall, the environment is clean and well maintained. Central square is a pleasant open space with large planters. There are some benches, which are generally in an acceptable condition.
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**SUMMARY &  
RECOMMENDATIONS:**

There appears to be limited scope for expansion and redevelopment, given that the centre only opened in the 1990's. There could however be scope to reconfigure parts of the centre and to improve the environment. Overall, the centre appears to be performing well and is clean and well maintained.

**Cambridge City Council:  
Local Centre**

**ARBURY ROAD/MILTON ROAD**



**COMPOSITION:**

**Number of Units:-**

▪ Convenience	2 units
▪ Comparison	6 units
▪ Services	8 units
▪ Vacant	0 units
▪ Other	1 unit
	<u>TOTAL = 17 units</u>

<b>Foodstores</b>	Co-Op
<b>Other Retail Provision</b>	Bob Hopper Commercial and Domestic Catering
<b>Other Uses</b>	Dentist
<b>Description of Unit Sizes</b>	Mainly small units. Some have been converted from residential properties.

**ACCESSIBILITY:**

<b>Public Transport</b>	There is a bus stop on Milton Road. Limited cycle parking.
<b>Pedestrian Linkages</b>	The centre is well linked with the surrounding residential areas.
<b>Car Parking</b>	There is off-road forecourt car parking as well as limited street parking, which provides 30 minutes free parking. There is also a small car park at the rear of the Co-Op.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	Generally good. There is a mix of building types, mainly two storey. Some of the units occupy semi's which would have originally been residential dwellings. There is an interesting art-deco style block of units and the Co-Op occupies a purpose built unit. Most of the units have residential uses above. Shopfronts are generally well maintained and the centre is clean. There are some trees; however the centre lacks any form of planting.
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**SUMMARY &  
RECOMMENDATIONS:**

The centre offers limited scope for expansion given its location adjacent to a residential area. However, the centre would benefit from environmental improvements such as additional planting and landscaping. Parking areas could also be improved.



**COMPOSITION:**

**Number of Units:-**

▪ Convenience	2 Units
▪ Comparison	2 Units
▪ Services	3 Units
▪ Vacant	1 Unit
▪ Other	1 Unit
	<u>TOTAL = 9 Units</u>

<b>Foodstores</b>	Spar
<b>Other Retail Provision</b>	Pharmacy, greengrocer, charity shop and restaurants/take aways
<b>Other Uses</b>	Library, McDonalds on Newmarket Road
<b>Description of Unit Sizes</b>	The units range from small to medium-sized with Spar occupying the largest unit. McDonalds also occupies a fairly large stand alone site.

**ACCESSIBILITY:**

<b>Public Transport</b>	There is a bus stop on Barnwell Road. There is some cycle parking provision.
<b>Pedestrian Linkages</b>	There are pedestrian crossings connecting the centre with the surrounding residential areas. The front of the centre is pedestrianised.
<b>Car Parking</b>	There is a small car park situation in front of the centre with access of Barnwell Road.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	The centre comprises a purpose-built precinct which is 2-storeys in height with residential uses above. The quality of shop fascias varies although those for Spar and the Co-op pharmacy both appear to be relatively new.  The centre sits within a pleasant environment with a wide paved area in front of the units and pleasant planting and trees between the car park and the main road.
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**SUMMARY &  
RECOMMENDATIONS:**

The centre appears to be well-located south, of the busy Newmarket Road providing a convenient stop-off for passers by as well as nearby residents. The McDonalds is situated north of Newmarket Road and is not easily accessible from the centre by foot. There is a single vacant unit situated adjacent to the McDonalds which could be a potential development opportunity, subject to effective integration with the rest of the centre.

<b>Cambridge City Council: Local Centre</b>	<b>CAMPKIN ROAD</b>
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<b>COMPOSITION:</b>	
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<b>Number of Units:-</b>	<ul style="list-style-type: none"> <li>▪ <b>Convenience</b>                      1 Unit</li> <li>▪ <b>Comparison</b>                      0 Units</li> <li>▪ <b>Services</b>                              2 Units</li> <li>▪ <b>Vacant</b>                                0 Units</li> </ul> <p style="margin-left: 20px;"><u>TOTAL = 3 Units</u></p>
<b>Foodstores</b>	Tesco Express
<b>Other Retail Provision</b>	None
<b>Other Uses</b>	Chinese take-away, public house
<b>Description of Unit Sizes</b>	Purpose-built precinct with a Tesco Express and smaller take-away unit adjacent. Large public house situated opposite.

