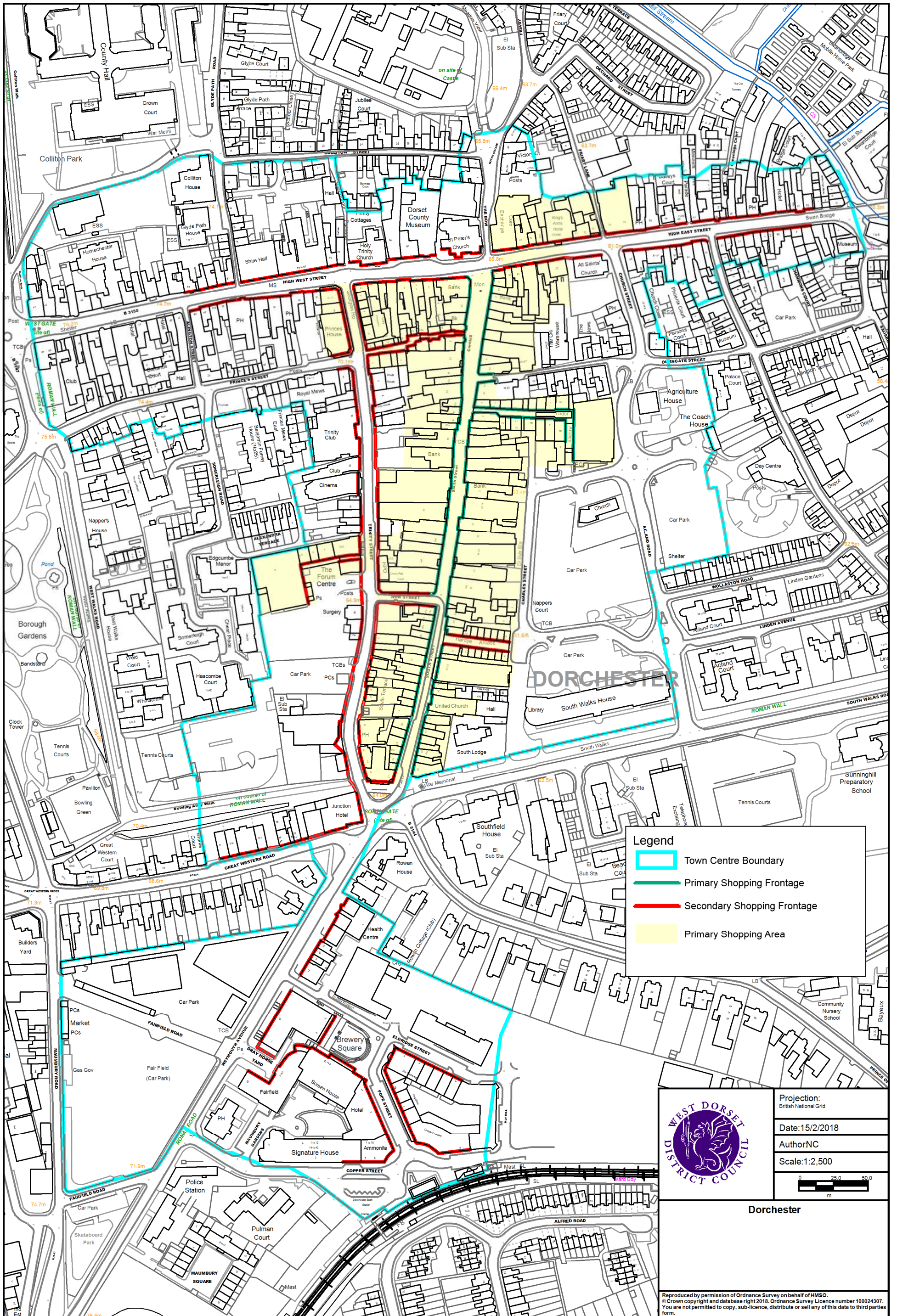


APPENDIX 21: WEST DORSET – RECOMMENDED BOUNDARIES & FRONTAGES

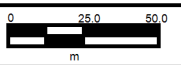


Projection:
British National Grid

