

Local and Neighbourhood Centres Study Report

Stockton on Tees Borough Council

31 July 2017

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1.0 Introduction

Scope of Study

1.1 Lichfields has been commissioned by Stockton on Tees Borough Council (SBC) to prepare a Local and Neighbourhood Centres Study. This study seeks to provide a robust and credible evidence base to inform the development of policy within the Council's new Local Plan. It takes into account a survey of existing local and neighbourhood centres, as defined in both the adopted Stockton on Tees Core Strategy and the draft replacement Local Plan, undertaken by Council Officers, as well as relevant planning policy and guidance.

1.2 The study includes a quantitative and qualitative analysis of existing commercial and community uses within these centres, and the role and function that such provision performs (including their catchment areas). It also includes recommendations on the classification of local centres and other neighbourhood provision in Stockton, for inclusion within the new Local Plan.

Structure of Report

1.3 The Report is structured as follows:

- Section 2.0 of this report summarises national and local planning policy and guidance relevant to the study;
- Section 3.0 sets out the methodology for the assessment of existing defined local and neighbourhood centres;
- Section 4.0 contains a review of existing local and neighbourhood centres, taking into account the criteria set out in Section 3.0; and
- Section 5.0 sets out recommendations on the classification of local centres in Stockton, for inclusion within the new Local Plan.

2.0 **Planning Policy Context**

National Planning Policy Framework

- 2.1 The National Planning Policy Framework (NPPF), published in March 2012, sets out the Government's economic, environmental and social planning policies for England. At the heart of the Framework is a presumption in favour of sustainable development, which should be seen as a 'golden thread' running through both plan-making and decision-taking.
- 2.2 The NPPF states (at paragraph 23) that planning policies should be positive, promote competitive town centre environments and set out policies for the management and growth of centres over the plan period. In drawing up Local Plans, it advises that local planning authorities should, inter alia:
- recognise town centres (a term that also applies to district centres and local centres) as the heart of their communities and pursue policies which support their vitality and viability;
 - define a network and hierarchy of centres that is resilient to anticipated future economic changes;
 - define the extent of town centres and primary shopping areas, including primary and secondary frontages, and set policies that make clear which uses will be permitted in such locations;
 - promote competitive town centres that provide customer choice and a diverse retail offer and which reflect the individuality of town centres; and
 - recognise that residential development can play an important role in ensuring the vitality of centres and set out policies to encourage residential development on appropriate sites.
- 2.3 Where town centres are in decline, the NPPF advises that local planning authorities should plan positively for their future to encourage economic activity.

Planning Practice Guidance

- 2.4 The Planning Practice Guidance (PPG) was published in March 2014.
- 2.5 It states that a positive vision or strategy, articulated through the Local Plan, is key to ensuring successful town centres, which enable sustainable economic growth and provide a wide range of social and environmental benefits. It also states that any strategy should be based on evidence of the current state of town centres and opportunities to meet development needs and support their viability and vitality. Strategies should consider, inter alia:
- the appropriate and realistic role, function and hierarchy of town centres, involving auditing existing centres to assess their role, vitality, viability and potential to accommodate new development and different types of development;
 - the vision for the future of each centre, taking into account the most appropriate mix of uses to enhance overall vitality and viability;
 - whether centres can accommodate the scale of assessed need for main town centre uses;
 - what complementary strategies are necessary or appropriate to enhance the town centre and help deliver the vision; and

- how can parking provision be enhanced and both parking charges and enforcement be made proportionate.
- 2.6 The PPG states that strategies should identify changes in the hierarchy of town centres, including where a centre is in decline. In these cases, strategies should seek to manage decline positively to encourage economic activity and achieve an appropriate mix of uses, commensurate with a realistic future for that town centre.
- 2.7 It states that the following indicators, and their changes over time, are relevant in assessing the health of town centres:
- diversity of uses;
 - proportion of vacant street level property;
 - commercial yields on non-domestic property;
 - customers' views and behaviour;
 - retailer representation and intentions to change representation;
 - commercial rents;
 - pedestrian flows;
 - accessibility;
 - perception of safety and occurrence of crime; and
 - state of town centre environmental quality.

The Development Plan

- 2.8 Policy CS5 of the Stockton-on-Tees Core Strategy Development Plan Document (DPD), which was adopted in March 2010, confirms that Stockton Town Centre is the main shopping centre in the Borough. The document identified a need to bring forward new retail development which improves the quality and range of the offer in the centre, and support the creation of specialist roles for the centre. The Core Strategy also confirms that the town centre is supported by Billingham, Thornaby and Yarm District Centres which, whilst smaller in scale, provide a range of facilities which meet day to day needs.
- 2.9 Billingham Green, Myton Way (Ingleby Barwick), High Newham Court and Norton High Street are all defined as Local Centres in the Core Strategy. Neighbourhood Centres, although not listed in the Core Strategy, are also referred to in Policy CS5 and illustrated on the Proposals Map accompanying Local Plan Alteration no. 1. The policy states that development will be promoted and supported within these local and neighbourhood centres, provided that it complements and does not adversely impact upon the regeneration of the town and district centres, and where it is in accordance with national policy.
- 2.10 The existing hierarchy of centres in the Borough is summarised in Table 2.1 below.

Table 2.1 Existing Hierarchy of Centres in Stockton on Tees Borough

Type	Centres	
Town Centre	Stockton	
District Centre	Billingham Thornaby Yarm	
Local Centre	High Street (Norton) Myton Way (Ingleby Barwick)	

Type	Centres	
	Billingham Green (Billingham) High Newham Court (Stockton)	
Neighbourhood Centre	Clifton Avenue (Billingham) Kenilworth Road (Billingham) Low Grange (Billingham) Mill Lane (Billingham) Station Road (Billingham) Tunstall Avenue (Neasham Avenue, Billingham) Wolvison Road (Billingham) Orchard Parade (Butterfield Drive, Eaglescliffe) Station Road (Eaglescliffe) Sunningdale Drive (Eaglescliffe) Beckfields Centre (Ingleby Barwick) Lowfields (Ingleby Barwick) Norton Road (North) (Norton) Norton Road (Central) (Norton) Norton Road (South) (Norton) Surrey Road (Norton)	The Clarences (Port Clarence) Durham Road (Stockton) Elmtree Centre (Stockton) Harper Parade (Stockton) Hanover Parade (Stockton) Marske Parade (Stockton) Oxbridge Lane (Stockton) Premier Parade (Stockton) Redhill Road (Stockton) Rimswell Road (Stockton) Upsall Grove (Stockton) Yarm Lane (Stockton) Newton Drive (Bassleton Lane, Thornaby) Thorntree Road (Thornaby) Westbury Street (Thornaby) High Street (Wolviston) Healaugh Park (Yarm)

Source: Adopted Core Strategy and Local Plan Alteration No. 1

- 2.11 There are also a range of other, smaller centres in the area which do not form part of the existing hierarchy of centres, as defined by the adopted development plan. However, neither the Neighbourhood Centres set out above, nor any other provision in Stockton, has any status, or indeed protection, in terms of national planning policy.

Draft Local Plan

- 2.12 The draft replacement Stockton on Tees Local Plan was published for consultation in November 2016.
- 2.13 Draft Policy SD4 sets out the proposed new retail hierarchy for the Borough. As with Policy CS5 of the adopted Core Strategy, this includes Stockton Town Centre, Billingham, Thornaby and Yarm District Centres, and Billingham Green, Ingleby Barwick and Norton Local Centres (although not High Newham Court). However, the related consultation question also asks for views on whether any of these three local centres should be elevated to a district centre, and whether there are any other areas which should be designated as a local centre. It is understood from Council Officers that High Newham Court, in particular, was not included as a Local Centre in the draft replacement Local Plan on the basis that a decision on this would be taken following the completion of this study.
- 2.14 Draft Policy EG6 states that proposals for small-scale convenience retailing, hot-food takeaways and facilities designed to meet a localised catchment will be directed to defined centres or existing commercial premises in neighbourhood shopping parades in the catchment area of the proposal. It also states that, in exceptional circumstances, support will be given to the development or retention of small-scale (under 150 sqm) town centre uses for local convenience outside of defined centres and neighbourhood shopping parades which:
- are within an identified catchment area that is deficient in local convenience facilities and are accessible by sustainable means;

- cannot be located within a defined centre or neighbourhood shopping parade;
- are of a scale and function intended to serve a local catchment area;
- do not adversely impact the vitality and viability of any designated centre; and
- are situated within the limits to development.

2.15 The supporting text to Policy EG6 states that Neighbourhood Shopping Parades are located across the Borough and includes a number of such parades (whilst acknowledging that there could be others). The analysis of centres contained at Section 4.0 includes these proposed new neighbourhood centres, as well as others identified by SBC during the course of this study.

2.16 As set out above, Neighbourhood Shopping Parades or Centres do not have any status in terms of national planning policy, as set out in the NPPF. It is therefore important to ensure that a network of town, district and local centres are defined for Stockton, in order to provide policy protection for facilities which play an important role in meeting local needs across the Borough. Whilst some of the currently defined Neighbourhood Centres may, in practice, perform the role of a Local Centre, others may not, and this study provides recommendation on the status of these centres for the emerging Local Plan.

3.0 Methodology

Local Centre Definition

3.1 The Glossary provided at Annex 2 to the NPPF includes the following text:

*“Town centre: Area defined on the local authority’s proposal map, including the primary shopping area and areas predominantly occupied by main town centre uses within or adjacent to the primary shopping area. References to town centres or centres apply to city centres, town centres, district centres and local centres but **exclude small parades of shops of purely neighbourhood significance [NLP emphasis]**. Unless they are identified as centres in Local Plans, existing out-of-centre developments, comprising or including main town centre uses, do not constitute town centres.”*

3.2 The NPPF does not refer to neighbourhood centres or include such centres within the overarching umbrella of ‘town centres’. There is, therefore, no basis in national planning policy for including such centres within the hierarchy set out in the emerging new Local Plan for Stockton.

3.3 The NPPF also does not include a definition of local centres, nor does the accompanying Planning Practice Guidance. However, Planning Policy Statement 4: Planning for Sustainable Economic Growth (which was superseded by the NPPF) did contain the following definition at Annex B:

“Local centres include a range of small shops of a local nature, serving a small catchment. Typically, local centres might include, amongst other shops, a small supermarket, a newsagent, a sub-post office and a pharmacy. Other facilities could include a hot-food takeaway and launderette. In rural areas, large villages may perform the role of a local centre.”

3.4 Whilst PPS4 is no longer technically in force, and the make-up of local centres nationally has changed as the retail and leisure industry evolves – and will continue to change over the lifetime of the new Local Plan - the above definition provides a helpful starting point for determining the future status of centres in Stockton on Tees.

3.5 In addition, Draft Policy SD4 includes a definition of the existing local centres in the Borough:

“Centres which serve the immediate locality, typically including a small supermarket and a limited range of other small scale convenience and community facilities”

3.6 Whilst it provides a useful starting point in developing the criteria set out below, the above is slightly different to that provided by PPS4, as it implies such centres would normally have a more limited range of facilities. It is therefore recommended that it be amended as part of the next stage of the Local Plan, to the following:

“Centres which serve a small catchment and typically include a small supermarket/convenience store and a range of other small shops, services and community facilities”

3.7 Whilst the focus of this study is to make recommendations on a network of defined local centres in Stockton, it also has regard to whether any of the currently defined centres should be re-classified to a district centre. In doing so, the definition of a district centre set out in Annex B to PPS4 has also been taken into account. This states that:

“District centres will usually comprise groups of shops often containing at least one supermarket or superstore, and a range of non-retail services, such as banks, building societies and restaurants, as well as local public facilities such as a library.”

- 3.8 Although this definition also no longer forms part of adopted national policy, it remains a helpful benchmark against which the larger local centres can be evaluated, when considering whether they warrant district centre status.

Assessment Criteria

- 3.9 The methodology for assessing each of the currently defined local and neighbourhood centres takes into account all of the above. It includes a number of criteria, which are set out in the table below.

Table 3.1 Assessment Criteria for Local and Neighbourhood Centres

Criteria	Key Considerations
Floorspace	The total quantum of floorspace provided by the centre, with the larger the amount the more likely it can be classified as a local centre or above.
Number of Uses	The number of ground floor commercial and community uses in the centre, again, with a larger number reflective of a broader role and function in meeting local needs.
Range of Uses	The existence of a small supermarket/convenience store, as well as other retail and service uses, and community facilities. As well as a convenience store/newsagent, local centres could include a sub-post office, pharmacy, hot-food takeaway and/or hairdressers. They may also include other specialist convenience and comparison retailers, a public house and/or community facilities, such as a doctors surgery, church or community centre.
Role and Function	Including the nature of the needs met by the centre, whether predominantly top-up food shopping, service and/or comparison retailing, as well the nature and extent of the catchment area. Small parades of purely neighbourhood significance are unlikely to comprise local centres.
Accessibility	Levels of accessibility from their catchment area by a choice of means of transport, including on foot, by cycle and public transport, as well as availability of car parking.
Recent/Future Investment	Any recent or future planned investment, which could impact upon the centre’s role/function and catchment area, and the scope for future development.

- 3.10 An initial assessment has been made of all of the centres, in order to establish which ones clearly do not function as a local centre. This has then been followed by a more detailed analysis of those centres which have more significant potential to be classed as a local centre (or above) by virtue of the range/scale of uses they contain, or any of the other criteria set out above.

- 3.11 This more detailed analysis takes into account all of the criteria and has allowed a balanced judgement to be arrived at in relation to each centre, which does not hinge on any individual factor. For example, there may be some centres which have a relatively small number of uses, but include one or more larger stores, which help to ensure that they function as a genuine focal point for the local community and meet a range of needs. Such centres could reasonably be classed as a local centre.

- 3.12 Conversely, some centres may comprise a larger number of uses and/or quantum of floorspace than others but include facilities which are not aimed at meeting local needs –

for example specialist comparison retailers, such as a furniture or DIY store. Such centres may not include a sufficiently broad range of local facilities as to warrant classification as a Local Centre.

- 3.13 It is important to take into account the extent to which there is a strategic need for local level provision in a particular geographic area, including where there is a significant distance to the next nearest centre and/or an obvious geographic deficiency. We have had particular regard to this factor where a centre has been judged to be marginal as to whether it merits local centre status, taking into account the other factors set out above.
- 3.14 Consideration has also been given to any recent or future planned investment in centres which could impact upon their future role.
- 3.15 As explained above, in addition to considering whether centres merit Local Centre status, we have also given consideration, where appropriate, to whether some of the larger centres may have potential for re-classification to District Centre status. Where they do not warrant either District or Local Centre status we have also provided recommendations on how the remaining centres (currently identified as Neighbourhood Centres in the adopted/emerging plans) should be treated in planning policy terms.

4.0 Review of Centres

- 4.1 As set out in Section 3.0, an assessment has been made of all of the centres, in order to establish which ones are considered to function as a local centre. This assessment takes into account the criteria set out in Table 3.1, including the scale of the centre, the number/range of uses present, their role and function, accessibility, and the extent of any recent or future plans for investment there. The list of centres assessed includes all those defined as either a Local or Neighbourhood Centre in the adopted or draft replacement Local Plan, along with a number of other small clusters of shops/services identified by SBC during the course of this study.
- 4.2 A summary of these centres, based on the above criteria, is provided below, along with a recommendation on the future status of each centre. It has been grouped by area within the Borough, based on those zones defined as part of the Borough-wide study. A plan showing a location of all of the centres assessed as part of this study is included at **Appendix 1**, and a separate pro-forma for each of the centres, including a summary of the uses present, photographs, and a short summary of their role and function, is provided at **Appendix 2**.

Stockton

Bishopton Road

- 4.3 Bishopton Road is located around 400m to the west of Stockton Town Centre and 250m (as the crow flies) to the south of Durham Road Centre (see below). It contains a number of small terraced shop units, including a Best One convenience store (comprising less than 100 sqm gross floorspace) a DIY shop, takeaway, sandwich shop, hair salon and a church.
- 4.4 The scale of this centre, both in terms of the total number of units (6 no.) and floorspace (around 480 sqm gross), means that it only meets some of the basic needs of residents of the terraced residential streets to the west of the town centre. **It does not therefore perform a role as a Local Centre** based on the criteria set out in Section 3.0.

Bowesfield Lane

- 4.5 Bowesfield Lane comprises two parades of terraced units on either side of the road of the same name, including a general store, along with a clothes shop, two takeaways, a café, hair salon, a travel agent and two vacant units. It is located around 400m to the south of Stockton Town Centre, and meets some of the day to day needs of the surrounding residential streets.
- 4.6 It contains just 7 no. active commercial uses and comprises just 540 sqm (approx.) gross floorspace in total. On this basis, given its limited scale and range of uses, **it is not considered that it should be defined as a Local Centre**.

Darlington Lane

- 4.7 Although not defined as such in the adopted development plan, Darlington Lane is a new parade included within this review. It is located around 2km to the north of Stockton Town Centre, just under 1 km to the west of the existing Norton High Street Local Centre and 400m to the south of Hanover Parade (see further below).

- 4.8 It includes an Aldi supermarket of around 1,300 sqm gross floorspace, with the only other uses including a fish and chip shop, a One Stop convenience store and a bookmakers, in a separate small parade to the north-east. Whilst the Aldi serves a wider catchment area, the three other uses meet only the basic needs of the immediate surrounding residential estates in the Norton Grange Area. On this basis, given the limited range of facilities provided there, and its proximity to other centres in the surrounding area, **it is not recommended that this be classified as a Local Centre in the new Local Plan.**

Dumbarton Avenue

- 4.9 Dumbarton Avenue comprises a purpose-built parade of shops on the northern side of the road of the same name, with a limited amount of off-street parking. It is located around 1.5 km to the north-west of Stockton Town Centre, and includes a Premier convenience store, butchers and e-cigarette shop, along with two hair/beauty salons, a community office and a vacant unit. It also lies in close proximity to the Ragworth Neighbourhood Centre facility.
- 4.10 Whilst it meets some of the day to day needs of the Ragworth residential area, the range and number of uses located at the centre is relatively limited, **therefore it is not recommended that it be defined as a Local Centre.**

Durham Road

- 4.11 Durham Road is defined as a Neighbourhood Centre in the adopted plan and includes 12 active commercial/community uses dispersed along the road of the same name, starting around 600m to the north-west of Stockton Town Centre. Such uses include two convenience stores (one of which incorporates a Post Office), two comparison retail uses and a range of services. There are also four units currently vacant.
- 4.12 Whilst there is a good range of uses, the fact that they are dispersed along a 300m stretch of road, with residential properties in between, means that there is no critical mass of facilities which perform any kind of focal point for the local community. **It does not, therefore, function as a Local Centre** based on the criteria set out in Section 3.0.

Elm Tree Centre

- 4.13 The Elm Tree Centre is located around 2.5 km to the west of Stockton Town Centre and comprises nine uses within a purpose-built development which serves residents of the surrounding estates. These uses include a McColls convenience store, an off-licence, two takeaways, a hairdresser, community centre, public house and a social club.
- 4.14 The McColls store helps to provide an anchor to the centre and the other shops and services present help to ensure that it meets a range of day to day needs. Furthermore, the purpose-built nature of the centre and the other community facilities it provides – including the pub, community centre and social club – mean that the centre performs an important role at the heart of the local community and acts as a visual focal point. **It is therefore recommended that it be designated as a Local Centre** in the emerging new Local Plan.

Hanover Parade

- 4.15 Hanover Parade is located around 2.5 km to the north of Stockton Town Centre, on the western side of the A1027, adjacent to its junction with The Glebe. It comprises a purpose-built shopping parade, anchored by a Sainsbury's Local Store, which also

includes a community centre, a pharmacy, a range of other smaller retail and service uses, and a freestanding public house.

- 4.16 Whilst it lies just 750m from the existing Norton Local Centre, this range of uses helps to ensure that the centre meets the day to day needs of residents of the Glebe estate, to the west of the A1027. Along with its proximity to the wider housing estate and the surface parking provided to the front, it also ensures that it provides a focal point for local-level retail and service provision in the area. In this context, and given its scale (around 1,400 sqm gross), **it is considered that it should be defined as a Local Centre.**

Harper Parade

- 4.17 Harper Parade is located around 2km to the south-west of Stockton Town Centre, on the south side of Darlington Road, at its junction with Harper Terrace. It is anchored by a Co-op convenience store of around 470 sqm gross, and also includes a range of other smaller scale retail and service uses which meet the day to day retail and service needs of the Hartburn area. Whilst outside of the centre as currently defined, there is also a hair salon, community centre, church and hotel uses located in close proximity.
- 4.18 This is a purpose-built parade with dedicated off-street parking (both to the front and rear of the shops). Along with the fact that it is located adjacent to Darlington Road, which is a main east/west route through this part of Stockton, this helps to ensure that the facilities there are conveniently accessible to the surrounding communities and is able to pick up pass-by trade.
- 4.19 In this context, and given the nature of the uses there, **it is considered that it should be designated as a Local Centre.** It is also recommended that the centre boundary be extended, in order to include the adjacent community centre, church and hotel.

High Newham Court

- 4.20 This centre contains a pedestrianised precinct and a number of other uses facing onto Hardwick Road. It is located around 3km to the north-west of Stockton Town Centre and 750m to the west of Redhill Road Centre and serves the surrounding residential estates in the Hardwick area, on the north-western edge of the town, as well as those working at the University Hospital of North Tees.
- 4.21 Whilst a significant proportion of the units in the centre are currently vacant (seven no. in total), it still contains a reasonable range of uses, which include a Spar convenience store, other smaller scale retail and service uses – including Greggs, Subway and a pharmacy – a children’s nursery and a church. Although the number of vacant units impacts upon the appearance of the centre (particularly within the precinct, where there is a significant amount of inactive frontage), the above uses help to maintain its role as a focal point for the local community in this part of Stockton.
- 4.22 There has also been recent investment in the public realm within the centre, with further improvements proposed, and there has also been significant new housing development in areas to the north of the parade. There is a need to facilitate the ongoing regeneration of the centre by, inter alia, attracting new uses to the currently empty units, and the performance of the centre should be subject to future review.
- 4.23 **On balance, whilst on the margins of what could be classified as a local centre, there are further improvements planned which could potentially enhance both the environment and shopping offer provided. On this basis, and given the strategically important role it plays in meeting local needs in**

north-west Stockton, it is recommended that it be retained as a Local Centre in the new Local Plan.

Marske Parade

4.24 This comprises a small, modern parade, anchored by Sainsbury's Local, with residential flats above, which also includes a smaller convenience store, two takeaways, a hair salon and a pub. It is located around 3.5 km to the west of Stockton Town Centre, close to the edge of the urban area, and around 850m to the south-west of High Newham Court (see above).

4.25 Although the uses within this parade provide a range of day to day facilities serving the Bishopsgarth estate, the parade is of limited significance beyond the immediate surrounding residential areas – not least given its location at the heart of this estate. On this basis, and given the limited number of uses there (six in total), **it does not perform the role of a Local Centre**, based on the criteria set out in Section 3.0.

Norton High Street

4.26 Norton High Street is currently designated as a Local Centre in the adopted Local Plan and is located around 2km to the north of Stockton Town Centre. It contains 88 no. active commercial and community uses within its currently defined boundary, including a wide range of convenience and comparison retail uses, a number of pubs/bars, community uses (such as a library) and other services. Whilst the main focus of the centre is around its junction with South Road, there are uses located all along the High Street as far as its junction with Darlington Lane, including a number of public houses and cafe/restaurants.

4.27 The main convenience retail provision comprises a Co-op supermarket of around 1,600 sqm gross floorspace and a Tesco Express store of 280 sqm gross, although there are also a range of more specialist and/or independent traders (for example a card/gift shop, hairdressers, chiropodist, picture framer, bakery, deli and financial advisors), as well as those meeting more day to day needs, such as a pharmacy. As such, whilst it meets the day to day needs of residents of the immediate surrounding residential areas, it also has a wider draw – as a result of both its broader retail offer and its range of food and beverage uses.

4.28 Whilst there are limited opportunities for further development within/on the edge of the centre, the range of retail, service and other commercial and community facilities it contains – as well as the total number of active uses there - are such that it could be considered to perform the role of a District Centre. Furthermore, whilst there are a significant number of residential properties interspersed with those commercial uses located on the northern part of High Street, these commercial uses perform an integral role in the overall vitality and viability of the centre, and should be protected as such.

4.29 **It is therefore recommended that Norton be re-classified as a District Centre** in the replacement new Local Plan. However, we would recommend that a corresponding policy be included in the new Local Plan which seeks to ensure that any proposals which come forward in the centre in future **do not have any significant adverse impact upon other nearby centres, particularly** Stockton Town Centre and Billingham District Centre.

4.30 Furthermore, given the pressure for further changes of use of units within the centre to **food and beverage outlets**, we would also recommend that a **criteria-based policy** be introduced which applies to such proposals. Such criteria could relate to, inter alia, the

overall vitality and viability of the centre, the impact upon its retail function, residential amenity (including potential noise and odour pollution).

Norton Road (Central)

4.31 Norton Road (Central) is anchored by a Nisa Local store, and contains a number of other comparison retail uses (including computer and home appliance stores) and service uses, such as four takeaways and a hair salon. It is located 500m to the south of Norton Road (North) and 600m to the north of Norton Road (South) and meets the day to day needs of residents living in areas to the east and west of this road. Given its location on a busy north-south vehicular route, it also picks up some passing trade from those travelling to and from the town centre.

4.32 As with Norton Road (North), whilst there are a reasonable number of uses (10 no. in total), the range of facilities meeting day to day needs is relatively narrow, and this restricts the extent to which it functions as a focal point for the local community. **On balance, whilst on the margins of what could be defined as such, it does not perform a strategic role, and is not recommended that Norton Road (Central) be classified as a Local Centre in the new Local Plan.**

Norton Road (North)

4.33 Norton Road (North) is located just 200m to the south of Norton High Street and 1.5 km to the north of Stockton Town Centre. It contains a small off-licence/convenience store, along with a number of non-food retail uses (including furniture, pet and mobility stores), service uses, a bar and a church. The centre is currently defined as a Neighbourhood Centre in the adopted Local Plan and meets the basic needs of the residential areas to either side of Norton Road, as well as some more specialist comparison retail needs.

4.34 Whilst it contains 14 active uses in total, the convenience store is small, and the range of facilities meeting day to day needs (as opposed to the more specialist uses set out above), is relatively narrow. **As a marginal centre, given its proximity to Norton High Street, it is not considered to perform any strategic function in meeting local level needs. It is therefore not recommended that Norton Road (North) be classified as a Local Centre.**

Norton Road (South)

4.35 Norton Road (South) is designated as a Neighbourhood Centre in the adopted Local Plan and is located around 300m to the north of Stockton Town Centre and 600m to the south of Norton Road (Central). It comprises six small terraced shop units on the eastern side of Norton Road, including an electrical store, hairdressers, cafe, takeaway and car repairs garage, alongside a general store of around 215 sqm gross. There is only a limited amount of on-street parking on what is a busy arterial route.

4.36 The above uses meet some of the day to day needs of the Tilery estate to the east of Norton Road. Overall, however, they provide a limited range of facilities and do not provide a focal point for local level shopping and service provision. **They could not be considered to perform a role as a Local Centre.**

Oxbridge Lane

4.37 This centre contains 24 no. active commercial and community uses dispersed along the road of the same name, the majority of which are traditional terraced shop units, starting around 700m to the west of Stockton Town Centre on the western side of the railway line.

It includes a Premier convenience store, and a Nisa store within a petrol filling station forecourt, along with a range of services (including several hot food takeaways and hair salons), a social club, church and a hotel.

- 4.38 As well as meeting the day to day needs of the terraced residential streets to the north and south of this road, it also picks some custom from those passing through the area, given its location on a busy east/west route linking western parts of Stockton with the Town Centre. Whilst currently classified as a Neighbourhood Centre, given the number and range of uses provided at Oxbridge Lane, and the extent to which these are able to meet local needs, **it is recommended that this be designated as a Local Centre.**

Portrack

- 4.39 This is located around 500m to the east of Stockton Town Centre, on the northern side of Portrack Lane. It contains four units in a small, purpose-built parade – comprising a Premier convenience store, café, fish and chip shop and post office - which serve residents of the Portrack housing estate, as well as employees of existing businesses in the surrounding area.
- 4.40 Although the convenience store and post office help to ensure that it meets some of the day to day needs of residents, it contains a limited range of facilities overall and comprises just 260 sqm gross (approx.) in total. **It is not therefore recommended that it be defined as a Local Centre.**

Premier Parade

- 4.41 Premier Parade is located around 3km to the west of Stockton Town Centre, and around 400m to the south-west of Upsall Grove. It comprises a purpose-built parade of six shop units, with dedicated parking to the front and rear, located on the western side of Aiskew Grove. The uses contained within the parade include two takeaways and three hair/tanning salons, alongside a Sainsbury's Local store.
- 4.42 Although it performs an important role in meeting day to day needs of residents in the Fairfield area, it has little significance beyond the immediate surrounding area, and the range of facilities is relatively narrow. **On this basis, it is not considered that it functions as a Local Centre.**

Redhill Road

- 4.43 Redhill Road is a purpose-built shopping parade located around 3km to the north-west of Stockton Town Centre. It includes 18 no. commercial and community uses which serve the Roseworth estate, in the north-western side of Stockton. It contains both Co-op and McColls convenience stores (the latter of which includes a Post Office), as well as a Heron frozen foods store, a pharmacy, various other retail and service uses, plus a community centre, nursery and library.
- 4.44 Whilst located only 750m to the east of High Newham Court, it contains a range of uses which meet a variety of local level needs and contains a critical mass of floorspace (c. 3,000 sqm gross) – including a number of community uses – along with ample off-street car parking, ensuring that it comprises a focal point for the local community. **On this basis, it clearly functions as a Local Centre and should be defined as such in the emerging new Local Plan.**

Rimswell Road

4.45 Rimswell Road comprises a small purpose-built shopping parade with surface car parking to the front, and is located around 3 km to the west of Stockton Town Centre. It incorporates units occupied by a Premier convenience store, a post office, two takeaways, a funeral directors and a dentist.

4.46 Whilst these operators meet some of the day to day needs of residents of the immediate surrounding residential areas on the western edge of Stockton, the range of uses provided is relatively narrow and it comprises just 500 sqm gross (approx.) floorspace in total.

Whilst marginal, given this range of uses, and taking into account its location within a housing estate, it does not perform any kind of strategic function, and is considered to be of purely neighbourhood significance. It is therefore not recommended that this be designated as a Local Centre.

Surrey Road

4.47 Surrey Road is a small parade of six shops serving the Albany estate on the southern side of Norton, around 500m to the south-east of Norton High Street. It includes units occupied by a general store, an off-licence, two takeaways, a hair salon and a community centre, and is served by parking immediately to the front.

4.48 Although it meets some of the day to day convenience retail and service needs of residents on the surrounding estate, it is considered to be purely of neighbourhood significance and **it does not contain a sufficient critical mass of facilities to warrant being defined as a Local Centre** - particularly given its proximity to Norton High Street and its location away from any main vehicular route.

Upsall Grove

4.49 This is located around 750m to the south of Rimswell Road and also around 3 km to the west of Stockton Town Centre. As with Rimswell Road, it comprises a purpose-built parade incorporating seven units, with a small quantum of parking to the front. These units are occupied by two convenience/general stores, two florists, a hair salon, sandwich shop and a hardware store.

4.50 Again, whilst the parade meets some of the day to day needs of residents in the surrounding area, the range of uses provided is relatively narrow – lacking a pharmacy, post office, takeaway and/or public house for example. **Whilst marginal, given its lack of any strategic function in meeting needs across a wider area, it is not recommended that Upsall Grove be classified as a Local Centre.**

Yarm Lane

4.51 Yarm Lane is designated as a Neighbourhood Centre in the adopted Local Plan and comprises 54 active commercial and community uses in total, dispersed along the road of the same name. It lies in close proximity to Stockton Town Centre (to the east) and Oxbridge Lane (to the west). The centre includes an Aldi foodstore of around 1,400 sqm gross floorspace, and also contains a wide range of other smaller retail and service/community uses, including a number of takeaways, estate agents, pharmacies, doctors surgeries and a dentist.

4.52 Given the centre's location on a busy road and in close proximity to Stockton Town Centre it performs a variety of functions – including meeting some of the day to day needs of residential areas to the north and south and also catering for those visiting the town

centre and/or travelling along the road on route to destinations elsewhere. The majority of commercial uses are located either to the east or west of the church and car repairs garages which lie at the middle of the centre and impact upon footfall in this area.

4-53 Due to its proximity, parts of Yarm Lane could be considered as on the edge of Stockton Town Centre. However, this clearly does not apply to the total length of Yarm Lane which, at its western end, is almost 500m to the west of the town centre. Its designation in the new Local Plan as either an edge of centre area of the town centre or as a stand-alone Local Centre – either in whole or part - could lead to pressure for larger scale development in these areas. This would not necessarily be of benefit to its overall vitality and viability, given this distance, and could also divert investment from other centres which perform a more important role in meeting local residents’ needs. Any individual proposals would be considered on a case by case basis, taking into account the type of development and its location on Yarm Lane.

4-54 In this context, and notwithstanding the number and range of uses it contains, **it is not recommended that Yarm Lane be defined as a Local Centre** in the replacement new Local Plan.

Billingham

Billingham Green

4-55 Billingham Green is defined as a Local Centre in the adopted Local Plan and is located around 1km to the south of Billingham District Centre. It comprises a series of small terraced shop units along Station Road, along with a number of other uses dispersed along West Road, in between its junctions with Chapel Road and Church Road. Whilst they have more of a visual relationship with Mill Lane Centre, the centre as currently defined also includes a number of uses facing onto Belasis Avenue.

4-56 The centre includes a wide range of convenience and comparison retailing (including a McColls convenience store and pharmacy), various services, a number of public houses, and community facilities, such as vets and a church. Overall, it contains 63 active commercial/community uses meeting both the day to day needs of local residents, as well as some more specialist needs (including shops selling clothing, furniture and auto parts).

4-57 Whilst the number of uses contained within the centre means that it performs some district-centre type roles, given its proximity to the main Billingham District Centre and the absence of any larger supermarket, we do not recommend that it be designed as such. However, **it clearly performs a role as a Local Centre** serving the Old Billingham area and this designation should be carried through into the new Local Plan.

Clifton Avenue/Wolviston Court

4-58 Clifton Avenue/Wolviston Court is located around 1 km to the west of Billingham District Centre, on the eastern side of Clifton Avenue, and includes a small, single storey parade including nine active uses, around a small car park. The parade is anchored by a Sainsbury’s Local convenience store and a public house, and also includes three hot foot takeaways, two hairdressers, and a deli. In addition, there is a freestanding community centre to the north of the parade and a church to the western side of Clifton Avenue (the latter of which is adjacent to, but outwith, the centre as currently defined).

4-59 Based on the above, the centre incorporates uses which meet a range of day to day needs for local residents on the western side of Billingham and its purpose-built nature also

reinforces its role as a visual focal point for the local community. **It is therefore recommended that this be designated as a Local Centre.**

High Grange

4.60 This centre serves the High Grange residential area, and is located around 1 km to the north-west of Billingham District Centre. It comprises two main parts, including a modern parade of five shop units facing onto Casson Way, and additional buildings on the northern side of Casson Way, where it joins Vincent Road. The centre comprises 10 active uses, including two convenience stores, a newsagent, two hot food takeaways, a restaurant, two hairdressers, a craft workshop and a community centre.

4.61 Although the centre is split in two by Casson Way, the different constituent parts are such that they perform a role and focal point for local level convenience retail and service provision on the north-western side of Billingham. On this basis, taking into account its overall size (1,500 sqm gross), and given its location, accessible from and in close proximity to a number of residential estates, **it is recommended that it be designated as a Local Centre.**

Kenilworth Road

4.62 This comprises a small parade of shops on the northern side of the road of the same name, with parking to the front and flats above. It comprises four uses and less than 200 sqm gross floorspace in total, including an off-licence, chemist, sandwich shop and hair salon. Whilst it meets some of the basic needs of the immediate surrounding area, it provides a narrow range of facilities, with a limited convenience retail function.

4.63 **It clearly does not perform a role as a Local Centre.** It is also located less than 400m to the north of Billingham District Centre, which provides a much wider range of uses, including those which will help to meet the day to day needs of this area.

Mill Lane

4.64 This centre comprises 30 active commercial and community uses, the majority of which are terraced shop units located along Mill Lane itself, although there are also a number of uses situated within a converted former picture house fronting onto the B1275 South View/Belasis Avenue. It is located around 1.5 km to the south of Billingham District Centre, although it is also in close proximity to Billingham Green Centre, which lies just to the north of South View/Belasis Avenue.

4.65 The centre includes a range of convenience and comparison retail uses (including DIY, carpets and furniture stores), along with various service uses, a public house and a family centre. Although it is one of the larger centres considered as part of this study, it does not include uses such as a supermarket/superstore, banks/building societies, restaurants and/or a library, which would be typically found within a District Centre. **Whilst it therefore meets a range of both day to day and more specialist needs, it is therefore recommended that this be designated as a Local Centre.**

Ochil Terrace

4.66 This comprises a small parade at the heart of a residential estate, just 250m to the south of Billingham District Centre. It is occupied by just three uses, including a small convenience store/newsagent, a hairdressers and a takeaway, comprising less than 200 sqm in total. Given this very narrow range of facilities and the limited significance it has

beyond the immediate surrounding area, **they are clearly only of neighbourhood significance, and do not perform a role as a Local Centre.**

Station Road

- 4.67 Station Road contains a parade of terraced shop units occupied by 10 active commercial/community uses. It is currently defined as a Neighbourhood Centre and incorporates a newsagent, an off-licence, various service uses (including three hot food takeaways and three hair/beauty salons) and a public house.
- 4.68 Whilst it meets some of the day to day needs of residents of the immediate surrounding area, the range of uses it contains is relatively limited and, therefore, impacts upon its ability to function as a focal point for local residents. Although it meets some of the needs of this area, it is also located around 500m to the south-west (as the crow flies) from Billingham District Centre, and around 700m north of Billingham Green Local Centre, both of which contain a much broader range of provision.
- 4.69 **On this basis, whilst marginal, given its location in close proximity to Billingham District Centre, and therefore the absence of any strategically important role in meeting local needs, it is not recommended that Station Road be designated as a Local Centre.**

The Clarences

- 4.70 This comprises a small parade of five shop units serving the Port Clarence area, on the northern bank of the River Tees, around 3.5 km to the south-east of Billingham District Centre. It is currently defined as a Neighbourhood Centre, and includes a small convenience store, a newsagent, a unit being converted to a fish and chip shop, and two other vacant units.
- 4.71 The parade has a relatively limited residential catchment area, with a significant proportion of houses on the surrounding estate being vacant, and is separated from the main part of Billingham itself by extensive industrial areas. With just two currently active uses, it also only meets some of the basic needs of residents in this area. **On this basis, it is not considered to merit definition as a Local Centre in the Local Plan.**

Tunstall Avenue/Neasham Avenue

- 4.72 This comprises a small development located around 1.75 km to the north of Billingham District Centre and 600m north-west of Low Grange shops. It includes two small newsagent/convenience stores, occupied by Martins and Premier Stores respectively, as well as hair and tanning salons, a dentist and a vacant unit (formerly a butcher).
- 4.73 With just five active commercial/community uses, it contains a relatively narrow range of facilities. Whilst it meets some of the needs of the northern part of the Low Grange area, **it is considered to be of purely neighbourhood significance, and does not perform a role as a Local Centre.**

Windlestone Road

- 4.74 As with Tunstall Avenue/Neasham Avenue, this comprises a small parade with just five active uses, comprising a small off licence/convenience store, two hairdressers, a takeaway and a dentist. It is located around 800m to the north-east of Billingham District Centre.

- 4.75 Whilst meeting some basic needs in the southern part of Low Grange, again, it contains a relatively narrow range of facilities, and comprises less than 350 sqm gross floorspace. In this context, and given the absence of any other community facilities which would enhance its role as a focal point for local level provision, **it is considered to perform a neighbourhood role, with limited significance beyond the immediate surrounding area.**

Wolviston High Street

- 4.76 There are a number of uses located along the High Street in Wolviston, which include a post office/convenience store, two public houses, a hairdresser, a florist, interior design shop, a cattery and a community centre. Whilst these uses meet some of the basic needs of residents in the village, on the eastern side of Billingham, they are dispersed along the road and there is no clear heart to the centre, with the post office being located outwith the currently defined Neighbourhood Centre boundary, over 100m from the next nearest use.
- 4.77 As this is on the margins as to what could be classed as a local centre, consideration should be given to whether it plays an important strategic role in meeting the needs of Wolviston residents. However, Wolviston lies in reasonably close proximity to Billingham District Centre and, in this context, taking into account the very limited and dispersed nature of facilities in Wolviston, **it is not recommended that Wolviston is classified as a Local Centre.**
- 4.78 It should, however, be recognised that the facilities which do exist, particularly the Post Office/convenience store, hairdresser and public house, perform an important role. It is therefore **recommended that consideration be given to the inclusion of a policy within the new Local Plan which affords a degree of protection to such facilities**, when faced with applications for change of use/redevelopment.

Wolviston Road

- 4.79 This comprises a row of terraced shop units along the western side of the road of the same name, located around 500m to the north-west of Billingham District Centre, and 600m to the east of Clifton Avenue/Wolviston Court. These units include two convenience stores, and a range of other small retail and service uses, although there is also a petrol filling station to the south and a public house on the eastern side of the road (both currently outside of the centre boundary).
- 4.80 These uses meet some of the day to day needs of local residents on the western side of Billingham as well as those passing through the area on their way to other destinations. However, **whilst on the margins of what could be classed as a Local Centre, the majority of these uses are small scale and the surrounding residential areas are in relatively close proximity to Billingham District Centre. Given the absence of any strategic role, it is not recommended that it be defined as a Local Centre within the new Local Plan.**

Thornaby/Ingleby Barwick

Beckfields Centre

- 4.81 Beckfields is located on the southern side of Beckfields Avenue . It comprises a purpose-built, single storey shopping parade, including nine different uses, as well as a freestanding public house, accompanied by dedicated surface car parking. In addition to the public house, these uses include a One Stop convenience store and pet shop, plus

various services (including four takeaways, a bookmakers and hairdressers). There is also a community centre situated directly opposite the centre.

4.82 The uses set out above and the purpose-built nature of this centre means that it acts as a focal point to the immediate surrounding areas. However, the overall number of uses is relatively low - and indeed less than some of those parades not proposed to be included as Local Centres – and it is located close to the existing Myton Way Centre, in Ingleby Barwick.

4.83 On this basis, as it is **on the margins of what could be considered a Local Centre, and given that Myton Way already performs a strategic role in Ingleby Barwick, it is not considered that Beckfields should be identified as a Local Centre in the New Local Plan.**

Lanehouse Road

4.84 This comprises two rows of terraced shop units on the northern side of Lanehouse Road, to either side of its junction with Oxford Road, and is located around 1.3 km to the north of Thornaby District Centre. It is also located around 400m to the west of The Mandale (see below) and 400m to the south of Westbury Street. It contains a range of service uses – including various hot food takeaways, a hair salon and a café, and two comparison retail uses (including a florist and a double-glazing shop), as well as a Halal Meat store and a dentist.

4.85 Although it contains a reasonable number of active uses (11 in total) it does not contain any supermarket and these uses are all small in scale. **It is therefore marginal, in terms of whether it could be considered a local centre. Given the absence of any other uses which would help to re-inforce its role in meeting local needs and/or perform a more strategic role – for example a post office, pharmacy or public house - it is not considered to merit being defined as a Local Centre.**

Lowfields

4.86 Lowfields is located on the south side of Lowfields Avenue. As with Beckfields, it comprises a modern purpose-built parade, with adjacent car parking, and includes 10 active commercial/community uses, anchored by a One Stop convenience store (including post office) and a public house. There are also a pharmacy, various services, a health centre and a dentist.

4.87 It provides a range of local level provision serving the north-eastern side of Ingleby Barwick and acts as a hub for the local community. However, as with Beckfields, it is situated close to Myton Way Centre, which performs a strategic role for the wider Ingleby Barwick settlement. Against this background, and given that it is **marginal in terms of the total number of uses, it is not recommended that it be designated as a Local Centre.**

Myton Way

4.88 This is the main centre serving Ingleby Barwick and is located around 2.5km to the south-west of Thornaby District Centre. It is anchored by a Tesco foodstore of around 5,300 sqm gross floorspace, and also contains parades of smaller units, which include an optician, a DIY store, pharmacy, doctor's surgery, a number of takeaways and a hair salon. There are also a freestanding public house, health and fitness club and nursery.

4.89 Whilst the centre is the largest of those considered in this report in terms of floorspace (around 10,000 sqm approx. in total), it includes just 23 no. active

commercial/community uses. Although the Tesco store meets the main/weekly food shopping needs of residents in Ingleby Barwick, the centre does not contain the same depth and range of uses as contained in existing district centres elsewhere in the Borough (or indeed Norton, which is proposed to be re-classified as a District Centre). Indeed, aside from the Tesco store, there are just two other retail uses, comprising the above, which are the DIY store and pharmacy (both of which comprise around/less than 100 sqm gross).

- 4.90 **On this basis, whilst it does contain some district centre-type functions, it is recommended that Myton Way be retained as a Local Centre in the new Local Plan.**

Newton Drive

- 4.91 Newton Drive is located just 1 km to the south-west of Thornaby District Centre, to the east of the road of the same name, adjacent to its junction with Bader Avenue. It comprises a modern shopping parade with just three units, including a Co-op convenience store, a public house and pizza shop, with associated surface car parking.
- 4.92 Whilst it meets some of the day to day needs of local residents and, to an extent, acts as a focal point for the surrounding estates, it contains only a very limited range of uses, and is considered to be of neighbourhood significance only. **It does not comprise a Local Centre based on the criteria set out in Section 3.0.**

The Mandale

- 4.93 This comprises a former public house at the junction of Lanehouse Road with Imperial Avenue, which has been converted to a Spar convenience store and Greek food takeaway, with a Coral betting office in a smaller, separate unit to the rear. There is also an off-licence/convenience store (incorporating post office) located on the other side of the junction, which is around 1.2 km to the north of Thornaby District Centre.
- 4.94 Whilst these facilities meet the day to day convenience retail needs of local residents in the northern part of Thornaby, they lack the critical mass of uses and floorspace to perform a role as a focal point for local level shopping and service provision in this area. **It is not therefore considered that they should be defined as a Local Centre.**

The Spitfire

- 4.95 This also comprises a former public house, which has been converted to be occupied by three units, including a One Stop convenience store, a Coral bookmakers and a takeaway. It is located around 600m to the south-west of Thornaby District Centre and meets some of the day to day needs of residents of the surrounding residential estates. However, as with The Mandale, **it has only a very limited range of facilities and does not warrant designation as a Local Centre in the new Local Plan** – particularly given its proximity to the above District Centre.

Thornaby Road

- 4.96 This comprises a small parade of three shop units, including two hair salons and a takeaway, located on the eastern side of Thornaby Road, alongside a Premier convenience store on the northern side of Laburnum Avenue. It is located around 750m to the north-west of Thornaby District Centre and 400m to the south-west of Thorntree Road (see below).

- 4.97 This centre contains only a narrow range of uses, with no other community facilities which would help to enhance its role in meeting local needs, for example a pharmacy, post office or public house. **It does not therefore perform a role as a Local Centre.**

Thorntree Road

- 4.98 This centre is located around 750m to the north-west of Thornaby District Centre and is currently defined as a Neighbourhood Centre. It includes a number of units (twelve active uses in total) dispersed along both sides of the road of the same name. Such uses include Sainsbury's Local and Lifestyle Express convenience store, as well as other retail and service uses, such as two takeaways, a bookmakers and a hair salon, which meet the day to day needs of the surrounding areas to the east and west of Thorntree Road.