<b>ACCESSIBILITY:</b>	
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<b>Public Transport</b>	There is a bus stop on Campkin Road and there is also bicycle provision outside the Tesco store.
<b>Pedestrian Linkages</b>	The centre is well located off a main route through a large residential area. There are no pedestrian crossings but speed control measures along Campkin Road facilitate safe pedestrian movement to and from the centre.
<b>Car Parking</b>	There are some dedicated parking bays on Campkin Road.

<b>ENVIRONMENTAL QUALITY:</b>	
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<b>Built Environment &amp; Landscaping</b>	The units are situated in a purpose-built 2-storey precinct with residential uses above. The precinct is set back from Campkin Road and there is a relatively large pedestrianised area with some landscaping, trees and a seating area.
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<b>SUMMARY &amp; RECOMMENDATIONS:</b>	
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The centre is well position off a primary route through a large residential area in north Cambridge. The centre provides a reasonably-sized Tesco convenience store and there is a local take-away and public house to meet the needs of the immediate adjacent community. Tesco also provides an ATM facility.



**COMPOSITION:**

**Number of Units:-**

▪ <b>Convenience</b>	6 Units
▪ <b>Comparison</b>	6 Units
▪ <b>Services</b>	12 Units
▪ <b>Vacant</b>	2 Units
▪ <b>Other</b>	5 Units
	<u>TOTAL = 31 Units</u>

<b>Foodstores</b>	Tesco Express
<b>Other Retail Provision</b>	Newsagent, off licence, betting shop, bank and building society. There is also a craft shop, barbers and a Sue Ryder Charity Shop.
<b>Other Uses</b>	Library, Dentist, Doctors
<b>Description of Unit Sizes</b>	Varying unit sizes with some larger units occupied by Tesco and Martin's newsagents. There is also a sizable vacant unit previously occupied by Cherry Discount Store.

**ACCESSIBILITY:**

<b>Public Transport</b>	There is a bus stop on the High Street. There is also provision for cycle parking.
<b>Pedestrian Linkages</b>	There are good pedestrian links between the centre and the surrounding area. Units are set back from the road and there are wide pavements for easy pedestrian movement. There are pedestrian crossings to facilitate safe pedestrian permeability across the centre.
<b>Car Parking</b>	There is some on-street parking provision on the High Street and a free car park situated off Colville Road.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	Overall, the centre has a village-like appearance with a range of building types including a traditional thatched property. Most of the buildings are more modern with the majority of shop units clustered in small purpose-built precincts and ranging from 1-3 storeys in height. Units are set back from the main road and there is good provision of seating, trees and planting which creates an attractive environment. Some of the shop fascias appear new and in general the shop fronts are well-maintained.
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**SUMMARY & RECOMMENDATIONS:**

The centre offers a good range of goods and services for the local residents of Cherry Hinton and those passing through. There is sufficient parking and overall the centre is clean and attractive. The recreation ground situated to the east of the High Street also adds to provide an attractive green open space. There are two vacant units and the centre may benefit from some restaurant or café provision.

One of the biggest local centres in terms of the number of units and range of services on offer.

**Cambridge City Council:  
Local Centre**

**CHERRY HINTON ROAD EAST**



**COMPOSITION:**

**Number of Units:-**

▪ Convenience	2 Units
▪ Comparison	5 Units
▪ Services	8 Units
▪ Vacant	1 Unit
	<u>TOTAL = 16 Units</u>

**Foodstores** Balzano's delicatessen

**Other Retail Provision** Post Office, Newsagents, specialist shops including marine fish specialist shop and diving store.

**Other Uses** Hotel

**Description of Unit Sizes** All relatively small units

**ACCESSIBILITY:**

**Public Transport** There is a nearby bus stop on Cherry Hinton Road  
There is cycle parking provision outside the pharmacy

**Pedestrian Linkages** There appears to be good pedestrian linkages between the centre and the surrounding residential neighbourhood. The pavements are wide and there is a pedestrian crossing linking the units either side of the main road.