Date: 15/2/2018

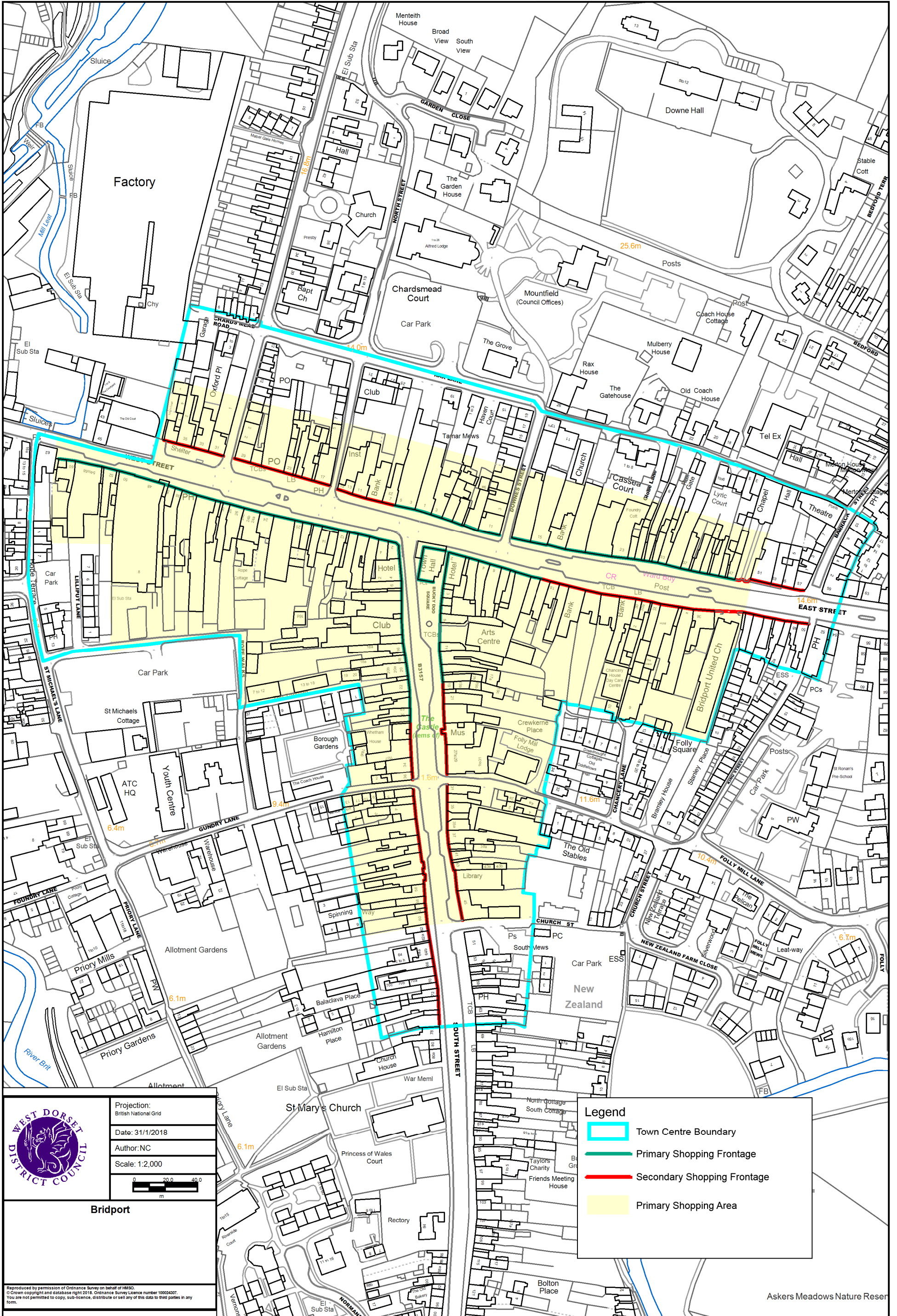
Author: NC

Scale: 1:2,500



Dorchester

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WEST DORSET DISTRICT COUNCIL