- 4.99 Although it contains a reasonable range of uses, it is on the margin of what could be classed as a local centre. Whilst there are no other Local Centres defined on the northern side of Thornaby, there are a number of clusters of shops (including those at Lanehouse Road, The Mandale, Westbury Street and Thornaby Road, which are covered above/below) which help to meet day to day needs.

- 4.100 **On this basis, and given the strategic role already performed by Thornaby District Centre, which lies around 750m to the south-east, it is not considered that Thorntree Road should be defined as a Local Centre in the new Local Plan.**

Westbury Street

- 4.101 This comprises a Sainsbury's Local convenience store, along with a fishing shop, two hot food takeaways, a bookmakers and a doctor's surgery. These facilities are located on either side of Westbury Street itself, around 1.6 km to the north of Thornaby District Centre and 1 km to the south of Stockton Town Centre.

- 4.102 Whilst these facilities meet some of the day to day needs of residents of the immediate surrounding residential areas in the northern part of Thornaby, they provide a relatively limited range of local level provision, with just six active commercial/community uses. On this basis, **it is not recommended that they be defined as a Local Centre.**

Yarm/Eaglescliffe

Albert Road/Station Road

- 4.103 This comprises a number of shops and services dispersed along Station Road, to the west of the A135 and east of Eaglescliffe station, and located around 2km to the north of Yarm District Centre. These uses include a One Stop convenience store, a small number of service uses, a dentist, motorcycle repairs business, public house, dentist and social club.

- 4.104 The uses serve the immediate surrounding residential areas to the east and west of the A135 and, whilst currently classed as a Neighbourhood Centre, are on the margins of what could be considered a Local Centre. Although they are located over 1 km from the next nearest centre - and there are some more specialist uses which will attract customers from further afield (e.g. the motorcycle repairs business and dog groomers) - they lack either the critical mass or range of facilities required to act as a focal point for local shopping and service provision. **They do not, in our view, perform any strategic function in meeting local needs, and it is therefore not recommended that they be designated as a Local Centre.**

Healaugh Park

4.105 Healaugh Park is a purpose-built centre located at the junction of the A67 Thirsk Road with the A1044, on the southern edge of Yarm, and around 1.25 km to the south of Yarm District Centre. It includes an Aldi supermarket of around 1,300 sqm gross floorspace, with a parade of smaller shops adjacent, accommodating a newsagent, two hot food takeaways and a pharmacy. There are also public house, dentist and veterinary surgery uses which form part of the wider centre.

4.106 The Aldi store meets some of the main and top-up food shopping needs of the wider area, whilst the other shops within the centre help to meet the more day to day retail and service needs of residents in the surrounding residential areas in the southern part of Yarm. Along with the surface car parking adjacent to Aldi and the shopping parade, facilities such as the public house, dentist and pharmacy also help to ensure that it acts as a focal point for the local community. On this basis, **whilst currently a Neighbourhood Centre, it is recommended that Healaugh Park is defined as a Local Centre in the new Local Plan.**

Orchard Parade

4.107 Orchard Parade comprises a modern shopping parade, with accompanying surface car parking, anchored by a Sainsbury's Local convenience store. It also includes a combined pharmacy/post office and a number of other small scale retail and service uses, as well as a community centre and a library, with a public house just outside the existing boundary, a short distance to the south-west. It is situated around 1km to the north of Yarm District Centre, and around 150m to the north of a Tesco supermarket, and meets the top-up convenience retail and service needs of parts of Eaglescliffe to the west of the railway line.

4.108 The centre comprises 12 active uses and around 1,400 sqm gross floorspace in total, including a number of community facilities, which help to ensure that it performs an important role in serving the surrounding residential areas. **On this basis, it is recommended that Orchard Parade be designated as a Local Centre.**

Sunningdale Drive

4.109 Sunningdale Drive is currently designated as a Neighbourhood Centre in the adopted Local Plan and comprises an L-shaped parade of shops, anchored by a small Co-op supermarket and public house, with a dedicated car park to the front. It is located just over 1km to the north of Yarm District Centre and around 500m to the east of Orchard Parade (albeit to the other side of the both the A135 and the railway line).

4.110 In addition to the Co-op and public house, there is also a range of other retail and service uses (including a pharmacy, several takeaways and a hairdressers), along with a freestanding health centre. The nature of this centre, as a purpose-built shopping development, and key attractors such as the Co-op, public house and health centre, mean that it performs an important role in serving the area.

4.111 Given the range of both commercial and community facilities provided (12 active uses and around 1,000 sqm in total), **this meets the day to day needs of residents of Eaglescliffe to the east of the railway line and performs a role as a Local Centre.**

Rural North West

Wynyard

- 4.112 This comprises a purpose-built, planned centre, which is located on the southern side of the A689 Hartlepool Road, in the north-western part of the Borough. It includes a Co-op convenience store, along with a pharmacy, two hair/beauty salons, pub/restaurant, estate agents, accountant and a dentist, with no vacant units, and ample surface car parking.
- 4.113 These uses play an important role in meeting the day to day needs of the residential and business community of Wynyard, which is otherwise relatively isolated from other town, district and local centre facilities in the Borough. Although the number of uses is relatively limited in comparison to other centres, it provides a range of facilities which meet local needs - providing a focal point to the above communities and reducing the need to travel to facilities located much further afield. **On this basis, it is considered that Wynyard should be defined as a Local Centre in the new Local Plan.**

5.0 Summary of Recommendations

5.1 This section summarises the recommendations made as part of this study, taking into account the analysis carried out in Section 4.0, which is, in turn, based on the methodology included at Section 3.0. In particular, it sets the recommended hierarchy of defined centres for the Borough as well as any implications for proposed new policies in the emerging replacement draft Local Plan for Stockton.

5.2 The Borough-wide study prepared by Lichfields for SBC (November 2016) confirmed that Stockton should retain its town centre status and this has not been considered further as part of this report. However, this study has concluded that the number of District and Local Centres defined within the Local Plan should be increased, and this is covered in more detail below.

District Centres

5.3 As set out in Section 2.0, Policy CR5 of the adopted Core Strategy identifies Billingham, Thornaby and Yarm as District Centres. Whilst it has not been the purpose of this study to review the role and function of these three centres, the Borough-wide study concluded that:

- all three contain a wide range of uses, including not only retail but also services, such as financial/professional services, food and drink and community facilities, such as libraries and health centres;
- these ranges of facilities ensure that they have catchments which go beyond the immediate surrounding residential areas, serving the north-east, south-east and southwest of the Borough respectively – and indeed Yarm attracts visitors from beyond the Borough as a result of its niche roles; and
- they should all therefore be retained as district centres in the replacement new Local Plan.

5.4 As part of the analysis set out in Section 4.0, however, it has been identified that the currently defined Norton Local Centre contains a scale and range of retail, service and other commercial/community uses which are consistent with that of a district centre. This reflects its broader retail and leisure offer – including various specialist comparison retailers and a range of restaurant/cafes and pubs/bars – and the other facilities it contains, such as a library. Overall, it contains 88 active commercial and community uses and comprises around 7,600 sqm gross floorspace in total. It is therefore recommended that Norton be re-classified as a District Centre in the replacement new Local Plan.

5.5 Alongside this, we would recommend that a corresponding policy be included in the new Local Plan which seeks to ensure that any proposals which come forward in the centre in future do not have any significant adverse impact upon other centres. This could apply to all other district centres in the Borough and, inter alia, help to ensure that investment is not diverted away from Stockton Town Centre and Billingham District Centre. We would therefore propose the following wording:

“Proposed new retail and leisure uses within Billingham, Norton High Street, Thornaby and Yarm District Centres will only be permitted where they would not have a significant adverse impact upon:

- existing, committed and planned public and private investment in other existing centres;

- the vitality and viability, including local consumer choice and trade in other existing centres.“

5.6 In addition, and as set out in Section 4.0, we would also recommend that a criteria-based policy be introduced which applies to proposals for changes of use of units within the centre to food and beverage outlets (within Use Classes A3, A4 and A5). Such criteria would reflect some of the factors already identified as part of Policy EG2 of the replacement draft Local Plan, and could relate to, inter alia:

- the likely impact upon the overall vitality and viability of the centre;
- the potential over-concentration of food and beverage uses in any particular area (or indeed the centre as a whole) which could lead to a significant adverse impact upon local and residential amenity (including potential noise and odour pollution); and
- the loss of any retail units, which by virtue of their size, location or other characteristics, are an important component of the retail function of the centre.

5.7 We would not advocate the definition of any shopping frontages in Norton and/or the inclusion of any policies which seek to restrict the proportion of frontages in food and beverage uses to a specific maximum proportion. This is on the basis that, if well managed to avoid harmful impacts, such uses can perform an important role in maintaining and enhancing the vitality and viability of centres – not least given the decline of the retail sector relative to other uses.

Local Centres

5.8 Based on the analysis set out in Section 4.0, it is proposed that 15 Local Centres be defined in the replacement new Local Plan. This is a significant increase from the four defined in the adopted Local Plan and reflects the conclusions of the assessment set out above.

5.9 Those centres proposed to be defined as Local Centres are set out in Table 5.1, below, along with the total number of units and floorspace in each.

Table 5.1 Summary of Proposed Local Centres

Ref. No.	Centre	Location	Total Units (no.)	Total Active Floorspace (sqm gross)
1.	Billingham Green	Billingham	63	5325
47	Clifton Avenue/ Wolviston Court	Billingham	9	738
11	Elm Tree Centre	Stockton (West)	8	1124
12	Hanover Parade	Stockton (North)	10	1385
13	Harper Parade	Stockton (West)	10	965
14	Healaugh Park	Yarm	8	1936
15	High Grange	Billingham	10	1433
16	High Newham Court	Stockton	13	1710

Ref. No.	Centre	Location	Total Units (no.)	Total Active Floorspace (sqm gross)
23	Mill Lane	Billingham	30	3492
2	Myton Way	Thornaby (Ingleby Barwick)	23	9948
29	Orchard Parade	Yarm (Eaglescliffe)	12	1396
30	Oxbridge Lane	Stockton (Central)	24	2611
33	Redhill Road	Stockton (North)	18	2945
36	Sunningdale Drive	Yarm (Eaglescliffe)	12	1027
50	Wynyard	Rural North West	7	674

Note: Gross floorspace not available for all uses so total floorspace may be larger in practice than set out above.

- 5.10 Whilst the total number of units and floorspace in each of the proposed Local Centres varies significantly, this reflects the differing roles and functions of these centres, and the scale and nature of the catchment areas they serve. They all contain a range of uses which meet the day to day needs of residents in the surrounding area including, as a minimum, a small supermarket or convenience store/newsagent.
- 5.11 Although four of the above centres contain less than ten active commercial/community uses (excluding vacant units), they all contain a good spread of uses across different sectors which both meet a variety of needs and re-inforce their role as a focal point for the community. In addition to a convenience store for example, these are likely to include a pharmacy, post office, hair salon, hot food takeaway, public house, doctor's surgery and/or community centre.
- 5.12 In relation to Wynyard, as explained in Section 4.0, whilst this centre only contains eight active uses, the surrounding estate is located a considerable distance from other existing retail and service provision elsewhere in the Borough. Indeed, the nearest other proposed Local Centre is located at High Grange, in Billingham, which is over 4km to the south-east (as the crow flies). In our view, there is a strategic need to protect this centre, given its important role in serving a significant residential and business community.
- 5.13 The number of uses in Billingham Green (71) is commensurate with that of a district centre and it performs some district centre-type functions. However, its proximity to Billingham District Centre, the small scale nature of most of the uses there, and the lack of a larger supermarket, have led us to conclude that on balance it should be retained as a Local Centre.

Other Neighbourhood Shopping Facilities

- 5.14 Table 5.2, below, summarises those locations which are not proposed to be defined as Local Centres (i.e. those not listed in Tables 5.1 and 5.2 above), which comprise 35 in total.

Table 5.2 Other Neighbourhood Shopping Facilities

Ref. No.	Name of Centre	Area	Total Number of Units	Total Active Floorspace (sqm gross)
4	Albert Road/Station Road	Yarm (Eaglescliffe)	9	601
5	Beckfields Centre	Thornaby (Ingleby Barwick)	9	678
6	Bishopton Road	Stockton (Central)	6	478
7	Bowesfield Lane	Stockton (Central)	7	542
8	Darlington Lane	Stockton (North)	4	1730
9	Dumbarton Avenue	Stockton – Ragworth (North)	6	527
10	Durham Road	Stockton (Central)	12	991
17	Kenilworth Road	Billingham	4	187
18	Lanehouse Road	Thornaby	11	663
20	Lowfields	Thornaby (Ingleby Barwick)	10	1013
19	Low Grange	Billingham	5	474
21	Lyttleton Drive	Stockton (West)	4	358
22	Marske Parade	Stockton – Bishopsgarth (West)	6	567
24	Newton Drive	Thornaby	3	251
25	Norton Road (Central)	Stockton – Norton (North)	10	1200
26	Norton Road (North)	Stockton – Norton (North)	14	1777
27	Norton Road (South)	Stockton – Norton (North)	6	1148
28	Ochil Terrace	Billingham	3	183
31	Portrack	Stockton – Portrack (East)	4	259
32	Premier Parade	Stockton – Fairfield (West)	6	568
34	Rimswell Road	Stockton (West)	6	516
35	Station Road	Billingham	10	565
37	Surrey Road	Norton	6	520
38	The Clarences (Port Clarence)	Billingham	2	206
39	The Mandale	Thornaby	4	561
40	The Spitfire	Thornaby	3	409
41	Thornaby Road	Thornaby	4	487
42	Thorntree Road	Thornaby	12	748
43	Tunstall Avenue/Neasham Avenue	Billingham	5	411

Ref. No.	Name of Centre	Area	Total Number of Units	Total Active Floorspace (sqm gross)
44	Upsall Grove	Stockton (West)	7	495
45	Westbury Street	Thornaby	6	902
46	Windlestone Road	Billingham	5	337
48	Wolviston High Street	Rural North West	8	567
49	Wolviston Road	Billingham	13	1179
51	Yarm Lane	Stockton (Central)	54	7842

Note: Gross floorspace not available for all uses so total floorspace may be larger in practice than set out above.

- 5.15 The majority of these centres have around 10 or less commercial or community uses (excluding vacant units). Most have a relatively narrow range of facilities and some do not benefit from any anchor convenience store. They therefore lack the critical mass of facilities needed to perform a role as a meaningful focal point for the surrounding residential areas.
- 5.16 Whilst there are a small number of these centres which have more than ten uses, these uses generally include some which are not aimed at meeting the day to day needs of local residents in their immediate catchment areas. For example, Norton Road (North) contains a number of more specialist uses (including comparison retailing), which are likely to draw their trade from a much wider area. The uses within Durham Road are dispersed across a 300m stretch of this road and there is no clear focus to the centre, whilst Lanehouse Road has only a limited convenience retail function.
- 5.17 Although there are 54 no. uses at Yarm Lane, including an Aldi supermarket, the vast majority of retail uses there are small in scale. As explained in Section 4.0, its designation in the new Local Plan as either a edge of centre area of the town centre or as a stand-alone Local Centre could lead to pressure for larger scale development. This could also divert investment from other centres which perform a more important role in meeting local residents' needs.
- 5.18 Although the adopted Local Plan contains 33 no. defined Neighbourhood Centres, as set out in Section 2.0, such centres have no status, or indeed protection, in terms of national planning policy. Whilst there is considered to be some merit in seeking to protect against the loss of shops and services, where they meet an important local need, we do not therefore consider that Neighbourhood Centre status should be retained within the draft replacement plan. This is not least given that there are also other clusters of shops and services not considered as part of this study which may perform such a function, and it is clearly impractical to consider every individual shop unit as part of this study and/or define them as part of the new Local Plan.
- 5.19 Policy EG6 of the draft Local Plan relates to small scale convenience facilities and other town centre uses. Whilst the current draft of this policy provides some support for the protection of existing, and the development of new, facilities which meet local needs, we would propose some changes to the policy to reflect the above recommendations, as set out below.

“1. Proposals for small-scale town centre uses designed to meet a localised catchment will be directed to defined town, district and local centres first, and then if no suitable premises are available, to existing available and suitable premises in other existing shopping parades in the catchment area of the proposal.

2. Within major new residential and employment developments, where no similar facilities exist within reasonable walking distance, developers should provide new shopping, service and community facilities of a scale which meet the day to day needs of future occupiers, subject to taking into account the range, choice and accessibility of existing local provision.

3. Support will only be given to the development of, or change of use to, small-scale (under 150sq m) town centre uses which would meet a local need, outside of defined town, district, and local centres and neighbourhood shopping parades, where they:

- a. are of a scale and function intended to serve a localised catchment area;*
- b. do not have a significant adverse impact upon the vitality and viability of any designated centre; and*
- c. Are situated within the limits to development.*

4. Proposals which would be likely to lead to the loss of important local shops, services and facilities, including public houses and village shops, will not be approved. The assessment of such proposals will take into account the local need for both the proposed development and the existing facility, the provision of other existing town centre uses and their accessibility by non-car modes of transport, and where applicable, the viability of retaining the existing facility in its current location.

5.20 We have not provided comments on the remaining parts of this draft policy, given that they falls outwith the remit of this study.

Monitoring and Review

5.21 It will be important to keep the vitality and viability of the local centres defined within the new Local Plan, and particularly their mix of uses, under review. Changes to their mix of uses could affect their ability to properly function as a centre and focus as the local community and the Council will need to consider whether there are any such centres requiring intervention in order to bolster this role. Equally, there may be centres which are currently only considered to be of neighbourhood significance now but, with further investment, may in future warrant re-classification to local centre status. We would therefore recommend that the surveys of each centre be updated at least every year, so that they can be effectively monitored and managed by the Council.

5.22 There have also been planning permissions granted for small scale new retail/commercial development at The Rings and to the eastern side of Barwick Way (both in Ingleby Barwick), as well as at elsewhere at Wynyard – the latter two being part of a wider mixed-use housing development. There may also be potential for new local level facilities as part of the proposed allocation of land at West Stockton for large scale new housing development.

5.23 Given that such developments have yet to come forward and, in the case of West Stockton, there is no certainty over its scale location, it is not recommended that any additional designations be made to cover this provision. Again, however, it is recommended that such developments are monitored, as and when they come forward,

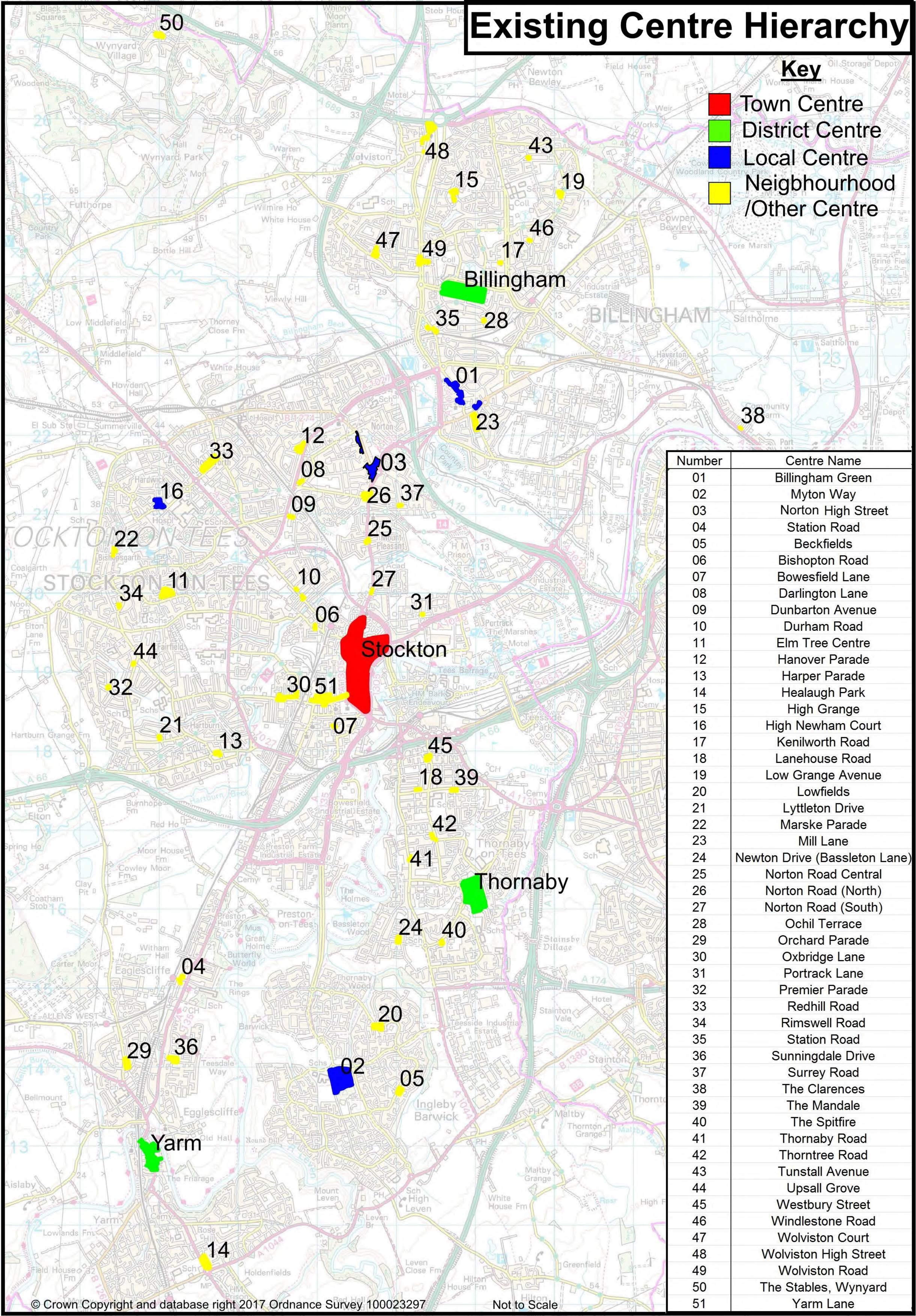
and an assessment made alongside any further reviews of the Local Plan, as to whether they warrant Local Centres status.

Appendix 1: Existing Hierarchy of Centres

Existing Centre Hierarchy

Key

- Town Centre
- District Centre
- Local Centre
- Neighbourhood /Other Centre

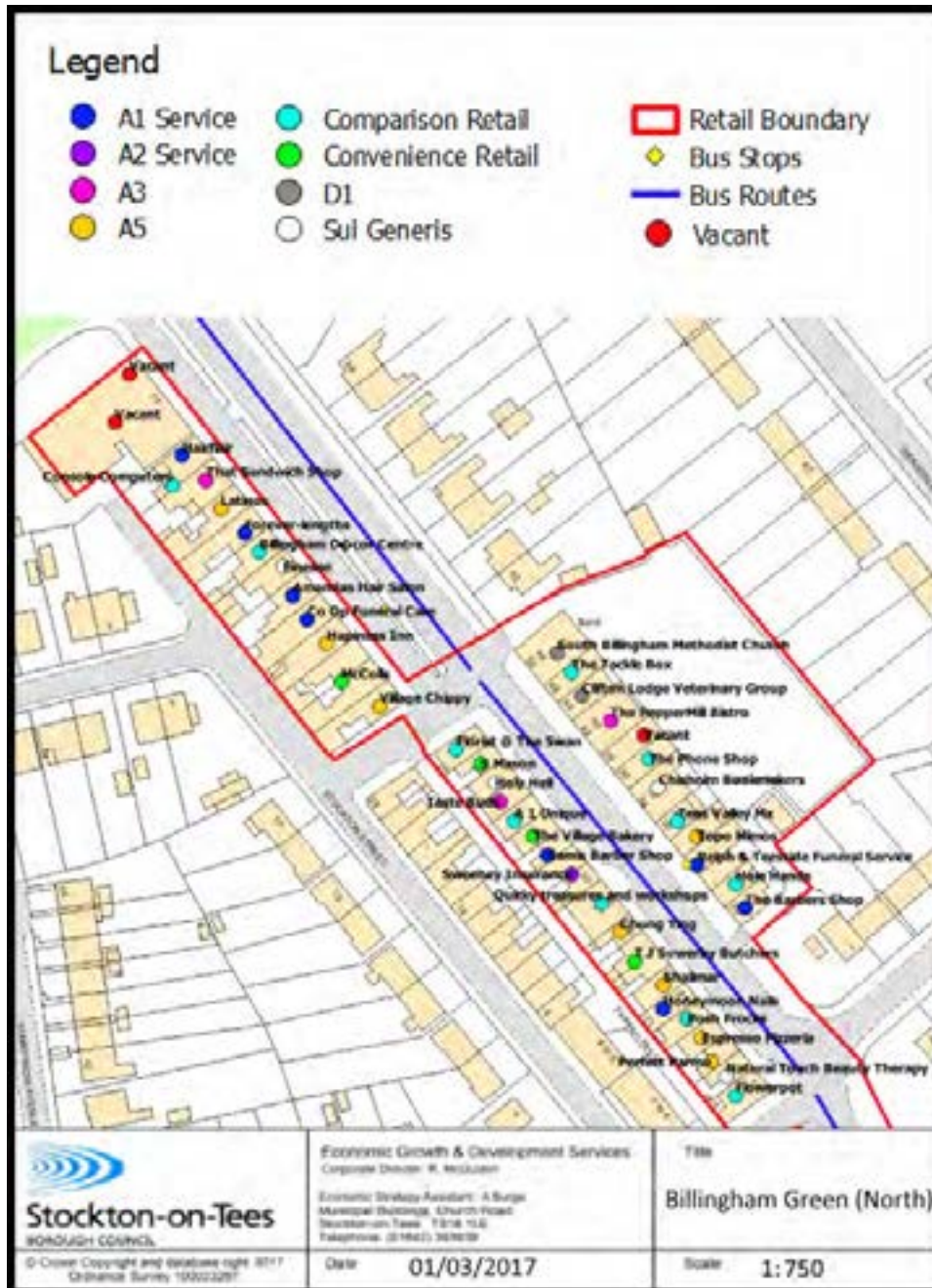


Number	Centre Name
01	Billingham Green
02	Myton Way
03	Norton High Street
04	Station Road
05	Beckfields
06	Bishopton Road
07	Bowesfield Lane
08	Darlington Lane
09	Dunbarton Avenue
10	Durham Road
11	Elm Tree Centre
12	Hanover Parade
13	Harper Parade
14	Healaugh Park
15	High Grange
16	High Newham Court
17	Kenilworth Road
18	Lanehouse Road
19	Low Grange Avenue
20	Lowfields
21	Lyttleton Drive
22	Marske Parade
23	Mill Lane
24	Newton Drive (Bassleton Lane)
25	Norton Road Central
26	Norton Road (North)
27	Norton Road (South)
28	Ochil Terrace
29	Orchard Parade
30	Oxbridge Lane
31	Portrack Lane
32	Premier Parade
33	Redhill Road
34	Rimswell Road
35	Station Road
36	Sunningdale Drive
37	Surrey Road
38	The Clarences
39	The Mandale
40	The Spitfire
41	Thornaby Road
42	Thorntree Road
43	Tunstall Avenue
44	Upsall Grove
45	Westbury Street
46	Windlestone Road
47	Wolviston Court
48	Wolviston High Street
49	Wolviston Road
50	The Stables, Wynyard
51	Yarm Lane

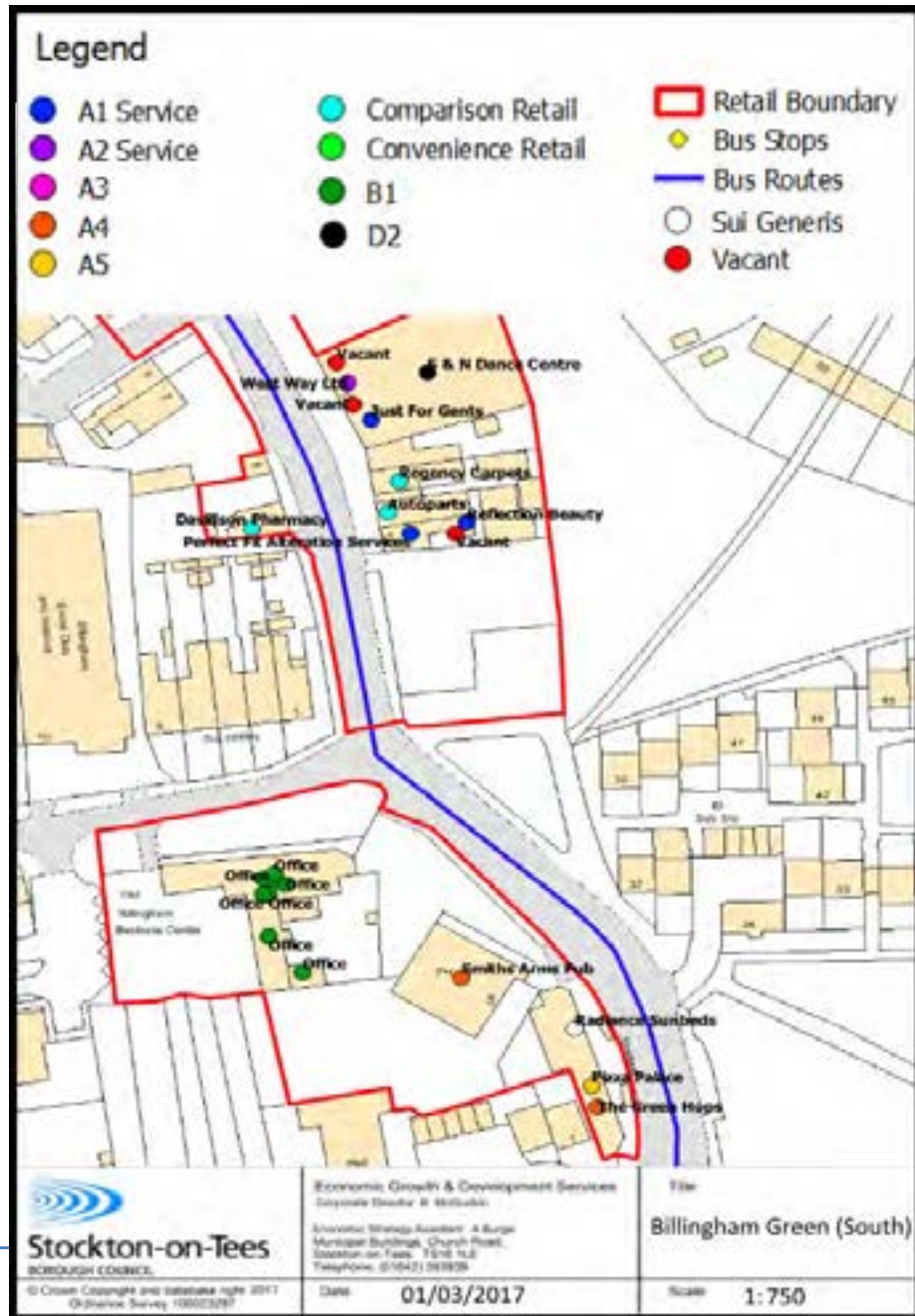
Appendix 2: Centre Pro-Formas

Billingham Green North

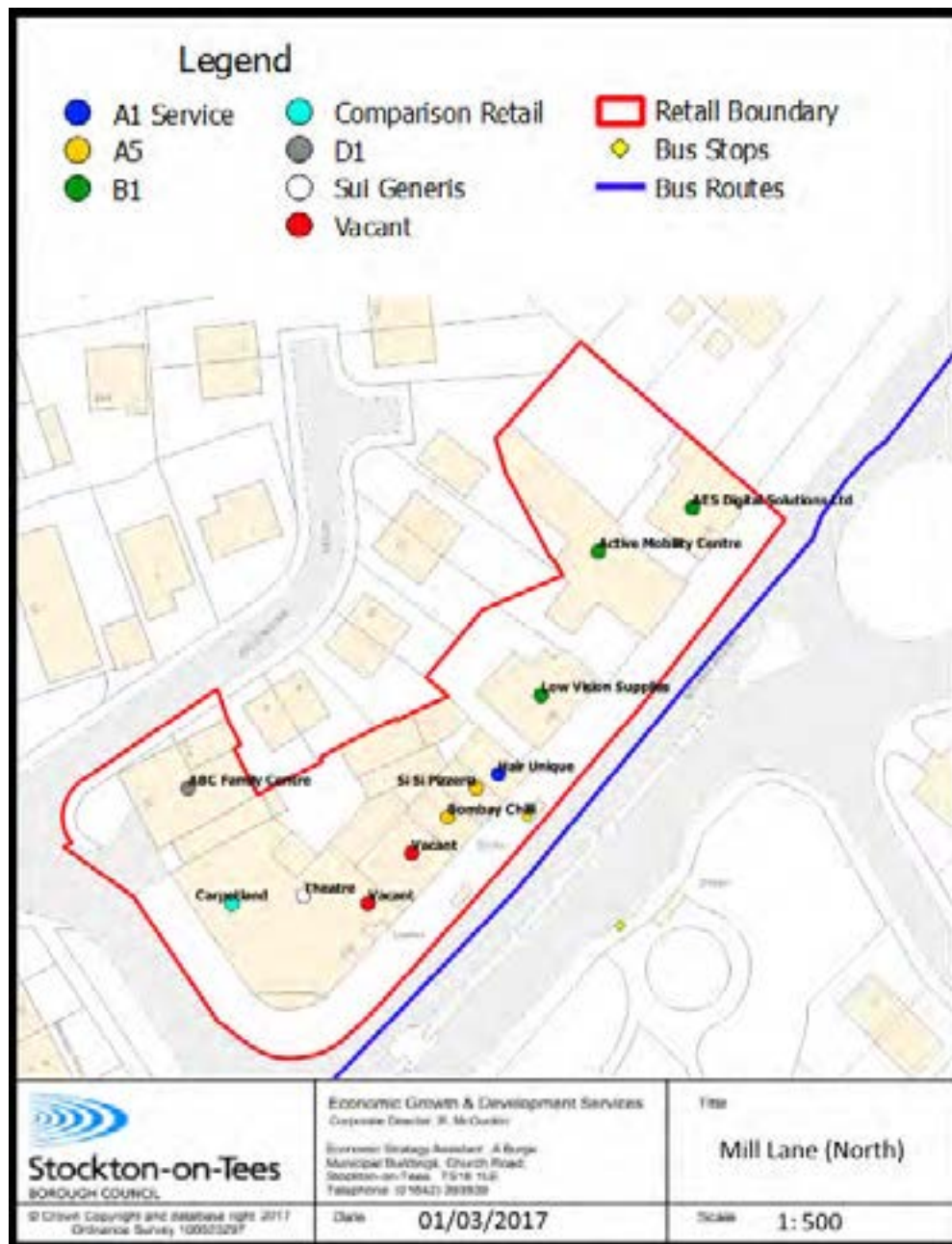
Site No. 01



Billingham Green South



Billingham Green (Belasis Avenue)



Type of Business	Name of Business	Use Description	Use Class	Gross Floor space (Sq. m)	Net Floor Space (Sq. m)	Address
Independent	Flowerpot	Florist	Comparison Retail	51.4	40.3	11 Station Road, Billingham, TS23 1AF
Independent	Natural Touch Beauty Therapy	Beauty Salon	Sui Generis	37.3	N/A	13 Station Road, Billingham, TS23 1AF
Independent	Perfect Parmo	Takeaway	A5	39.3	N/A	15 Station Road, Billingham, TS23 1AF
Independent	Espresso Pizzeria	Takeaway	A5	38.9	N/A	17 Station Road, Billingham, TS23 1AF
Independent	Posh Frocks	Clothing Store	Comparison Retail	58.1	35.3	19 Station Road, Billingham, TS23 1AF
Independent	Honeymoon Nails	Beauty Salon	Sui Generis	37.9	N/A	21 Station Road, Billingham, TS23 1AF
Independent	Shalimar	Takeaway	A5	61.3	N/A	23 Station Road, Billingham, TS23 1AF
Independent	T J Sowerby Butchers	Butchers	Convenience Retail	71.0	38.1	25 - 27 Station Road, Billingham, TS23 1AF
Independent	Chung Ying	Takeaway	A5	43.1	N/A	29 Station Road, Billingham, TS23 1AF
Independent	The Barbers Shop	Hairdressers	A1 Service	19.3	N/A	Ground Floor, 20 Station Road, Billingham, TS23 1AB
Independent	Quirky treasures and workshops	Arts and Crafts shop	Comparison Retail	90.8	64.1	31 - 33 Station Road, Billingham, TS23 1AF
Independent	Hole Hands	A1	Comparison Retail	37.7	26.6	22 Station Road, Billingham, TS23 1AB
Independent	Sweeney Insurance	Insurers	A2 Service	144.3	N/A	35 - 37 Station Road, Billingham, TS23 1AF
Independent	Relph & Teesside Funeral Service	Funeral Services	A1 Service	29.85	N/A	Ground Floor, 24 - 26 Station Road, Billingham, TS23 1AB
Independent	Samis Barber Shop	Hairdressers	A1 Service	49.36	N/A	39 Station Road, Billingham, TS23 1AF
Independent	The Village Bakery	Bakery	Convenience Retail	43.9	36.8	41 Station Road, Billingham, TS23 1AF
Independent	Topo Mimos	Takeaway	A5	64.5	N/A	28 Station Road, Billingham, TS23 1AB
Independent	Tees Valley Mx	Motorcycle shop	Comparison Retail	58.5	29.6	30 Station Road, Billingham, TS23 1AB

Independent	A 1 Unique	Specialist Clothes Store	Comparison Retail	83.6	36.7	43 Station Road, Billingham, TS23 1AF
Independent	Taste Buds	Café	A3	37.4	N/A	45 Station Road, Billingham, TS23 1AF
National	Chisholm Bookmakers	Bookmakers	Sui Generis	156.7	N/A	32 - 34 Station Road, Billingham, TS23 1AB
Independent	Holy Hell	Tattoo Parlour	Sui Generis	60.1	N/A	47 Station Road, Billingham, TS23 1AF
Independent	S Mason	Greengrocers	Convenience Retail	26.2	19.1	49 Station Road, Billingham, TS23 1AF
Independent	The Phone Shop	Phone Shop	Comparison Retail	33.1	32.2	36 Station Road, Billingham, TS23 1AB
Independent	Florist @ The Swan	Florist	Comparison Retail	60.0	22.2	51 Station Road, Billingham, TS23 1AF
Vacant	Vacant	Vacant	Vacant	47.6	N/A	38 Station Road, Billingham, TS23 1AB
Independent	The PepperMill Bistro	Restaurant	A3	83.9	N/A	40 - 42 Station Road, Billingham, TS23 1AB
Independent	Village Chippy	Takeaway	A5	72.8	N/A	53 Station Road, Billingham, TS23 1AE
Independent	Clifton Lodge Veterinary Group	Veterinary Services	D1	90.3	N/A	44 Station Road, Billingham, TS23 1AB
Independent	McColls	Convenience Store	Convenience Retail	174.5	134.2	55 - 57 Station Road, Billingham, TS23 1AE
Independent	The Tackle Box	Fishing Supplies	Comparison Retail	51.6	32.5	46 Station Road, Billingham, TS23 1AB
Independent	South Billingham Methodist Church	Church	D1	Not Published	N/A	South Billingham Methodist Church, 50 Station Road, Billingham, TS23 1AB
Independent	Happiness Inn	Takeaway	A5	149.7	N/A	59 Station Road, Billingham, TS23 1AE
National	Co Op Funeral Care	Funeral Services	A1 Service	179.3	N/A	61 Station Road, Billingham, TS23 1AE
Independent	Amanda's Hair Salon	Hairdressers	A1 Service	25.5	N/A	63 Station Road, Billingham, TS23 1AE
Independent	Finesse	Beauty Salon	Sui Generis	45.2	N/A	65 Station Road, Billingham, TS23 1AE
Independent	Billingham Décor	Furniture Store	Comparison	84.95	81.1	67 Station Road, Billingham, TS23

	Centre		Retail			1AE
Independent	Forever-lengths	Hairdressers	A1 Service	77.13	N/A	69 Station Road, Billingham, TS23 1AE
Independent	Latinos	Takeaway	A5	64.8	N/A	71 Station Road, Billingham, TS23 1AE
Independent	Console Computers	Computer Store	Comparison Retail	33.7	33.7	75A Station Road, Billingham, TS23 1AE
Independent	That Sandwich Shop	Café	A3	83.6	N/A	73 Station Road, Billingham, TS23 1AE
Independent	Hairflair	Hairdressers	A1 Service	53.8	N/A	75 Station Road, Billingham, TS23 1AE
Vacant	Vacant	Former NIC Systems	Vacant	Not Published	N/A	77 Station Road, Billingham, TS23 1AE
Vacant	Vacant	Vacant	Vacant	Not Published	N/A	79 Station Road, Billingham, TS23 1AE
Independent	ABC Family Centre	Family Centre	D1	96.7	N/A	Ground Floor, 23 The Green, Billingham, TS23 1ES
Independent	AES Digital Solutions Ltd	Software developers	B1	142.6	N/A	172 Belasis Avenue, Billingham, TS23 1EY
Independent	Active Mobility Centre	Head Office (Wheelchairs and Scooter Online Shop)	B1	365.4	N/A	174 Belasis Avenue, Billingham, TS23 1EY
Independent	Low Vision Supplies	Offices for supplier of optical equipment	B1	189.8	N/A	176 Belasis Avenue, Billingham, TS23 1EY
Vacant	Vacant	Former Specialist Clothes Store	Vacant	42.5	N/A	178A Belasis Avenue, Billingham, TS23 1EY
Vacant	Vacant	Vacant	Vacant	109.4	N/A	178B Belasis Avenue, Billingham, TS23 1EY
Independent	Bombay Chilli	Takeaway	A5	50.9	N/A	178C Belasis Avenue, Billingham, TS23 1EY
Independent	Si Si Pizzeria	Takeaway	A5	48.7	N/A	178D Belasis Avenue, Billingham, TS23 1EY
Independent	Theatre	Theatre	Sui Generis	468.7	N/A	Theatre Upstairs, 178 Belasis Avenue, Billingham, TS23 1EY
Independent	Hair Unique	Hairdressers	A1 Service	Not Published	N/A	178E Belasis Avenue, Billingham, TS23 1EY
Independent	Carpetland	Carpet Shop	Comparison Retail	417.2	295.4	Vinyl Flooring Centre, 178 Belasis Avenue, Billingham, TS23 1EY
Independent	The Green Hops	Micropub	A4	Not Published	N/A	The Green Hops Real Ale Bar, 55A The Green, Billingham, TS23 1EW

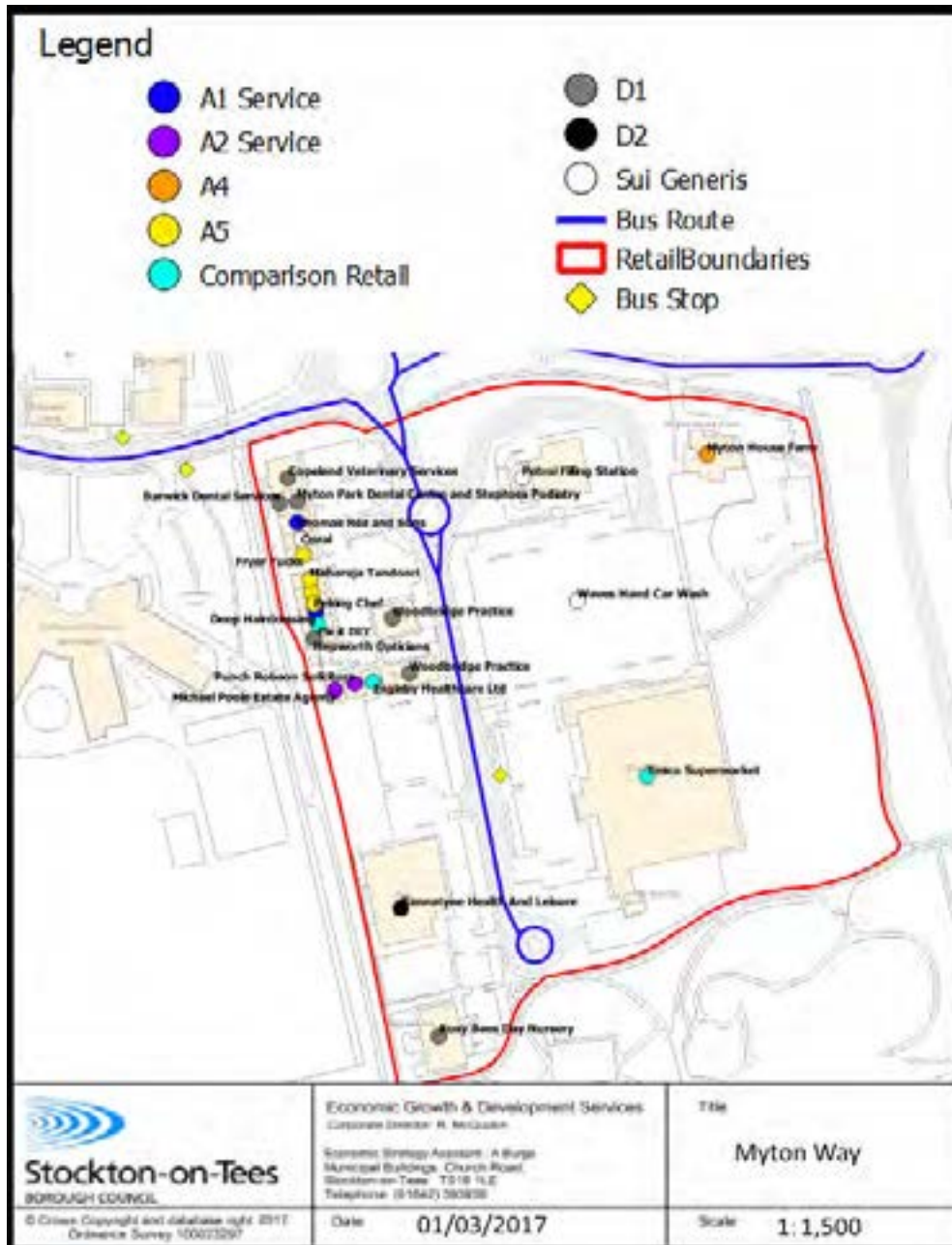
Independent	Pizza Palace	Takeaway	A5	51.77	N/A	55B The Green, Billingham, TS23 1EW
Independent	Radiance Sunbeds	Tanning Salon	Sui Generis	41.17	N/A	55C The Green, Billingham, TS23 1EW
Independent	Smiths Arms Pub	Public House	A4	Not Published	N/A	Smiths Arms, 54 The Green, Billingham, TS23 1EW
Business Centre	Old Billingham Business Centre	Business Centre	B1	Not Published	N/A	Old Billingham Business Centre, 1 Chapel Road, Billingham, TS23 1EN
Vacant	Vacant	Vacant	Vacant	Not Published	N/A	Rear Of, 10 Station Road, Billingham, TS23 1AQ
Independent	Perfect Fit Alteration Services	Clothing Repairs	A1 Service	75.92	N/A	10 Station Road, Billingham, TS23 1AQ
Independent	Davidson Pharmacy	Pharmacy	Comparison Retail	129.6	72.5	3 Station Road, Billingham, TS23 1AG
Independent	Reflection Beauty	Beauty Shop	Sui Generis	Not Published	N/A	10A Station Road, Billingham, TS23 1AQ
Independent	Autoparts	Autoparts	Comparison Retail	93.6	34.8	12 Station Road, Billingham, TS23 1AQ
Independent	Regency Carpets	Carpet Shop	Comparison Retail	151.2	38.7	14 Station Road, Billingham, TS23 1AQ
Independent	Just For Gents	Hairdressers	A1 Service	62.15	N/A	18D Station Road, Billingham, TS23 1AQ
Vacant	Vacant	Former Hairdressers	Vacant	50.03	N/A	18C Station Road, Billingham, TS23 1AQ
Independent	West Way Ltd	Estate Agents	A2 Service	21.28	N/A	18B Station Road, Billingham, TS23 1AQ
Independent	S & N Dance Centre	Dance Centre	D2	194.5	N/A	18G Station Road, Billingham, TS23 1AQ
Vacant	Vacant	Former Café	Vacant	61.57	N/A	18A Station Road, Billingham, TS23 1AQ