**Car Parking** There is some off-street parking in front of the set back units.

**ENVIRONMENTAL QUALITY:**

**Built Environment & Landscaping** Shop units are generally set back from the main road in converted residential buildings, 2-storeys in height. There are some trees on either side of the main road. There is outdoor seating to the front of the public house which creates an interesting street scene.

**SUMMARY &  
RECOMMENDATIONS:**

The centre is relatively small and provides a limited range of goods and services to the immediate surrounding neighbourhood. There is no main foodstore but there is an independent delicatessen and a number of fast-food take aways, as well as a public house. The centre is relatively constrained by surrounding housing which limits scope for expansion. There is a single vacant unit and overall the centre appears to be performing well.



**COMPOSITION:**

<b>Number of Units:-</b>	
<ul style="list-style-type: none"> <li>▪ <b>Convenience</b></li> <li>▪ <b>Comparison</b></li> <li>▪ <b>Services</b></li> <li>▪ <b>Vacant</b></li> <li>▪ <b>Other</b></li> </ul>	<p>4 Units 7 Units 16 Units 1 Unit 3 Units <u>TOTAL = 31 Units</u></p>
<b>Foodstores</b>	Sparkles Mini-market
<b>Other Retail Provision</b>	Bakery, off-licence, newsagents, dry cleaners, barbers, bank and building society. There is also a tool hire outlet, two electrical goods stores and a cycle shop.
<b>Other Uses</b>	Vets, offices, B&Bs
<b>Description of Unit Sizes</b>	Mix of small-medium units sizes.

**ACCESSIBILITY:**

<b>Public Transport</b>	There is a bus stop on Cherry Hinton Road and the centre is within walking distance of the City Centre and Cambridge railway station.
<b>Pedestrian Linkages</b>	There is a pedestrian crossing across Cherry Hinton Road to facilitate pedestrian movement across the centre. The pavement is generally quite narrow although it widens in places.
<b>Car Parking</b>	There is provision for short-stay off-street parking between 9:15am and 5:00pm Monday to Saturday.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	The centre comprises of varying building types with a mixture of purpose-built units and more traditional Victorian terrace conversions. Units extend intermittently along Cherry Hinton Road and the narrow pavement leaves little room for any landscaping or seating provision. The centre was clean and shop fascias appeared well maintained.
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**SUMMARY &  
RECOMMENDATIONS:**

Cherry Hinton Road West is a linear centre comprising a limited range of shops and services fronting the main road. The centre is located within close proximity to the city centre and Cambridge Leisure park. There is a large vacant car showroom situated just outside the centre boundary which offers a potential development opportunity. There are few other vacant units and the centre appears to be performing well.



**COMPOSITION:**

**Number of Units:-**

▪ Convenience	3 Units
▪ Comparison	4 Units
▪ Services	12 Units
▪ Vacant	1 Unit
▪ Other	4 Units
	<u>TOTAL = 24 Units</u>

**Foodstores** Tesco Express

**Other Retail Provision** Post Office, betting shop, off licence, dry cleaners and computer store. There is also a sandwich shop, some fast-food take-aways and a public house.

**Other Uses**

**Description of Unit Sizes** Shop units are generally small except for the Tesco Express. The public house and restaurants also occupy larger units.

**ACCESSIBILITY:**

**Public Transport** There is a bus stop on High Street and there is some provision for cycle parking.

**Pedestrian Linkages** The majority of units are set back from the main road allowing for wide pavements and facilitating pedestrian movement. There are also zebra crossings.

**Car Parking** There is some provision of on-street parking and the ability to park in nearby residential roads.


**ENVIRONMENTAL QUALITY:**




**Built Environment & Landscaping** Shop units generally occupy the ground floor of converted residential properties although the Tesco and adjacent units are situated in a 2-storey purpose-built precinct with residential uses above. The centre is dispersed into small clusters of shop units separated by houses. In general the centre is clean and there is just one vacant unit which detracts slightly from an otherwise pleasant environment.

**SUMMARY & RECOMMENDATIONS:**

The centre provides a limited range of goods and services and the units are well placed to serve the surrounding residential community. Overall the centre offers a pleasant environment and there is just one vacant unit. The centre is embedded within the local neighbourhood which limits the opportunity for additional growth.



<b>Cambridge City Council: Local Centre</b>	<b>DITTON LANE</b>
	
<b>COMPOSITION:</b>	
<b>Number of Units:-</b>	
<ul style="list-style-type: none"> <li>▪ <b>Convenience</b></li> <li>▪ <b>Comparison</b></li> <li>▪ <b>Services</b></li> <li>▪ <b>Vacant</b></li> <li>▪ <b>Other</b></li> </ul>	<p>2 Units 1 Unit 2 Units 0 Units 1 Unit</p> <p><u>TOTAL = 6 Units</u></p>
<b>Foodstores</b>	One-stop
<b>Other Retail Provision</b>	Butcher, pharmacy, hairdresser and fast-food take-away.
<b>Other Uses</b>	Health centre
<b>Description of Unit Sizes</b>	Small-medium sized units
<b>ACCESSIBILITY:</b>	
<b>Public Transport</b>	There is a bus stop on Ditton Lane and cycle parking provision outside the precinct.
<b>Pedestrian Linkages</b>	There are good links between the centre and the surrounding residential area and wide pavements to facilitate pedestrian movement. There is also a pedestrian crossing.
<b>Car Parking</b>	There is some off-street parking provision directly in front of the units off Ditton Lane.
<b>ENVIRONMENTAL QUALITY:</b>	
<b>Built Environment &amp; Landscaping</b>	All the units are contained within a 2-storey purpose-built precinct and appear to be well maintained with good quality fascias. There is a seating area and a large tree. New paving is required in places although in general the centre has a good environment. Green space surrounding the health centre adds to this.
<b>SUMMARY &amp; RECOMMENDATIONS:</b>	
This is a small local centre contained within a single precinct development and offers a limited range of convenience and service outlets. The centre is well placed to serve local residents and those passing through on the busy route between Newmarket Road and the A14.	

Cambridge City Council: Local Centre	FAIRFAX ROAD	
		
<b>COMPOSITION:</b>		
<b>Number of Units:-</b> <ul style="list-style-type: none"> <li>▪ Convenience</li> <li>▪ Comparison</li> <li>▪ Services</li> <li>▪ Vacant</li> </ul>	1 Unit 2 Units 1 Unit 0 Units <b>TOTAL = 4 Units</b>	
<b>Foodstores</b>	None	
<b>Other Retail Provision</b>	Newsagents, fancy dress store, international freight agency and bike store (for sale)	
<b>Other Uses</b>	None	
<b>Description of Unit Sizes</b>	Medium-sized units	
<b>ACCESSIBILITY:</b>		
<b>Public Transport</b>	The centre is not directly served by a local bus service although there are bus stops on nearby Mill Road to the south and Coldhams Lane to the north. There is some provision of cycle parking facilities.	
<b>Pedestrian Linkages</b>	The centre is embedded within a residential area and so is well placed to serve the immediate surrounding population.	
<b>Car Parking</b>	There is no dedicated parking provision although there is the opportunity to park along surrounding residential streets.	
<b>ENVIRONMENTAL QUALITY:</b>		
<b>Built Environment &amp; Landscaping</b>	The centre comprises four units situated within a converted row of post-modern residential properties. The units are set back from the road and there is an element of greenery.	
<b>SUMMARY &amp; RECOMMENDATIONS:</b>		
The centre is small and contained offering a limited selection of goods with one newsagents and two more specialist operators. There is one unit currently for sale. The centre is clean and appears to be well-maintained. Further growth is limited by adjacent residential properties.		

**Cambridge City Council:  
Local Centre**

**GRANTCHESTER STREET**



**COMPOSITION:**

**Number of Units:-**

▪ Convenience	3 Units
▪ Comparison	1 Unit
▪ Services	1 Unit
▪ Vacant	0 Units
	<u>TOTAL = 5 Units</u>

<b>Foodstores</b>	Co-op
<b>Other Retail Provision</b>	Chemist, Hair Salon, Greengrocer, butcher
<b>Other Uses</b>	None
<b>Description of Unit Sizes</b>	Generally small units. Co-op occupies the largest unit.

**ACCESSIBILITY:**


<b>Public Transport</b>	There are bus stops on Grantchester Road and Barton Road.
<b>Pedestrian Linkages</b>	The centre is relatively small and there are good links between the centre and the surrounding residential area.
<b>Car Parking</b>	There is no dedicated parking provision although there is the opportunity to park along adjacent residential roads.