Billingham Green	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	10	14.08%	572.26	10.15%	0	0.00%
A2	2	2.82%	165.58	2.94%	0	0.00%
A3	3	4.23%	204.88	3.63%	0	0.00%
A4	2	2.82%	0	0.00%	0	0.00%
A5	11	15.49%	685.76	12.17%	0	0.00%
Comparison Retail	14	19.72%	1396.59	24.78%	848.72	78.81%
Convenience Retail	4	5.63%	315.55	5.60%	228.2	21.19%
Others	17	23.94%	1984.84	35.21%	0	0.00%
Vacant	8	11.27%	311.1	5.52%	0	0.00%
Billingham Green Totals	71	100.00%	5636.56	100.00%	1076.92	100.00%

Summary
<p>This Local Centre is situated in the north of the borough in the residential area of Billingham. In the Northern part of the centre there are several units along Station Road with limited on street and dedicated parking and bus stops giving access to the core bus network. Its Northern Boundary is the closest point to Billingham Town Centre; however it is still over 1km away from the boundary. There is also a Tesco Filling Station and convenience store 200m from the site boundary.</p> <p>The Southern part of the centre lies next to Billingham Green and includes the Smith's Arms pub which has dedicated parking. The pub lies next to "Old Billingham Business Centre" which has a mix of vacant and occupied office space. Current occupiers include "the Children's Society" and "Print & Promotional Services Ltd". There is a social club opposite the business centre.</p> <p>A large carpet centre with a community theatre upstairs is located on Belasis Avenue alongside a family centre, some small units and offices. The units on Belasis Avenue are over 1.3km from Billingham Town Centre (over 1.9km walking distance). They are closer in proximity to Mill Lane units than the rest of Billingham Green centre.</p> <p>There is an approximately 15 bay car park next to the auto parts store. The area is in close proximity to the Town's oldest church (St Cuthberts), a social club and library. The Green forms the location of an annual fayre.</p> <p>The centre is in close proximity to Mill Lane and together these centres service over 2,500 households which are located south of the railway line. The area is known locally as "Old Billingham".</p>

Myton Road

Site No. 02



Type Of Business	Name of Business	Use Description	Use Type	Gross Floor space (m2)	Net Floor space (m2)	Address
Independent	Thomas Rea and Sons	Funeral Director	A1 Service	125	N/A	10 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Independent	Deep Hairdressing	Hairdressers	A1 Service	67	N/A	22 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Local Chain	Michael Poole Estate Agents	Estate Agents	A2 Service	122	N/A	36 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WG
Local Chain	Punch Robson Solicitors	Solicitors	A2 Service	238	N/A	34 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WG
Independent	Myton House Farm	Public House	A4	Not Published	N/A	Myton House Farm, Ingleby Way, Ingleby Barwick, Stockton-on-Tees, TS17 0WB
Independent	Fryer Tucks	Fish and Chip Shop	A5	89	N/A	14 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
National	Pizzarella	Takeaway	A5	67	N/A	18 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
National	Peking Chef	Takeaway	A5	67	N/A	20 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Independent	Maharaja Tandoori	Takeaway	A5	92	N/A	16 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Independent	Ingleby Healthcare Ltd	Pharmacy	Comparison Retail	101	78	32 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WG
National	Tesco Supermarket	General Store	Comparison Retail	5344	5344	Tesco Supermarket, Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
National	Fix it DIY	DIY Store	Comparison Retail	92	89	24 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Independent	Woodbridge Practice	Doctors Surgery	D1	Not Published	N/A	30 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WG
National	Busy Bees Day Nursery	Children's Nursery	D1	513	513	Busy Bees Day Nursery, Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Independent	Copeland Veterinary Services	Vets	D1	287	N/A	4 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Independent	Barwick Dental Services	Dentist	D1	73	N/A	6 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Local Chain	Myton Park Dental Centre and Steptoes Podiatry	Dentist and Podiatrist	D1	116	N/A	8 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Independent	Woodbridge Practice	Doctors Surgery	D1	258	N/A	28 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WG

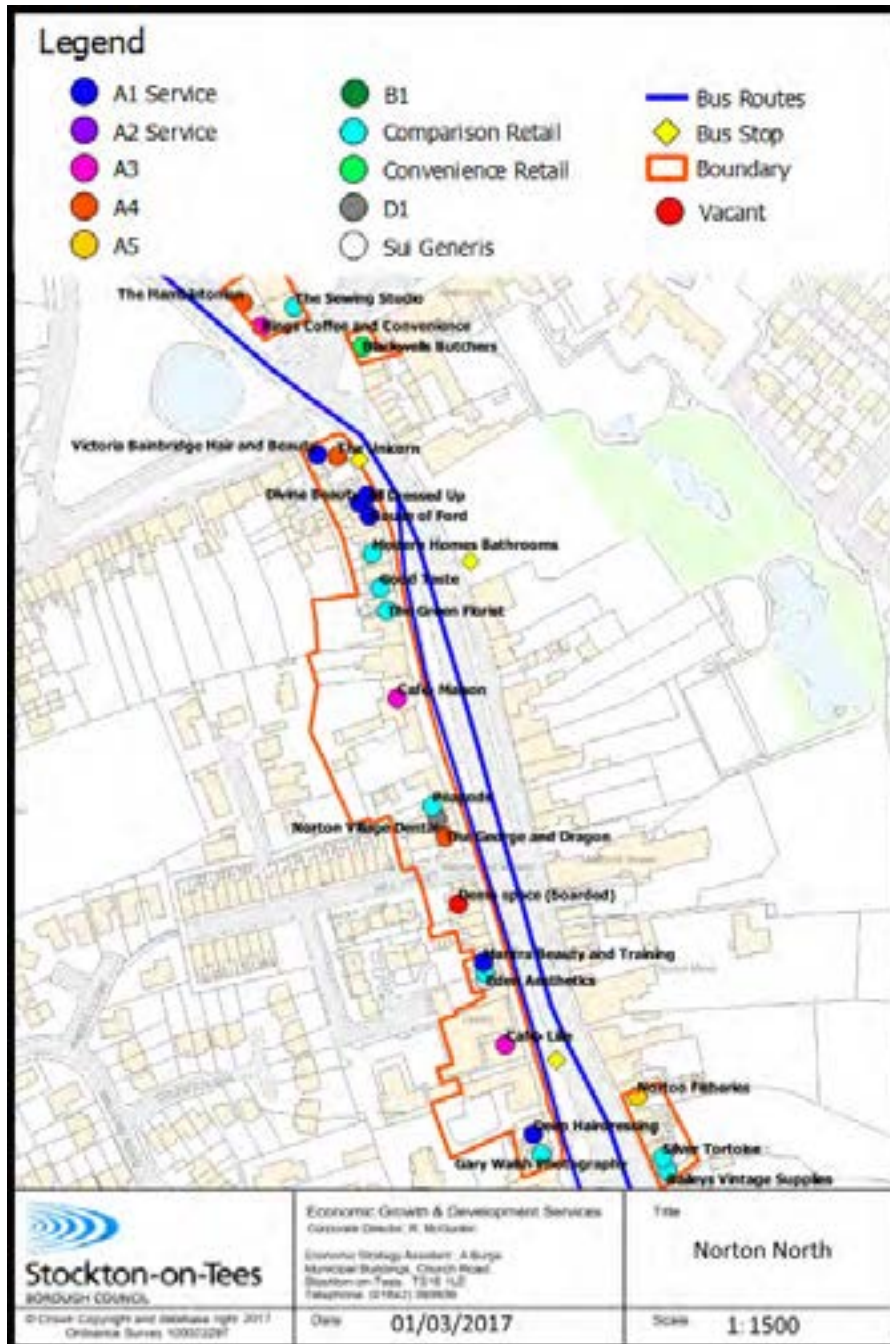
Independent	Hepworth Opticians	Optician	D1	92	N/A	26 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Independent	Bannatyne Health And Leisure	Gym	D2	2113	N/A	Bannatyne Health And Leisure, Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA
Independent	Petrol Filling Station	Petrol Station	Sui Generis	Not Published	N/A	Petrol Filling Station, Tesco Supermarket, Myton Road, Ingleby Barwick, TS17 0WA
Independent	Waves Hand Car Wash	Hand Car Wash	Sui Generis	Not Published	N/A	Waves Hand Car Wash, Tesco Supermarket, Myton Road, Ingleby Barwick, TS17 0WA
Independent	Coral	Bookmakers	Sui Generis	92	N/A	12 Myton Road, Ingleby Barwick, Stockton-on-Tees, TS17 0WA

Myton Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	2	8.70%	191.66	1.93%	0	0.00%
A2	2	8.70%	359.68	3.62%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	4.35%	0	0.00%	0	0.00%
A5	4	17.39%	315.69	3.17%	0	0.00%
Comparison Retail	4	17.39%	5628.79	56.58%	5600.05	100.00%
Convenience Retail	0	0.00%	0	0.00%	0	0.00%
Others	10	43.48%	3452.41	34.70%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Myton Road Totals	23	100.00%	9948.23	100.00%	5600.05	100.00%

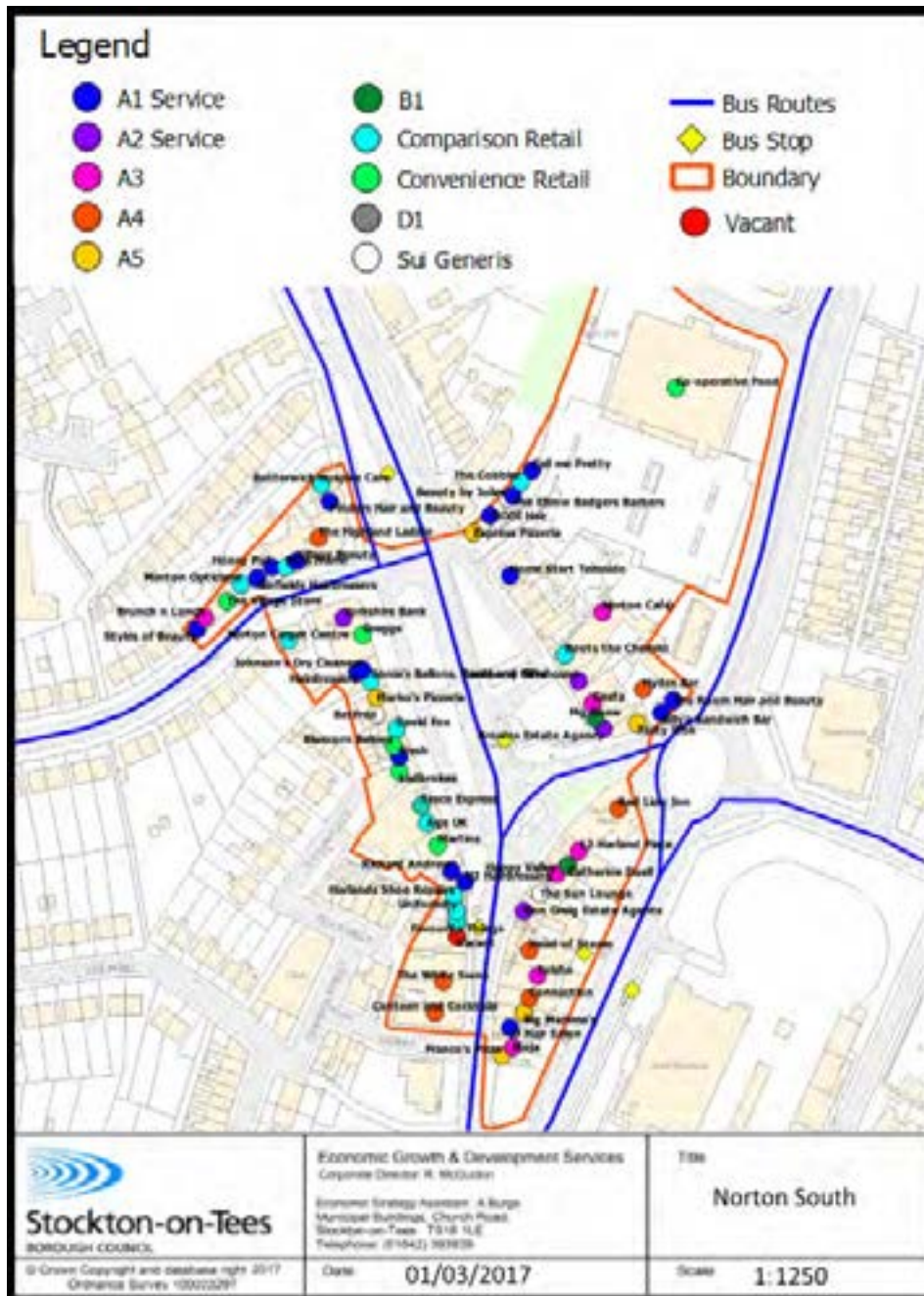
Summary
<p>Myton Way Local Centre is located in the south of the borough in the large residential estate of Ingleby Barwick and is purpose built units. There is a good mix of uses serving this housing area, which includes both national and independent businesses. There are large dedicated parking areas for Tesco, Bannatyne Gym and Busy Bees Nursery as well as the centre. Due to the local centre being located in the centre of the large estate of Ingleby Barwick, wide range of use types and nearby services, it serves the whole of the residential estate of Ingleby Barwick as well as people from the wider area of Yarm.</p> <p>Romano Park is situated in close proximity to the south of the local centre and All Saints Church of England Academy School to the west of the centre. In addition, a planning application has been approved for a leisure centre adjacent to this local centre in 2016, which includes swimming pool, gym and multipurpose rooms and will attract people from the whole of South Stockton to the centre</p>

Norton High Street North

Site No. 03



Norton High Street South



Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
National	Co-operative Food	General Store	Convenience Retail	1623.8	1611	Co Operative Food Store
Independent	Call me Pretty	Clothes Shop	Comparison Retail	18	15.6	9 Ridley Mews
Independent	The Cobbler	Cobblers	Convenience Retail	26.9	23.1	7 Ridley Mews
Independent	Butterwick Hospice Care	Charity Shop	Comparison Retail	75.65	47.93	63 High Street
Independent	The Elbow Badgers Barbers	Hairdressers	A1 Service	24.8	N/A	6 Ridley Mews
Independent	Beauty by Juliet	Beauty Salon	Sui Generis	18.7	N/A	5 Ridley Mews
Independent	Pinders Hair and Beauty	Hairdressers	A1 Service	62.8	N/A	61 High Street
Independent	MOOI Hair	Hairdressers	A1 Service	24.4	N/A	3 - 4 Ridley Mews
Independent	Express Pizzeria	Takeaway	A5	22	N/A	30 High Street
National	The Highland Laddie	Public House	A4	Not Published	N/A	59 High Street
Independent	Village Beauty	Beauty Salon	Sui Generis	26	N/A	2 Leven Road
Independent	Honey Pot	Deli	Comparison Retail	81.2	41.9	6 Leven Road
Independent	Pic a Frame	Frame Shop	Comparison Retail	19.7	19.7	4 Leven Road
Independent	Home Start Teesside	Charity Shop	Comparison Retail	90	53.5	26 High Street
Independent	Garfields Hairdressers	Hairdressers	A1 Service	28.34	N/A	8 Leven Road
Local Chain	Morton Opticians	Opticians	Comparison Retail	45.4	30.3	10 Leven Road
Independent	The Village Store	Bakery	Convenience Retail	30.7	30.7	14 Leven Road
Independent	Norton Café	Cafe	A3	124.22	N/A	3 - 5 Maybray-King Walk
National	Yorkshire Bank	Bank	A2 Service	156.89	N/A	53 High Street
Independent	Brunch n Lunch	Sandwich Shop	A3	26.5	N/A	16 Leven Road
Independent	Styles of Beauty	Beauty Salon	Sui Generis	26.5	N/A	16A Leven Road
National	Greggs	Bakery	Convenience Retail	124.8	103.3	51 High Street
Independent	Norton Carpet Centre	Carpet Shop	Comparison Retail	60.4	49	7 Leven Road
National	Boots the Chemist	Pharmacy	Comparison Retail	142.12	128.38	12 - 14 High Street
National	Johnson's Dry Cleaners	Dry Cleaners	A1 Service	75.6	N/A	45 High Street
Independent	Sonia's Ballons, Cards and Gifts	Card Shop	Comparison Retail	60.7	38.9	43 High Street
Local Chain	Roseberry Newhouse	Estate Agents	A2 Service	79.73	N/A	10 High Street
Independent	Markos Pizzeria	Takeaway	A5	61.2	N/A	41 High Street
Independent	Hydes Bar	Public House	A4	Not Published	N/A	Rowan Yard, Billingham Road
Independent	The Room Hair and Beauty	Hairdressers	A1 Service	49	N/A	6 Billingham Road
National	Costa	Cafe	A3	249.35	N/A	6 - 8 High Street
Independent	Billy's Sandwich Bar	Sandwich Shop	A1 Service	14.5	N/A	2 Billingham Road
National	BetFred	Bookmakers	Sui Generis	87.43	N/A	39 High Street
National	Mg Shaw	Financial Advisers	B1	56.28	N/A	4a High Street
Independent	Tasty Wok	Takeaway	A5	47.2	N/A	2 High Street

Independent	David Fox	General Store	Comparison Retail	70.76	55.58	35 High Street
Local Chain	Browns Estate Agency	Estate Agents	A2 Service	163.7	N/A	4 High Street
Independent	Bluecorn Bakery	Bakery	Convenience Retail	46.8	34.9	33 High Street
Independent	Fresh	Fruit Shop	Comparison Retail	39.6	37.1	31 High Street
National	Ladbrokes	Bookmakers	Sui Generis	163.56	N/A	29 High Street
National	Tesco Express	General Store	Convenience Retail	278.52	249.82	25 - 27 High Street
Independent	Red Lion Inn	Public House	A4	Not Published	N/A	Red Lion Inn
National	Age UK	Charity Shop	Comparison Retail	145.3	123.5	23 High Street
National	Martins	General Store	Convenience Retail	118.8	101.1	21 High Street
Independent	12 Harland Place	Restaurant	A3	254.56	N/A	12 Harland Place
Independent	Catherine Duell	Chiropodist	D1	55.26	N/A	11 Harland Place
Independent	Richard Andrew	Hairdressers	A1 Service	55.6	N/A	19 High Street
Independent	Happy Valley	Takeaway	A5	115.82	N/A	10 Harland Place
Independent	N2 Hairdressing	Hairdressers	A1 Service	62.28	N/A	17 High Street
Independent	The Sun Lounge	Tanning Shop	Sui Generis	98.92	N/A	9 Harland Place
Independent	Harlands Shoe Repairs	Cobblers	Convenience Retail	58.7	30.2	15 High Street
Independent	Uniformity	Uniform Shop	Comparison Retail	69.3	26.00	11 High Street
Local Chain	Ron Greig Estate Agents	Estate Agents	A2 Service	47.7	N/A	8 Harland Place
Independent	Favourite Things	Candle Shop	Comparison Retail	79.23	43.05	9 High Street
Vacant	Vacant	Vacant	Vacant	165.27	N/A	7 High Street
National	Head of Steam	Bar	A4	Not Published	N/A	8 Harland Place
Independent	Jolsha	Restaurant	A3	208.64	N/A	7 Harland Place
Independent	The White Swan	Public House	A4	Not Published	N/A	The White Swan
Independent	Connection	Wine Bar	A4	Not Published	N/A	6 Harland Place
Local Chain	Canteen and Cocktails	Restaurant/Bar	A3	Not Published	N/A	1 High Street
Independent	Big Mamma's	Takeaway	A5	48.9	N/A	5 Harland Place
Independent	JJ Hair Salon	Hairdressers	A1 Service	35.1	N/A	4 Harland Place
Independent	Moja	Takeaway	A5	54.3	N/A	3 Harland Place
Independent	Franco's Pizza	Takeaway	A5	51.38	N/A	2 Harland Place
Independent	The Hambletonian	Public House	A4	92.12	N/A	70 The Green
Independent	The Sewing Studio	Sewing Shop	Comparison Retail	94.24	64.61	68 - 69 The Green
Independent	Kings Coffee and Convenience	Cafe	A3	51.83	N/A	71 The Green
Independent	Blackwells Butchers	Butchers	Convenience Retail	162.3	52.6	122 High Street
Independent	Victoria Bainbridge Hair and Beauty	Hairdressers	A1 Service	49.8	N/A	1 The Green
Independent	The Unicorn	Public House	A4	Not Published	N/A	147 High Street
Independent	All Dressed Up	Second Hand Shop	Comparison Retail	49.8	49.8	143B High Street
Independent	Divine Beauty	Beauty Salon	Sui Generis	49.8	N/A	143B High Street

Independent	House of Ford	Hairdressers	A1 Service	56.35	N/A	143 - 143A High Street
Independent	Modern Homes Bathrooms	Bathroom Showroom	Comparison Retail	244.8	110.75	137 - 141 High Street
Independent	Good Taste	Gift Shop	Comparison Retail	98.03	40.6	131 High Street
Independent	The Green Florist	Florist	Comparison Retail	41.29	37.9	125 - 127 High Street
Independent	Café Maison	Cafe	A3	123.7	N/A	117-117A High Street
Independent	Peapods	Jewellery Shop	Comparison Retail	85.04	66.44	113 High Street
Independent	Norton Village Dental	Dentist	D1	77.88	N/A	111 High Street
Independent	The George and Dragon	Public House	A4	Not Published	N/A	The George And Dragon
Independent	Vacant		Vacant	46	N/A	103-107 High Street
Independent	Mantra Beauty and Training	Beauty Salon	Sui Generis	54.61	N/A	95 High Street
Independent	The Cottage	Hairdresser	A1 Service	19.78	N/A	93 High Street
Independent	Eden Aesthetics	Beauty Salon	Sui Generis	96.24	N/A	91 High Street
Independent	Café Lilie	Restaurant	A3	140.72	N/A	85 High Street
Independent	Norton Fisheries	Fish and Chip Shop	A5	29.75	N/A	74 High Street
Independent	Deep Hairdressing	Hairdressers	A1 Service	50.56	N/A	77 - 79 High Street
Independent	Gary Walsh Photography	Photography Studio	Comparison Retail	162.89	50.56	75 High Street
Independent	Silver Tortoise	Gift Shop	Comparison Retail	21.4	21.4	64 High Street
Independent	Baileys Vintage Supplies	Vintage Gift Shop	Comparison Retail	12.72	12.72	62 High Street

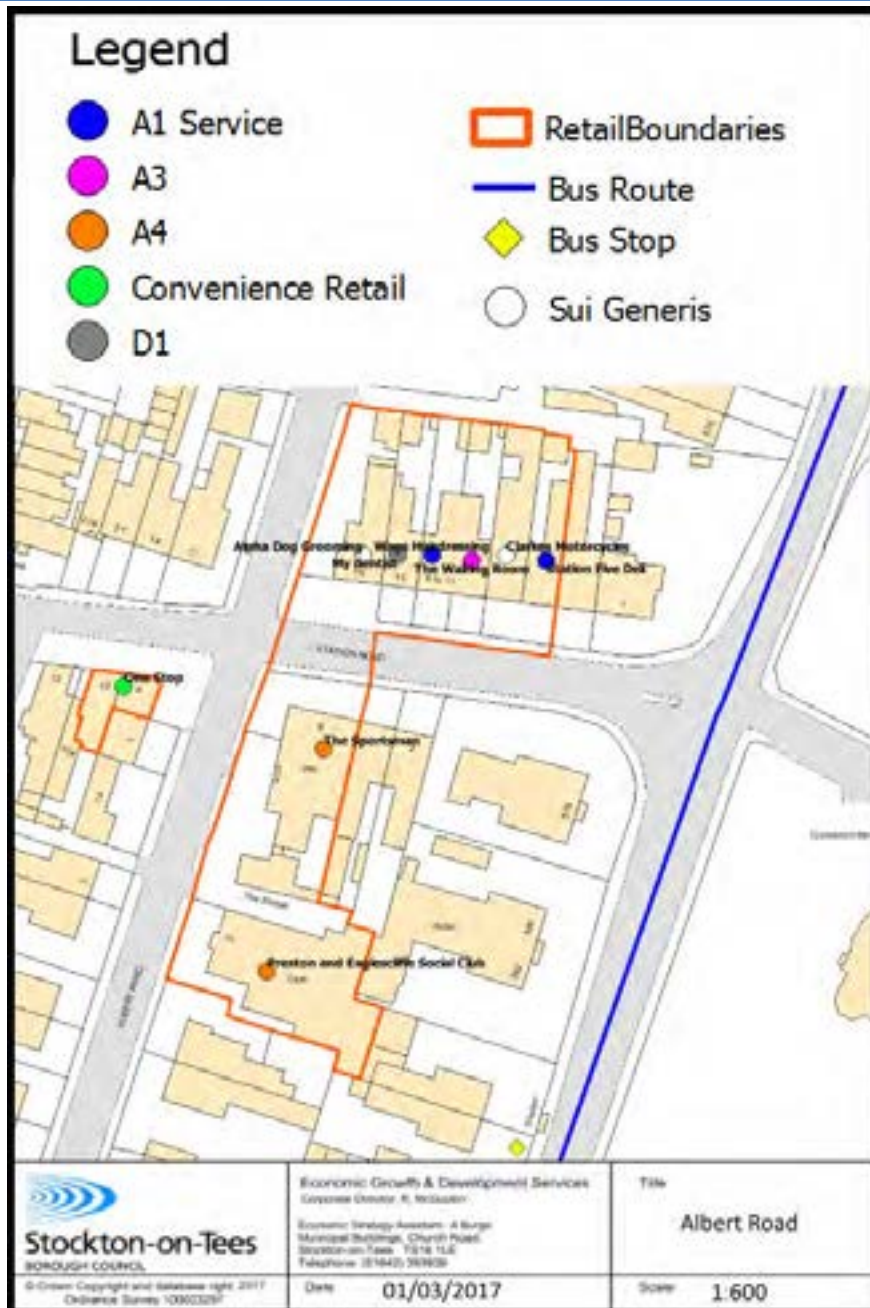
Norton High Street	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	16	17.78%	617.98	8.13%	0	0.00%
A2	4	4.44%	313.27	4.12%	0	0.00%
A3	9	10.00%	1179.52	15.52%	0	0.00%
A4	9	10.00%	0	0.00%	0	0.00%
A5	8	8.89%	411.24	5.41%	0	0.00%
Comparison Retail	20	22.22%	1522.18	20.03%	1016.66	31.41%
Convenience Retail	8	8.89%	2455.32	32.31%	2220.52	68.59%
Others	14	15.56%	925.43	12.18%	0	0.00%
Vacant	2	2.22%	173.22	2.28%	0	0.00%
Norton High Street Totals	90	100.00%	7598.16	100.00%	3237.18	100.00%

Summary

Norton Local Centre is located within a Conservation Area in the north of the borough close to the residential areas of Crooksbar, Albany and Norton. It is a large centre situated on one main High Street and has a good mix of uses which are both National and Independent. These are spread amongst residential properties. There is a duck pond located in the north of the High Street, which is a popular visitor attraction.

Norton is becoming increasingly more popular for its night time economy due to the opening of several new bar and restaurant chains, including Weatherspoons (Highland Laddie), Head of Steam and Canteen and Cocktails. There is also currently two planning applications pending decision for restaurant uses, one adjacent to 12 Harland Place (Norton Road side) and also 7 High Street (former Post Office). The Southern end of the High Street is more concentrated with businesses than the northern end.

There is a Coop supermarket which has a dedicated parking area and 2 small parking areas outside Costa and 12 Harland Place, therefore a large majority is on street parking. During the period of carrying out the site visits, there have been announcements that Yorkshire Bank will be closing as well as Peapods and All Dressed Up.

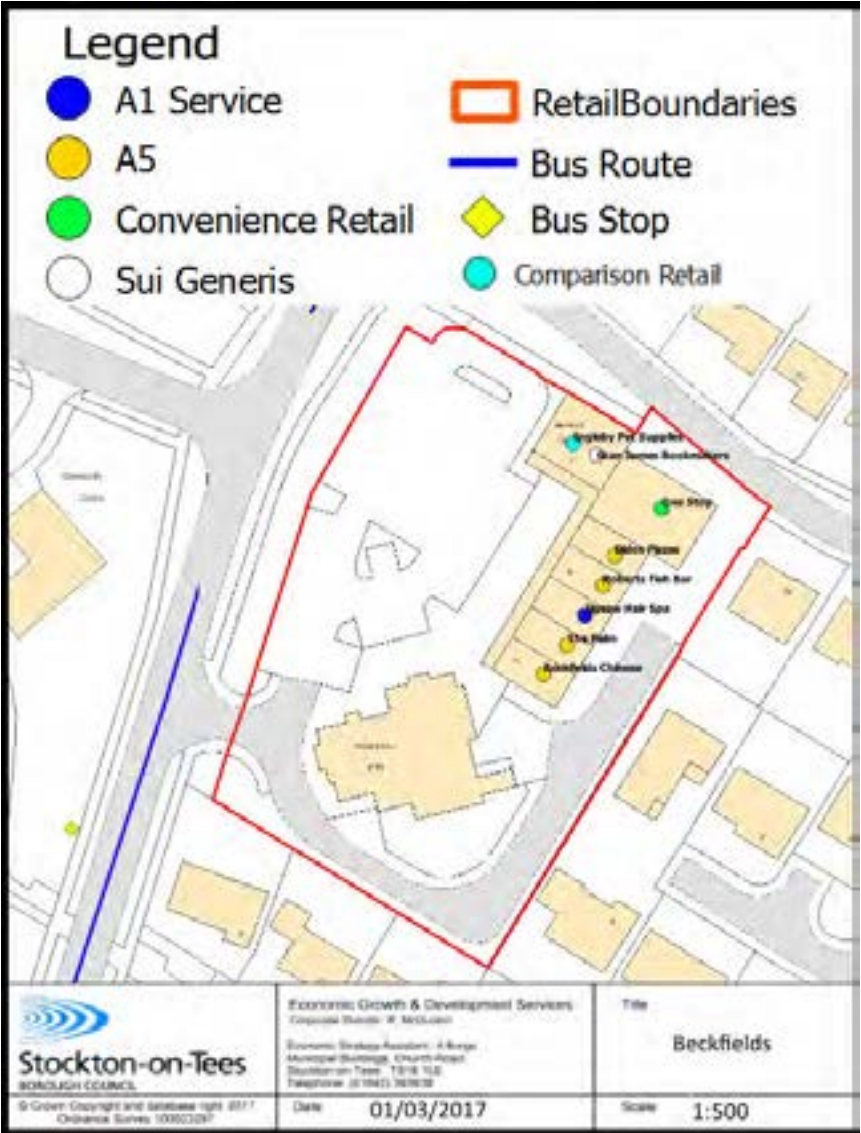


Type Of Business	Name of Business	Use Description	Use Type	Floor space gross(m2)	Net Floor space net (m2)	Address
Independent	Clarkes Motorcycles	MOT, Services, Repairs	Sui Generis	130.2	N/A	7 Station Road, Eaglescliffe, Stockton-on-Tees, TS16 0BU
Independent	Station Five Deli	Sandwich Shop	A1 Service	44	N/A	5 Station Road, Eaglescliffe, Stockton-on-Tees, TS16 0BU
Independent	The Sportsman	Public House	A4	Not Published	Not Published	The Sportsman, 6 Station Road, Eaglescliffe, Stockton-on-Tees, TS16 0BU
National	One Stop	General Store	Convenience Retail	115.4	94.90	8 - 10 Station Road, Eaglescliffe, Stockton-on-Tees, TS16 0BT
Independent	Wags Hairdressing	Hairdressers	A1 Service	46.41	N/A	11 Station Road, Eaglescliffe, Stockton-on-Tees, TS16 0BU
Independent	My dentist	Dentist	D1	138.6	N/A	13 Station Road, Eaglescliffe, Stockton-on-Tees, TS16 0BU
Independent	Alpha Dog Grooming	Dog Groomers	Sui Generis	27.1	N/A	15 Station Road, Eaglescliffe, Stockton-on-Tees, TS16 0BU
Independent	The Waiting Room	Restaurant	A3	99.1	N/A	9 Station Road, Eaglescliffe, Stockton-on-Tees, TS16 0BU
Independent	Preston and Eaglescliffe Social Club	Social Club	A4	Not Published	Not Published	Preston And Eaglescliffe Social Club, 2 Albert Road, Eaglescliffe, Stockton-on-Tees, TS16 0DD

Albert Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	22.22%	90.41	15.05%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	1	11.11%	99.1	16.49%	0	0.00%
A4	2	22.22%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	11.11%	115.4	19.21%	94.9	100.00%
Others	3	33.33%	295.9	49.25%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Albert Road Totals	9	100.00%	600.81	100.00%	94.9	100.00%

Summary

This centre is located in Eaglescliffe in close proximity to Eaglescliffe Train Station, which is a busy station. The centre serves the local residential area of Eaglescliffe as well as persons using the railway station. The centre is made up of mainly independent uses and are predominantly former residential properties. In terms of car parking, there is a small amount of on street car parking and also approximately 5 separate spaces for the Public House and Social Club. Due to the train station, parking in the area is restricted and only permitted for local residents. There is also a hairdresser named Black Lace at 21a Station Road which is not within the boundary at present. However, the centre does only have a limited range of uses and does not provide a focal point for local shopping provision.



Type Of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Ingleby Pet Supplies	Pet Shop	Comparison Retail	57.31	57.31	1B Beckfields Centre, Ingleby Barwick, Stockton-on-Tees, TS17 0QB
Independent	Stan James Bookmakers	Bookmakers	Sui Generis	77.24	N/A	1 Beckfields Centre, Beckfields Avenue, Ingleby Barwick, Stockton-on-Tees, TS17 0QB
National	One Stop	General Store	Convenience Retail	229.77	214.63	2 Beckfields Centre, Beckfields Avenue, Ingleby Barwick, Stockton-on-Tees, TS17 0QB
Independent	Didos Pizzas	Takeaway	A5	69.38	N/A	3 Beckfields Centre, Beckfields Avenue, Ingleby Barwick, Stockton-on-Tees, TS17 0QB
Independent	Roberts Fish Bar	Fish and Chip Shop	A5	65.4	N/A	4 Beckfields Centre, Beckfields Avenue, Ingleby Barwick, Stockton-on-Tees, TS17 0QB
Independent	Jigsaw Hair Spa	Hairdressers	A1 Service	62.89	N/A	5 Beckfields Centre, Beckfields Avenue, Ingleby Barwick, Stockton-on-Tees, TS17 0QB
Independent	Backfield's Chinese	Takeaway	A5	65.41	N/A	7 Beckfields Centre, Beckfields Avenue, Ingleby Barwick, Stockton-on-Tees, TS17 0QB
Independent	The Palm	Takeaway	A5	71	N/A	6 Beckfields Centre, Beckfields Avenue, Ingleby Barwick, Stockton-on-Tees, TS17 0QB

Beckfields Centre	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	12.50%	62.89	9.27%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	4	50.00%	271.19	39.97%	0	0.00%
Comparison Retail	1	12.50%	57.31	8.45%	57.31	21.07%
Convenience Retail	1	12.50%	229.77	33.87%	214.63	78.93%
Others	1	12.50%	57.31	8.45%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Beckfields Totals	8	100.00%	678.47	100.00%	271.94	100.00%

Summary

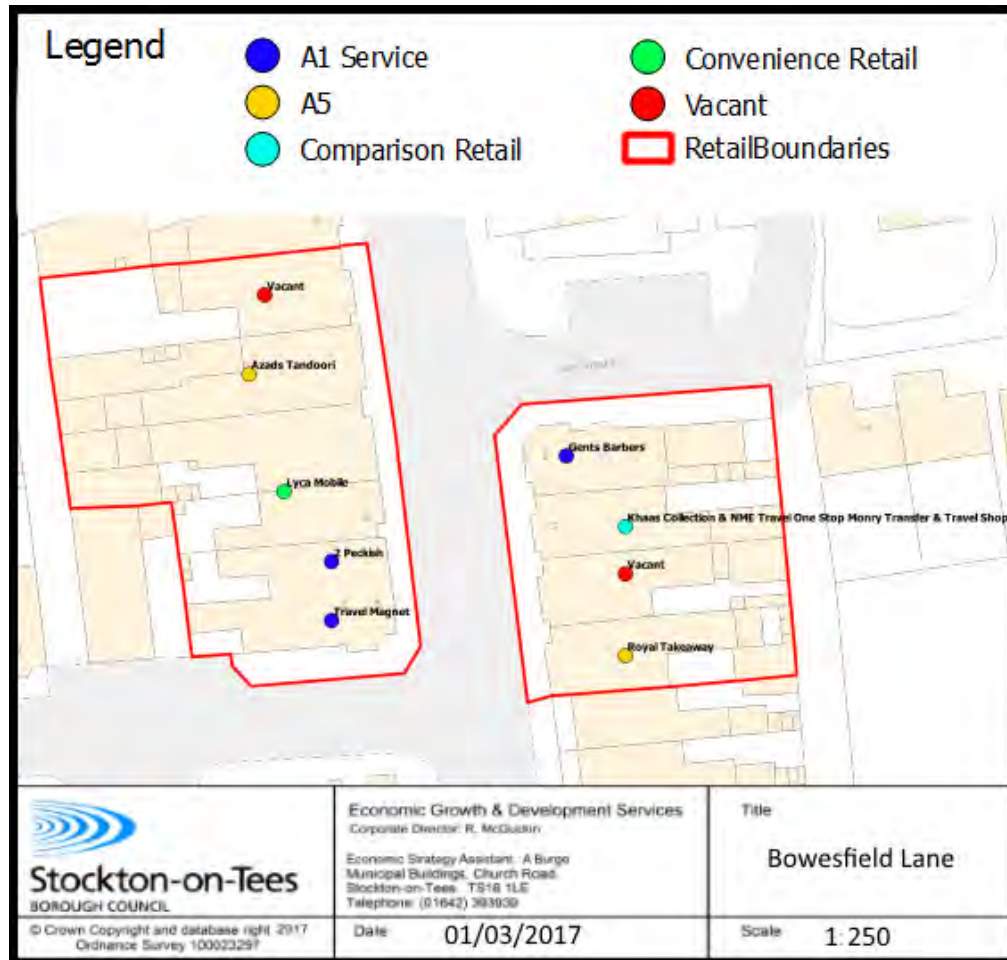
This centre is located in the large residential estate of Ingleby Barwick and is purpose built retail units. The centre serves the local housing area of Sober Hall. The centre is mainly made up of A1 and A5 use types. In terms of car parking, there are approximately 65 dedicated car parking spaces for the centre. In addition, the Beckfields Public House located within the boundary of the centre and there is also a community centre located opposite.



Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Homecare UK Ltd	DIY Store	Comparison Retail	161.38	74.38	15 Bishopton Road, Stockton-on-Tees, TS19 0AP
Independent	Big Eat Café	Sandwich shop	A1 Service	54.5	N/A	17 Bishopton Road, Stockton-on-Tees, TS19 0AP
Independent	Image Hair and Beauty	Hairdressers	A1 Service	97.35	N/A	11 - 13 Bishopton Road, Stockton-on-Tees, TS19 0AP
Independent	Best One	General Store	Convenience Retail	91.54	69.64	26 Bishopton Road, Stockton-on-Tees, TS19 0AW
Independent	Golden Rainbow	Takeaway	A5	74.8	N/A	28 - 30 Bishopton Road, Stockton-on-Tees, TS19 0AR
Independent	Hebron Hall	Church	D1	Not Published	N/A	Hebron Hall, Bishopton Road, Stockton-on-Tees, TS19 0AP

Bishopton Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	33.33%	151.85	31.66%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	16.67%	74.8	15.60%	0	0.00%
Comparison Retail	1	16.67%	161.38	33.65%	74.38	51.65%
Convenience Retail	1	16.67%	91.54	19.09%	69.64	48.35%
Others	1	16.67%	0	0.00%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Bishopton Road Totals	6	100.00%	479.57	100.00%	144.02	100.00%

Summary
The centre is located on a main road close to Stockton town centre and is predominantly former residential properties. This is a small centre, which is made up of predominantly A1 units and serves the local residential area. There is no dedicated car parking and a bus stop is located in close proximity to the units, therefore on street parking is difficult. In addition, there is also a primary school nearby.



Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Khaas Collection & NME Travel One Stop Monry Transfer & Travel Shop	Clothes Shop	Comparison Retail	48.97	18.03	21 Bowesfield Lane, Stockton-on-Tees, TS18 3ET
Independent	Lyca Mobile	General Store	Convenience Retail	172.34	103.26	34 - 36 Bowesfield Lane, Stockton-on-Tees, TS18 3ER
Independent	Gents Barbers	Hairdressers	A1 Service	79.13	N/A	19A Bowesfield Lane, Stockton-on-Tees, TS18 3ET
Independent	2 Peckish	Café	A1 Service	36.08	N/A	38 Bowesfield Lane, Stockton-on-Tees, TS18 3ER
Independent	Travel Magnet	Travel Agents	A1 Service	39.77	N/A	40 Bowesfield Lane, Stockton-on-Tees, TS18 3ER
Independent	Azads Tandoori	Takeaway	A5	120.74	N/A	32 Bowesfield Lane, Stockton-on-Tees, TS18 3ER
Independent	Royal Takeaway	Takeaway	A5	44.9	N/A	25 Bowesfield Lane, Stockton-on-Tees, TS18 3ET
Vacant	Vacant	Vacant	Vacant	79.54	N/A	30 Bowesfield Lane, Stockton-on-Tees, TS18 3ER
Vacant	Vacant	Vacant	Vacant	20.2	N/A	23 Bowesfield Lane, Stockton-on-Tees, TS18 3ET

Bowesfield Lane	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	3	33.33%	154.98	24.15%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	2	22.22%	165.64	25.81%	0	0.00%
Comparison Retail	1	11.11%	48.97	7.63%	18.03	14.87%
Convenience Retail	1	11.11%	172.34	26.86%	103.26	85.13%
Others	0	0.00%	0	0.00%	0	0.00%
Vacant	2	22.22%	99.74	15.54%	0	0.00%
Bowesfield Lane Totals	9	100.00%	641.67	100.00%	121.29	100.00%

Summary

This centre is situated close to Stockton town centre and a primary school in former residential properties in the Bowesfield housing area of the town. The centre is made up of independent businesses with large majority being A1 use types. There is no dedicated parking, therefore only on street parking provision. There is a limited amount of uses and floor space at this centre, therefore it only provides a role within the neighbourhood.



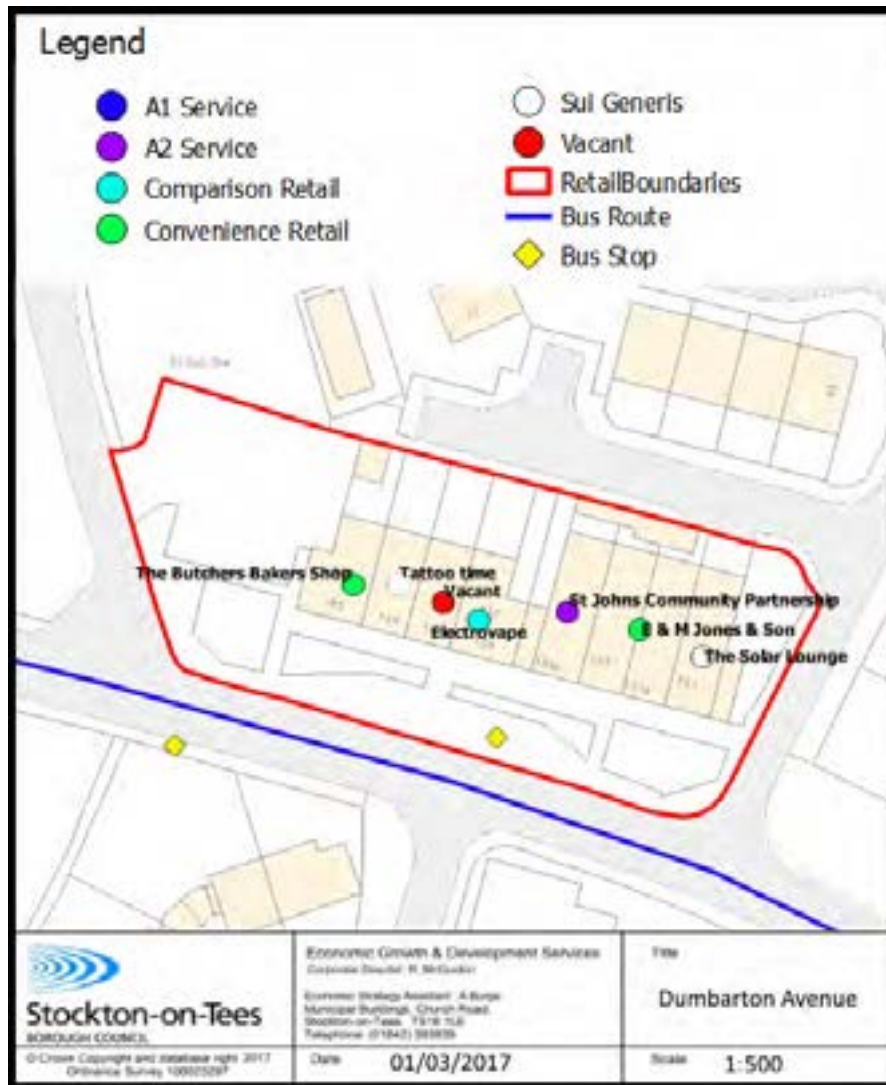


Type of Business	Name of Business	Use Description	Use Type	Gross Floor space (m2)	Net Floor Space (m2)	Address
Independent	The Silver Cod	Fish and Chip Shop	A5	133.5	N/A	92 - 94 Darlington Lane, Norton, Stockton-on-Tees, TS20 1BW
National	Aldi	Supermarket	Convenience Retail	1,332.46	1149.6	Aldi Supermarket, Darlington Lane, Norton, Stockton-on-Tees, TS20 1BW
National	One Stop	General Store	Convenience Retail	188.91	147.43	98 Darlington Lane, Norton, Stockton-on-Tees, TS20 1BW
National	Chisholm Bookmakers	Bookmakers	Sui Generis	75	N/A	96 Darlington Lane, Norton, Stockton-on-Tees, TS20 1BW

Darlington Lane	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	0	0.00%	0	0.00%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	25.00%	133.5	7.72%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	2	50.00%	1521.37	87.95%	1479.89	100.00%
Others	1	25.00%	75	4.34%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Darlington Lane Totals	4	100.00%	1729.87	100.00%	1479.89	100.00%

Summary

This small centre is situated close to the residential area of Norton Grange and Norton Local Centre. There are approximately 6 dedicated parking spaces for the centre and a separate large car park for Aldi Supermarket. Whilst the Aldi supermarket attracts customers from further afield, there are just three other (small scale) uses which meet only the day to day needs of the immediate surrounding residential areas.



Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Electrovape	Electronic Cigarette Sales	Comparison Retail	49.1	32.4	139 Dumbarton Avenue, Stockton-on-Tees, TS19 0LN
Independent	E & M Jones & Son	General Store	Convenience Retail	94.71	70.73	131A - 133 Dumbarton Avenue, Stockton-on-Tees, TS19 0LN
Independent	The Butchers Bakers Shop	Butchers	Convenience Retail	69	32.3	145 Dumbarton Avenue, Stockton-on-Tees, TS19 0LN
Independent	Tattoo time	Tattoo Parlour	Sui Generis	49.1	N/A	143 Dumbarton Avenue, Stockton-on-Tees, TS19 0LN
Independent	St Johns Community Partnership	Community Office	A2 Service	216.35	N/A	133A Dumbarton Avenue, Stockton-on-Tees, TS19 0LN
Independent	The Solar Lounge	Tanning and Beauty Salon	Sui Generis	48.27	N/A	131 Dumbarton Avenue, Stockton-on-Tees, TS19 0LN
Vacant	Vacant	Vacant	Vacant	51.6	N/A	141 Dumbarton Avenue, Stockton-on-Tees, TS19 0LN

Dumbarton Avenue	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	0	0.00%	0	0.00%	0	0.00%
A2 Service	1	14.29%	216.35	37.42%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	1	14.29%	49.1	8.49%	32.4	23.92%
Convenience Retail	2	28.57%	163.71	28.32%	103.03	76.08%
Others	2	28.57%	97.37	16.84%	0	0.00%
Vacant	1	14.29%	51.6	8.93%	0	0.00%
Dumbarton Avenue Totals	7	100.00%	578.13	100.00%	135.43	100.00%

Summary

This centre is situated in the residential area of Ragworth and is in close proximity to a primary school and Ragworth Neighbourhood Centre. The centre is made up of all independent businesses, which are predominantly A1 use types. The units are former residential properties and there is a small car park with approximately 19 spaces opposite the centre.

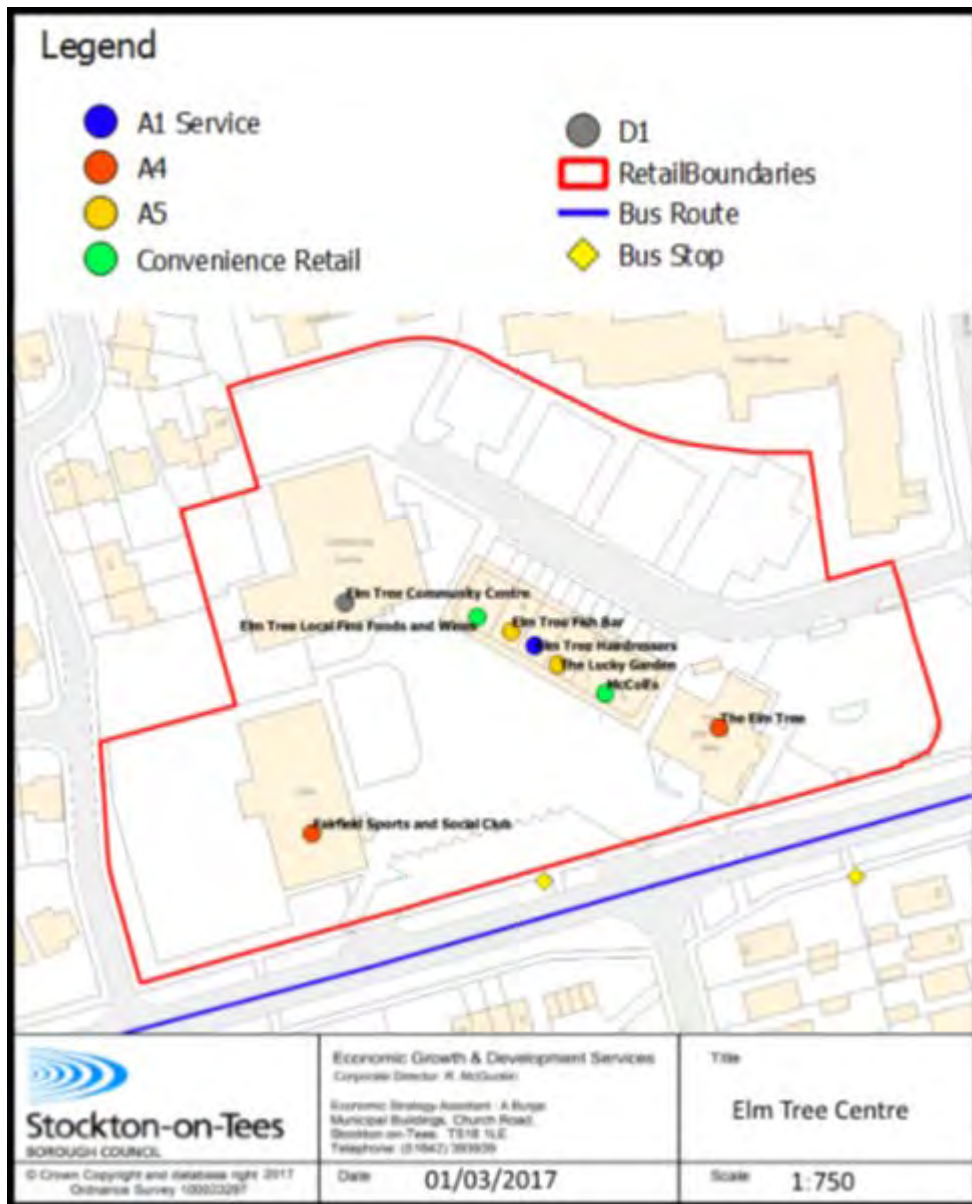


Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Paul Henrys Barber Shop	Hairdressers	A1 Service	55.3	N/A	126 Durham Road, Stockton-on-Tees, TS19 0DQ
Independent	Cleaver Sandwich Bar and Deli	Sandwich Shop	A1 Service	90.1	N/A	76 Durham Road, Stockton-on-Tees, TS19 0DG
Independent	Durham Road Fish Bar	Takeaway	A5	82.4	N/A	50 - 52 Durham Road, Stockton-on-Tees, TS19 0DG
Independent	Ta-Kee Curry House	Takeaway	A5	Not Published	N/A	135 Durham Road, Stockton-on-Tees, TS19 0DH
Independent	CFS	Carpet and Flooring Sales	Comparison Retail	100.28	N/A	48 Durham Road, Stockton-on-Tees, TS19 0BS
Independent	£ Plus and DIY	DIY Store	Comparison Retail	Not Published	Not Published	114 Durham Road, Stockton-on-Tees, TS19 0DQ
Independent	Durham Road Post Office & Convenience Store	Convenience Store	Convenience Retail	154.26	110.12	60 Londonderry Road, Stockton-on-Tees, TS19 0DJ
National	Premier Stores	General Store	Convenience Retail	121.6	111.5	118 - 120 Durham Road, Stockton-on-Tees, TS19 0DQ
Local Chain	Vets4Pets	Veterinary Services	D1	200.18	N/A	44 Durham Road, Stockton-on-Tees, TS19 0BS
Independent	Durham Road Physiotherapists	Physiotherapists	D1	96.08	N/A	46 Durham Road, Stockton-on-Tees, TS19 0BS
Independent	The Tanning Centre	Tanning Salon	Sui Generis	91.26	N/A	124 Durham Road, Stockton-on-Tees, TS19 0DQ
Independent	Popular Car Sales	Car Dealership	Sui Generis	Not Published	N/A	28 Durham Road, Wolviston, Billingham, TS22 5LP
Vacant	Vacant	Former Newsagents	Vacant	104.31	N/A	70 Durham Road, Stockton-on-Tees, TS19 0DG
Vacant	Vacant	Former Café	Vacant	67.83	N/A	90 Durham Road, Stockton-on-Tees, TS19 0DG
Vacant	Vacant	Vacant	Vacant	50.5	N/A	78 Durham Road, Stockton-on-Tees, TS19 0DG
Vacant	Vacant	Vacant	Vacant	Not Published	N/A	112 Durham Road, Stockton-on-Tees, TS19 0DQ

Durham Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	12.50%	145.4	11.98%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	2	12.50%	82.4	6.79%	0	0.00%
Comparison Retail	2	12.50%	100.28	8.26%	99.9	31.07%
Convenience Retail	2	12.50%	275.86	22.72%	221.62	68.93%
Others	4	25.00%	387.52	31.92%	0	0.00%
Vacant	4	25.00%	222.64	18.34%	0	0.00%
Durham Road Totals	16	100.00%	1214.1	100.00%	321.52	100.00%

Summary

Durham Road is situated close to Stockton town centre; the businesses are spread out between residential properties along one road. A large majority of the uses are independent businesses. There are several vacant properties within this centre and also properties in a poor state of repair. In terms of car parking, there is a small number of car parking to the front of 44-48 Durham Road but there is no other dedicated car parking on Durham Road. There is a car sales business named Popular Car Sales, which is not located within this boundary. The uses are dispersed along a 300 metre stretch of Durham Road; this means there is no focal point to the centre.



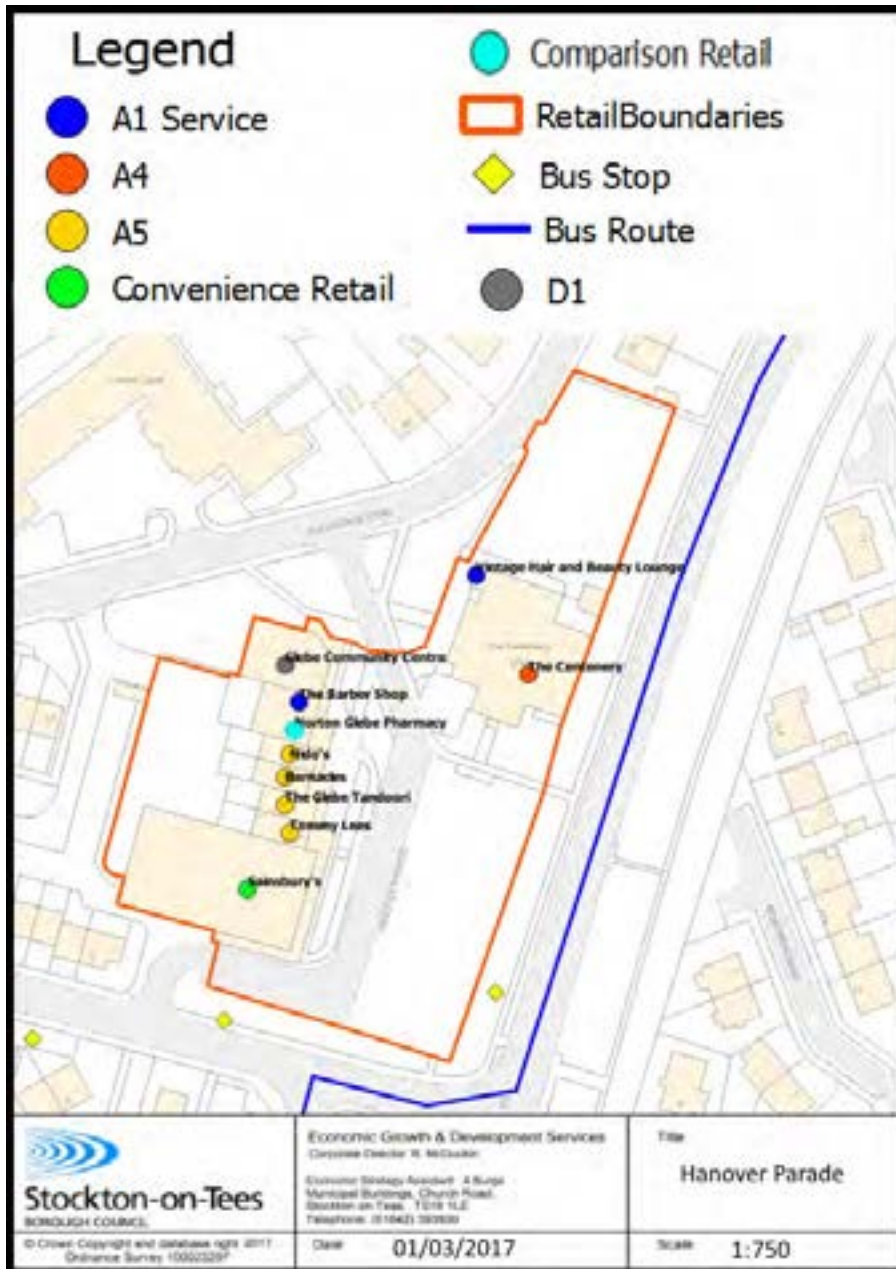
Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Elm Tree Hairdressers	Hairdressers	A1 Service	64.1	N/A	10 Elm Tree Centre, Stockton-on-Tees, TS19 0UW
Independent	Fairfield Sports and Social Club	Social Club	A4	Not Published	N/A	Fairfield Sports And Social Club, 15 Elm Tree Centre, Stockton-on-Tees, TS19 0UW
Independent	The Elm Tree	Pub	A4	Not Published	N/A	The Elm Tree, 1 Elm Tree Centre, Stockton-on-Tees, TS19 0UW
Independent	The Lucky Garden	Takeaway	A5	64.1	N/A	9 Elm Tree Centre, Stockton-on-Tees, TS19 0UW
Independent	Elm Tree Fish Bar	Takeaway	A5	64.78	N/A	11 Elm Tree Centre, Stockton-on-Tees, TS19 0UW
Independent	Elm Tree Local Fine Foods and Wines	Off Licence	Convenience Retail	87.82	50.63	12 Elm Tree Centre, Stockton-on-Tees, TS19 0UW
National	McColl's	General Store	Convenience Retail	138.17	138.17	8 Elm Tree Centre, Stockton-on-Tees, TS19 0UW
Independent	Elm Tree Community Centre	Community Centre	D1	705.12	N/A	14 Elm Tree Centre, Stockton-on-Tees, TS19 0UW

Elm Tree Centre	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	12.50%	64.1	5.70%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	2	25.00%	0	0.00%	0	0.00%
A5	2	25.00%	128.88	11.47%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	2	25.00%	225.99	20.10%	188.8	100.00%
Others	1	12.50%	705.12	62.73%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Elm Tree Centre Totals	8	100.00%	1124.09	100.00%	188.8	100.00%

Summary

This centre is situated in the residential area of Elm Tree in purpose built retail units. There are approximately 9 dedicated car parking spaces to the front of the centre. The centre is made up of a mix of uses which are mainly independent businesses of A1 use type. The public house, social club and community centre are popular and will attract people from the wider area for specific parties and events.

There has been a recent survey carried out by Stockton Borough Council in regards to this centre with local residents in the area to establish an opinion on how it could be improved.

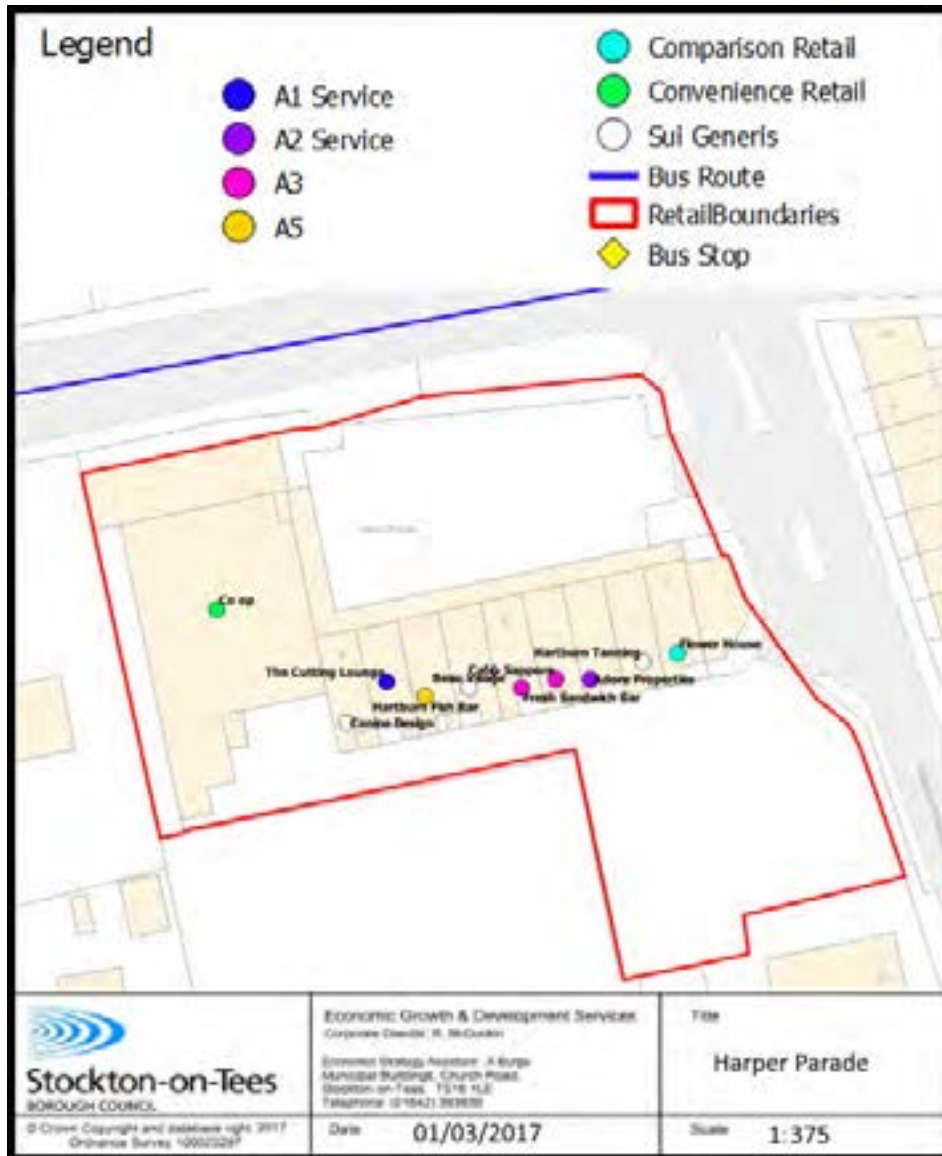


Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	The Barber Shop	Hairdressers	A1 Service	57.18	N/A	7 Hanover Parade, Norton, Stockton-on-Tees, TS20 1RF
Independent	The Centenery	Public House	A4	Not Published	N/A	The Centenary, Hanover Parade, Norton, Stockton-on-Tees, TS20 1RF
Independent	Glebe Community Centre	Community Centre	D1	190.74	N/A	Glebe Community Centre, Hanover Parade, Norton, Stockton-on-Tees, TS20 1RF
National	Sainsbury's	Supermarket	Convenience Retail	787	787	1 Hanover Parade, Norton, Stockton-on-Tees, TS20 1RF
Independent	Tommy Lees	Takeaway	A5	59.4	N/A	2 Hanover Parade, Norton, Stockton-on-Tees, TS20 1RF
Independent	The Glebe Tandoori	Takeaway	A5	57.7	N/A	3 Hanover Parade, Norton, Stockton-on-Tees, TS20 1RF
Local Chain	Barnacles	Fish and Chip Shop	A5	61.6	N/A	4 Hanover Parade, Norton, Stockton-on-Tees, TS20 1RF
Independent	Nido's	Takeaway	A5	56.97	N/A	5 Hanover Parade, Norton, Stockton-on-Tees, TS20 1RF
Independent	Norton Glebe Pharmacy	Pharmacy	Comparison Retail	57.36	56	6 Hanover Parade, Norton, Stockton-on-Tees, TS20 1RF
Independent	Vintage Hair and Beauty Lounge	Hairdressers	A1 Service	57.2	N/A	Vintage Hair And Beauty Lounge, The Centenary, Fulthorpe Road, Norton, Stockton-on-Tees, TS20 1RF

Hanover Parade	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	20.00%	114.38	8.26%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	10.00%	0	0.00%	0	0.00%
A5	4	40.00%	235.67	17.01%	0	0.00%
Comparison Retail	1	10.00%	57.36	4.14%	55.53	50.12%
Convenience Retail	1	10.00%	787	56.82%	787	93.41%
Others	1	10.00%	190.74	13.77%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Hanover Parade Totals	10	100.00%	1385.15	100.00%	110.79	100.00%

Summary

This is a purpose built retail centre which is situated in the Glebe Housing Estate close to Norton Local Centre. There is a good mix of uses within this parade including both national and independent businesses, which serves the local housing area of The Glebe and Norton. The Sainsbury's store helps to anchor the centre and the community centre and public house also attract a significant amount of people to the centre. There are approximately 60 dedicated car parking spaces to this centre, which includes disabled and parent/child.

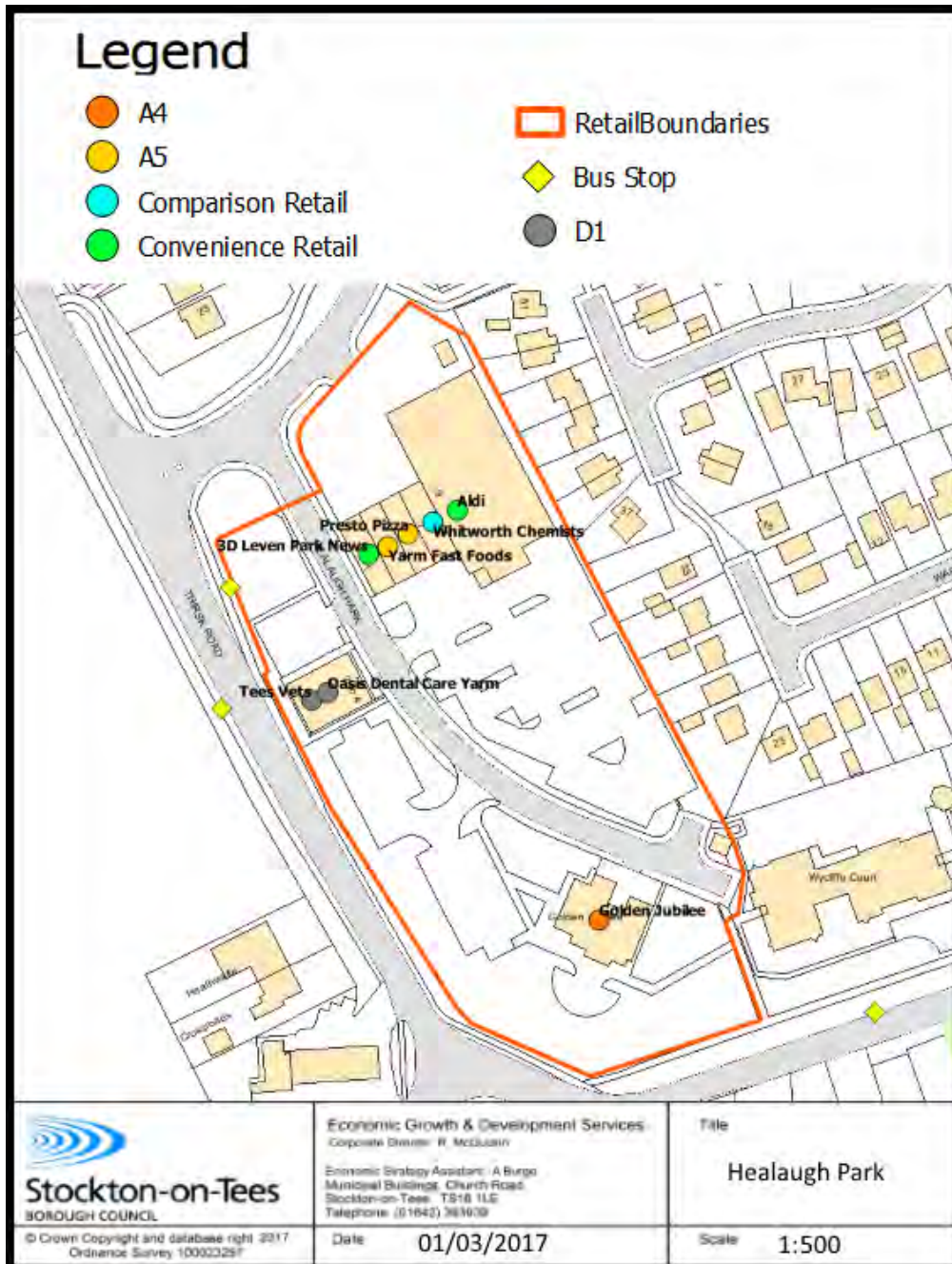


Type Of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Adore Properties	Estate Agents	A2 Service	55.2	N/A	3 Harper Parade, Stockton-on-Tees, TS18 5EQ
Independent	Beau Visage	Beauty Salon	Sui Generis	54.8	N/A	6 Harper Parade, Stockton-on-Tees, TS18 5EQ
Independent	Café Sappore	Café/Restaurant	A3	59.81	N/A	4 Harper Parade, Stockton-on-Tees, TS18 5EQ
Independent	Canine Design	Dog Groomers	Sui Generis	51.5	N/A	9 Harper Parade, Stockton-on-Tees, TS18 5EQ
National	Co op	General Store	Convenience Retail	471.1	390.46	10 Harper Parade, Stockton-on-Tees, TS18 5EQ
Independent	Flower House	Florist	Comparison Retail	51.4	51.4	1 Harper Parade, Stockton-on-Tees, TS18 5EQ
Independent	Fresh Sandwich Bar	Café	A3	54.5	N/A	5 Harper Parade, Stockton-on-Tees, TS18 5EQ
Independent	Hartburn Fish Bar	Takeaway	A5	55	N/A	7 Harper Parade, Stockton-on-Tees, TS18 5EQ
Independent	Hartburn Tanning	Tanning shop	Sui Generis	60.14	N/A	2 Harper Parade, Stockton-on-Tees, TS18 5EQ
Independent	The Cutting Lounge	Hairdressers	A1 Service	51.4	N/A	8 Harper Parade, Stockton-on-Tees, TS18 5EQ

Harper Parade	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	10.00%	51.4	5.33%	0	0.00%
A2 Service	1	10.00%	55.2	5.72%	0	0.00%
A3	2	20.00%	114.31	11.85%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	10.00%	55	5.70%	0	0.00%
Comparison Retail	1	10.00%	51.4	5.33%	51.4	11.63%
Convenience Retail	1	10.00%	471.1	48.83%	390.46	88.37%
Others	3	30.00%	166.44	17.25%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Harper Parade Totals	10	100.00%	964.85	100.00%	441.86	100.00%

Summary

Harper Parade is located within the residential area of Hartburn and has a wide range of uses available from mainly independent businesses. It could also be expanded to include the hair salon and barbers to the east. The centre is situated in close proximity to Elmwood Community Centre, Hartburn Primary School, Methodist Church and the Parkwood Hotel as well as Hartburn Village. Therefore, these nearby services attract people from the wider area of the borough. There are approximately 30 dedicated car parking spaces for the centre. The centre was recently purchased at auction, which are purpose built retail units.

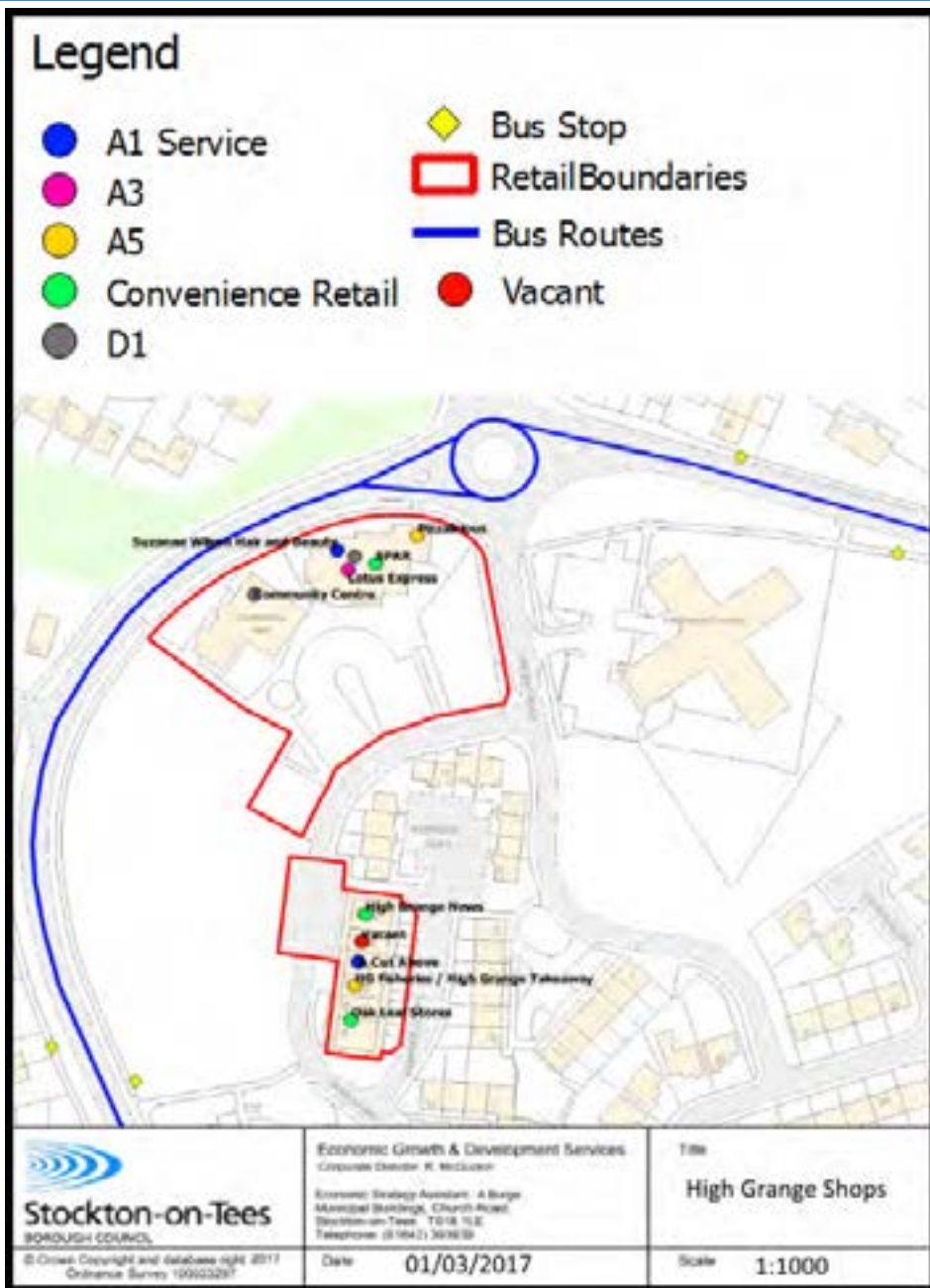


Type Of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Golden Jubilee	Pub	A4	Not Published	N/A	Golden Jubilee, Healaugh Park, Yarm, TS15 9XN
Independent	Presto Pizza	Takeaway	A5	108	N/A	5 Healaugh Park, Yarm, TS15 9XN
National	Aldi	Supermarket	Convenience Retail	1297	1297	9 Healaugh Park, Yarm, TS15 9XN
Independent	Tees Vets	Vets	D1	51.83	N/A	2 Healaugh Park, Yarm, TS15 9XN
Independent	Oasis Dental Care Yarm	Dentist	D1	161.08	N/A	4 Healaugh Park, Yarm, TS15 9XN
Independent	Yarm Fast Foods	Takeaway	A5	108	N/A	3 Healaugh Park, Yarm, TS15 9XN
Independent	3D Leven Park News	Newsagent	Convenience Retail	106.13	102.25	1 Healaugh Park, Yarm, TS15 9XN
Independent	Whitworth Chemists	Pharmacy	Comparison Retail	104.1	104.1	7 Healaugh Park, Yarm, TS15 9XN

Healaugh Park	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	0	0.00%	0	0.00%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	12.50%	0	0.00%	0	0.00%
A5	2	25.00%	216	11.16%	0	0.00%
Comparison Retail	1	12.50%	104.1	5.38%	104.1	6.92%
Convenience Retail	2	25.00%	1403.13	72.47%	1399.25	93.08%
Others	2	25.00%	212.91	11.00%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Healaugh Park Totals	8	100.00%	1936.14	100.00%	1503.35	100.00%

Summary

This centre is located on the southern edge of the borough in Yarm. There is a good mix of uses within the centre, which are mainly independent businesses. However, the national retailer, Aldi is located at this centre, therefore attracts people from the wider area of Yarm, Eaglescliffe and Ingleby Barwick. There are approximately 72 car parking spaces and separate car parking area for the Public House, Dentist and Vets.



Type of Business	Name of Business	Description	Use Type	Floor space (Sq. m)	Net Floor Space (Sq. m)	Address
Independent	Community Centre	Community Centre	D1	410.6	N/A	High Grange Community Centre, Casson Way, Billingham, TS23 3TX
National	SPAR	Convenience Store	Convenience Retail	265.3	192.9	Unit 2, The Stoney Oak, High Grange Avenue, Billingham, TS23 3XR
Independent	Suzanne Wilson Hair and Beauty	Hairdressers	A1 Service	74.1	N/A	Unit 4, The Stoney Oak, High Grange Avenue, Billingham, TS23 3XR
Independent	Pottery Loft	Craft Workshop	D1	150.4	N/A	Unit 5, The Stoney Oak, High Grange Avenue, Billingham, TS23 3XR
Independent	Oak Leaf Stores	Convenience Store	Convenience Retail	144.5	136.0	42 Casson Way, Billingham, TS23 3TX
Independent	A Cut Above	Hairdressers	A1 Service	61.7	N/A	46 Casson Way, Billingham, TS23 3TX
Vacant	Vacant	Former Off Licence	Vacant	65.7	N/A	48 Casson Way, Billingham, TS23 3TX
Independent	High Grange News	Newsagent	Convenience Retail	86.6	63.8	50 Casson Way, Billingham, TS23 3TX
Independent	Pizzalicious	Takeaway	A5	65.8	N/A	Unit 1, The Stoney Oak, High Grange Avenue, Billingham, TS23 3XR
Local Chain	Lotus Express	Restaurant and Takeaway	A3	111.3	N/A	Unit 3, The Stoney Oak, High Grange Avenue, Billingham, TS23 3XR
Independent	HG Fisheries / High Grange Takeaway	Takeaway	A5	62.4	N/A	44 Casson Way, Billingham, TS23 3TX

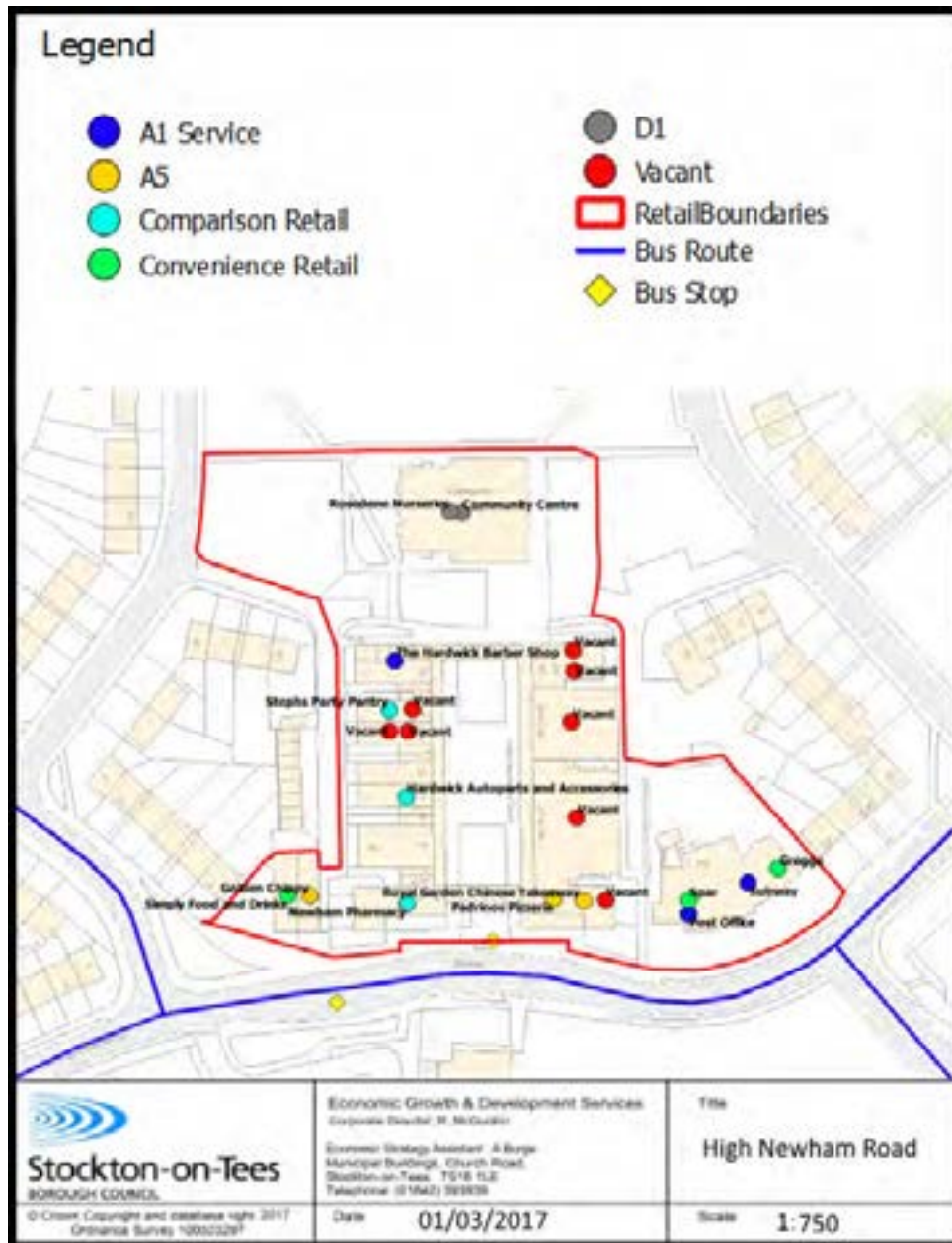
High Grange Shops	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	2	18.18%	135.83	9.06%	0	0.00%
A2	0	0.00%	0	0.00%	0	0.00%
A3	1	9.09%	111.32	7.43%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	2	18.18%	128.16	8.55%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	3	27.27%	496.44	33.13%	392.71	100.00%
Others	2	18.18%	560.97	37.44%	0	0.00%
Vacant	1	9.09%	65.7	4.38%	0	0.00%
High Grange Totals	11	100.00%	1498.42	100.00%	392.71	100.00%

Summary

This centre serves the 'High Grange' area where there are over 2000 households between Wolviston High Street to the west, Marsh House Avenue to the East and Cowbridge beck to the South.

To the north of the centre are a community hall and a former public house. The community centre is next to former Stoney Oak pub which was converted into 5 units which are all occupied and serviced by 2 parking areas and an ATM. 2 of the units at present can only be accessed via a path between the Lotus Express Chinese Takeaway/Restaurant and the Community Centre.

To the south is a purpose build parade of 5 units (with residential to the first floor) and an ATM. The largest unit in the parade is a convenience store. The centre has dedicated parking. The Centre is within 100m of a Bus Stop with a service to Billingham Town Centre and Stockton High street.



Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
National	Subway	Sandwich Shop	A1 Service	72.03	N/A	Unit 2, Hardwick Building, High Newham Road, Stockton-on-Tees, TS19 8JZ
Independent	The Hardwick Barber Shop	Hairdressers	A1 Service	105.43	N/A	19 - 21 High Newham Court, Stockton-on-Tees, TS19 8PD
Independent	Golden Chippy	Fish and Chip Shop	A5	80.8	N/A	2A High Newham Road, Stockton-on-Tees, TS19 8PD
Independent	Padrinos Pizzeria	Takeaway	A5	40.04	N/A	30 High Newham Court, Stockton-on-Tees, TS19 8PD
Independent	Royal Garden Chinese Takeaway	Takeaway	A5	59.6	N/A	31 High Newham Court, Stockton-on-Tees, TS19 8PD
Independent	Hardwick Autoparts and Accessories	Car Parts	Comparison Retail	154.33	147.13	14 High Newham Court, Stockton-on-Tees, TS19 8PD
Independent	Stephs Party Pantry	Party Shop	Comparison Retail	72.2	69	18 High Newham Court, Stockton-on-Tees, TS19 8PD
National	Greggs	Bakery	Convenience Retail	79.44	79.44	Unit 3, Hardwick Building, High Newham Road, Stockton-on-Tees, TS19 8JZ
Vacant	Vacant	Vacant	Vacant	401.59	N/A	24 High Newham Court, Stockton-on-Tees, TS19 8PD
National	Spar	General Store	Convenience Retail	244.86	244.86	Unit 1, Hardwick Building, High Newham Road, Stockton-on-Tees, TS19 8JZ
Local Chain	Simply Food and Drinks	General Store	Convenience Retail	78.7	63.1	2 High Newham Road, Stockton-on-Tees, TS19 8RQ
Independent	Community Centre	Community Centre	D1	397.05	N/A	Community Centre, Whessoe Road, Stockton-on-Tees, TS19 8LB
Independent	Newham Pharmacy	Pharmacy	Comparison Retail	105.2	N/A	9 - 10 High Newham Court, Stockton-on-Tees, TS19 8PD
Independent	Rosedene Nurseries	Childrens Nursery	D1	220.35	N/A	Rosedene Nurseries, Hardwick Community Centre, Whessoe Road, Stockton-on-Tees, TS19 8LB
Vacant	Vacant	Vacant	Vacant	73.75	N/A	16 High Newham Court, Stockton-on-Tees, TS19 8PD
Vacant	Vacant	Vacant	Vacant	261.5	N/A	23 High Newham Court, Stockton-on-Tees, TS19 8PD
Vacant	Vacant	Vacant	Vacant	33.07	N/A	22A High Newham Court, Stockton-on-Tees, TS19 8PD
Vacant	Vacant	Vacant	Vacant	74.7	N/A	17 High Newham Court, Stockton-on-Tees, TS19 8PD
Vacant	Vacant	Vacant	Vacant	75.21	N/A	15 High Newham Court, Stockton-on-Tees, TS19 8PD

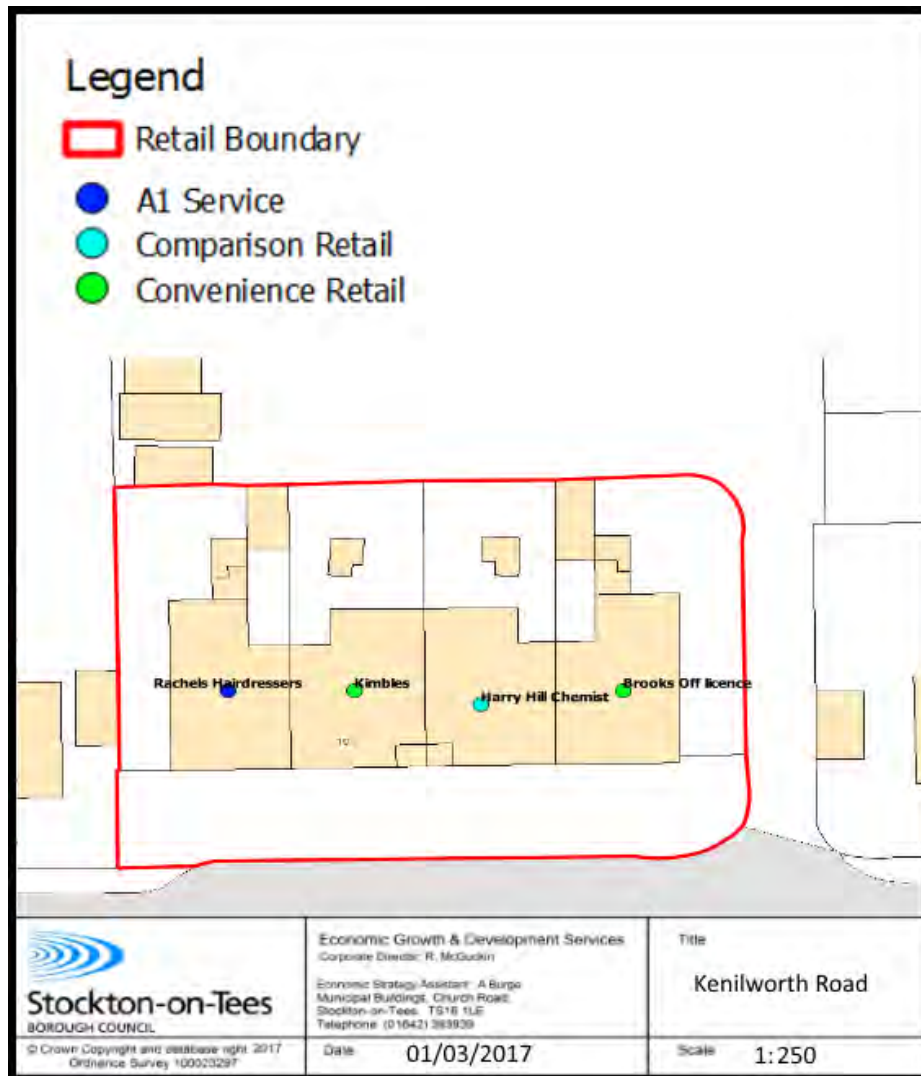
Vacant	Vacant	Vacant	Vacant	62	N/A	32 High Newham Court, Stockton-on-Tees, TS19 8PD
Vacant	Vacant	Vacant	Vacant	60.7	N/A	22B High Newham Court, Stockton-on-Tees, TS19 8PD

High Newham Court	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	9.52%	177.46	6.45%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	3	14.29%	180.44	6.56%	0	0.00%
Comparison Retail	3	14.29%	331.73	12.05%	279.63	41.92%
Convenience Retail	3	14.29%	403	14.64%	387.4	58.08%
Others	2	9.52%	617.4	22.43%	0	0.00%
Vacant	8	38.10%	1042.52	37.87%	0	0.00%
High Newham Totals	21	100.00%	2752.55	100.00%	667.03	100.00%

Summary

High Newham Court is an enclosed centre which is located in the residential area of Hardwick. North Tees General Hospital and Walk in Centre is situated in close proximity to the centre. There is a high vacancy rate and only a small number of independent businesses located in the enclosed area. There are several national businesses located on the main road of High Newham. There is a dedicated parking area to the north of the site adjacent to the community centre and also small dedicated parking for SPAR, Subway and Greggs.

There has recently been some public investment in this centre, which was minor works on the main road/footpath. There are also further improvements proposed to the centre for the future. Therefore, notwithstanding the vacancy rate, the centre performs an important role serving the surrounding residential areas and nearby hospital.



Type of Business	Name of Business	Use Description	Use Type	Gross Floor space (Sq. m)	Net Floor Space (Sq. m)	Address
Independent	Brooks Off licence	Off Licence	Convenience Retail	49.7	34.5	6 Kenilworth Road, Billingham, TS23 2HZ
Independent	Harry Hill Chemist	Chemist	Comparison Retail	49.5	28.8	8 Kenilworth Road, Billingham, TS23 2HZ
Independent	Rachels Hairdressers	Hairdressers	A1 Service	46.3	N/A	12 Kenilworth Road, Billingham, TS23 2HZ
Independent	Kimbles	Sandwich Shop	A1 Service	42.0	N/A	10 Kenilworth Road, Billingham, TS23 2HZ

Kenilworth Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	50.00%	88.25	47.08%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	1	25.00%	49.51	26.41%	28.8	45.50%
Convenience Retail	1	25.00%	49.7	26.51%	34.5	54.50%
Others	0	0.00%	0	0.00%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Kenilworth Road Totals	4	100.00%	187.46	100.00%	63.3	100.00%

Summary

This small centre is located in Central Billingham has around 500 residential properties within a 250m radius. The centre is made up of four independent businesses of A1 use type, therefore is a limited range of uses. The off licence and chemist also are open after 6 on an evening.

The site is within 150m of a Primary School and Church. The units are within 500m of the Eastern Entrance to Billingham Town Centre. On street parking can accommodate 6 or 7 vehicles. Some of the upper floor residential units are accessible from the shopping frontage.