**ENVIRONMENTAL QUALITY:**


<b>Built Environment &amp; Landscaping</b>	The centre is embedded at the crossroads of traditional terraced housing streets. The roads are narrow and there is no through-access so the area feels somewhat cramped. The Co-op is situated in a pleasant modern housing development and the surrounding environment is pleasant with some planting outside the store entrance.
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**SUMMARY &  
RECOMMENDATIONS:**

The centre is small and contained comprising just five units. There are no vacant units and the shops all appear attractive and well-maintained. There is some difficulty for vehicular access but there is good pedestrian accessibility and the centre provides a selection of key convenience goods for the immediate surrounding population.

Cambridge City Council: Local Centre	GREEN END ROAD	
		
<b>COMPOSITION:</b>		
<b>Number of Units:-</b> <ul style="list-style-type: none"> <li>▪ Convenience</li> <li>▪ Comparison</li> <li>▪ Services</li> <li>▪ Vacant</li> </ul>	1 Unit 3 Units 1 Unit 0 Units <u>TOTAL = 5 Units</u>	
<b>Foodstores</b>	General Store	
<b>Other Retail Provision</b>	Pet shop, bike store, window glazing and an estate agents	
<b>Other Uses</b>	Children's nursery, church	
<b>Description of Unit Sizes</b>	Range of unit sizes from the small bike store and estate agency to the larger general store	
<b>ACCESSIBILITY:</b>		
<b>Public Transport</b>	There is a bus stop on Green End Road.	
<b>Pedestrian Linkages</b>	There appears to be good links between the centre and the surrounding residential area. There is also a pedestrian crossing.	
<b>Car Parking</b>	There is some provision for off-street parking in front of the units which are set back from the main road.	
<b>ENVIRONMENTAL QUALITY:</b>		
<b>Built Environment &amp; Landscaping</b>	The centre comprises a mixture of building types with most units occupying the ground floor of converted residential properties. The glazing shop appears to a more recent development and there is a sizable vacant site directly adjacent which is half-boarded up and unattractive. Shop signs are of poor quality and there is no provision of planting or greenery.	
<b>SUMMARY &amp; RECOMMENDATIONS:</b>		
<p>The centre is well-positioned on the road junction between Green End Road and Scotland Road however it is a relatively unattractive centre in need of updating. Shop fascias are of poor quality and cluttered. There are large concrete areas in front of the units which are used for parking but also add to create a bland frontage. There is also a large vacant site which is overgrown and littered. There is opportunity to improve the overall appearance of the centre as well as the range of goods on offer.</p>		

Cambridge City Council: Local Centre	HILLS ROAD
	
<b>COMPOSITION:</b>	
<b>Number of Units:-</b> <ul style="list-style-type: none"> <li>▪ Convenience</li> <li>▪ Comparison</li> <li>▪ Services</li> <li>▪ Vacant</li> <li>▪ Other</li> </ul>	2 units 5 units 15 units 3 units 1 unit <u>Total: 27 units</u>
<b>Foodstores</b>	Co-op and One Stop convenience stores
<b>Other Retail Provision</b>	Post office, music shop, pharmacy, hairdressers and hot food takeaway.
<b>Other Uses</b>	Several estate agents. Offices nearby.
<b>Description of Unit Sizes</b>	Broad range of unit sizes. Larger units are occupied by the two convenience stores and there is also a sizable Italian café.
<b>ACCESSIBILITY:</b>	
<b>Public Transport</b>	Bus stops on Hills Road and within walking distance of Cambridge national rail station. Insufficient cycle parking provision with cyclists forced to use railings.
<b>Pedestrian Linkages</b>	Good links with the surrounding residential areas and the centre is within walking distance of the city centre. Relatively busy road and provision of only one pedestrian crossing.
<b>Car Parking</b>	Some on-street pay and display parking along neighbouring streets but none within the centre boundary.
<b>ENVIRONMENTAL QUALITY:</b>	
<b>Built Environment &amp; Landscaping</b>	Mixed of building types, mainly 2-3 storeys. There is no planting or landscaping but in general the centre is relatively clean and shops units appear well maintained.
<b>SUMMARY &amp; RECOMMENDATIONS:</b>	
The centre offers a range of goods and services and appears to be in good health with relatively few vacant units. There are no vacant sites and little scope for extension or change.	

<b>Cambridge City Council: Local Centre</b>	<b>HISTON ROAD</b>
	
<b>COMPOSITION:</b>	
<b>Number of Units:-</b>	
<ul style="list-style-type: none"> <li>▪ Convenience</li> <li>▪ Comparison</li> <li>▪ Services</li> <li>▪ Vacant</li> </ul>	<p>5 Units 2 Units 2 Units 0 Units</p> <p><u>TOTAL = 9 Units</u></p>
<b>Foodstores</b>	Iceland, Aldi, Co-op
<b>Other Retail Provision</b>	Off-licence, newsagents, pharmacy, furniture store, Kwik-Fit, Motorcycle centre.
<b>Other Uses</b>	Vets, petrol station
<b>Description of Unit Sizes</b>	Medium-large units. Largest units occupied by Aldi and Iceland.
<b>ACCESSIBILITY:</b>	
<b>Public Transport</b>	There are bus stops on Histon Road and there is good provision for cycle parking.
<b>Pedestrian Linkages</b>	There are good links between the Aldi/Iceland development and the rest of the centre fronting Histon Road. There is a pedestrian crossing and good linkages between the centre and the surrounding residential areas.
<b>Car Parking</b>	Aldi and Iceland share a large customer car park. There are also off-street parking spaces situated in front of the precinct on Histon Road.
<b>ENVIRONMENTAL QUALITY:</b>	
<b>Built Environment &amp; Landscaping</b>	Aldi and Iceland sit adjacent in a modern purpose-built retail unit set back from Histon Road. Other units occupy the ground floor of large converted residential properties which have maintained residential uses above. Shop fronts appear well maintained although hard and soft landscaping could be improved.
<b>SUMMARY &amp; RECOMMENDATIONS:</b>	
<p>The centre is well positioned on the busy Histon Road which links the city centre to the A14 at J32. The centre is anchored by key retailers Aldi and Iceland, and the precinct to the north supports an overall good range of products and services. There is good provision of parking and it is easy for passers by to stop on their way through. The aesthetic qualities of the centre could be improved, but in general it appears to be functioning well and there are no vacant units.</p>	



**COMPOSITION:**

**Number of Units:-**

▪ Convenience	1 Unit
▪ Comparison	2 Units
▪ Services	1 Unit
▪ Vacant	0 Units
	<u>TOTAL = 4 Units</u>

<b>Foodstores</b>	None
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<b>Other Retail Provision</b>	Post Office, two music stores
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<b>Other Uses</b>	None
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<b>Description of Unit Sizes</b>	Generally small units with large Co-op
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**ACCESSIBILITY:**

<b>Public Transport</b>	There is a bus stop on King Hedges Road
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<b>Pedestrian Linkages</b>	The centre is situated on a busy road junction between King Hedges Road and Milton Road which creates some constraint on pedestrian movement.
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<b>Car Parking</b>	There is some provision for off-street parking
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**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	Most of the shop units occupy converted houses and are situated to the east of King Hedges Road. The Co-op foodstore occupies a single storey purpose-built unit to the south on the corner of Milton Road and Green End Road. There is some planting to the front of the Co-op but little other landscaping provision.
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**SUMMARY &  
RECOMMENDATIONS:**

The centre is well-located on the busy road junction off Milton Road however the centre is dominated by heavy traffic and it is not easy for pedestrians to readily access all units. The centre has a limited offer although the Co-op foodstore is convenient for both the local surrounding neighbourhood and those passing through to the A14.