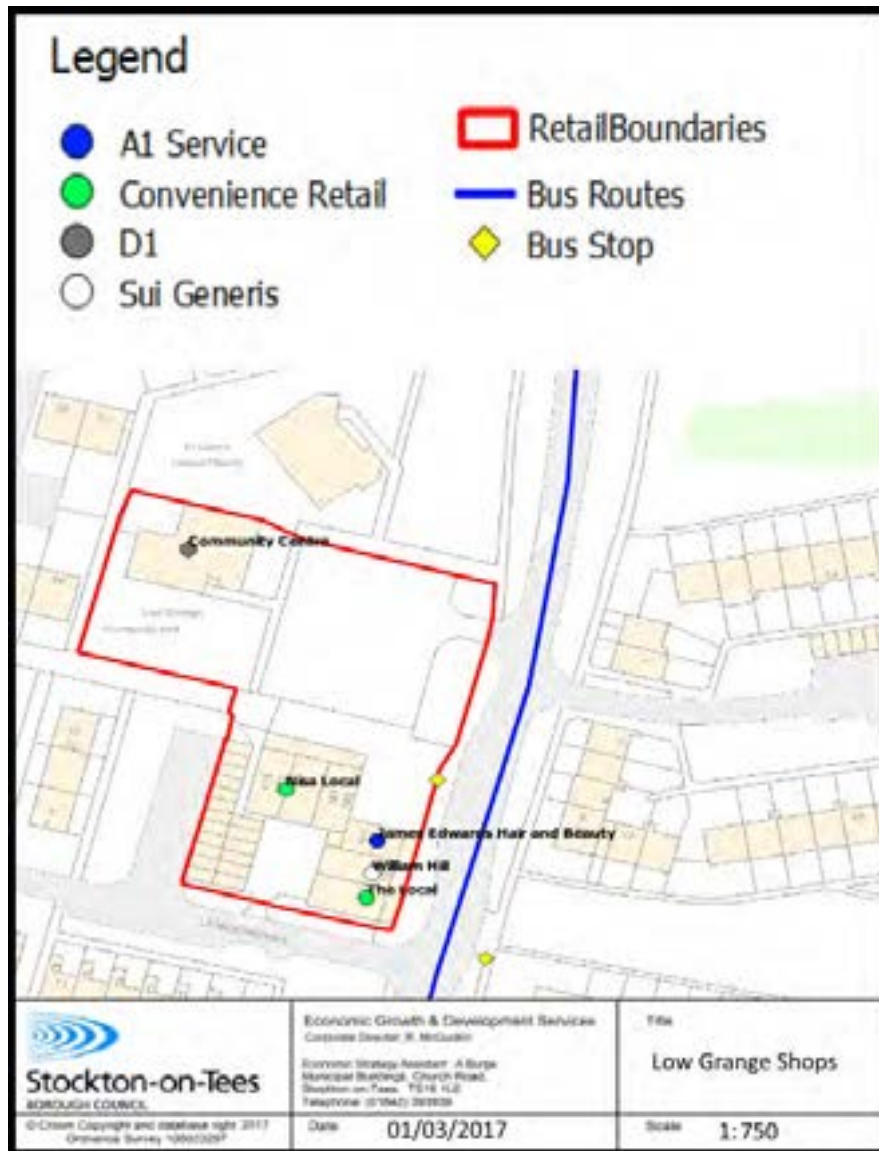


Type Of Business	Name of Business	Use Description	Use Type	Floor space gross(m2)	Net Floor space net (m2)	Address
Independent	Sultan Takeaway	Takeaway	A5	See below	See below	75 Oxford Road, Thornaby, Stockton-on-Tees, TS17 6LW
Independent	Thornaby Halal Meat	Halal Meat Store	Convenience Retail	49.5	35.7	75 Oxford Road, Thornaby, Stockton-on-Tees, TS17 6LW
Independent	Lanehouse Road Dental Surgery	Dentists	D1	81.1	N/A	77 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8AF
Independent	Hong Kong House	Takeaway	A5	92.6	N/A	79 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8AF
Independent	C Waine and Sons	Double Glazing Sales	Comparison Retail	90.9	36.3	81 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8AF
Independent	Irene Jessop Funeral Service	Funeral Services	A1 Service	125.2	N/A	83 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8AF
Independent	Peckish	Café	A3	49.0	N/A	85 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8AF
Independent	Luigis pizzeria	Takeaway	A5	35.7	N/A	87 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8AB
Independent	Heart Boutique	Florist	Comparison Retail	27.2	27.2	89 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8AB
Independent	G Davey	Hairdressers	A1 Service	29.2	N/A	91 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8AB
Independent	Lanehouse Chippy	Takeaway	A5	32.9	N/A	93 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8AB

Lanehouse Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	2	18.18%	154.41	23.30%	0	0.00%
A2	0	0.00%	0	0.00%	0	0.00%
A3	1	9.09%	49	7.39%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	4	36.36%	210.65	31.79%	0	0.00%
Comparison Retail	2	18.18%	118.1	17.82%	63.5	64.01%
Convenience Retail	1	9.09%	49.5	7.47%	35.7	35.99%
Others	1	9.09%	81.07	12.23%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Lanehouse Road Totals	11	100.00%	662.73	100.00%	99.2	100.00%

Summary

This centre is situated in the residential area of Thornaby and has 800 or so residential properties within a 250m radius though some of these are closer in proximity to Westbury Street shops to the North. Thornaby and Stockton Town Centres are equidistant to this site which sits around 1200m from each. Parking is limited and also of note is an estate agents and pharmacist to the east of the site, separated by a row of 8 terraced houses. Although not shown on the map, the area is well serviced by the bus network.

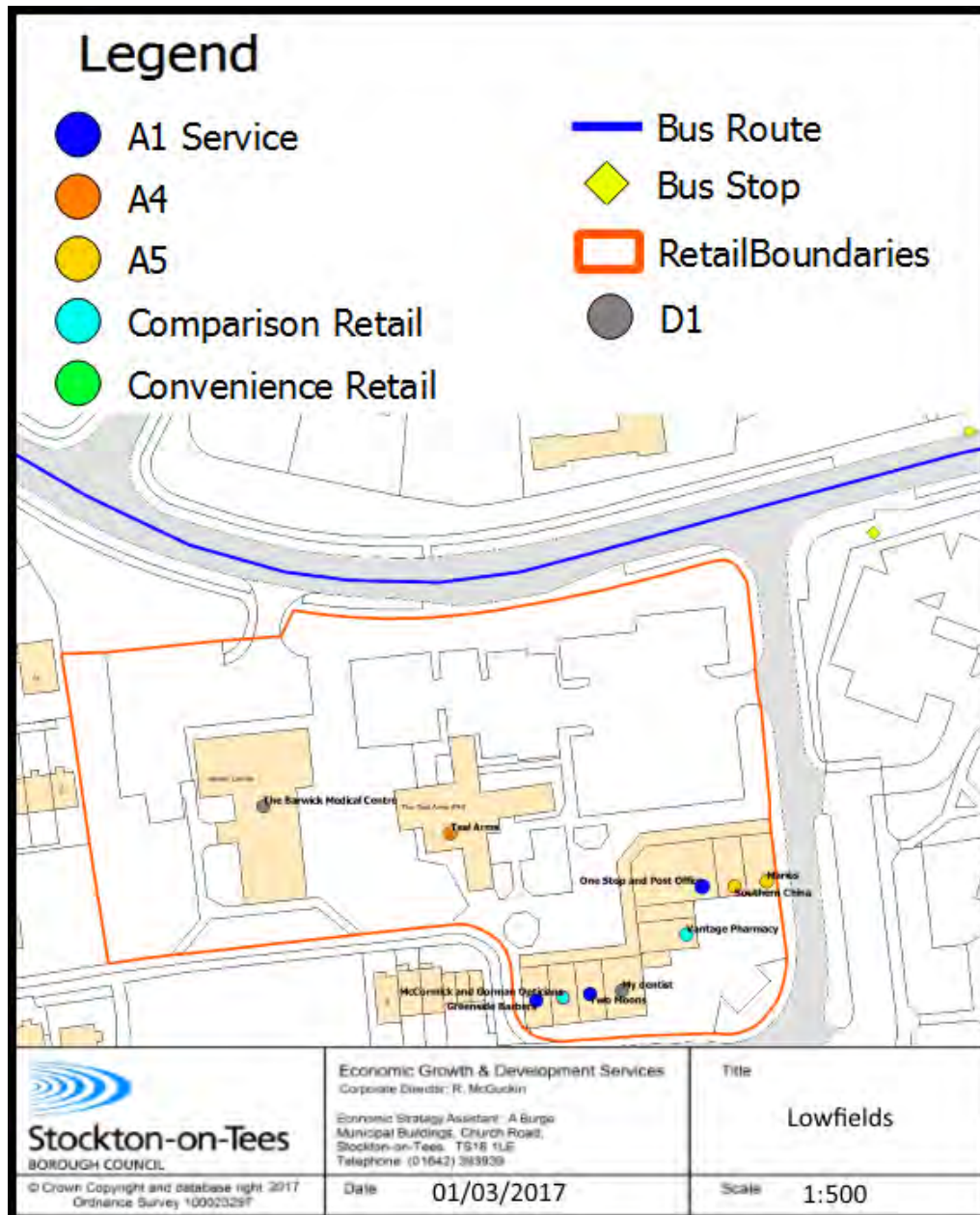


Type of Business	Name of Business	Use Description	Use Type	Gross Floor space (Sq. m)	Net Floor Space (Sq. m)	Address
Independent	The Local	Convenience Store	Convenience Retail	79.7	79.7	153 Low Grange Avenue, Billingham, TS23 3PF
National	William Hill	Bookmakers	Sui Generis	83.6	N/A	157 Low Grange Avenue, Billingham, TS23 3PF
Independent	James Edwards Hair and Beauty	Hairdressers	A1 Service	68.5	N/A	161 Low Grange Avenue, Billingham, TS23 3PF
Independent	Community Centre	Community Centre	D1	Not Published	N/A	Low Grange Community Hall, Low Grange Avenue, Billingham, TS23 3PF
National	Nisa Local	Newsagents	Convenience Retail	241.8	220.2	165-173 Low Grange Avenue, Billingham, TS23 3PF

Low Grange Shops	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	1	20.00%	68.52	14.47%	0	0.00%
A2	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	2	40.00%	321.5	67.88%	299.86	100.00%
Others	2	40.00%	83.61	17.65%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Low Grange Totals	5	100.00%	473.63	100.00%	299.86	100.00%

Summary

The site is situated in the Low Grange area of Billingham where around 1,000 households form the “middle section” of Low Grange avenue and its side streets. 3 Units and an ATM face onto Low Grange Avenue in Billingham with a Nisa Local (including deli area) facing a car park which also services the local community centre. The centre is within 150m of a Primary school and Church. The area has bus stops linking to Billingham Town Centre and Stockton High Street.

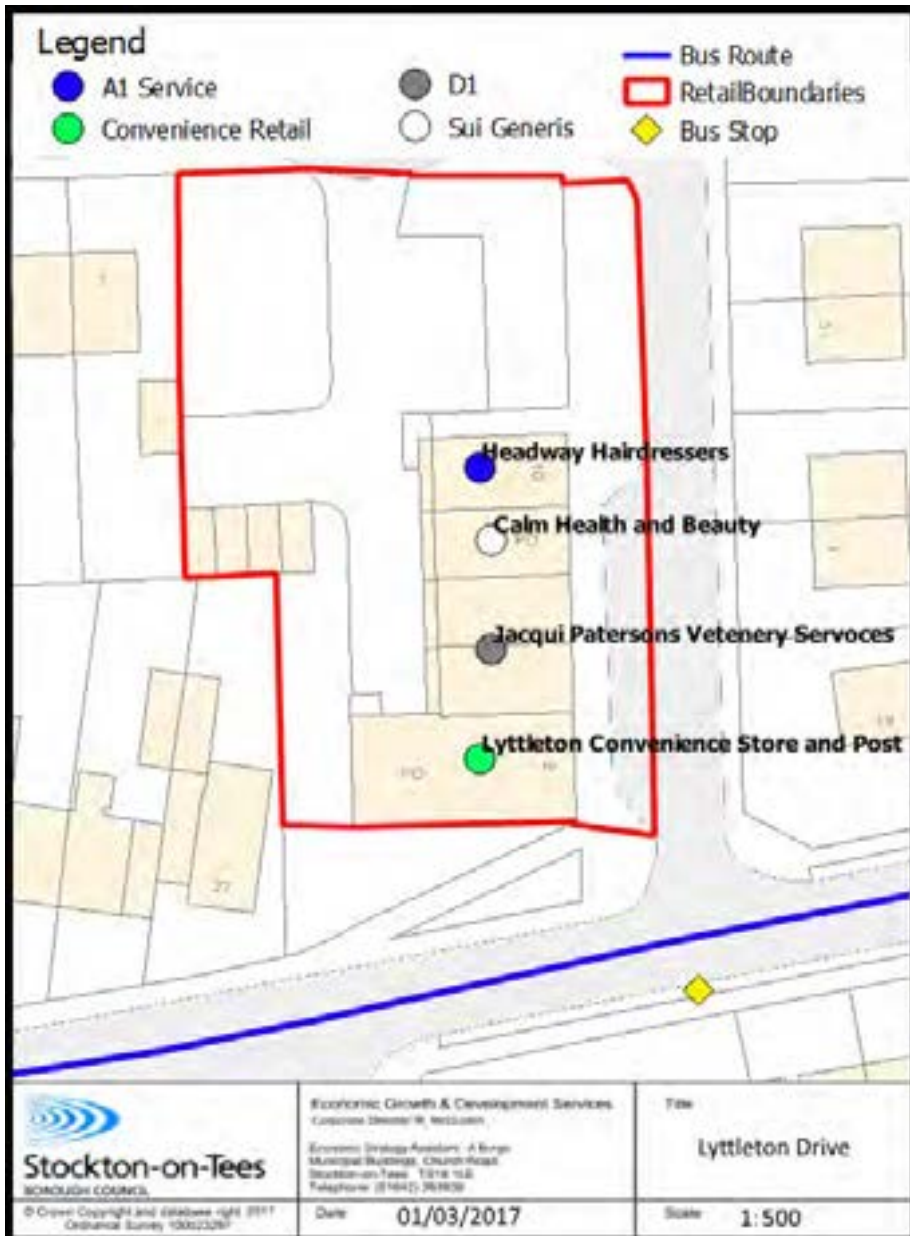


Type Of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Greenside Barbers	Hairdressers	A1 Service	48.6	N/A	16 Greenside, Ingleby Barwick, Stockton-on-Tees, TS17 0RR
Independent	McCormick and Gorman Opticians	Optician	Comparison Retail	48.9	28.0	17 Greenside, Ingleby Barwick, Stockton-on-Tees, TS17 0RR
Independent	Two Moons	Hairdressers	A1 Service	48.6	N/A	18 Greenside, Ingleby Barwick, Stockton-on-Tees, TS17 0RR
Independent	My dentist	Dentist	D1	74.4	N/A	19 Greenside, Ingleby Barwick, Stockton-on-Tees, TS17 0RR
Independent	Vantage Pharmacy	Pharmacy	Comparison Retail	85.78	82.28	20 Greenside, Ingleby Barwick, Stockton-on-Tees, TS17 0RR
National	One Stop and Post Office	General Store	A1 Service	189.5	N/A	21 Greenside, Ingleby Barwick, Stockton-on-Tees, TS17 0RR
Independent	Southern China	Takeaway	A5	52.97	N/A	22 Greenside, Ingleby Barwick, Stockton-on-Tees, TS17 0RR
Independent	Marios	Takeaway	A5	50.15	N/A	23 Greenside, Ingleby Barwick, Stockton-on-Tees, TS17 0RR
Independent	The Barwick Medical Centre	Doctors Surgery	D1	413.6	N/A	The Barwick Medical Centre, Lowfields Avenue, Ingleby Barwick, Stockton-on-Tees, TS17 0RJ
Independent	Teal Arms	Public House	A4	Not Published	N/A	Teal Arms, Lowfields Avenue, Ingleby Barwick, Stockton-on-Tees, TS17 0RJ

Lowfields	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	3	30.00%	286.7	28.32%	167.91	60.36%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	10.00%	0	0.00%	0	0.00%
A5	2	20.00%	103.12	10.18%	0	0.00%
Comparison Retail	2	20.00%	134.68	13.30%	110.28	39.64%
Convenience Retail	0	0.00%	0	0.00%	0	0.00%
Others	2	20.00%	488	48.20%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Lowfields Totals	10	100.00%	1012.5	100.00%	278.19	100.00%

Summary

This centre is located in the large residential estate of Ingleby Barwick in the south of the borough and is purpose built retail units. There is a good mix of uses, which serves the local housing area of Lowfields, however the Post Office does attract people from other areas of Ingleby Barwick. In terms of car parking, there are approximately 40 dedicated car parking spaces for the centre. In addition, there is a primary school in close proximity to the centre.



Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Headway Hairdressers	Hairdressers	A1 Service	54.1	N/A	10 Lyttleton Drive, Stockton-on-Tees, TS18 5LE
Independent	Jacqui Patersons Veterinary Services	Vets	D1	107.7	N/A	4 - 6 Lyttleton Drive, Stockton-on-Tees, TS18 5LE
Independent	Lyttleton Convenience Store and Post Office	General Store	Convenience Retail	142.5	142.5	2 Lyttleton Drive, Stockton-on-Tees, TS18 5LE
Independent	Calm Health and Beauty	Beauty Salon	Sui Generis	53.9	N/A	8 Lyttleton Drive, Stockton-on-Tees, TS18 5LE

Lyttleton Drive	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	25.00%	54.1	15.10%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	25.00%	142.5	39.78%	142.5	100.00%
Others	2	50.00%	161.6	45.11%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Lyttleton Drive Totals	4	100.00%	358.2	100.00%	142.5	100.00%

Summary

The small centre of Lyttleton Drive is situated in the residential area of Hartburn and serves this local area. The centre is made up of all independent businesses, which are mainly of A1 use type. It is former residential units and there are approximately 14 dedicated car parking spaces to the front of the centre and a small car park to the side of the centre. Due to the small number and range of uses, the centre does not provide a focal point for the local community.

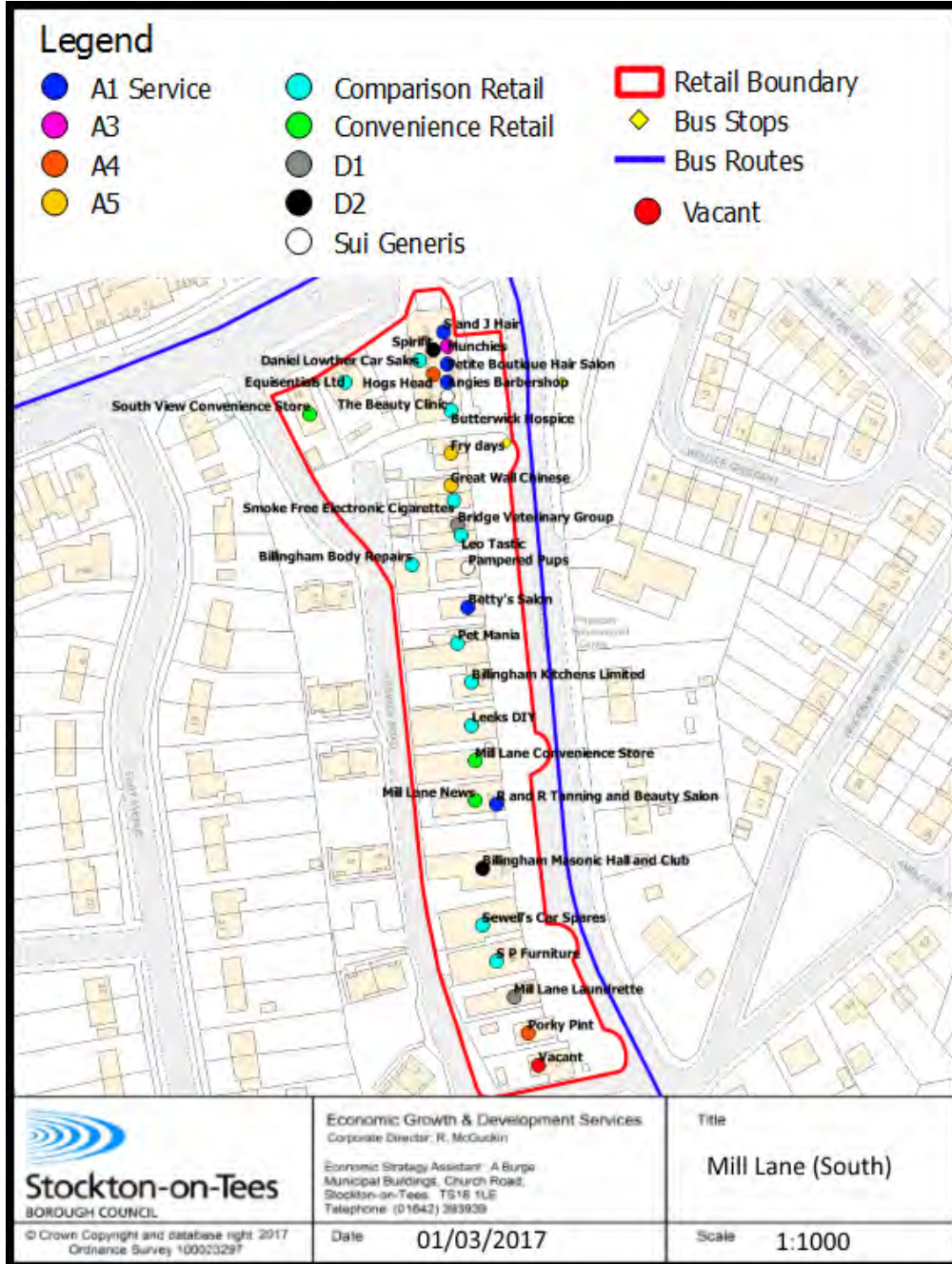


Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Clarendon Local	General Store	Convenience Retail	57.9	48	7 Marske Parade, Stockton-on-Tees, TS19 8XQ
Independent	Golden Chippy	Takeaway	A5	54.4	N/A	8 Marske Parade, Stockton-on-Tees, TS19 8XQ
Independent	May Flower	Takeaway	A5	54	N/A	5 Marske Parade, Stockton-on-Tees, TS19 8XQ
Independent	Pure Hair and Beauty	Hairdressers	A1 Service	54.06	N/A	6 Marske Parade, Stockton-on-Tees, TS19 8XQ
National	Sainsburys Local	General Store	Convenience Retail	346.98	187.69	1 - 4 Marske Parade, Stockton-on-Tees, TS19 8XQ
Vacant	Vacant	Vacant	Vacant	N/A	N/A	
Independent	The Five Alls	Public House	A4	Not Published	N/A	The Five Alls, Bothal Drive, Stockton-on-Tees, TS19 8UQ

Marske Parade	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	14.29%	54.06	8.72%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	14.29%	0	0.00%	0	0.00%
A5	2	28.57%	108.4	17.48%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	2	28.57%	404.88	65.29%	235.69	100.00%
Others	0	0.00%	0	0.00%	0	0.00%
Vacant	1	14.29%	52.8	8.51%	0	0.00%
Marske Parade Totals	7	100.00%	620.14	100.00%	235.69	100.00%

Summary

The units within this centre are former residential properties and predominantly made up of A1 units, which are independent businesses and a public house. The centre is located in the residential estate of Bishopsgarth and serves this local area. There are approximately 15 dedicated car parking spaces to the front of this centre.



Type of Business	Name of Business	Use Description	Use Type	Gross Floorspace (Sq. m)	Net FloorSpace (Sq. m)	Address
Independent	South View Convenience Store	Convenience Store	Convenience Retail	23.3	23.3	19 South View, Billingham, TS23 1BT
Independent	Equisentials Ltd	Sale of Horse Riding Equipment	Comparison Retail	283.6	112.0	21 - 23 South View, Billingham, TS23 1BT
Independent	Billingham Body Repairs	Vehicle Repairs	B2	89.8	89.8	14 Keswick Road, Billingham, TS23 1HB
National	Butterwick Hospice	Charity Shop	Comparison Retail	46.1	31.0	1 Picture House, Mill Lane, Billingham, TS23 1HE
Independent	The Beauty Clinic	Beauty Shop	Sui Generis	27.9	N/A	2 Picture House, Mill Lane, Billingham, TS23 1HE
Independent	Angies Barbershop	Hairdressers	A1 Service	28.5	N/A	3 Picture House, Mill Lane, Billingham, TS23 1HE
Independent	Petite Boutique Hair Salon	Hairdressers	A1 Service	25.1	N/A	4 Picture House, Mill Lane, Billingham, TS23 1HE
Independent	Munchies	Café	A3	27.9	N/A	5 Picture House, Mill Lane, Billingham, TS23 1HE
Independent	S and J Hair	Hairdressers	A1 Service	27.2	N/A	6 Picture House, Mill Lane, Billingham, TS23 1HE
Independent	Daniel Lowther Car Sales	Car Dealer	Sui Generis	501.9	N/A	Showroom, Picture House, South View, Billingham, TS23 1HE
Independent	Spirifit	Dance Hall	D2	350.9	N/A	Spirifit, Picture House, South View, Billingham, TS23 1HE
Independent	Hogs Head	Micropub	A3	Not Published	N/A	The Hogs Head, Picture House, South View, Billingham, TS23 1HE
Independent	Bridge Veterinary Group	Veterinary Services	D1	48.8	N/A	10 Mill Lane, Billingham, TS23 1HF
Independent	Leo Tastic	Specialist clothes store	Comparison Retail	54.0	36.2	12 Mill Lane, Billingham, TS23 1HF
Independent	Pampered Pups	Dog Groomers	Sui Generis	49.5	N/A	14 Mill Lane, Billingham, TS23 1HF
Independent	Betty's Salon	Hairdressers	A1 Service	54.6	N/A	16 Mill Lane, Billingham, TS23 1HF
Independent	Pet Mania	Pet Shop	Comparison Retail	205.9	113.8	18 - 20 Mill Lane, Billingham, TS23 1HF
Independent	Billingham Kitchens Limited	Electrical Appliances	Comparison Retail	239.8	67.2	22 Mill Lane, Billingham, TS23 1HF
Independent	Leeks DIY	DIY Store	Comparison Retail	179.1	54.2	24 Mill Lane, Billingham, TS23 1HF
Independent	Fry days	Takeaway	A5	75.5	N/A	2-4 Mill Lane, Billingham, TS23 1HF

Independent	Mill Lane Convenience Store	Convenience Store	Convenience Retail	129.7	82.2	26 Mill Lane, Billingham, TS23 1HF
Independent	Mill Lane News	Newsagents	Convenience Retail	49.3	49.3	28 Mill Lane, Billingham, TS23 1HF
Independent	R and R Tanning and Beauty Salon	Tanning Salon	Sui Generis	18.1	N/A	28A Mill Lane, Billingham, TS23 1HF
Independent	Sewell's Car Spares	Car Parts	Comparison Retail	224.8	40.4	34 Mill Lane, Billingham, TS23 1HF
Independent	S P Furniture	Furniture Store	Comparison Retail	183.6	48.9	36 Mill Lane, Billingham, TS23 1HF
Independent	Mill Lane Laundrette	Laundrette	Sui Generis	57.6	N/A	38 Mill Lane, Billingham, TS23 1HF
Independent	Porky Pint	Micropub	A4	120.5	N/A	40 Mill Lane, Billingham, TS23 1HF
Vacant	Vacant	Former 'Old Mill Press'	Vacant	43.0	N/A	42 Mill Lane, Billingham, TS23 1HF
Independent	Great Wall Chinese	Takeaway	A5	34.4	N/A	6 Mill Lane, Billingham, TS23 1HF
Independent	Smoke Free Electronic Cigarettes	Electronic Cigarette Shop	Comparison Retail	33.1	31.9	8 Mill Lane, Billingham, TS23 1HF
Independent	Billingham Masonic Hall and Club	Masonic Hall	D2	301.7	N/A	Billingham Masonic Hall And Club, Mill Lane, Billingham, TS23 1HF

Mill Lane	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	4	12.90%	135.4	3.83%	0	0.00%
A2	0	0.00%	0	0.00%	0	0.00%
A3	1	3.23%	27.9	0.79%	0	0.00%
A4	2	6.45%	120.5	3.41%	0	0.00%
A5	2	6.45%	109.94	3.11%	0	0.00%
Comparison Retail	9	29.03%	1449.93	41.01%	535.65	77.58%
Convenience Retail	3	9.68%	202.31	5.72%	154.79	22.42%
Others	9	29.03%	1446.22	40.91%	0	0.00%
Vacant	1	3.23%	43	1.22%	0	0.00%
Mill Lane Totals	31	100.00%	3535.2	100.00%	690.44	100.00%

Summary

Many retail units run along a 250m section of Mill Lane and where it intersects with South View there is an old cinema containing 6 units facing Mill Lane, a micro pub, car sales and dance hall within it. The large building which houses a carpet store was built as a department store for the Stockton Co-operative Society and has a theatre upstairs used by a community theatre group. Bus stops at the top and bottom of Mill Lane link to the core bus network and dedicated parking services the main area though no dedicated parking relating to this section Northern Section.

Along with Billingham Green, Mill Lane services the Old Billingham area which has over 2,500 residential properties. Mill Lane is likely to be the main centre for the 900 or so residential properties south of South View / Belasis Avenue.



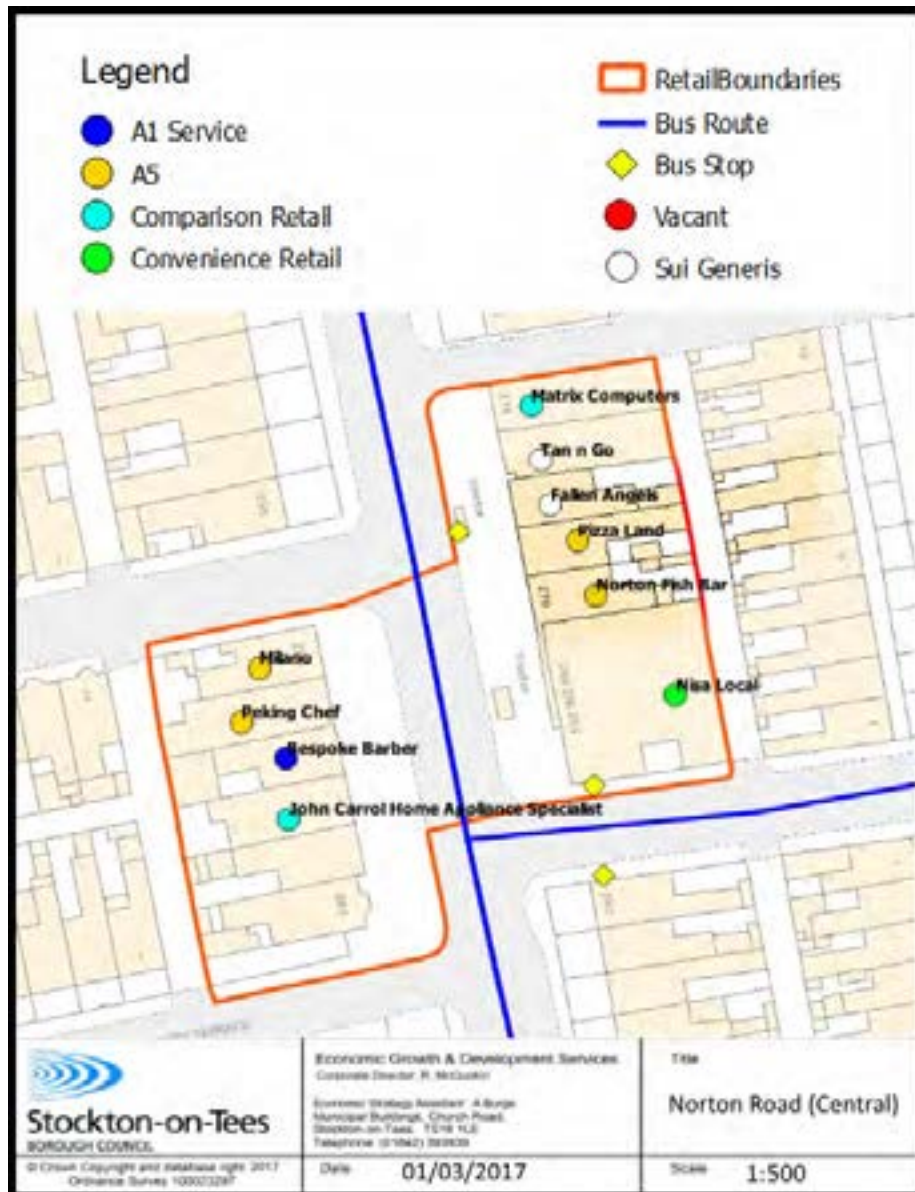
Type Of Business	Name of Business	Use Description	Use Type	Gross Floor space (m2)	Net Floor space net (m2)	Address
National	Co-op	General Store	Convenience Retail	191.29	163	Units 2 To 4, Bassleton Court, Newton Drive, Thornaby, Stockton-on-Tees, TS17 0EJ
Independent	The Griffin	Public House	A4	N/A	N/A	The Griffin, Bader Avenue, Thornaby, Stockton-on-Tees, TS17 0EH
Independent	Pizza and Co	Takeaway	A5	60	N/A	Unit 5, Bassleton Court, Newton Drive, Thornaby, Stockton-on-Tees, TS17 0EJ

Newton Drive	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	0	0.00%	0	0.00%	0	0.00%
A2	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	33.33%	0	0.00%	0	0.00%
A5	1	33.33%	60	23.88%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	33.33%	191.29	76.12%	162.56	100.00%
Others	0	0.00%	0	0.00%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Newton Drive Totals	3	100.00%	251.29	100.00%	162.56	100.00%

Summary

This small centre is in the residential estate of Thornaby in the south of the borough. This centre is on a core bus route and has dedicated parking. The proposed boundary and the boundary to Thornaby Town Centre are just under 1km apart.

There are around 350 residential properties and a primary school within a 250m radius of the site though the site is likely to serve a larger number of households due to the small number of uses, distance from town centre and the obstructing factor of the river Tees to the west forming a boundary and limiting options for the local neighbourhood.



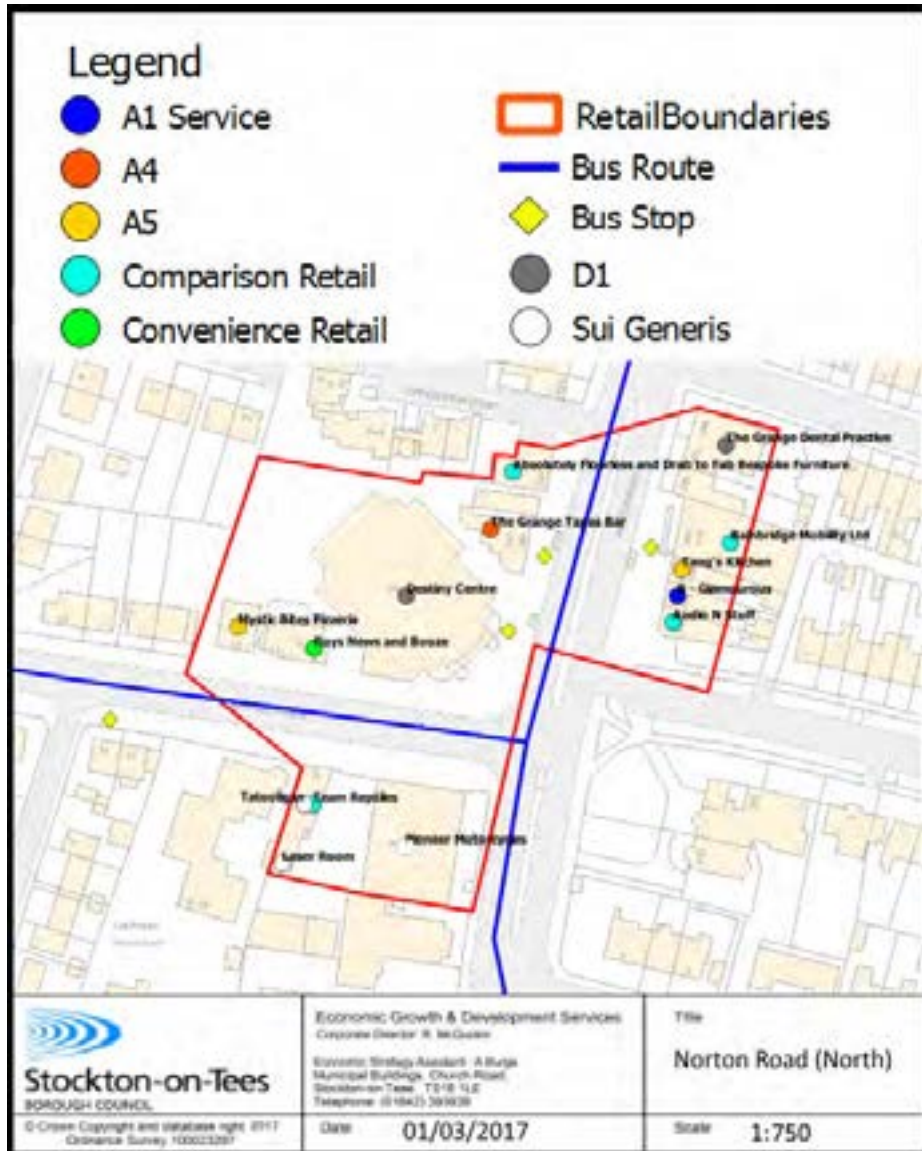
Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (M2)	Address
Independent	John Carrol Home Appliance Specialist	Electrical Store	Comparison Retail	167.64	84.29	283 - 285 Norton Road, Norton, Stockton-on-Tees, TS20 2DR
Independent	Pizza Land	Takeaway	A5	58.68	N/A	272 Norton Road, Norton, Stockton-on-Tees, TS20 2BX
Independent	Matrix Computers	Electrical Store	Comparison Retail	39.28	39.28	278 Norton Road, Norton, Stockton-on-Tees, TS20 2BX
Independent	Tan n Go	Tanning Salon	Sui Generis	122.43	N/A	276 Norton Road, Norton, Stockton-on-Tees, TS20 2BX
National	Nisa Local	General Store	Convenience Retail	445.98	236.98	264 - 268 Norton Road, Norton, Stockton-on-Tees, TS20 2BX
Independent	Norton Fish Bar	Takeaway	A5	50.08	N/A	270 Norton Road, Norton, Stockton-on-Tees, TS20 2BX
Independent	Peking Chef	Takeaway	A5	114.53	N/A	289 Norton Road, Norton, Stockton-on-Tees, TS20 2DR
Independent	Milano	Takeaway	A5	76.73	N/A	291 Norton Road, Norton, Stockton-on-Tees, TS20 2DR
Independent	Bespoke Barber	Hairdressers	A1 Service	76.11	N/A	287 Norton Road, Norton, Stockton-on-Tees, TS20 2DR
Independent	Fallen Angels	Tattoo Parlour	Sui Generis	48.5	N/A	274 Norton Road, Norton, Stockton-on-Tees, TS20 2BX

Norton Road (Central)	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	10.00%	76.11	6.34%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	4	40.00%	300.02	25.00%	0	0.00%
Comparison Retail	2	20.00%	206.92	17.24%	123.57	34.27%
Convenience Retail	1	10.00%	445.98	37.17%	236.98	65.73%
Others	2	20.00%	170.93	14.24%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Norton Road Central Totals	10	100.00%	1199.96	100.00%	360.55	100.00%

Summary

This local centre is located on two sides of busy Norton Road, which is the main road linking Norton and Stockton centres. The centre is former residential buildings and there is no dedicated parking. There is a good mix of uses types, which are predominantly independent businesses. These serve the local residential areas to the east and west of the road as well as passing trade between Norton and Stockton.

There is a Social Club, Auto Parts shop, Coral Bookmakers, Convenience Store and an Indian takeaway also located in between Norton Road North and Norton Road Central.

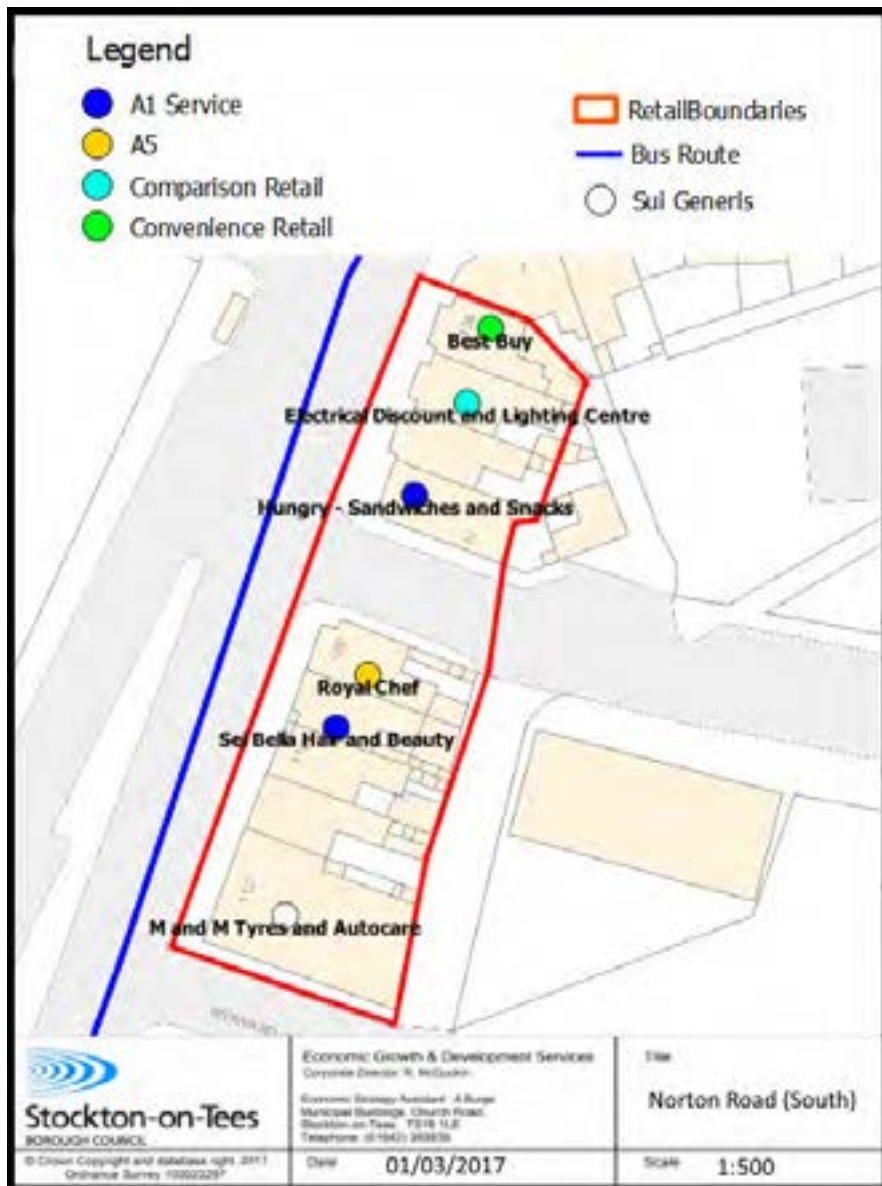


Type of Business	Name of Business	Use Description	Use Type	Floor space gross (M2)	Floor space net (m2)	Address
Independent	Destiny Centre	Church	D1	Not Published	N/A	Destiny Centre, Norton Road, Norton, Stockton-on-Tees, TS20 2QQ
Independent	Laser Room	Tattoo Removal	Sui Generis	29.9	N/A	Unit 3, 1A Norton Avenue, Norton, Stockton-on-Tees, TS20 2JH
Independent	Pioneer Motorcycles	Garage	Sui Generis	425.55	N/A	Pioneer Motorcycles, 1A Norton Avenue, Norton, Stockton-on-Tees, TS20 2JH
Independent	Team Reptiles	Pet Shop	Comparison Retail	90.47	90.47	Unit 2, 1A Norton Avenue, Norton, Stockton-on-Tees, TS20 2JH
Independent	B - Glamorous	Hairdressers	A1 Service	65.53	N/A	370 Norton Road, Norton, Stockton-on-Tees, TS20 2QL
Independent	Audio N Stuff	Electrical Store	Comparison Retail	236.23	32.78	366 Norton Road, Norton, Stockton-on-Tees, TS20 2QL
Independent	Tatooligan	Tattoo Parlour	Sui Generis	54.01	N/A	Unit 1, 1A Norton Avenue, Norton, Stockton-on-Tees, TS20 2JH
Independent	Tang's Kitchen	Takeaway	A5	41.5	N/A	376 Norton Road, Norton, Stockton-on-Tees, TS20 2QL
Independent	Mystic Bites Pizzeria	Takeaway	A5	77.8	N/A	15 Norton Avenue, Norton, Stockton-on-Tees, TS20 2JQ
Independent	Roys News and Booze	Off Licence	Convenience Retail	45.2	36.20	9 Norton Avenue, Norton, Stockton-on-Tees, TS20 2JQ
Independent	The Grange Tapas Bar	Drinking establishment	A4	Not Published	N/A	391 - 393 Norton Road, Norton, Stockton-on-Tees, TS20 2QQ
Independent	Absolutely Floorless and Drab to Fab Bespoke Furniture	Flooring and Furniture	Comparison Retail	85.2	50.1	397 - 399 Norton Road, Norton, Stockton-on-Tees, TS20 2QQ
Independent	The Grange Dental Practice	Dental Practice	D1	238	N/A	384 - 386 Norton Road, Norton, Stockton-on-Tees, TS20 2QL
National	Bainbridge Mobility Ltd	Mobility Scooter Sales	Comparison Retail	388.1	309.8	378-380 Norton Road, Norton, Stockton-on-Tees, TS20 2QL

Norton Road (North)	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	7.14%	65.53	3.69%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	7.14%	0	0.00%	0	0.00%
A5	2	14.29%	119.3	6.71%	0	0.00%
Comparison Retail	4	28.57%	800	45.01%	443.15	92.45%
Convenience Retail	1	7.14%	45.2	2.54%	36.2	7.55%
Others	5	35.71%	747.46	42.05%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Norton Road North Totals	14	100.00%	1777.49	100.00%	479.35	100.00%

Summary

This local centre is situated on the edge of Norton Local Centre and is split on two sides of Norton Road, which links Norton and Stockton centres. There is no dedicated parking apart from a small amount to the rear of the church. There is also The Grange Vets, Michael Plant Butchers and a Pet Shop in close proximity to this centre and nearer to Norton Local Centre, which are not in the boundary. Whilst the centre contains some specialist uses which attract customers from further afield, it contains a limited number of uses which meet local needs.



Type of Business	Name of Business	Use Description	Use Type	Floorspace gross (m2)	Floorspace net (M2)	Address
Independent	Best Buy	General Store	Convenience Retail	215.65	84.47	128 Norton Road, Norton, Stockton-on-Tees, TS20 2AQ
Independent	Electrical Discount and Lighting Centre	Electrical Store	Comparison Retail	241.9	66	124 - 126 Norton Road, Norton, Stockton-on-Tees, TS20 2AQ
Independent	Royal Chef	Chinese Takeaway	A5	71.9	N/A	120 Norton Road, Norton, Stockton-on-Tees, TS20 2AQ
Independent	Sei Bella Hair and Beauty	Hairdressers	A1 Service	61.9	N/A	118 Norton Road, Norton, Stockton-on-Tees, TS20 2AQ
Independent	Hungry - Sandwiches and Snacks	Café	A1 Service	93.36	N/A	122 Norton Road, Norton, Stockton-on-Tees, TS20 2AQ
Independent	M and M Tyres and Autocare	Car Repairs	B2	463.2	N/A	110 - 112 Norton Road, Norton, Stockton-on-Tees, TS20 2AQ

Norton Road (South)	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	33.33%	155.26	13.53%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	16.67%	71.9	6.26%	0	0.00%
Comparison Retail	1	16.67%	241.9	21.07%	66	43.86%
Convenience Retail	1	16.67%	215.65	18.79%	84.47	56.14%
Others	1	16.67%	463.2	40.35%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Norton Road South Totals	6	100.00%	1147.91	100.00%	150.47	100.00%

Summary

This Local Centre is situated on the edge of Tilery Housing Estate on busy Norton Road, which is the main link road between Norton and Stockton. This centre is former residential buildings and is made of independent businesses of mainly A1 use types. There is no dedicated car parking for this local centre. The centre predominantly serves the local housing area, however people passing into Stockton town centre could also use the services of the car repair and electrical store.