Cambridge City Council: Local Centre	NEWNHAM ROAD
	
<b>COMPOSITION:</b>	
<b>Number of Units:-</b> <ul style="list-style-type: none"> <li>▪ Convenience</li> <li>▪ Comparison</li> <li>▪ Services</li> <li>▪ Vacant</li> <li>▪ Other</li> </ul>	1 Unit 3 Units 6 Units 4 Units 5 Units <u>TOTAL = 19 Units</u>
<b>Foodstores</b>	Newnham Stores.
<b>Other Retail Provision</b>	Barbers, home furnishings store, bridal shop and various restaurants
<b>Other Uses</b>	Dentist, petrol station, offices
<b>Description of Unit Sizes</b>	Small retail units, larger restaurant units.
<b>ACCESSIBILITY:</b>	
<b>Public Transport</b>	There is a bus stop on Queen's Road to the north of the centre.
<b>Pedestrian Linkages</b>	The centre is within close proximity to the city centre and there are good links to the centre and the surrounding Colleges.
<b>Car Parking</b>	There is no dedicated parking in the centre, although there is an option to park along nearby streets.
<b>ENVIRONMENTAL QUALITY:</b>	
<b>Built Environment &amp; Landscaping</b>	Units in the centre are dispersed with some positioned within traditional terraced units along Newnham Road. The restaurants are situated adjacent to the river in larger conversion properties. The centre has a traditional feel to it and the river adds to the overall attractiveness.
<b>SUMMARY &amp; RECOMMENDATIONS:</b>	
<p>The centre offers a limited selection of retail and is more restaurant-dominated. The historic buildings and the setting on the river offers a pleasing and attractive environment for this purpose although Newnham Road is consistently busy and there is no dedicated parking provision. Overall the centre is performing well in its role as a eating and drinking destination.</p>	



<b>Cambridge City Council: Local Centre</b>	<b>NORFOLK STREET</b>
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**COMPOSITION:**

<b>Number of Units:-</b>	
<ul style="list-style-type: none"> <li>▪ <b>Convenience</b></li> <li>▪ <b>Comparison</b></li> <li>▪ <b>Services</b></li> <li>▪ <b>Vacant</b></li> <li>▪ <b>Other</b></li> </ul>	<p>4 Units 1 Unit 6 Units 0 Units 1 Unit</p> <p><u>TOTAL = 12 Units</u></p>
<b>Foodstores</b>	Local Express convenience store.
<b>Other Retail Provision</b>	Delicatessen, bakery, newsagent, hairdresser, restaurants and musical instruments store
<b>Other Uses</b>	Public house, dentist.
<b>Description of Unit Sizes</b>	Small units.

**ACCESSIBILITY:**

<b>Public Transport</b>	There is no bus stop on Norfolk Street but the centre is in close proximity to the transport interchanges in the city centre.
<b>Pedestrian Linkages</b>	The centre is embedded within a residential area and there are good links to the surrounding neighbourhood and the city centre.
<b>Car Parking</b>	Norfolk Street is narrow but there is provision of pay and display on-street parking.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	Units are situated in a uniquely-shaped precinct building with residential uses above. Units are set back off the road and shop fronts are of a good quality and appear well-maintained. The centre is clean but the narrow road and on-street parking creates some difficulty for vehicular access. Some planting outside the shops would create a more aesthetically pleasing environment.
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**SUMMARY & RECOMMENDATIONS:**

The centre is well located within a residential area and there are good links with the Grafton Centre and the rest of the city centre which is within walking distance. There are no vacant units and the centre appears to be performing well. The adjacent residential streets create limited scope for any further extension.

**Cambridge City Council:  
Local Centre**

**TRUMPINGTON**



**COMPOSITION:**

<b>Number of Units:-</b>	
<ul style="list-style-type: none"> <li>▪ Convenience</li> <li>▪ Comparison</li> <li>▪ Services</li> <li>▪ Vacant</li> </ul>	<p>4 Units 2 Units 2 Units 0 Units <u>TOTAL = 8 Units</u></p>
<b>Foodstores</b>	Co-op.
<b>Other Retail Provision</b>	Bakery, post office, pharmacy, opticians, florist, hairdresser, fast-food takeaway and wine shop.
<b>Other Uses</b>	Petrol station, offices.
<b>Description of Unit Sizes</b>	Generally small units.

**ACCESSIBILITY:**

<b>Public Transport</b>	There is a bus stop on High Street and some cycle parking provision.
<b>Pedestrian Linkages</b>	The centre is set back from the busy main road and there is a pedestrian crossing.
<b>Car Parking</b>	There is no dedicated parking provision but it is possible to park along nearby residential roads.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	The centre comprises a crescent of shops with two floors of residential units above. The environment is pleasant with a sizable green area, trees, benches and pedestrian walkway curving around in front of the units. Shops fascias are small and narrow and the overall appearance of the shop fronts could be improved. Other elements of soft and hard landscaping are also in need of maintenance.
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**SUMMARY & RECOMMENDATIONS:**

The centre offers a good range of local convenience goods and services to meet the needs of the immediate surrounding neighbourhood, as well as those working in the offices opposite and those passing through. The centre has a sizeable area of green space, although both the hard and soft landscaping could be enhanced with a little maintenance.

**Cambridge City Council:  
Local Centre**

**VICTORIA ROAD**



**COMPOSITION:**

<b>Number of Units:-</b>	
<ul style="list-style-type: none"> <li>▪ <b>Convenience</b></li> <li>▪ <b>Comparison</b></li> <li>▪ <b>Services</b></li> <li>▪ <b>Vacant</b></li> <li>▪ <b>Other</b></li> </ul>	<p>1 Unit 1 Unit 3 Units 3 Units 1 Unit</p> <p><u>TOTAL = 9 Units</u></p>
<b>Foodstores</b>	Express Victoria Road Stores.
<b>Other Retail Provision</b>	Tile shop, hairdressers, estate agent, fast-food take-away and public house.
<b>Other Uses</b>	Church and community centre, solicitors.
<b>Description of Unit Sizes</b>	Small-medium sized units.

**ACCESSIBILITY:**


<b>Public Transport</b>	There is a bus stop along Victoria Road and the centre is within close proximity to the transport interchanges in the city centre. There is some cycle parking provision.
<b>Pedestrian Linkages</b>	There are good links between the centre and the surrounding residential area. There is also a pedestrian crossing.
<b>Car Parking</b>	There is some short-stay on-street parking outside the Tile shop along Stretton Avenue.

**ENVIRONMENTAL QUALITY:**

<b>Built Environment &amp; Landscaping</b>	Units in the centre are dispersed along Victoria Road and embedded adjacent to residential properties. There are some additional units situated along Stretton Avenue. Units are residential conversions and the majority of shop fronts appears to be well-maintained. There are some trees and a pleasant paved area at the corner of Victoria Road and Stretton Avenue. There are three vacant units, one of which is a prominent and sizeable unit previously occupied by Blockbuster which detracts somewhat from an otherwise pleasant environment.
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**SUMMARY & RECOMMENDATIONS:**

The centre offers a pleasant environment and a limited selection of retail provision to conveniently serve the needs of the local resident population. There are three vacant units and an indication that some may be converted to residential uses.

<b>Cambridge City Council: Local Centre</b>	<b>WULFSTAN WAY</b>	
		
<b>COMPOSITION:</b>		
<b>Number of Units:-</b>		
<ul style="list-style-type: none"> <li>▪ Convenience</li> <li>▪ Comparison</li> <li>▪ Services</li> <li>▪ Vacant</li> </ul>	<p>4 Units 1 Unit 3 Units 1 Unit <u>TOTAL = 9 Units</u></p>	
<b>Foodstores</b>	Mace convenience store, M&H general store, Chinese supermarket.	
<b>Other Retail Provision</b>	Pharmacy, bakery, beauty salon and fast food take-away.	
<b>Other Uses</b>	Public house.	
<b>Description of Unit Sizes</b>	Medium-sized units.	
<b>ACCESSIBILITY:</b>		
<b>Public Transport</b>	There is a bus stop on Wulfstan Way and good provision of cycle parking outside the precinct.	
<b>Pedestrian Linkages</b>	The centre has good links with the surrounding residential areas. The precinct is set back from the road and there is a zebra crossing to facilitate pedestrian movement across the centre.	
<b>Car Parking</b>	There is some provision for on and off-street parking.	
<b>ENVIRONMENTAL QUALITY:</b>		
<b>Built Environment &amp; Landscaping</b>	The centre offers retail units in a 2-storey purpose-built precinct to the west of Wulfstan Way. The precinct is somewhat dated but well maintained. Shop fronts are set back and fascias are not clearly seen from the road. There is a sizable green open space in front of the precinct with trees and benches which creates a pleasant environment. Further units are situated to the east of Wulfstan Way in a similar style building to the precinct.	
<b>SUMMARY &amp; RECOMMENDATIONS:</b>		
The centre benefits from its location within a large residential area and there was evidence of newly constructed apartments which suggests confidence in the area. The centre was clean and attractive and at the time of our site visit was busy. There is a good range of convenience goods and services on offer and overall the centre appears to be functioning well.		