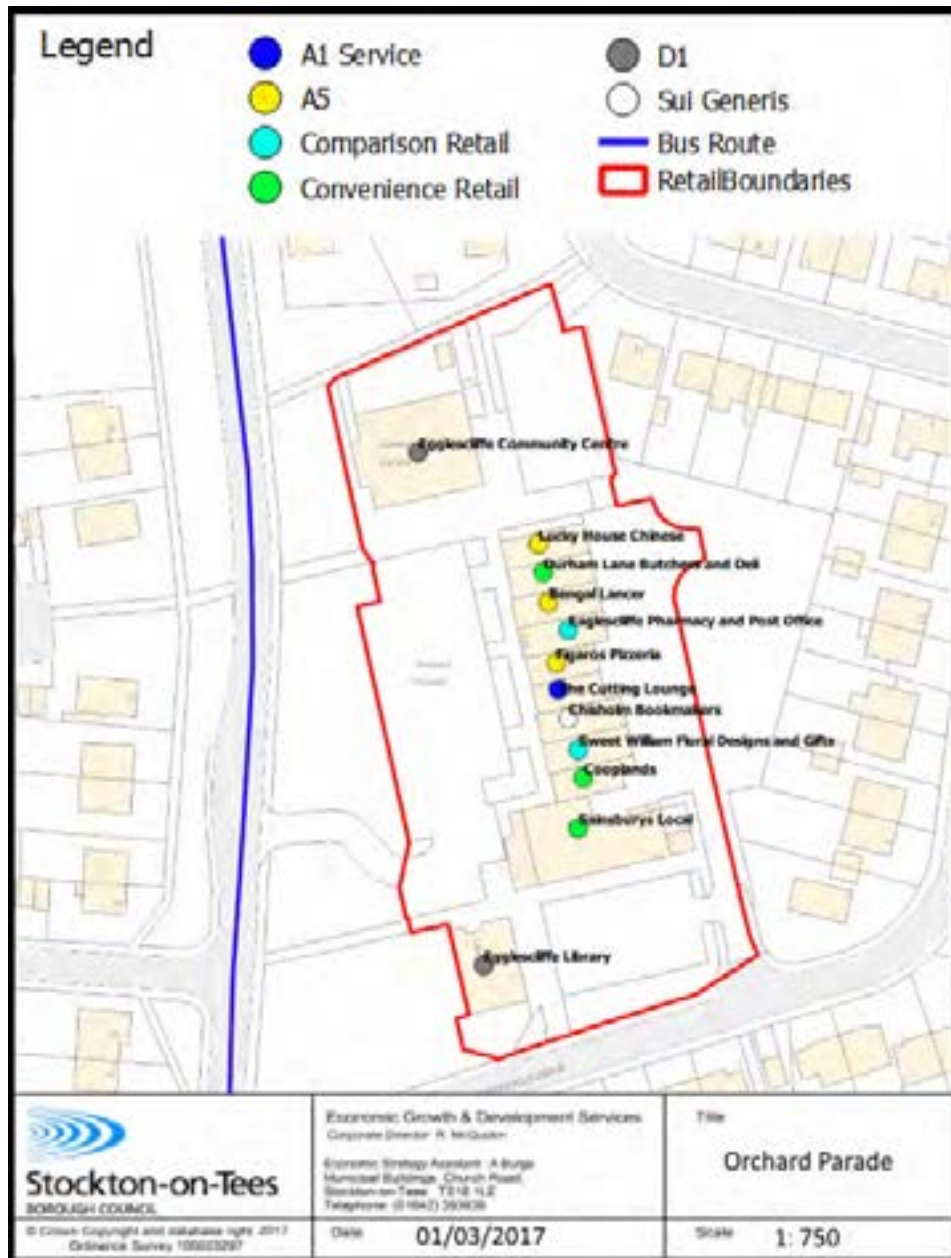


Type of Business	Name of Business	Use Description	Use Type	Gross Floor space (Sq. m)	Net Floor Space (Sq. m)	Address
Independent	G E & M Jones and Son	Convenience Store	Convenience Retail	95.4	65.6	21 - 23 Ochil Terrace, Billingham, TS23 2QL
Independent	Jassy's Pizzeria	Takeaway	A5	46.5	N/A	17 Ochil Terrace, Billingham, TS23 2QL
Independent	Fordys Barbers	Hairdressers	A1 Service	40.9	N/A	19 Ochil Terrace, Billingham, TS23 2QL

Ochil Terrace	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	1	33.33%	40.9	22.37%	0	0.00%
A2	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	33.33%	46.5	25.44%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	33.33%	95.4	52.19%	65.6	100.00%
Others	0	0.00%	0	0.00%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Ochil Terrace Totals	3	100.00%	182.8	100.00%	65.6	100.00%

Summary

This small shopping centre in Billingham consists of 3 units and upper floor residential properties some of which are accessed from the main frontage. The site is 250m from the boundary of Billingham Town Centre and also has a Primary School and Children's centre within 200m. There is no dedicated parking. There are just under 500 residential properties within 250m of this site but this includes a block of flats which is closer to Billingham Town Centre. The centre is located within a residential area with no prominence to any main roads, therefore any influence over wider shopping patterns of the local residents is limited.



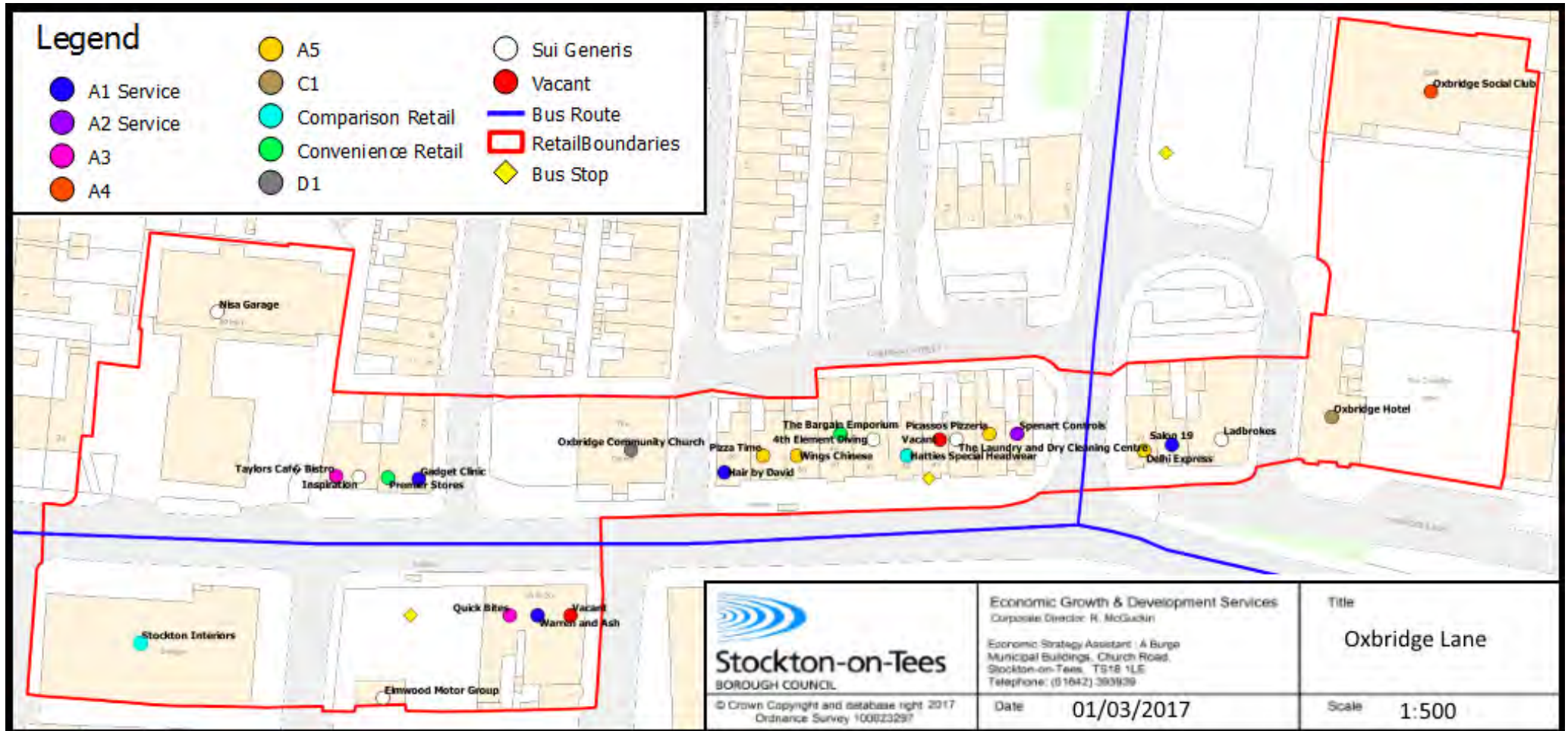
Type Of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Figaros Pizzeria	Takeaway	A5	74.93	N/A	Unit 16, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
Independent	Lucky House Chinese	Takeaway	A5	92.97	N/A	Unit 24, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
National	Eaglescliffe Pharmacy and Post Office	Post Office	Comparison Retail	93.82	90.11	Unit 18 Post Office, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
National	Sainsbury's Local	General Store	Convenience Retail	335.69	195.33	Units 2 To 6, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
National	Cooplands	Bakery	Convenience Retail	75.39	75.39	Unit 8, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
Independent	Sweet William Floral Designs and Gifts	Florist	Comparison Retail	91.25	91.25	Unit 10, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
National	Chisholm Bookmakers	Bookmakers	Sui Generis	89.48	N/A	Unit 12, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
Independent	Bengal Lancer	Takeaway	A5	89.59	N/A	Unit 20, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
Independent	Durham Lane Butchers and Deli	Butchers	Convenience Retail	88.27	88.27	Unit 22, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
Independent	Eggescliffe Library	Library	D1	N/A	N/A	Eggescliffe Library, Butterfield Drive, Eaglescliffe, Stockton-on-Tees, TS16 0EL
Independent	The Cutting Lounge	Hairdressers	A1 Service	72.74	N/A	Unit 14, Orchard Parade, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH
Independent	Eggescliffe Community Centre	Community Centre	D1	364.4	N/A	Eggescliffe Community Centre, Durham Lane, Eaglescliffe, Stockton-on-Tees, TS16 0EH

Orchard Parade	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	8.33%	72.74	4.95%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	3	25.00%	257.49	17.53%	0	0.00%
Comparison Retail	2	16.67%	185.07	12.60%	181.36	33.56%
Convenience Retail	3	25.00%	499.35	34.00%	358.99	66.44%
Others	3	25.00%	453.88	30.91%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Orchard Parade Totals	12	100.00%	1395.79	100.00%	540.35	100.00%

Summary

This centre is situated in the residential area of Eaglescliffe close to Yarm and has a large dedicated parking area. There are a wide variety of uses which are in purpose built retail units and also a community centre in this centre. These units were re-built in 2013 following a fire affecting the whole parade. A Tesco Supermarket is situated nearby to the south of the centre

There are two primary schools, secondary school and a public house in close proximity to the centre, which attracts people to the centre. The public house, in particular, performs an important local role and could be included in the boundary. It has recently been announced that the library will be closing; therefore there is potential development for additional retail units on this site.





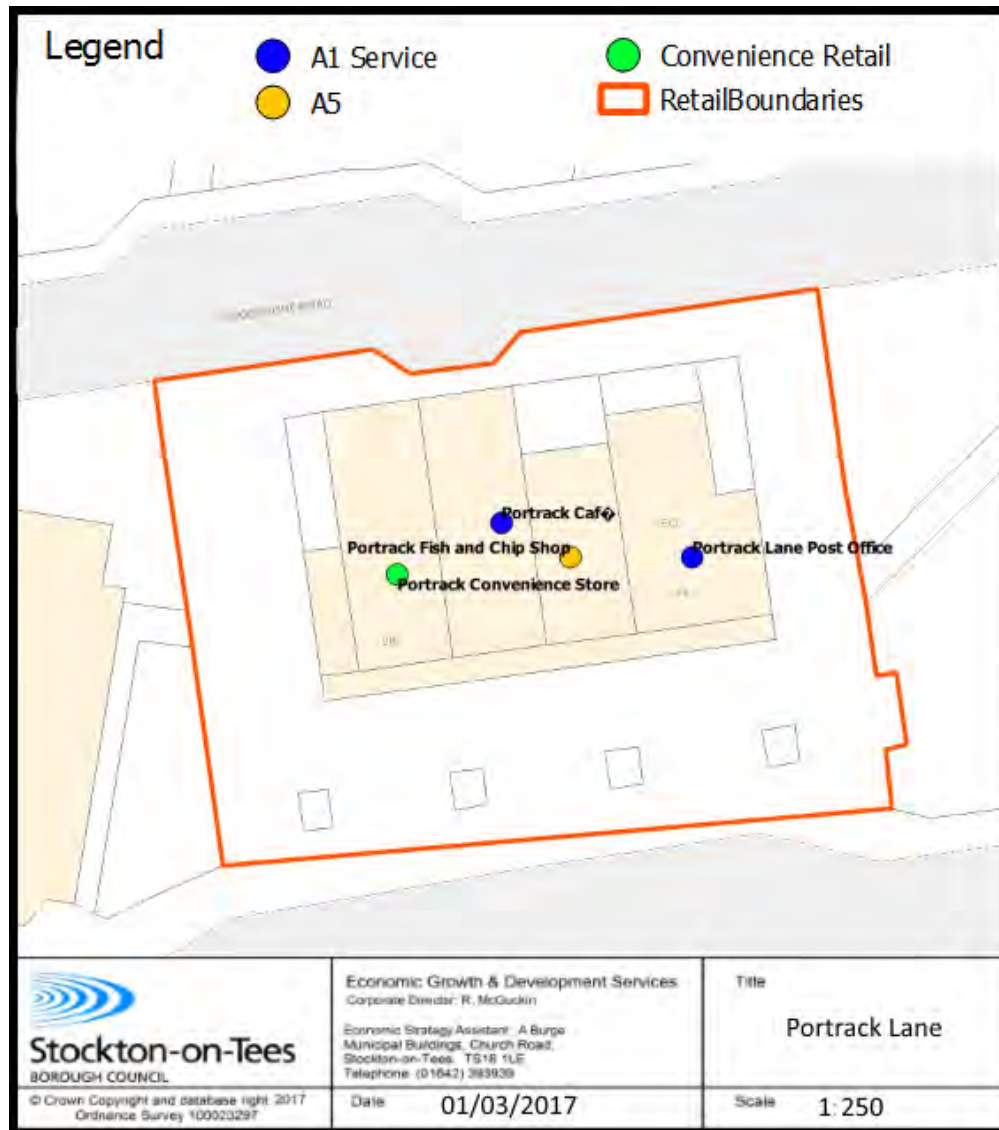
Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Salon 19	Hairdressers	A1 Service	56.8	N/A	25 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
National	Premier Stores	General Store	Convenience Retail	145.78	99	77 Oxbridge Lane, Stockton-on-Tees, TS18 4AR
Independent	Hatties Special Headwear	Hat Shop	Comparison Retail	29.7	29.7	45 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
Independent	The Bargain Emporium	Off License	Convenience Retail	89.6	34.5	51 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
Independent	Gadget Clinic	Gadget Repair	A1 Service	30.25	N/A	75 Oxbridge Lane, Stockton-on-Tees, TS18 4AR
Independent	Hair by David	Hairdressers	A1 Service	53	N/A	61 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
Independent	Stockton Interiors	Bathroom and Kitchen Showroom	Comparison Retail	739.85	299	30 - 48 Oxbridge Lane, Stockton-on-Tees, TS18 4DN
Independent	Warren and Ash	Hairdressers	A1 Service	49.9	N/A	Ground Floor, 16 Oxbridge Lane, Stockton-on-Tees, TS18 4DN
Independent	Spenart Controls	Industrial Supplier Office	A2 Service	76.21	N/A	35 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
Independent	Taylor's Café Bistro	Café	A3	59.3	N/A	81 Oxbridge Lane, Stockton-on-Tees, TS18 4AR
Independent	Quick Bites	Café	A3	36.3	N/A	20 Oxbridge Lane, Stockton-on-Tees, TS18 4DN
Independent	Oxbridge Social Club	Social Club	A4	Not Published	N/A	Oxbridge Social Club, Sheraton Street, Stockton-on-Tees, TS18 4BU
Independent	Delhi Express	Takeaway	A5	97.42	N/A	29 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
Independent	Picassos Pizzeria	Takeaway	A5	59.07	N/A	37 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
Independent	Pizza Time	Takeaway	A5	62.1	N/A	57 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
Independent	Wings Chinese	Takeaway	A5	69.6	N/A	55 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
Independent	Oxbridge Hotel	Hotel	C1	Not Published	N/A	17 Oxbridge Lane, Stockton-on-Tees, TS18 4AW
Independent	Oxbridge Community Church	Church	D1	Not Published	N/A	Oxbridge Community Church, Oxbridge Lane, Stockton-on-Tees, TS18 4BB
Independent	4th Element Diving	Scuba Diving	Sui Generis	192.34	N/A	47 Oxbridge Lane, Stockton-on-Tees,

		Teachers				TS18 4AP
Independent	Elmwood Motor Group	Car Dealership	Sui Generis	532.6	N/A	22 - 28 Oxbridge Lane, Stockton-on-Tees, TS18 4DN
National	Ladbrokes	Betting Shop	Sui Generis	125.61	N/A	19 - 23 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
National	Nisa Garage	General Store and Filling Station	Sui Generis	Not Published	N/A	Nisa, 87 - 91 Oxbridge Lane, Stockton-on-Tees, TS18 4AR
Independent	The Laundry and Dry Cleaning Centre	Laundrette	Sui Generis	76.2	N/A	39 Oxbridge Lane, Stockton-on-Tees, TS18 4AP
Independent	Inspiration	Tattoo Studio	Sui Generis	29.1	N/A	79 Oxbridge Lane, Stockton-on-Tees, TS18 4AR
Vacant	Vacant	Vacant	Vacant	367.6	N/A	14 Oxbridge Lane, Stockton-on-Tees, TS18 4DN
Vacant	Vacant	Former TV Repair	Vacant	39	N/A	41 Oxbridge Lane, Stockton-on-Tees, TS18 4AP

Oxbridge Lane	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	4	15.38%	189.95	6.30%	0	0.00%
A2 Service	1	3.85%	76.21	2.53%	0	0.00%
A3	2	7.69%	95.6	3.17%	0	0.00%
A4	1	3.85%	0	0.00%	0	0.00%
A5	4	15.38%	288.19	9.55%	0	0.00%
Comparison Retail	2	7.69%	769.55	25.50%	329	71.14%
Convenience Retail	2	7.69%	235.38	7.80%	133.5	28.86%
Others	8	30.77%	955.85	31.68%	0	0.00%
Vacant	2	7.69%	406.6	13.48%	0	0.00%
Oxbridge Lane Totals	26	100.00%	3017.33	100.00%	462.5	100.00%

Summary

Oxbridge Lane is located on a main road in and out of Stockton town centre. The businesses are located in former residential properties. There are two uses just outside the boundary which could be included in the future, these are a Chinese takeaway and a fish and chip shop. There is only dedicated parking area for the Social Club and Hotel to the east of this centre. There is a primary school situated in close proximity to the centre and is located within the residential area of Oxbridge.

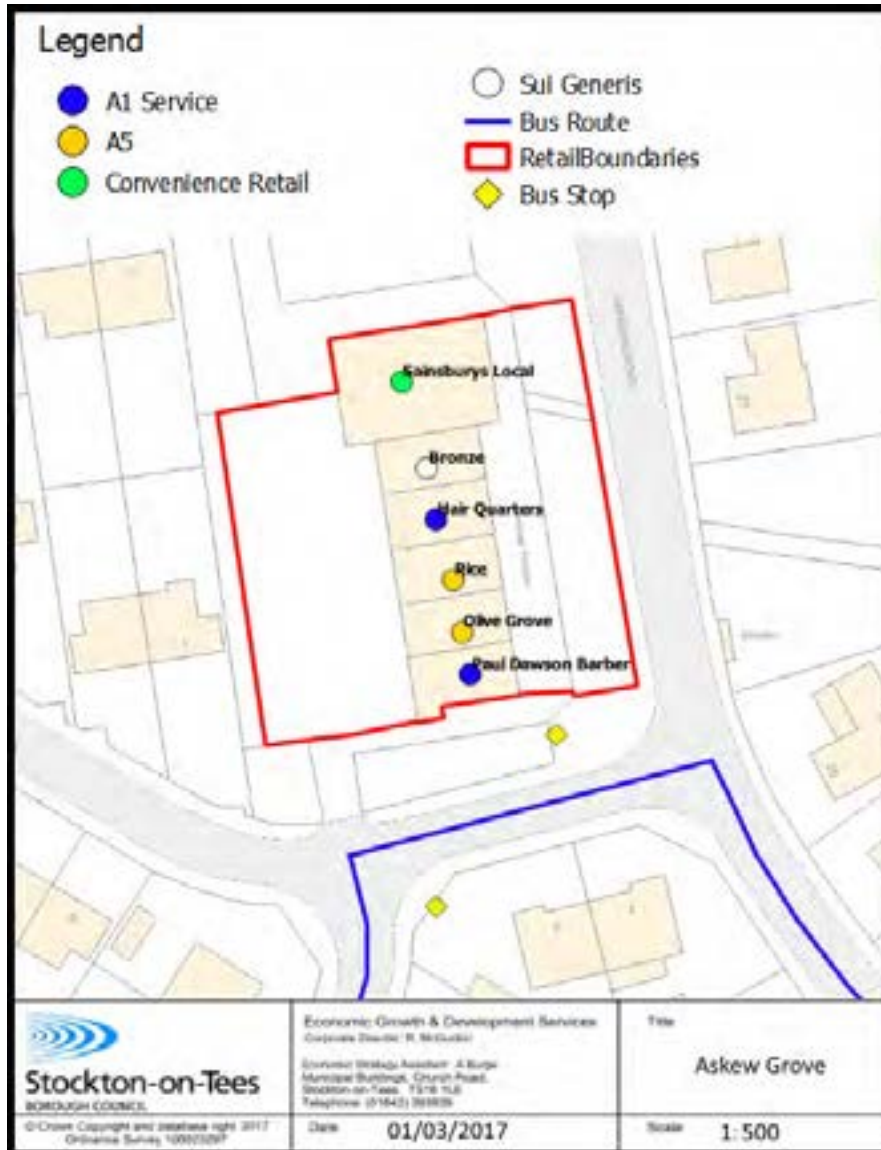


Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Portrack Café	Café	A1 Service	68.85	N/A	30 Portrack Lane, Stockton-on-Tees, TS18 2HS
National	Portrack Convenience Store	General Store	Convenience Retail	73.74	70.01	29 Portrack Lane, Stockton-on-Tees, TS18 2HS
Independent	Portrack Fish and Chip Shop	Takeaway	A5	52.4	N/A	31 Portrack Lane, Stockton-on-Tees, TS18 2HS
Independent	Portrack Lane Post Office	Post Office	A1 Service	64.3	N/A	32 - 34 Portrack Lane, Stockton-on-Tees, TS18 2HS

Portrack Lane	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	50.00%	133.15	51.35%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	25.00%	52.4	20.21%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	25.00%	73.74	28.44%	70.01	100.00%
Others	0	0.00%	0	0.00%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Portrack Lane Totals	4	100.00%	259.29	100.00%	70.01	100.00%

Summary

This small centre is located on the edge of Portrack housing estate within former residential properties. The centre is mainly made up of A1 use types, including a Post Office. There are also some businesses in the area further along Portrack Lane; therefore the centre will serve the local residential area and businesses. The centre is also in close proximity to a church and public house and there are 10 dedicated car parking spaces to the front.

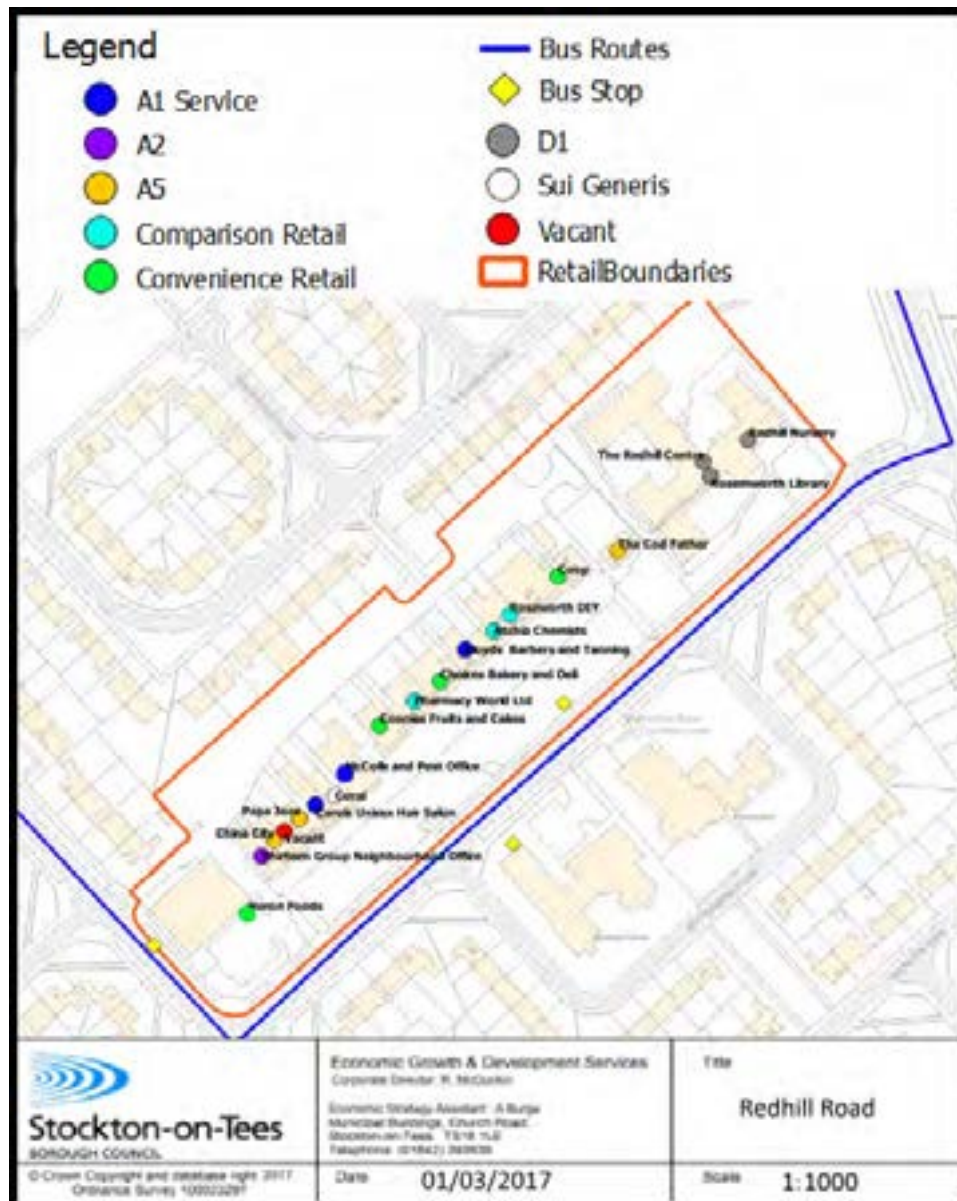


Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Bronze	Tanning Shop	Sui Generis	72.5	N/A	5 Premier Parade, Stockton-on-Tees, TS19 7RD
Independent	Hair Quarters	Hairdressers	A1 Service	72.2	N/A	4 Premier Parade, Stockton-on-Tees, TS19 7RD
Independent	Olive Grove Pizzeria	Takeaway	A5	70.5	N/A	2 Premier Parade, Stockton-on-Tees, TS19 7RD
Independent	Paul Dawson Barber	Hairdressers	A1 Service	66.15	N/A	1 Premier Parade, Stockton-on-Tees, TS19 7RD
Independent	Rice	Takeaway	A5	72.4	N/A	3 Premier Parade, Stockton-on-Tees, TS19 7RD
National	Sainsburys Local	General Store	Convenience Retail	214.19	165.90	6 Premier Parade, Stockton-on-Tees, TS19 7RD

Premier Parade	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	33.33%	138.35	24.36%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	2	33.33%	142.9	25.16%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	16.67%	214.19	37.71%	165.9	100.00%
Others	1	16.67%	72.5	12.77%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Premier Parade Totals	6	100.00%	567.94	100.00%	165.9	100.00%

Summary

This small centre is situated within the residential estate of Fairfield in former residential properties and is predominantly made up of A1 use types and independent businesses. There are also 9 dedicated car parking spaces to the front. The centre is in close proximity to a secondary school and primary school and serves this nearby local housing area.



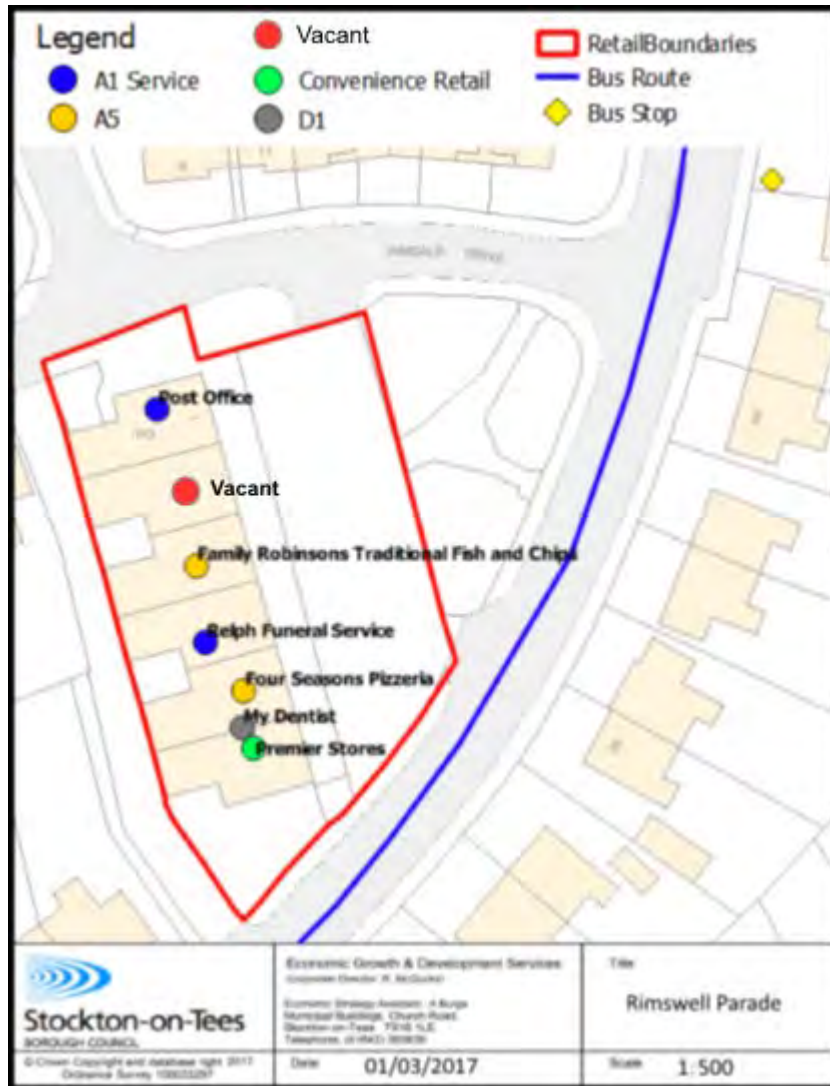
Type of Business	Name of Business	Use Description	Use Type	Gross Floorspace	Net Floorspace	ADDRESS
Independent	Atchia Chemists	Pharmacy	Comparison Retail	73.4	58.7	59 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Roseworth DIY	DIY Store	Comparison Retail	68.2	32.7	61 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Pharmacy World Ltd	Pharmacy	Comparison Retail	114.35	61.68	45 Redhill Road, Stockton-on-Tees, TS19 9BX
National	Heron Foods	Supermarket	Convenience Retail	455.96	363.39	13 Redhill Road, Stockton-on-Tees, TS19 9BX
National	McColls and Post Office	General Store and Post Office	A1 Service	178.21	N/A	Post Office, 35 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Choices Bakery and Deli	Bakery	Convenience Retail	130.15	88.7	47 - 49 Redhill Road, Stockton-on-Tees, TS19 9BX
National	Coop	Supermarket	Convenience Retail	353.03	209.11	63 - 69 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Connies Fruits and Cakes	Bakery	Convenience Retail	89.3	61.6	39 - 41 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Carols Unisex Hair Salon	Hairdressers	A1 Service	104.9	N/A	29 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Lloyds Barbers and Tanning	Hairdressers	A1 Service	63.2	N/A	55 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Thirteen Group Neighbourhood Office	Housing Office	A2 Service	151.4	N/A	17 - 19 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	The Cod Father	Fish and Chip shop	A5	48.5	N/A	71 - 73 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	China City	Takeaway	A5	71.4	N/A	21 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Papa Joes	Takeaway	A5	55.21	N/A	25 Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	The Redhill Centre	Childrens Centre	D1	646.64	N/A	The Redhill Centre, Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Redhill Nursery	Nursery	D1	267.82	N/A	Redhill Nursery, Redhill Road, Stockton-on-Tees, TS19 9BX
Independent	Roseworth Library	Library	D1	Not Published	N/A	Roseworth Library, Redhill Road, Stockton-on-Tees, TS19 9BX
National	Coral	Bookmakers	Sui Generis	73.7	N/A	31 Redhill Road, Stockton-on-Tees, TS19 9BX
Vacant	Vacant	Vacant	Vacant	71.4	N/A	23 Redhill Road, Stockton-on-Tees, TS19 9BX

Redhill Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	3	15.79%	346.31	11.48%	0	0.00%
A2 Service	1	5.26%	151.4	5.02%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	3	15.79%	175.11	5.80%	0	0.00%
Comparison Retail	3	15.79%	255.95	8.48%	153.08	17.48%
Convenience Retail	4	21.05%	1028.44	34.09%	722.8	82.52%
Others	4	21.05%	988.16	32.76%	0	0.00%
Vacant	1	5.26%	71.4	2.37%	0	0.00%
Redhill Road Totals	19	100.00%	3016.77	100.00%	875.88	100.00%

Summary

This large centre is located in the housing estate of Roseworth and includes a community centre, nursery and library. These facilities will attract people to the centre. There is significant dedicated parking to the front of the centre and a separate parking area for Heron Foods store.

The site is around 1.7km from Norton High Street Boundary and 2.7km from Stockton Town Centre Boundary. There has been recent public investment within this centre, which was minor works including improving landscaping.

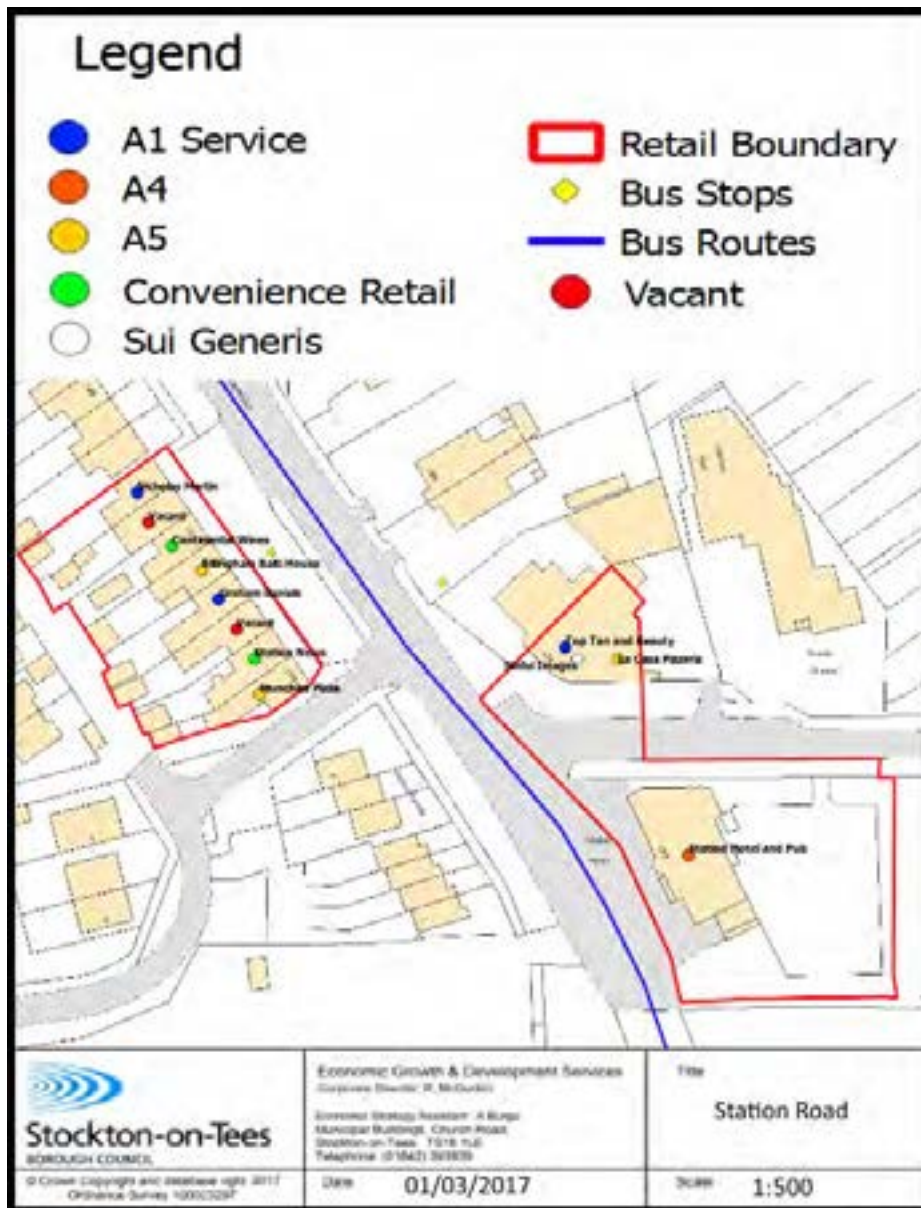


Type of Business	Name of Business	Use Class	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Vacant	Vacant	Former Bakers	Vacant	75.5	42.2	2 Rimswell Parade, Stockton-on-Tees, TS19 7LB
National	Premier Stores	General Store	Convenience Retail	78.08	65.62	6 Rimswell Parade, Stockton-on-Tees, TS19 7LB
National	Post Office	Post Office	A1 Service	82.11	N/A	Post Office, 1 Rimswell Parade, Stockton-on-Tees, TS19 7LB
Local Chain	Relph Funeral Service	Funeral Directors	A1 Service	76.7	N/A	4 Rimswell Parade, Stockton-on-Tees, TS19 7LB
Independent	Family Robinsons Traditional Fish and Chips	Fish and Chip shop	A5	77.9	N/A	3 Rimswell Parade, Stockton-on-Tees, TS19 7LB
Independent	Four Seasons Pizzeria	Takeaway	A5	79.3	N/A	5 Rimswell Parade, Stockton-on-Tees, TS19 7LB
Independent	My Dentist	Dentist	D1	122.21	N/A	6A Rimswell Parade, Stockton-on-Tees, TS19 7LB

Rimswell Parade	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	28.57%	158.81	26.84%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	2	28.57%	157.2	26.56%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	14.29%	78.08	13.19%	65.62	60.86%
Others	1	14.29%	122.21	20.65%	0	0.00%
Vacant	1	14.29%	75.5	12.76%	42.2	39.14%
Rimswell Parade Totals	7	100.00%	591.8	100.00%	107.82	100.00%

Summary

This centre, which is former residential properties, is situated in the housing area of west Stockton. There is a reasonable range of uses within the area, including a Post Office, however the centre is limited in terms of its overall size. The Post Office attracts people from the wider residential areas of Fairfield, Bishopgarth and Elm Tree. In terms of car parking, there are approximately 20 dedicated parking spaces to the front.

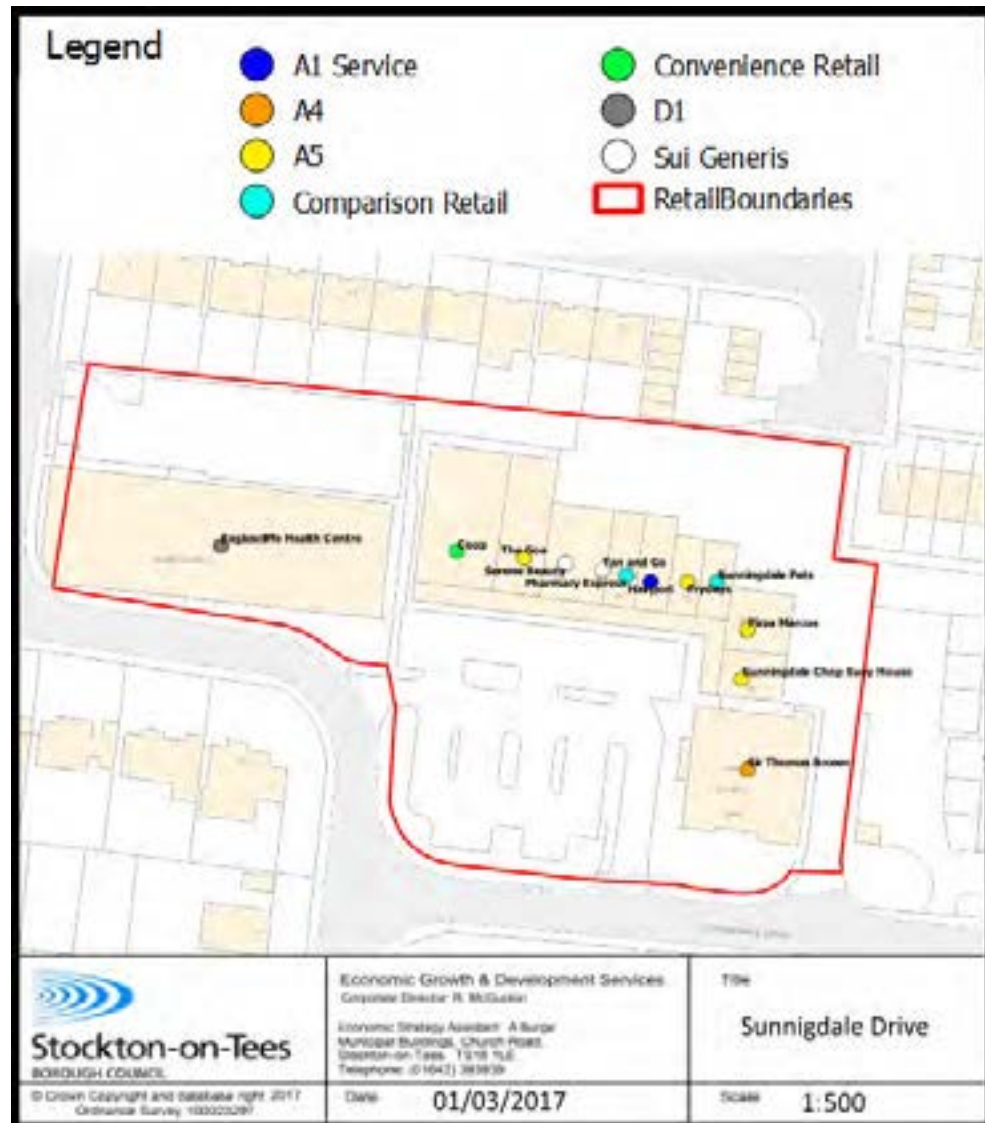


Type of Business	Name of Business	Use Description	Use Type	Gross Floor space (Sq. m)	Net Floor Space (Sq. m)	Address
Independent	La Casa Pizzeria	Takeaway	A5	59.8	N/A	174 Station Road, Billingham, TS23 2RT
Independent	Sinful Images	Tattoo Parlour	Sui Generis	52.44	N/A	Unit A, 174 Station Road, Billingham, TS23 2RT
Independent	Top Tan and Beauty	Tanning Salon	Sui Generis	96.51	N/A	Unit B, 174 Station Road, Billingham, TS23 2RT
Independent	Station Hotel and Pub	Public House and Hotel	A4	Not Published	N/A	Station Hotel, 172 Station Road, Billingham, TS23 2RH
Vacant	Vacant	Former Restaurant	Vacant	119.9	N/A	113 Station Road, Billingham, TS23 2RL
Independent	Billingham Balti House	Takeaway	A5	58.0	N/A	117 Station Road, Billingham, TS23 2RL
Independent	Munchiez Pizza	Takeaway	A5	52.6	N/A	109 Station Road, Billingham, TS23 2RL
Independent	Station News	Newsagent	Convenience Retail	42.2	42.2	111 Station Road, Billingham, TS23 2RL
Independent	Graham Daniels	Hairdressers	A1 Service	87.2	N/A	115 Station Road, Billingham, TS23 2RL
Independent	Continental Wines	Off Licence	Convenience Retail	68.9	41.4	119 Station Road, Billingham, TS23 2RL
Vacant	Vacant	Former Engineering Services	Vacant	117.9	N/A	121 Station Road, Billingham, TS23 2RL
Independent	Nicholas Martin Hairdressing	Hairdressers	A1 Service	47.5	N/A	123 Station Road, Billingham, TS23 2RL

Station Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	2	16.67%	134.7	16.78%	0	0.00%
A2	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	8.33%	0	0.00%	0	0.00%
A5	3	25.00%	170.4	21.22%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	2	16.67%	111.1	13.84%	83.6	100.00%
Others	2	16.67%	148.95	18.55%	0	0.00%
Vacant	2	16.67%	237.8	29.62%	0	0.00%
Station Road Totals	12	100.00%	802.95	100.00%	83.6	100.00%

Summary

This centre is situated approximately 500m from the Billingham Town Centre boundary and sits north of a level crossing. This centre also contains bus stops on a core bus route. The main frontage has 8 units with a range of uses serviced by 15 parking bays. Over the road are 3 units and a hotel and pub which have its own car park. There are around 440 residential properties within 250m of the site

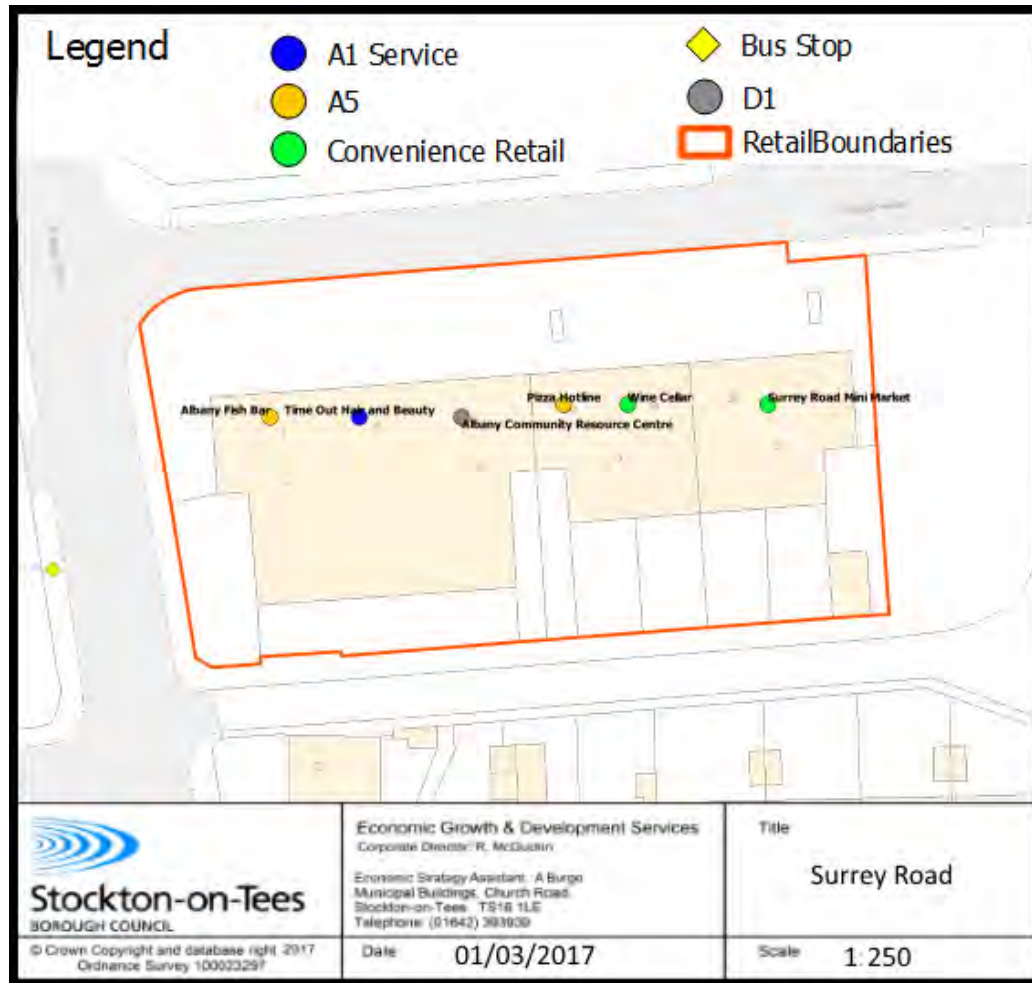


Type Of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Pharmacy Express	Pharmacy	Comparison Retail	74.6	70.6	9 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	Hairport	Hairdressers	A1 Service	71.7	N/A	11 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	Sunningdale Pets	Pet Shop	Comparison Retail	62.1	57.7	17 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	Sunningdale Chop Suey House	Takeaway	A5	70.2	N/A	23 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	Pizza Marcos	Takeaway	A5	97.19	N/A	19 - 21 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	Sir Thomas Brown	Public House	A4	Not Published	N/A	Sir Thomas Brown, Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	Frydays	Takeaway	A5	60.2	N/A	15 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
National	Coop	General Store	Convenience Retail	277.08	209.45	1 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	The Goa	Takeaway	A5	167.21	N/A	3 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	Serene Beauty	Beauty Salon	Sui Generis	75.7	N/A	5 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	Tan and Go	Tanning shop	Sui Generis	70.9	N/A	7 Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9JP
Independent	Eaglescliffe Health Centre	Doctors Surgery	D1	Not Published	N/A	Eaglescliffe Health Centre, Sunningdale Drive, Eaglescliffe, Stockton-on-Tees, TS16 9EA

Sunningdale Drive	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	8.33%	71.7	6.98%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	8.33%	0	0.00%	0	0.00%
A5	4	33.33%	394.8	38.45%	0	0.00%
Comparison Retail	2	16.67%	136.7	13.31%	128.3	37.99%
Convenience Retail	1	8.33%	277.08	26.98%	209.45	62.01%
Others	3	25.00%	146.6	14.28%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Sunningdale Drive Totals	12	100.00%	1026.88	100.00%	337.75	100.00%

Summary

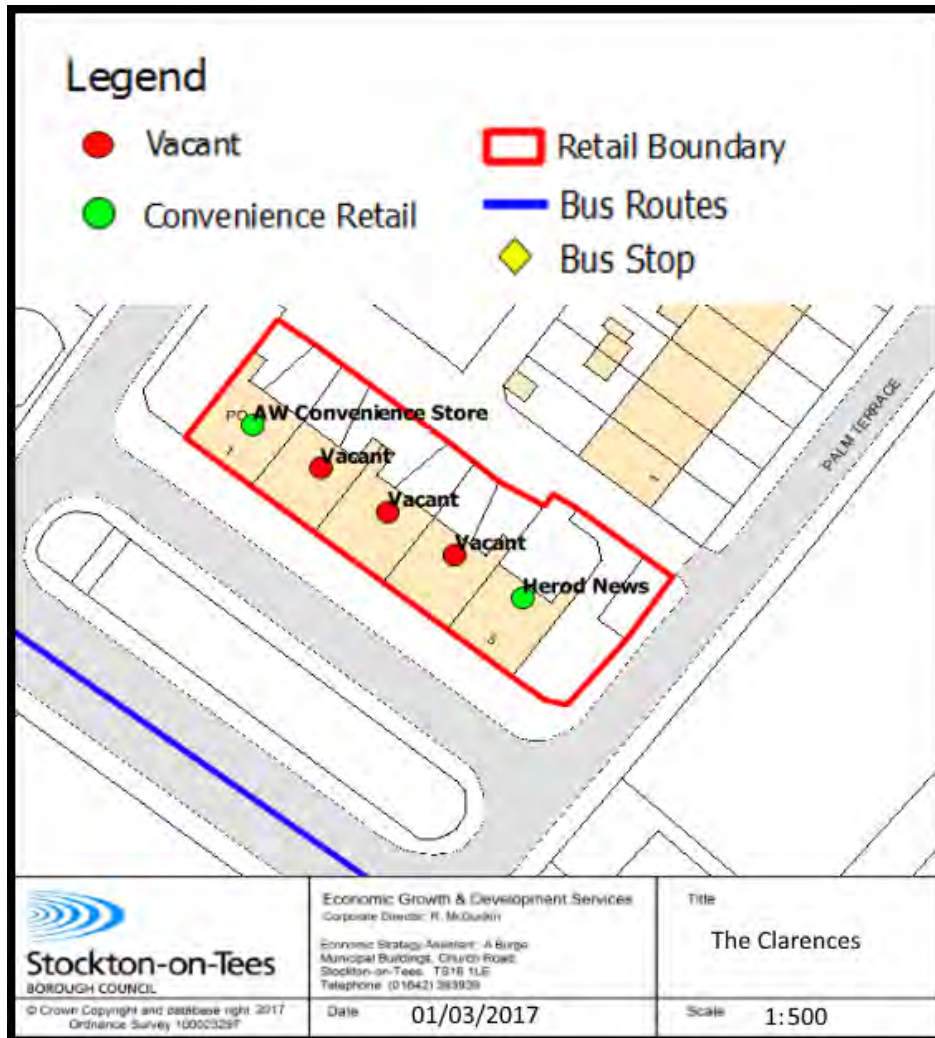
This purpose built centre is located in the residential estate of Eaglescliffe in the south of the borough and is in close proximity to Yarm District Centre. The centre has a good mix of use types including a public house. The health centre, Co-op supermarket and the public house help to anchor the centre and ensure it functions as a focal point for the community. It serves the local housing area of Eaglescliffe and Yarm as there is a limited amount of hot food takeaways in Yarm District Centre; therefore this centre also attracts residents from the wider area. The centre has a dedicated parking area to the front and there is a primary school nearby.



Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space gross (m2)	Address
Independent	Surrey Road Mini Market	General Store	Convenience Retail	100.55	65.94	20 - 22 Surrey Road, Norton, Stockton-on-Tees, TS20 2QZ
Independent	Albany Community Resource Centre	Community Centre	D1	149.02	N/A	10 Surrey Road, Norton, Stockton-on-Tees, TS20 2QZ
Independent	Pizza Hotline	Takeaway	A5	73.82	N/A	16 Surrey Road, Norton, Stockton-on-Tees, TS20 2QZ
Independent	Wine Cellar	Off Licence	Convenience Retail	54.1	32.9	18 Surrey Road, Norton, Stockton-on-Tees, TS20 2QZ
Independent	Albany Fish Bar	Takeaway	A5	67.5	N/A	6 Surrey Road, Norton, Stockton-on-Tees, TS20 2QZ
Independent	Time Out Hair and Beauty	Hairdressers	A1 Service	75	N/A	8 Surrey Road, Norton, Stockton-on-Tees, TS20 2QZ

Surrey Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	16.67%	75	14.42%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	2	33.33%	141.32	27.18%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	2	33.33%	154.65	29.74%	98.84	100.00%
Others	1	16.67%	149.02	28.66%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Surrey Road Totals	6	100.00%	519.99	100.00%	98.84	100.00%

Summary
<p>This centre is located in the residential estate of Albany within Norton and is within former residential properties. It is predominantly made up of A1 use types and serves the local residential area of Albany/Norton with very limited draw from outside the immediate surrounding area. There are approximately 17 dedicated car parking spaces to front. The Community Centre is used by the local ward councillor for surgery's and drop-in events.</p>



Type of Business	Name of Business	Use Description	Use Type	Gross Floor space (Sq. m)	Net Floor Space (Sq. m)	Address
Independent	AW Convenience Store	Convenience Store	Convenience Retail	102.96	34.6	1 Clarence Road, Port Clarence, Middlesbrough, TS2 1TD
Vacant	Vacant	Vacant	Vacant	72.7	N/A	2 Clarence Road, Port Clarence, Middlesbrough, TS2 1TD
Vacant	Vacant	Vacant	Vacant	72.5	N/A	3 Clarence Road, Port Clarence, Middlesbrough, TS2 1TD
Vacant	Vacant	Former Takeaway	Vacant	75.6	N/A	4 Clarence Road, Port Clarence, Middlesbrough, TS2 1TD
Independent	Harrods News	Newsagents	Convenience Retail	103.1	24.9	5 Clarence Road, Port Clarence, Middlesbrough, TS2 1TD

The Clarences	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1	0	0.00%	0	0.00%	0	0.00%
A2	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	2	40.00%	206.06	48.27%	59.5	100.00%
Others	0	0.00%	0	0.00%	0	0.00%
Vacant	3	60.00%	220.83	51.73%	0	0.00%
The Clarences Totals	5	100.00%	426.89	100.00%	59.5	100.00%

Summary

This small centre is located in the residential area of Port Clarence and is several kilometres away from any town centres or supermarkets (though there is a Londis 400m down the road). There is a small number of dedicated parking spaces for the centre, however there are several vacant units. Therefore, the centre has a limited residential catchment and only a small number of uses. The Eastern most vacant unit is currently under renovation for a fish and chip shop called 'The Village Plaice'.

The site serves the Haverton Hill and Port Clarence area which has around 300 residential properties. The site is 150m from the local primary school and a bus stop links the area to Hartlepool and Middlesbrough. The upper floor residential properties appear mostly vacant.

The Mandale

Site No. 39



Type Of Business	Name of Business	Use Description	Use Type	Floor space gross(m2)	Net Floor space net (m2)	Address
Independent	The Divine Greek	Takeaway	A5	81	N/A	Unit 2, 120 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8ED
National	Bargain Booze	Off Licence	Convenience Retail	230.6	196.5	118 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8ED
National	SPAR	General Store	Convenience Retail	199	141	Unit 1, 120 Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8ED
National	Coral	Bookmakers	Sui Generis	51	N/A	Betting Office, Lanehouse Road, Thornaby, Stockton-on-Tees, TS17 8ED

The Mandale	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	0	0.00%	0	0.00%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	25.00%	80.78	14.39%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	2	50.00%	429.11	76.45%	337.45	100.00%
Others	1	25.00%	51.4	9.16%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
The Mandale Totals	4	100.00%	561.29	100.00%	337.45	100.00%

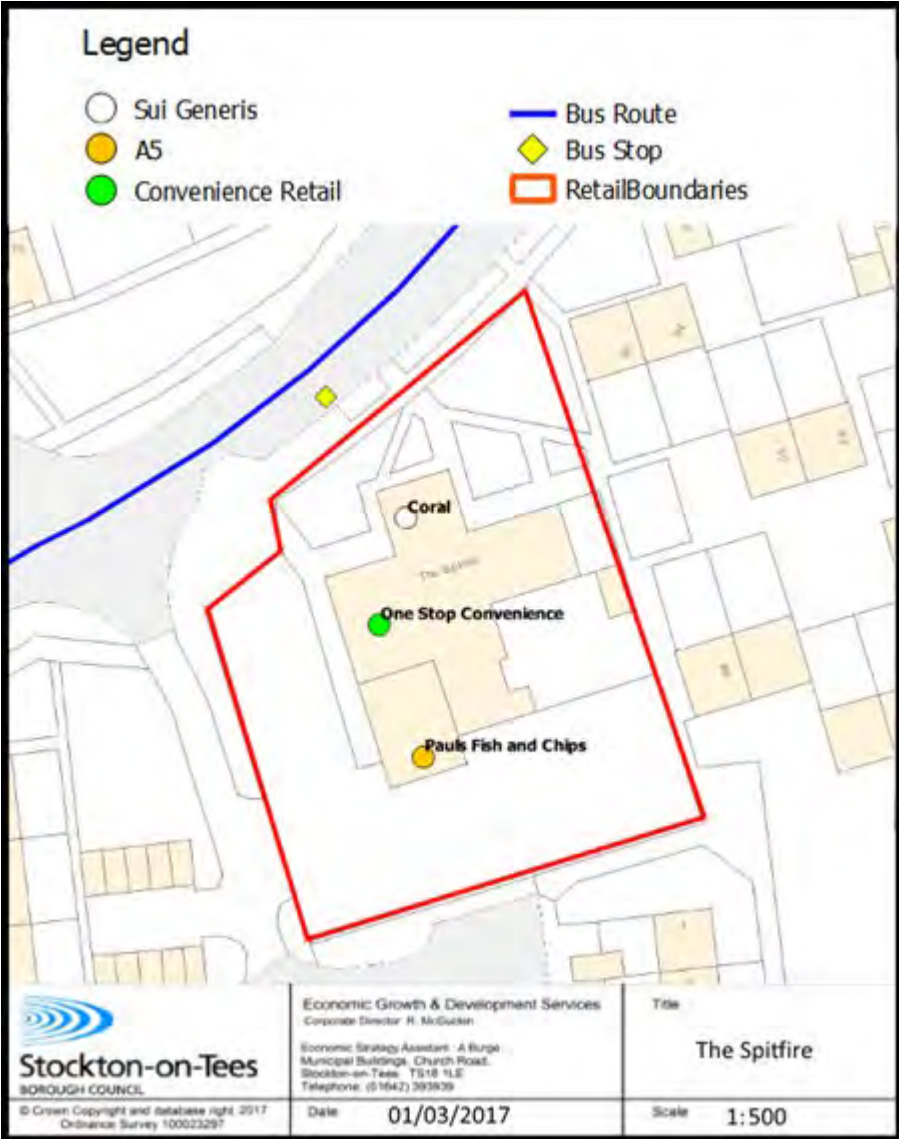
Summary

This centre is a former public house opposite off licence / post office converted into SPAR convenience store and takeaway. The site is over a km from Thornaby Town Centre but only 100m from the "Lanehouse Road" neighbourhood centre.

There are around 560 residential properties within 250m of the site though some of these are closer to the larger Lanehouse road site to the West

The Spitfire

Site No. 40



Type Of Business	Name of Business	Use Description	Use Type	Floor space gross(m2)	Net Floor space net (m2)	Address
Independent	Pauls Fish and Chips	Takeaway	A5	97.89	N/A	Unit 1, The Spitfire, Trenchard Avenue, Thornaby, Stockton-on-Tees, TS17 9JW
National	One Stop Convenience	General Store	Convenience Retail	211.15	153.38	Unit 2, The Spitfire, Trenchard Avenue, Thornaby, Stockton-on-Tees, TS17 9JW
National	Coral	Bookmakers	Sui Generis	100.02	N/A	Betting Office, Spitfire Hotel, Trenchard Avenue, Thornaby, Stockton-on-Tees, TS17 9JW

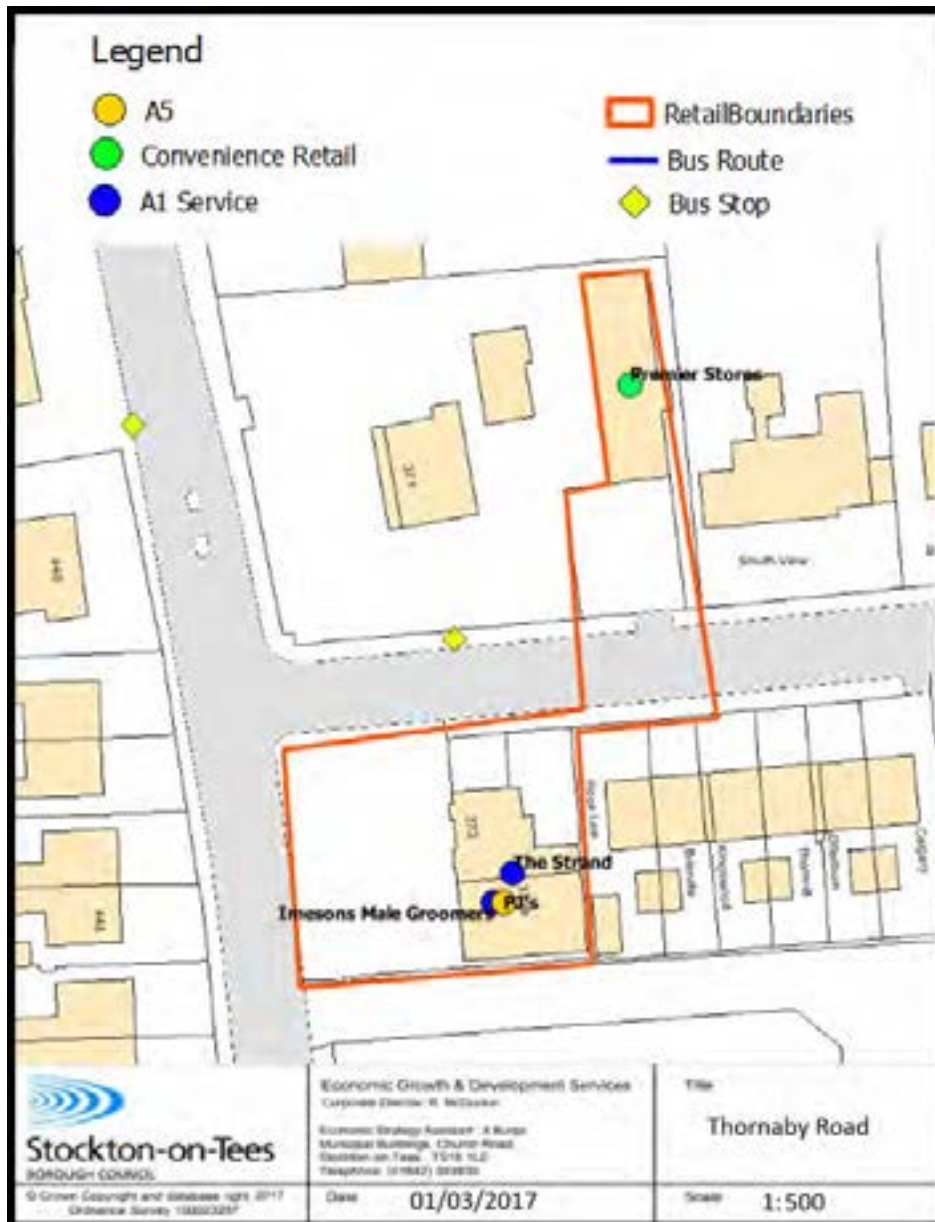
The Spitfire	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	0	0.00%	0	0.00%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	33.33%	97.89	23.93%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	33.33%	211.15	51.62%	153.38	100.00%
Others	1	33.33%	100.02	24.45%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
The Spitfire Totals	3	100.00%	409.06	100.00%	153.38	100.00%

Summary

This centre is a former public house closed in 2012 and converted into convenience store and takeaway with betting office. The boundary to Thornaby town centre is 500-600m North East up Trenchard Avenue. The site has dedicated parking and is on a core bus route. There are around 500 residential properties within a 250m radius of the site

Thornaby Road

Site No. 41



Type Of Business	Name of Business	Use Description	Use Type	Floor space gross(m2)	Net Floor space net (m2)	Address
Independent	Imesons Male Groomers	Hairdressers	A1 Service	39.86	N/A	373B Thornaby Road, Thornaby, Stockton-on-Tees, TS17 8QW
Independent	PJ's	Takeaway	A5	89.12	N/A	373C Thornaby Road, Thornaby, Stockton-on-Tees, TS17 8QN
Independent	The Strand	Hairdressers	A1 Service	112.91	N/A	373 Thornaby Road, Thornaby, TS17 8QN
National	Premier Stores	General Store	Convenience Retail	244.69	158.54	Rear Of 371, Thornaby Road, Thornaby, Stockton-on-Tees, TS17 8QW

Thornaby Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	50.00%	152.77	31.40%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	25.00%	89.12	18.32%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	25.00%	244.69	50.29%	158.54	100.00%
Others	0	0.00%	0	0.00%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Thornaby Road Totals	4	100.00%	486.58	100.00%	158.54	100.00%

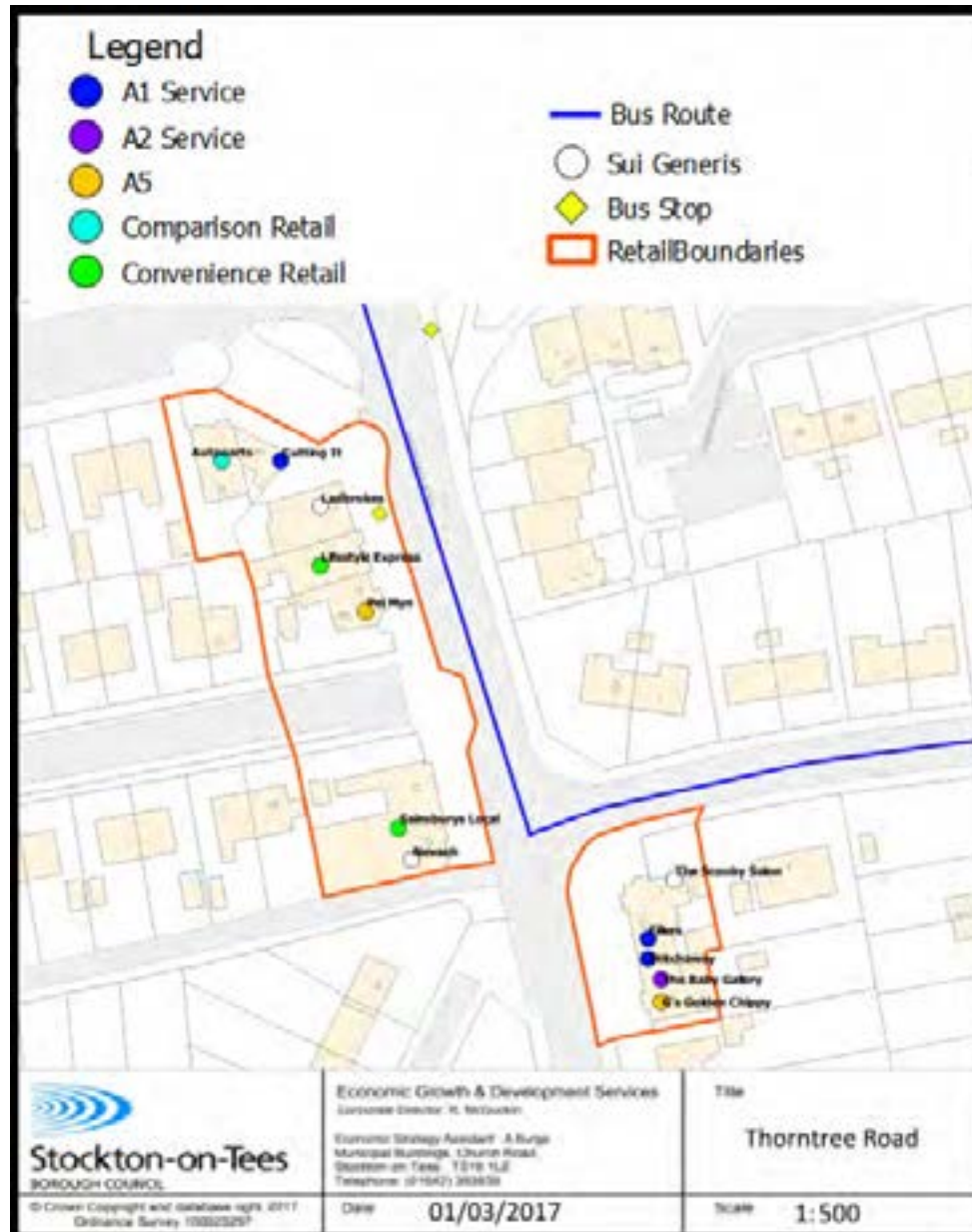
Summary

This small centre situated on a busy road which is the main road between Stockton centre and Thornaby. The centre is located approximately 700m from the boundary of Thornaby Town Centre. In addition, the centre has dedicated parking and consists of 3 units in close proximity to a premier convenience store.

There are over 300 residential properties in a 250m radius of the site though some of these are closer to the larger site of Thorntree Road to the North East

Thorn tree Road

Site No. 42

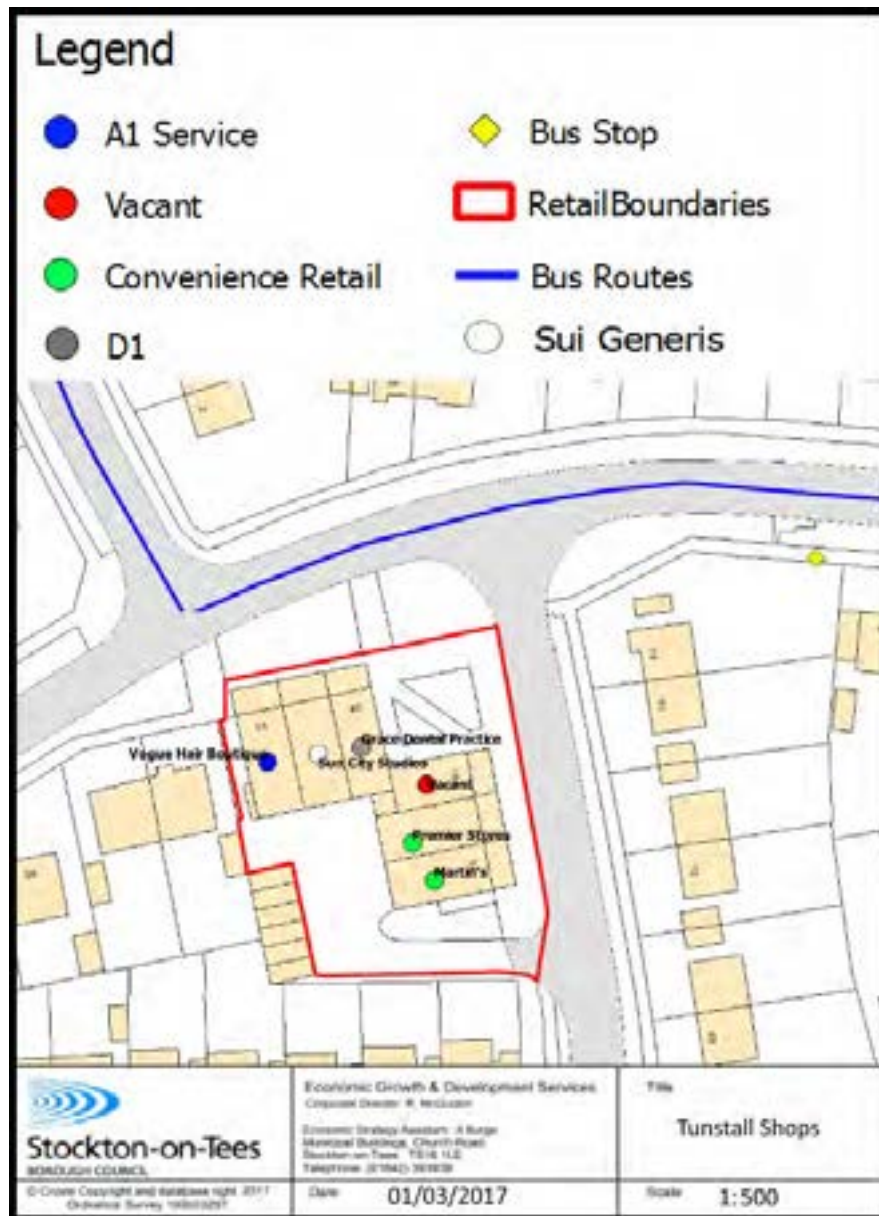


Type Of Business	Name of Business	Use Description	Use Type	Floor space gross(m2)	Net Floor space net (m2)	Address
Independent	Fillers	Sandwich Shop	A1 Service	37.9	N/A	124 Thorntree Road, Thornaby, Stockton-on-Tees, TS17 8LX
Independent	Stitchaway	Clothing Alteration	A1 Service	27	N/A	124A Thorntree Road, Thornaby, Stockton-on-Tees, TS17 8LX
Independent	G's Golden Chippy	Takeaway	A5	68	N/A	126 Thorntree Road, Thornaby, Stockton-on-Tees, TS17 8LX
Independent	The Baby Gallery	Photography Studio	Sui Generis	46	N/A	126A Thorntree Road, Thornaby, Stockton-on-Tees, TS17 8LX
Independent	The Scooby Salon	Dog Grooming	Sui Generis	29.1	N/A	2A Humber Road, Thornaby, Stockton-on-Tees, TS17 8HY
National	Ladbrokes	Bookmakers	Sui Generis	56	N/A	51 - 51B Thorntree Road, Thornaby, Stockton-on-Tees, TS17 8LJ
National	Lifestyle Express	Convenience Store	Convenience Retail	73.6	45	53 Thorntree Road, Thornaby, Stockton-on-Tees, TS17 8LJ
Independent	Pei Myn	Takeaway	A5	36.6	N/A	55 Thorntree Road, Thornaby, Stockton-on-Tees, TS17 8LJ
National	Sainsbury's Local	Convenience Store	Convenience Retail	234.36	187.29	57 - 59 Thorntree Road, Thornaby, Stockton-on-Tees, TS17 8LU
Independent	Nevaeh	Beauty Salon	Sui Generis	61.4	N/A	59A Thorntree Road, Thornaby, Stockton-on-Tees, TS17 8LU
Independent	Autoparts	Car Parts	Comparison Retail	47.7	33.6	60 Redcar Road, Thornaby, Stockton-on-Tees, TS17 8LQ
Independent	Cutting It	Hairdressers	A1 Service	30.7	N/A	62-64 Redcar Road, Thornaby, Stockton-on-Tees, TS17 8LQ

Thorntree Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	3	25.00%	95.6	12.77%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	2	16.67%	104.6	13.98%	0	0.00%
Comparison Retail	1	8.33%	47.7	6.37%	33.6	12.62%
Convenience Retail	2	16.67%	307.96	41.15%	232.59	87.38%
Others	4	33.33%	192.6	25.73%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Thorntree Road Totals	12	100.00%	748.46	100.00%	266.19	100.00%

Summary

This centre is situated in Central Thornaby around 700m from the boundary to Thornaby Town Centre. This site is on a core bus route and has dedicated parking in places. There are around 650 residential properties within a 250m radius of the site



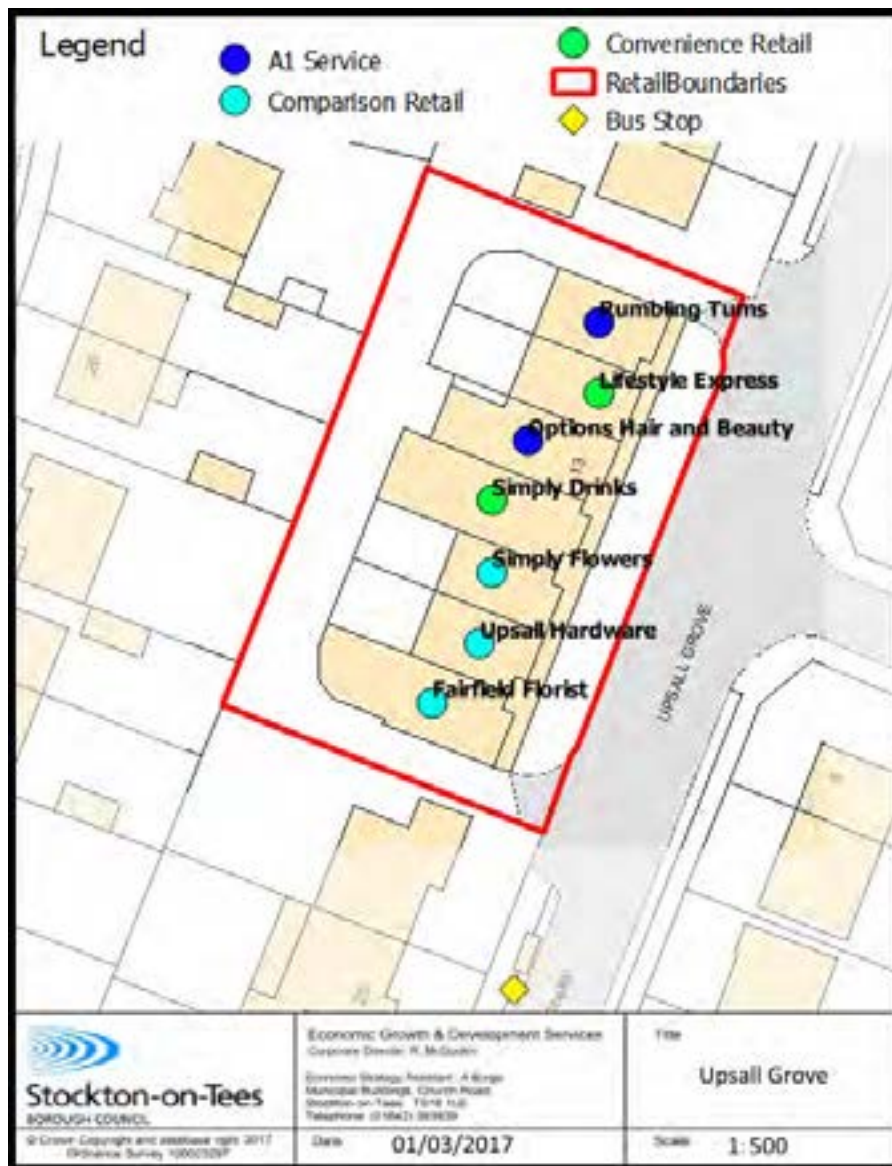
Type of Business	Name of Business	Use Description	Use Type	Gross Floor space (Sq. m)	Net Floor Space (Sq. m)	Address
Independent	Grace Dental Practice	Dentist	D1	82.9	N/A	49 Tunstall Avenue, Billingham, TS23 3QB
Independent	Suncity Studio	Tanning Salon	Sui Generis	82.8	N/A	51 Tunstall Avenue, Billingham, TS23 3QB
Independent	Vogue Hair Boutique	Hairdressers	A1 Service	83.5	N/A	53 Tunstall Avenue, Billingham, TS23 3QB
National Chain	Martin's	Convenience Store	Convenience Retail	81.2	81.2	97 Neasham Avenue, Billingham, TS23 3QZ
National Chain	Premier Stores	Convenience Store	Convenience Retail	80.6	80.6	99 Neasham Avenue, Billingham, TS23 3QZ
Vacant	Vacant	Former Butchers	Vacant	61.6	N/A	101 Neasham Avenue, Billingham, TS23 3QZ

Tunstall Shops	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	16.67%	83.51	17.67%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	2	33.33%	161.8	34.23%	161.8	100.00%
Others	2	33.33%	165.72	35.06%	0	0.00%
Vacant	1	16.67%	61.6	13.03%	0	0.00%
Tunstall Totals	6	100.00%	472.63	100.00%	161.8	100.00%

Summary

The site is in the Northern part of the Low Grange area of Billingham. A neighbourhood north of a former secondary school which has 1600-1700 households.

There are 3 units facing onto Tunstall Avenue and are serviced by 4 parking bays. There are another 3 units face Neasham avenue where there isn't any dedicated parking. The site is on a core bus route and is over a mile away from Billingham Town Centre.

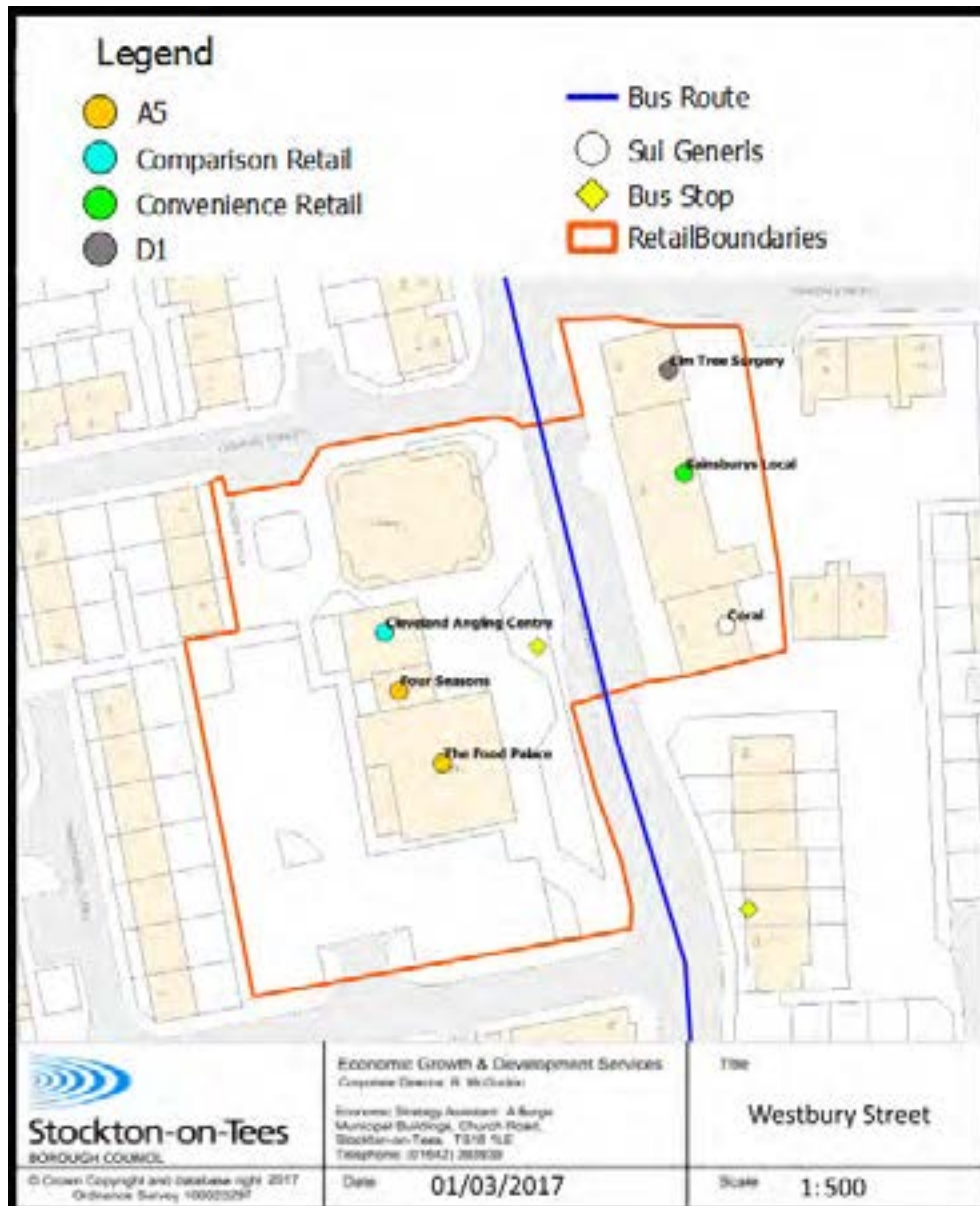


Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Fairfield Florist	Florist	Comparison Retail	84.9	52.60	21 Upsall Grove, Stockton-on-Tees, TS19 7BN
Independent	Lifestyle Express	General Store	Convenience Retail	82	75.90	11 Upsall Grove, Stockton-on-Tees, TS19 7BN
Independent	Options Hair and Beauty	Hairdressers	A1 Service	70.6	N/A	13 Upsall Grove, Stockton-on-Tees, TS19 7BN
Independent	Rumbling Tums	Sandwich Shop	A1 Service	56.2	N/A	9 Upsall Grove, Stockton-on-Tees, TS19 7BN
National	Simply Drinks	Off Licence	Convenience Retail	86.4	77.4	15 Upsall Grove, Stockton-on-Tees, TS19 7BN
Local Chain	Simply Flowers	Florist	Comparison Retail	64.4	45.10	17 Upsall Grove, Stockton-on-Tees, TS19 7BN
Independent	Upsall Hardware	Hardware Store	Comparison Retail	50.4	46.8	19 Upsall Grove, Stockton-on-Tees, TS19 7BN

Upsall Grove	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	28.57%	126.8	25.62%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	3	42.86%	199.7	40.35%	144.5	48.52%
Convenience Retail	2	28.57%	168.4	34.03%	153.3	51.48%
Others	0	0.00%	0	0.00%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Upsall Grove Totals	7	100.00%	494.9	100.00%	297.8	100.00%

Summary

This centre is situated in the residential estate of Fairfield and is purpose built retail units, which are all of A1 use type, predominantly comparison retail. Therefore, there is a reasonable range of uses; however it is limited in terms of its overall size. This centre serves the local residential area of Fairfield. There are approximately 16 dedicated car parking spaces for the centre.



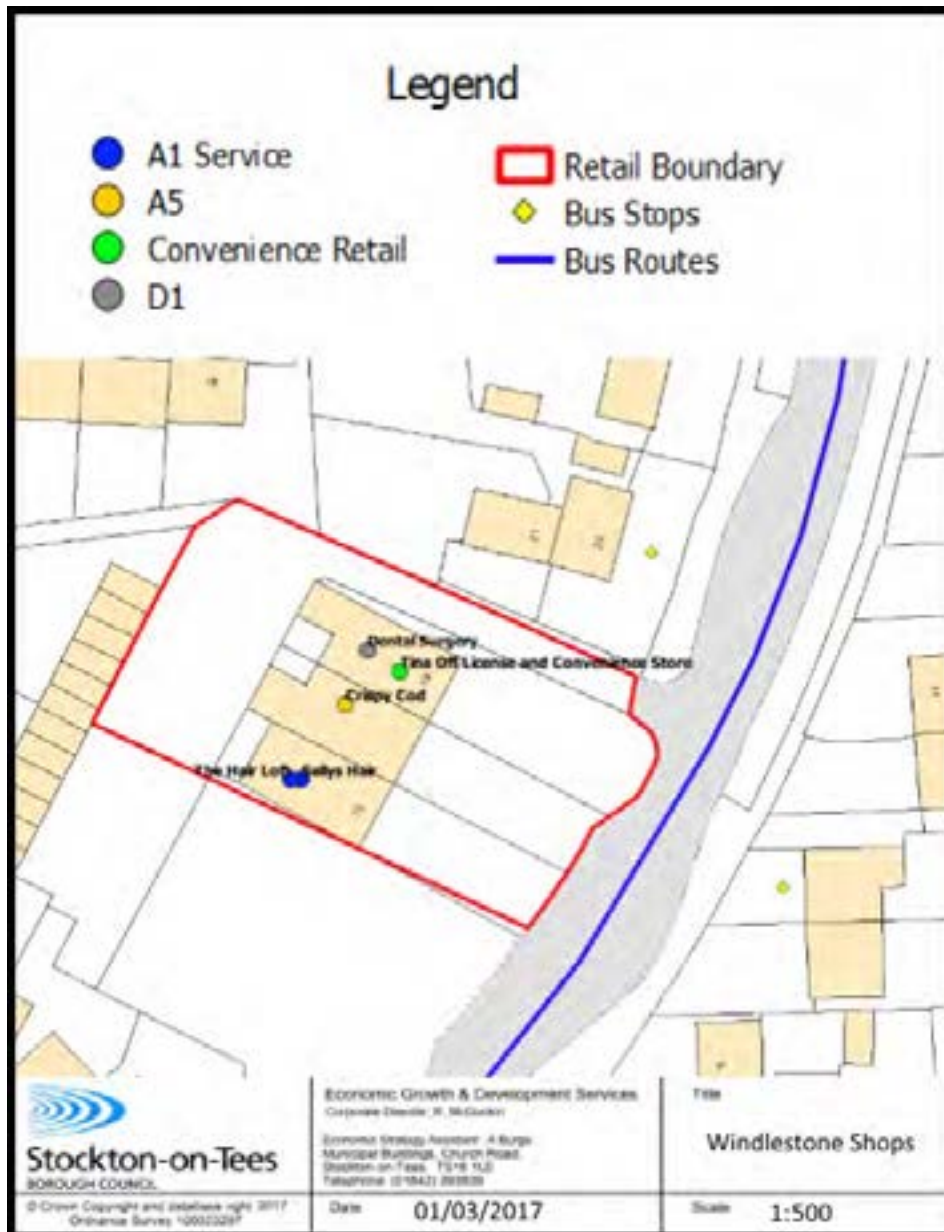
Type Of Business	Name of Business	Use Description	Use Type	Floor space gross(m2)	Net Floor space net (m2)	Address
Independent	The Food Palace	Takeaway	A5	277.21	N/A	24 Westbury Street, Thornaby, Stockton-on-Tees, TS17 6PG
Independent	Four Seasons	Takeaway	A5	47.9	N/A	22 Westbury Street, Thornaby, Stockton-on-Tees, TS17 6PG
Independent	Cleveland Angling Centre	Fishing Supplies	Comparison Retail	91.3	79	22A Westbury Street, Thornaby, Stockton-on-Tees, TS17 6PG
National	Sainsburys Local	Supermarket	Convenience Retail	276.32	226	59 Westbury Street, Thornaby, Stockton-on-Tees, TS17 6NP
Independent	Elm Tree Surgery	Doctors	D1	109.98	N/A	51 Westbury Street, Thornaby, Stockton-on-Tees, TS17 6NP
National	Coral	Bookmakers	Sui Generis	99.7	N/A	61 Westbury Street, Thornaby, Stockton-on-Tees, TS17 6NP

Westbury Street	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	0	0.00%	0	0.00%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	2	33.33%	325.11	36.03%	0	0.00%
Comparison Retail	1	16.67%	91.3	10.12%	78.8	25.85%
Convenience Retail	1	16.67%	276.32	30.62%	226	74.15%
Others	2	33.33%	209.68	23.24%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Westbury Street Totals	6	100.00%	902.41	100.00%	304.8	100.00%

Summary

On a Core Bus route, this site is over 1500m from Thornaby Town Centre and within 1km of the boundary of Stockton Town Centre (though separated by the river Tees). It is around 500m from Thornaby Train Station. A former Library sits within the proposed site boundary and is currently being refurbished to accommodate the doctors surgery which currently is located opposite. There is also a BT Gibson butcher just outside the centre, on the south side of Peel Street.

There are dedicated parking spaces and over 950 residential properties within a 250m radius of the site though some of these are closer to Lanehouse Road shops to the south. Although the number and range of units it contains is limited overall, unlike Lanehouse Road, Westbury street has a large supermarket ran by a national retailer.

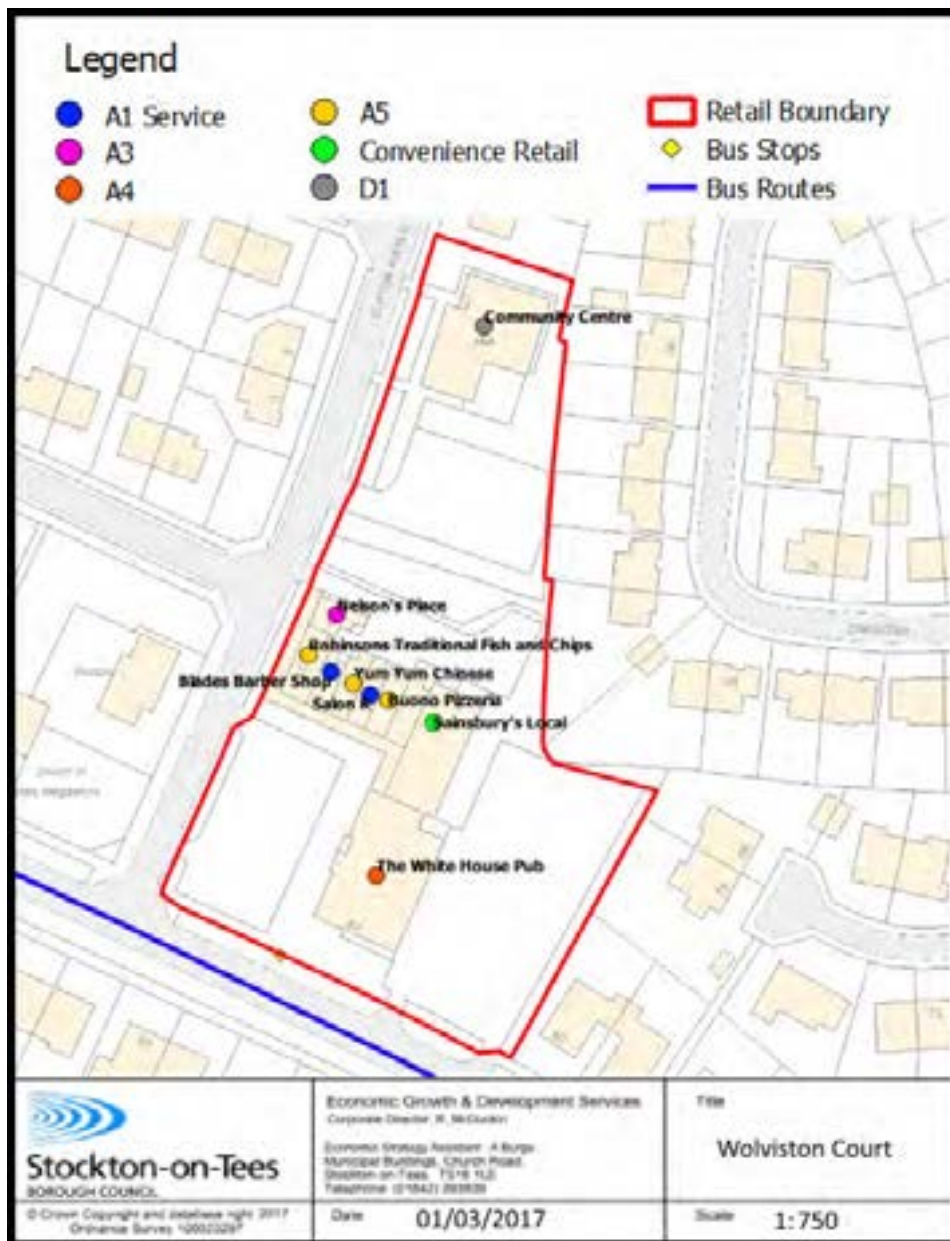


Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address	Notes
Independent	Sally's Hair	Hairdressers	A1 Service	64.8	N/A	15 Windlestone Road, Billingham, TS23 3JW	
Independent	Tina Off License and Convenience Store	Off Licence	Convenience Retail	69.8	49.5	19 Windlestone Road, Billingham, TS23 3JW	
Independent	The Hair Loft	Hairdressers	A1 Service	60.6	N/A	15A Windlestone Road, Billingham, TS23 3JW	Upper Floor
Independent	Dental Surgery	Dentists	D1	63.3	N/A	19A Windlestone Road, Billingham, TS23 3JW	Upper Floor
Independent	Crispy Cod	Takeaway	A5	79.0	N/A	17 Windlestone Road, Billingham, TS23 3JW	

Windlestone Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	40.00%	125.38	37.16%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	1	20.00%	78.99	23.41%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	20.00%	69.8	20.68%	49.5	100.00%
Others	1	20.00%	63.28	18.75%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Windlestone Road Totals	5	100.00%	337.45	100.00%	49.5	100.00%

Summary

The site in the Low Grange area of Billingham has around 600 households within a 250m radius. There are 3 ground floor and 2 upper floor units, which make up this centre which is on a core bus route and around 1km from Billingham Town Centre. The site is currently in the process of upgrading paving, seating, landscaping and the creation of additional parking after public investment.



Type of Business	Name of Business	Use Description	Use Type	Gross Floor space (Sq. m)	Net Floor space (Sq. m)	Address
Independent	The White House Pub	Public House	A4	N/P	N/A	The White House, 82 Whitehouse Road, Billingham, TS22 5ER
National	Sainsbury's Local	General Store	Convenience Retail	245.0	190.6	12 - 14 Clifton Avenue, Billingham, TS22 5DE
Independent	Robinsons Traditional Fish and Chips	Takeaway	A5	47.5	N/A	2 Clifton Avenue, Billingham, TS22 5DE
Independent	Yum Yum Chinese	Takeaway	A5	36.8	N/A	6 Clifton Avenue, Billingham, TS22 5DE
Independent	Salon K	Hairdressers	A1 Service	36.0	N/A	8 Clifton Avenue, Billingham, TS22 5DE
Independent	Blades Barber Shop	Hairdressers	A1 Service	32.7	N/A	4 Clifton Avenue, Billingham, TS22 5DE
Independent	Buono Pizzeria	Takeaway	A5	36.5	N/A	10 Clifton Avenue, Billingham, TS22 5DE
Independent	Nelson's Place	Deli	A3	41.3	N/A	16 Clifton Avenue, Billingham, TS22 5DE
Independent	Community Centre	Community Centre	D1	261.9	N/A	Wolviston Court Community Centre, Clifton Avenue, Billingham, TS22 5DE

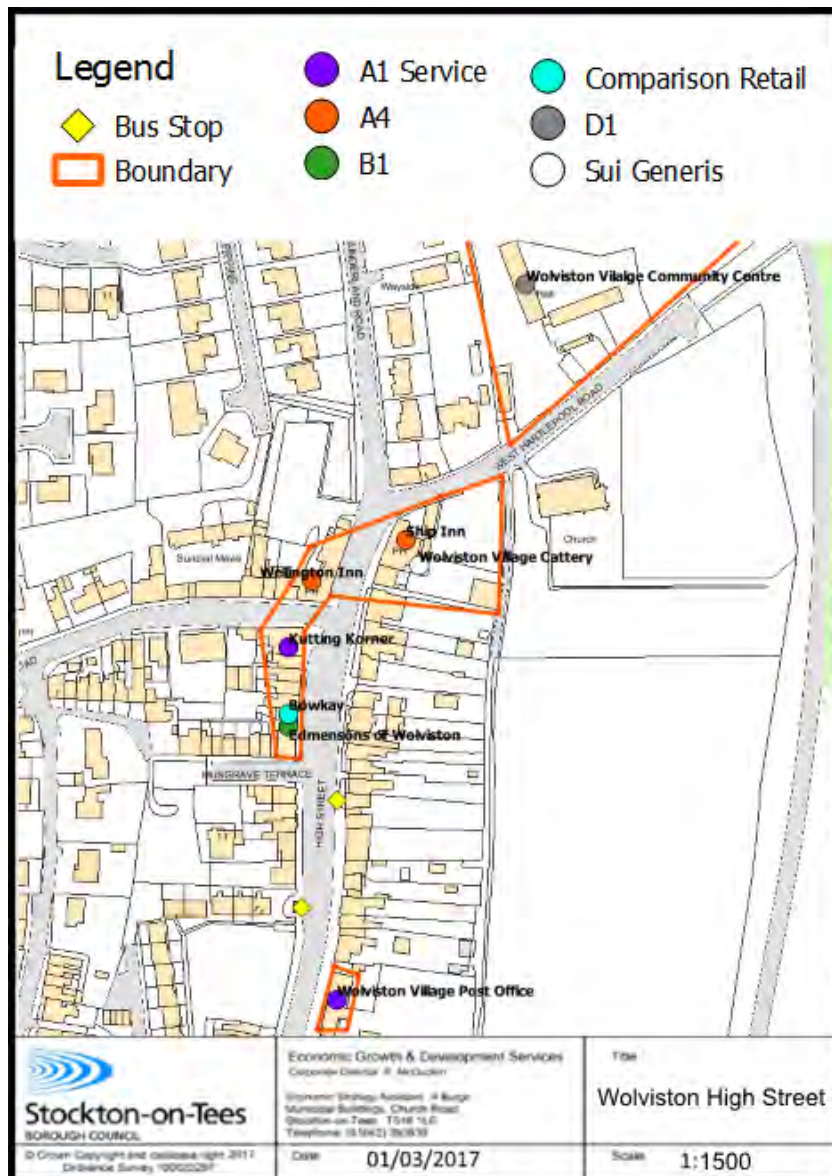
Wolviston Court	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	22.22%	68.68	9.31%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	1	11.11%	41.3	5.60%	0	0.00%
A4	1	11.11%	0	0.00%	0	0.00%
A5	3	33.33%	120.84	16.38%	0	0.00%
Comparison Retail	0	0.00%	0	0.00%	0	0.00%
Convenience Retail	1	11.11%	245.04	33.22%	190.62	100.00%
Others	1	11.11%	261.86	35.50%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Wolviston Court Totals	9	100.00%	737.72	100.00%	190.62	100.00%

Summary

The site at the corner of Clifton Avenue and Whitehouse Road in Billingham is serviced by a dedicated car park and has 1 ATM. The centre services the "Wolviston court" area of Billingham which has 2,200-2,300 households though some of these properties will be closer to units on Wolviston Road. In close proximity to a Church and Community Centre the site also benefits from a bus stop on a core bus route. There are also 3 primary schools and a secondary school within a km of the site.

Wolviston High Street

Site No. 48

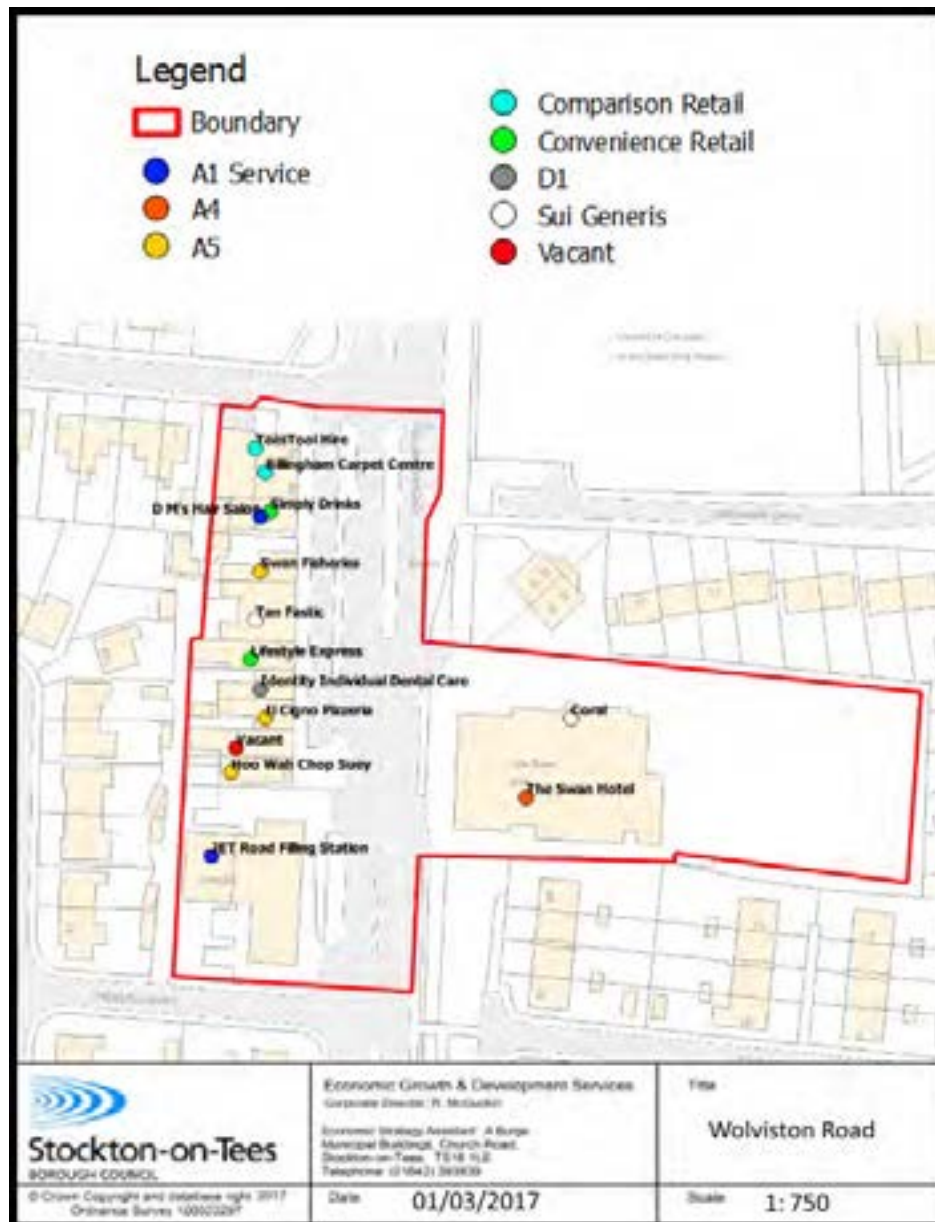


Type of Business	Name of Business	Use Description	Use Type	Gross Floorspace (Sq. m)	Net FloorSpace (Sq. m)	Address
Independent	Ship Inn	Public House	A4	Not Published	N/A	Ship Hotel, High Street, Wolviston, Billingham, Cleveland, TS22 5JX
Independent	Wolviston Village Post Office	Post Office	A1 Service	66.33	N/A	14, High Street, Wolviston, Billingham, Cleveland, TS22 5JX
Independent	Wolviston Village Cattery	Cattery	Sui Generis	146.76	N/A	50 High Street, Wolviston, Billingham, Cleveland, TS22 5JX
Independent	Kutting Korner	Hairdressers	A1 Service	75.68	N/A	29, High Street, Wolviston, Billingham, Cleveland, TS22 5JY
Independent	Edmensons of Wolviston	Interior Design	B1	26.4	N/A	21a, High Street, Wolviston, Billingham, Cleveland, TS22 5JY
Independent	Bowkay	Florist	Comparison Retail	24.2	20.3	21b, High Street, Wolviston, Billingham, Cleveland, TS22 5JY
Independent	Wellington Inn	Public House	A4	Not Published	N/A	Wellington Inn 31, High Street, Wolviston, Billingham, Cleveland, TS22 5JY
Independent	Wolviston Village Community Centre	Community Centre	D1	228	N/A	Community Centre, West Hartlepool Road, Wolviston, Billingham, Cleveland, TS22 5LA

Wolviston High Street	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	25.00%	142.01	25.03%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	2	25.00%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	1	12.50%	24.2	4.27%	20.3	100.00%
Convenience Retail	0	0.00%	0	0.00%	0	0.00%
Others	3	37.50%	401.16	70.71%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Wolviston High St Totals	8	100.00%	567.37	100.00%	20.3	100.00%

Summary

Wolviston village contains 400-500 households and towards the North East of the village is a Church, Community Centre and 2 public houses. The High Street consists mainly of residential properties though there are 3 small businesses and a post office dispersed along the road. This means that there is no obvious focus to the centre or dedicated convenience store. The village is not isolated and is within 250m of the High Grange area of Billingham.



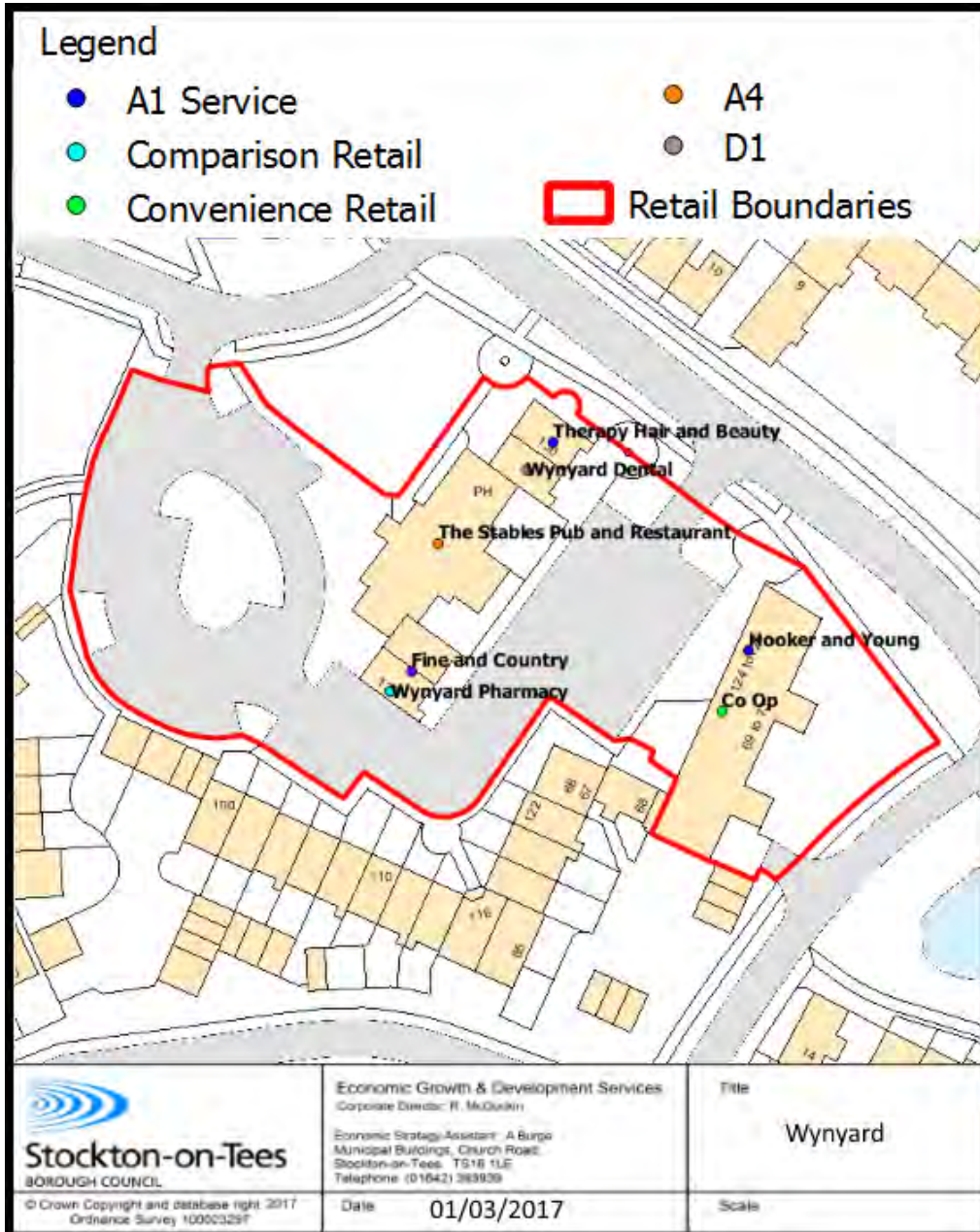
Type of Business	Name of Business	Use Description	UseType	Gross Floorspace (m2)	Net FloorSpace (m2)	Address
National	Lifestyle Express	General Store	Convenience Retail	94.1	42.1	80 Wolviston Road, Billingham, TS22 5JF
Independent	Swan Fisheries	Takeaway	A5	88.5	N/A	84 Wolviston Road, Billingham, TS22 5JF
Vacant	Vacant	Former Florist	Vacant	98.0	N/A	74 Wolviston Road, Billingham, TS22 5JF
Independent	Il Cigno Pizzeria	Takeaway	A5	103.2	N/A	76 Wolviston Road, Billingham, TS22 5JF
Independent	Identity Individual Dental Care	Dentist	D1	119.6	N/A	78 Wolviston Road, Billingham, TS22 5JF
Independent	Tan Fastic	Tanning Salon	Sui Generis	180.0	N/A	82 Wolviston Road, Billingham, TS22 5JF
National	Simply Drinks	Off Licence	Convenience Retail	72.7	45.0	86 Wolviston Road, Billingham, TS22 5JF
Independent	Billingham Carpet Centre	Carpet Shop	Comparison Retail	194.5	95.4	88 - 90 Wolviston Road, Billingham, TS22 5JF
Independent	TeesTool Hire	Tool Hire	Comparison Retail	25.6	21.5	1A Grosvenor Road, Billingham, TS22 5HA
Independent	Hoo Wah Chop Suey	Takeaway	A5	72.5	N/A	72 Wolviston Road, Billingham, TS22 5JF
National	JET Road Filling Station	Petrol Station	A1 Service	Not Published	N/A	70 Wolviston Road, Billingham, TS22 5JF
Independent	D M's Hair Salon	Hairdressers	A1 Service	99.8	N/A	86A Wolviston Road, Billingham, TS22 5JF
Independent	The Swan Hotel	Public House / Hotel	A3	Not Published	N/A	101 Wolviston Road Billingham, TS23 2SF
National	Coral	Bookmakers	Sui Generis	30.6	N/A	Betting Office, Wolviston Road, TS23 2SF

Wolviston Road	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	1	7.14%	99.8	8.46%	0	0.00%
A2 Service	0	0.00%	0	0.00%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	7.14%	0	0.00%	0	0.00%
A5	3	21.43%	264.24	22.41%	0	0.00%
Comparison Retail	2	14.29%	220.1	18.67%	116.9	57.32%
Convenience Retail	2	14.29%	166.76	14.14%	87.06	42.68%
Others	4	28.57%	330.19	28.00%	0	0.00%
Vacant	1	7.14%	98	8.31%	0	0.00%
Wolviston Road Totals	14	100.00%	1179.09	100.00%	203.96	100.00%

Summary

The centre runs alongside the busy Wolviston Road in Billingham and has some dedicated parking along the main shopping frontage and the Swan Hotel across the road has its own car park. The site is not serviced by a core bus route and is around 500m from the western boundary of Billingham Town Centre.

Within 250m of the site is a Church, a primary school and around 450 residential properties. The majority of the uses in the centre are small in scale and the surrounding residential areas are in close proximity to Billingham District Centre.



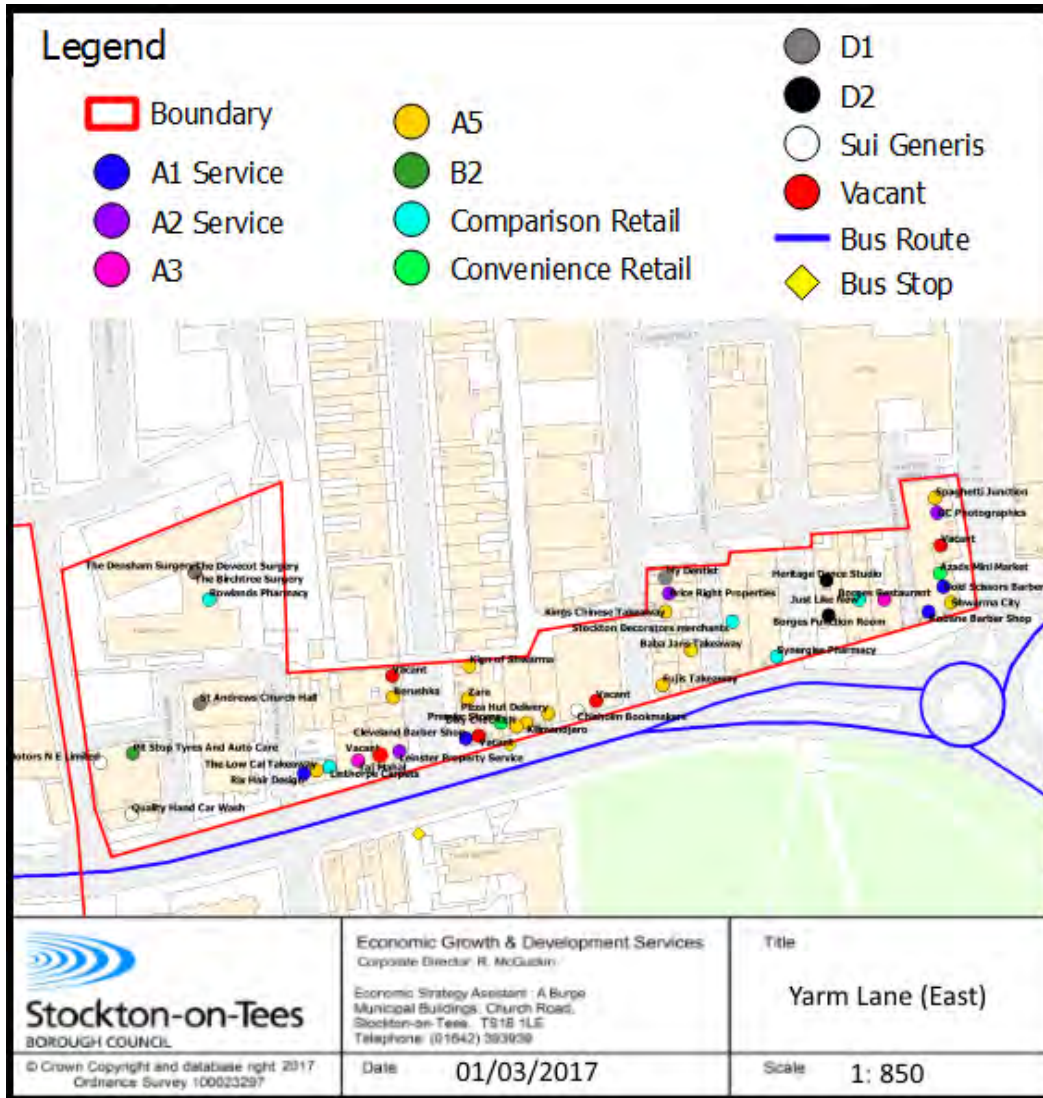
Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
Independent	Wynyard Dental	Dentist	D1	90.7	N/A	132 - 134 The Stables, Wynyard, Billingham, TS22 5QY
Local Chain	Fine and Country	Estate Agents	A2 Service	85.7	N/A	136 The Stables, Wynyard, Billingham, TS22 5QY
National	Co Op	Convenience Store	Convenience Retail	255.96	255.96	The Village Store, 124 The Stables, Wynyard, Billingham, TS22 5QG
Independent	Wynyard Pharmacy	Pharmacist	Comparison Retail	85.9	N/A	138 The Stables, Wynyard, Billingham, TS22 5QY
Independent	The Stables Pub and Restaurant	Public House / Restaurant	A4	Not Published	N/A	The Stables, The Wynd, Wynyard, Billingham, TS22 5QQ
Local Chain	Hooker and Young	Hairdressers	A1 Service	70.5	N/A	126 The Stables, Wynyard, Billingham, TS22 5QG
Independent	Therapy Hair and Beauty	Hairdressers	A1 Service	85.1	N/A	128-130 The Stables, Wynyard, Billingham, TS22 5QY

Wynyard	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	2	28.57%	155.63	23.10%	0	0.00%
A2 Service	1	14.29%	85.68	12.72%	0	0.00%
A3	0	0.00%	0	0.00%	0	0.00%
A4	1	14.29%	0	0.00%	0	0.00%
A5	0	0.00%	0	0.00%	0	0.00%
Comparison Retail	1	14.29%	85.86	12.74%	38.79	13.16%
Convenience Retail	1	14.29%	255.96	37.99%	255.96	86.84%
Others	1	14.29%	90.66	13.46%	0	0.00%
Vacant	0	0.00%	0	0.00%	0	0.00%
Wynyard Totals	7	100.00%	673.79	100.00%	294.75	100.00%

Summary

This centre is situated 4.7km from Billingham Town Centre, 5.5km from Norton High Street and 7.7km from Stockton Town Centre. There is dedicated parking to the front of the stables pub and restaurant and behind it where “the Village Store” ran by co-op serves the needs of the village.

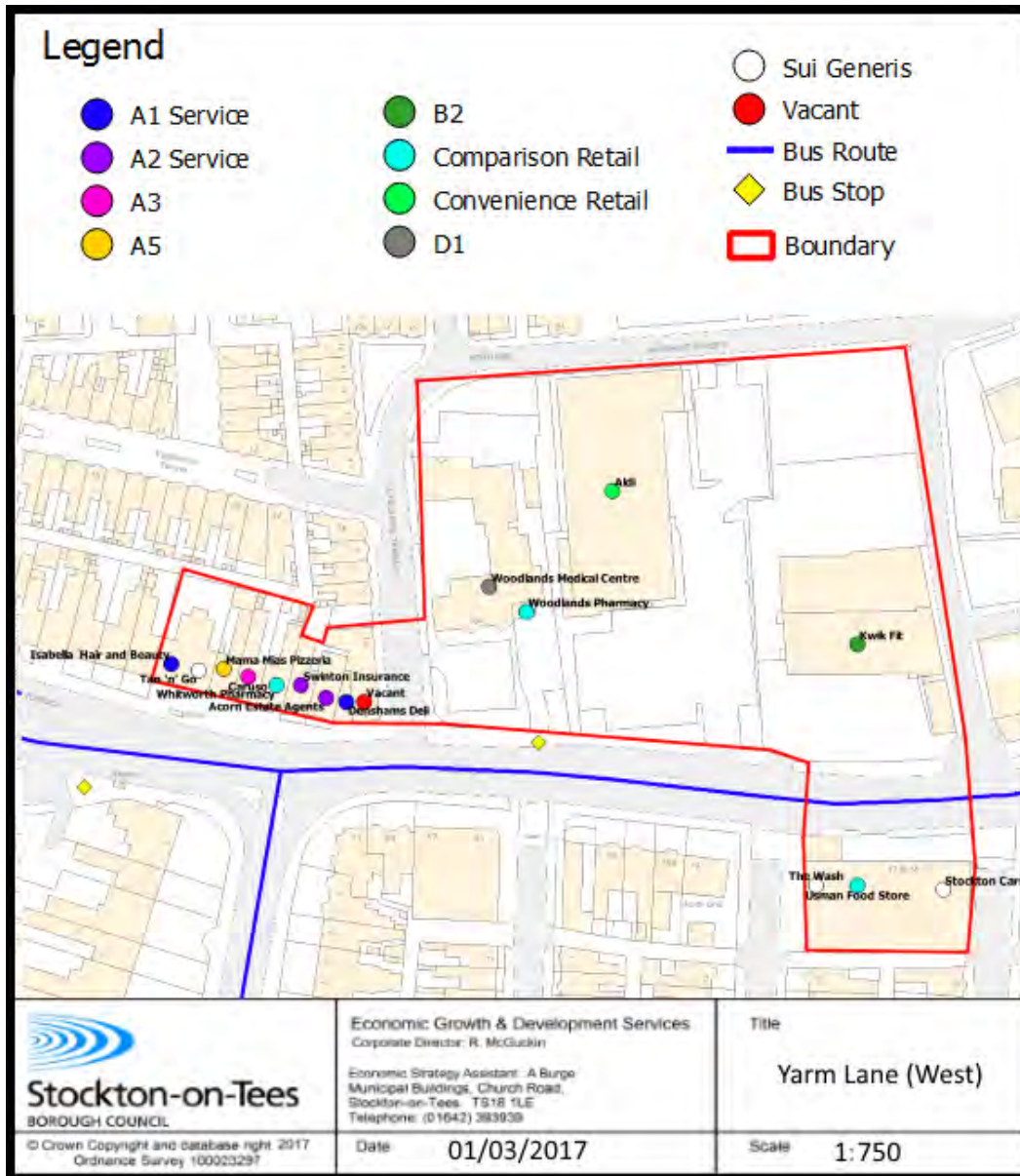
The area has some of the largest and most expensive housing in the region and does not have a bus service though car ownership is high. This site services around 1,000 residential properties which make up Wynyard Village some of which do not fall within the Local Authority Boundary of Stockton-on-Tees. Although the centre has a limited range of uses, there is a significant distance to the next nearest local level provision.



Type of Business	Name of Business	Use Description	Use Type	Gross Floorspace	Net Floorspace	Address
Independent	Shwarma City	Takeaway	A5	57	N/A	46 Yarm Lane, Stockton-on-Tees, TS18 1ER
Independent	Gold Scissors Barber	Hairdressers	A1 Service	35.45	N/A	50 Prince Regent Street, Stockton-on-Tees, TS18 1DF
Vacant	Vacant	Vacant	Vacant	148.37	N/A	52 - 53 Prince Regent Street, Stockton-on-Tees, TS18 1DF
Independent	Azads Mini Market	General Store	Convenience Retail	51.68	51.68	51 Prince Regent Street, Stockton-on-Tees, TS18 1DF
Independent	GC Photographics	Photography Studio	A2 Service	81.84	N/A	54 - 55 Prince Regent Street, Stockton-on-Tees, TS18 1DF
Independent	Spaghetti Junction	Takeaway	A5	32.4	N/A	56 Prince Regent Street, Stockton-on-Tees, TS18 1DF
Independent	Kobane Barber Shop	Hairdressers	A1 Service	51.2	N/A	48 Yarm Lane, Stockton-on-Tees, TS18 1ER
Independent	Borges Restaurant	Restaurant	A3	263.33	N/A	50 Yarm Lane, Stockton-on-Tees, TS18 1ER
Independent	Just Like New	Second Hand Store	Comparison Retail	222.6	138.9	52 Yarm Lane, Stockton-on-Tees, TS18 1ER
Independent	Borges Function Room	Function Room	D2	273.33	N/A	Ground Floor, 54 Yarm Lane, Stockton-on-Tees, TS18 1ER
Independent	Heritage Dance Studio	Dance Studio	D2	182.56	N/A	First Floor, 54 Yarm Lane, Stockton-on-Tees, TS18 1ER
Independent	Synergise Pharmacy	Pharmacy	Comparison Retail	115.96	90.76	56 Yarm Lane, Stockton-on-Tees, TS18 1EP
Independent	Stockton Decorators merchants	Wallpaper Store	Comparison Retail	405.9	357.4	58 Yarm Lane, Stockton-on-Tees, TS18 1EP
Independent	Baba Jons Takeaway	Takeaway	A5	180.6	N/A	60 Yarm Lane, Stockton-on-Tees, TS18 1EP
Independent	Price Right Properties	Estate Agents	A2 Service	Not Published	N/A	93 Skinner Street, Stockton-on-Tees, TS18 1EG
Independent	My Dentist	Dentist	D1	104.8	N/A	91 Skinner Street, Stockton-on-Tees, TS18 1EG
Independent	Kings Chinese Takeaway	Takeaway	A5	62.5	N/A	95 Skinner Street, Stockton-on-Tees, TS18 1EG
Independent	Fujis Takeaway	Takeaway	A5	53.71	N/A	62 Yarm Lane, Stockton-on-Tees, TS18 1EP
Vacant	Vacant	Vacant	Vacant	206.76	N/A	66 Yarm Lane, Stockton-on-Tees, TS18 1EW
National	Chisholm Bookmakers	Bookmakers	Sui Generis	195.62	N/A	68 Yarm Lane, Stockton-on-Tees, TS18 1EW
National	Pizza Hut Delivery	Takeaway	A5	233.92	N/A	72 - 74 Yarm Lane, Stockton-on-Tees, TS18 1EW
Independent	Kilimanjaro	Takeaway	A5	237.38	N/A	76 Yarm Lane, Stockton-on-Tees, TS18 1EW
Independent	Dixy Chicken	Takeaway	A5	86.13	N/A	76A Yarm Lane, Stockton-on-Tees, TS18 1EW
National	Premier Stores	General Store	Convenience Retail	97.8	42.1	78 Yarm Lane, Stockton-on-Tees, TS18 1EW

Vacant	Vacant	Vacant	Vacant	24.6	N/A	82 Yarm Lane, Stockton-on-Tees, TS18 1EW
Independent	Kign of Shwama	Takeaway	A5	54.57	N/A	87 Hartington Road, Stockton-on-Tees, TS18 1HD
Independent	Zara	Takeaway	A5	119.56	N/A	89 - 91 Hartington Road, Stockton-on-Tees, TS18 1HD
Independent	Cleveland Barber Shop	Hairdressers	A1 Service	36.7	N/A	84 Yarm Lane, Stockton-on-Tees, TS18 1EW
Independent	Leinster Property Service	Estate Agents	A2 Service	162.79	N/A	86 Yarm Lane, Stockton-on-Tees, TS18 1LA
Independent	Berushka	Takeaway	A5	95.15	N/A	90A Hartington Road, Stockton-on-Tees, TS18 1HE
Vacant	Vacant	Vacant	Vacant	80	N/A	90 Hartington Road, Stockton-on-Tees, TS18 1HE
Vacant	Vacant	Vacant	A5	115.4	N/A	88 Yarm Lane, Stockton-on-Tees, TS18 1LA
Independent	Taj Mahal	Restaurant	A3	15.7	N/A	90 - 92 Yarm Lane, Stockton-on-Tees, TS18 1LA
Independent	Linthorpe Carpets	Carpet Shop	Comparison Retail	16.8	16.8	94 Yarm Lane, Stockton-on-Tees, TS18 1LA
Independent	The Low Cal Takeaway	Takeaway	A5	21.7	N/A	96 Yarm Lane, Stockton-on-Tees, TS18 1LA
Independent	Rix Hair Design	Hairdressers	A1 Service	29	N/A	98 Yarm Lane, Stockton-on-Tees, TS18 1LA
National	Rowlands Pharmacy	Pharmacy	Comparison Retail	120.87	120.87	Rowlands Pharmacy, Health Centre, Lawson Street, Stockton-on-Tees, TS18 1HU
Independent	St Andrews Church Hall	Church	D1	Not Published	N/A	St Andrews Church Hall, Lawson Street, Stockton-on-Tees, TS18 1HU
Independent	The Birchtree Surgery	Doctors Surgery	D1	Not Published	N/A	The Birchtree Surgery, Lawson Street Health Centre, Lawson Street, Stockton-on-Tees, TS18 1HU
Independent	The Densham Surgery	Doctors Surgery	D1	Not Published	N/A	The Densham Surgery, Lawson Street Health Centre, Lawson Street, Stockton-on-Tees, TS18 1HU
Independent	The Dovecot Surgery	Doctors Surgery	D1	Not Published	N/A	The Dovecot Surgery, Lawson Street Health Centre, Lawson Street, Stockton-on-Tees, TS18 1HU
Independent	Pit Stop Tyres And Auto Care	Car Repair Garage	B2	135.08	N/A	Pit Stop Tyres And Auto Care, 100 Yarm Lane, Stockton-on-Tees, TS18 1LB
Independent	Quality Hand Car Wash	Hand Car Wash	Sui Generis	230.41	N/A	Quality Hand Car Wash, 100 Yarm Lane, Stockton-on-Tees, TS18 1LB
Independent	M N S Motors N E Limited	Car Dealership	Sui Generis	232.14	N/A	M N S Motors N E Limited, 100 Yarm Lane, Stockton-on-Tees, TS18 1LB

Yarm Lane West



Type of Business	Name of Business	Use Description	Use Type	Floor space gross (m2)	Floor space net (m2)	Address
National	Aldi	Supermarket	Convenience Retail	1384.62	1384.62	104 Yarm Lane, Stockton-on-Tees, TS18 1LQ
Independent	Woodlands Pharmacy	Pharmacy	Comparison Retail	18.5	18.5	Woodlands Pharmacy, 106 Yarm Lane, Stockton-on-Tees, TS18 1YE
Independent	Woodlands Medical Centre	Doctors Surgery	D1	Not Published	N/A	106 Yarm Lane, Stockton-on-Tees, TS18 1YE
Independent	Vacant	Former Tattoo Parlour	Vacant	125.11	N/A	108 Yarm Lane, Stockton-on-Tees, TS18 1JX
Independent	Denshams Deli	Sandwich Shop	A1 Service	39.7	N/A	112 Yarm Lane, Stockton-on-Tees, TS18 1JX
Independent	Acorn Estate Agents	Estate Agents	A2 Service	64.3	N/A	114A Yarm Lane, Stockton-on-Tees, TS18 1JX
Independent	Swinton Insurance	Insurance Office	A2 Service	94.7	N/A	116 Yarm Lane, Stockton-on-Tees, TS18 1JX
Independent	Whitworth Pharmacy	Pharmacy	Comparison Retail	163.2	41.6	4 Varo Terrace, Stockton-on-Tees, TS18 1JY
Independent	Caruso	Restaurant	A3	97.63	N/A	5 Varo Terrace, Stockton-on-Tees, TS18 1JY
Independent	Mama Mias Pizzeria	Takeaway	A5	131.01	N/A	6 Varo Terrace, Stockton-on-Tees, TS18 1JY
Local Chain	Tan 'n' Go	Tanning shop	Sui Generis	114.8	N/A	7 Varo Terrace, Stockton-on-Tees, TS18 1JY
Independent	Isabella Hair and Beauty	Hairdressers	A1 Service	158.09	N/A	8 Varo Terrace, Stockton-on-Tees, TS18 1JY
Independent	Stockton Cars	Taxi Office	Sui Generis	439.1	N/A	47 Yarm Lane, Stockton-on-Tees, TS18 3DL
National	Kwik Fit	Car Repair Garage	B2	526.31	N/A	102 Yarm Lane, Stockton-on-Tees, TS18 1LB
Independent	Usman Food Store	Supermarket	Comparison Retail	134.77	91.45	49 - 53 Yarm Lane, Stockton-on-Tees, TS18 3DL
Independent	The Wash	Car Wash	Sui Generis	178.67	N/A	55 Yarm Lane, Stockton-on-Tees, TS18 3DL

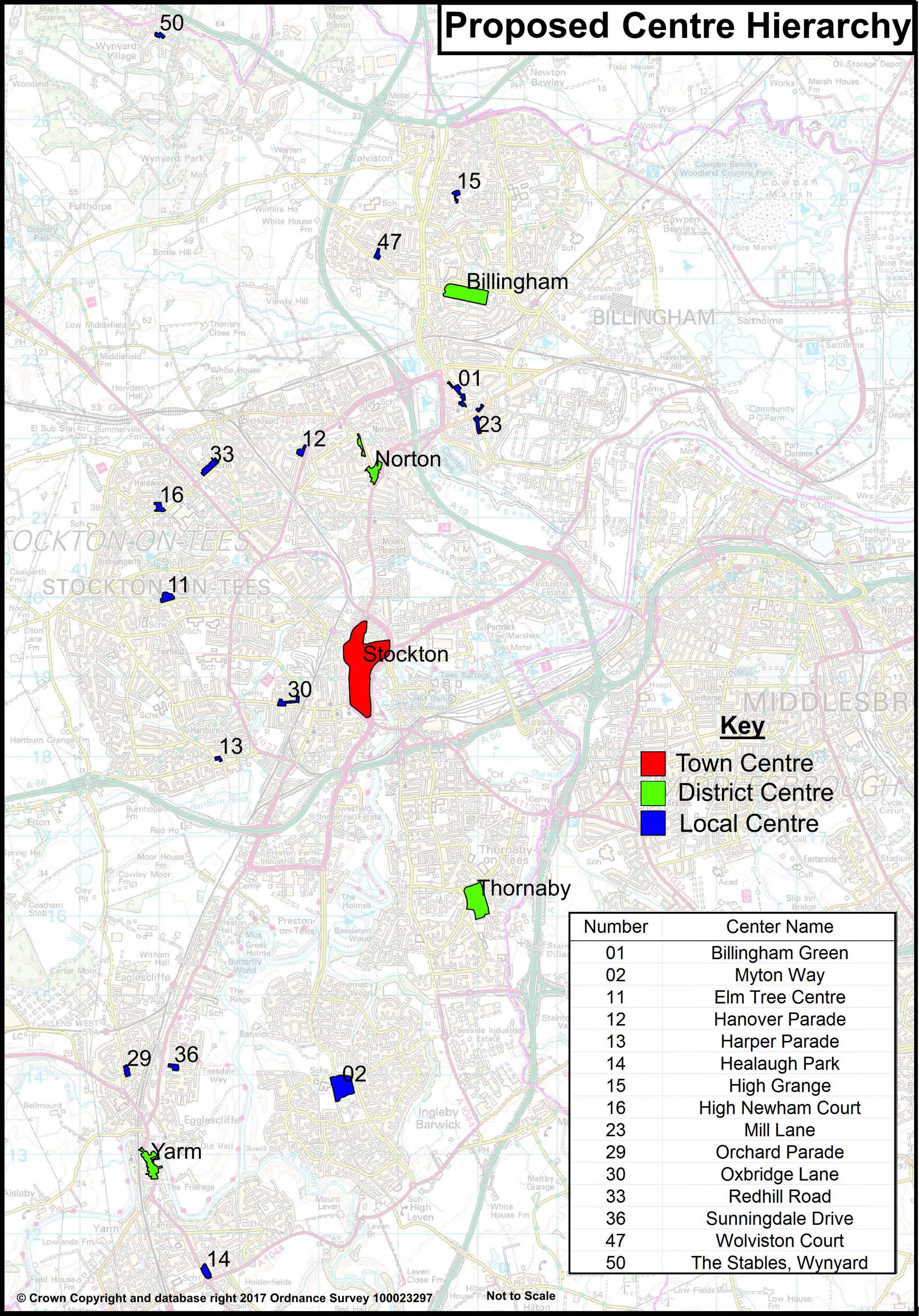
Yarm Lane	Units		Gross Floor space (M2)		Net Floor space (M2)	
	Number	Percentage	Number	Percentage	Number	Percentage
A1 Service	6	10.00%	350.14	4.10%	0	0.00%
A2 Service	4	6.67%	321.79	3.77%	0	0.00%
A3	3	5.00%	376.66	4.41%	0	0.00%
A4	0	0.00%	0	0.00%	0	0.00%
A5	13	21.67%	1365.63	15.99%	0	0.00%
Comparison Retail	7	11.67%	1063.83	12.45%	784.83	33.33%
Convenience Retail	4	6.67%	1668.87	19.54%	1569.85	66.67%
Others	17	28.33%	2694.66	31.55%	0	0.00%
Vacant	6	10.00%	700.24	8.20%	0	0.00%
Yarm Lane Totals	60	100.00%	8541.82	100.00%	2354.68	100.00%

Summary

Yarm Lane is situated in Central Stockton on the outskirts of the town centre predominantly on one road. There are a large amount of uses along Yarm Lane which are mainly former residential properties and independent businesses; however there is a significant amount of hot food takeaways. There are also residential properties in close proximity. There are several vacant upper floor offices to the west of the site. There is only dedicated parking for Aldi Supermarket. The centre contains a number of uses which are not just meeting local shopping need, therefore people travel from afield.

Appendix 3: Proposed Hierarchy of Centres

Proposed Centre Hierarchy



Key

- Town Centre
- District Centre
- Local Centre

Number	Center Name
01	Billingham Green
02	Myton Way
11	Elm Tree Centre
12	Hanover Parade
13	Harper Parade
14	Healaugh Park
15	High Grange
16	High Newham Court
23	Mill Lane
29	Orchard Parade
30	Oxbridge Lane
33	Redhill Road
36	Sunningdale Drive
47	Wolviston Court
50	The Stables, Wynyard

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