Projection: British National Grid
 Date: 31/1/2018
 Author: NC
 Scale: 1:2,000

Bridport

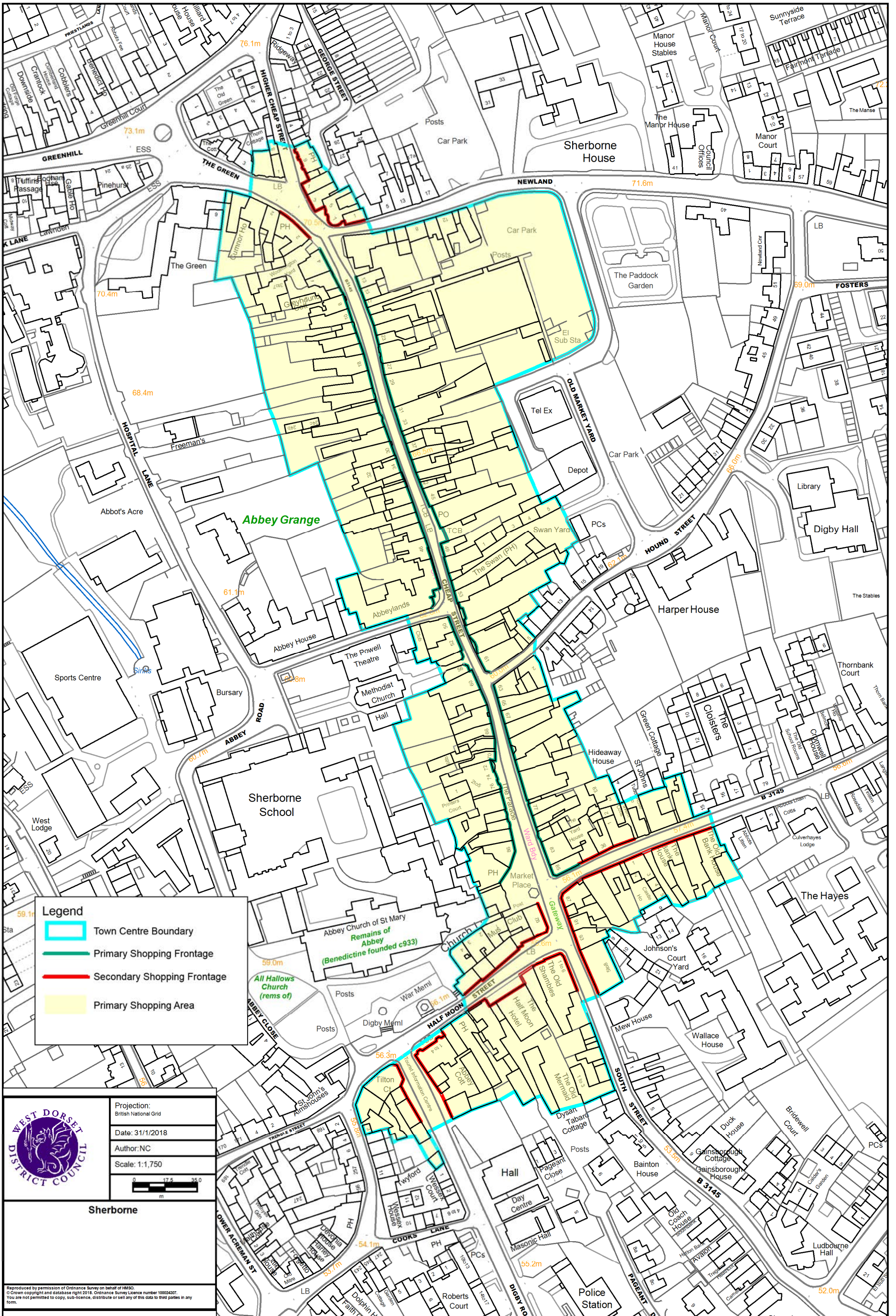
0 20.0 40.0
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Legend

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area

Askers Meadows Nature Reser



Legend

- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area



Projection:
British National Grid

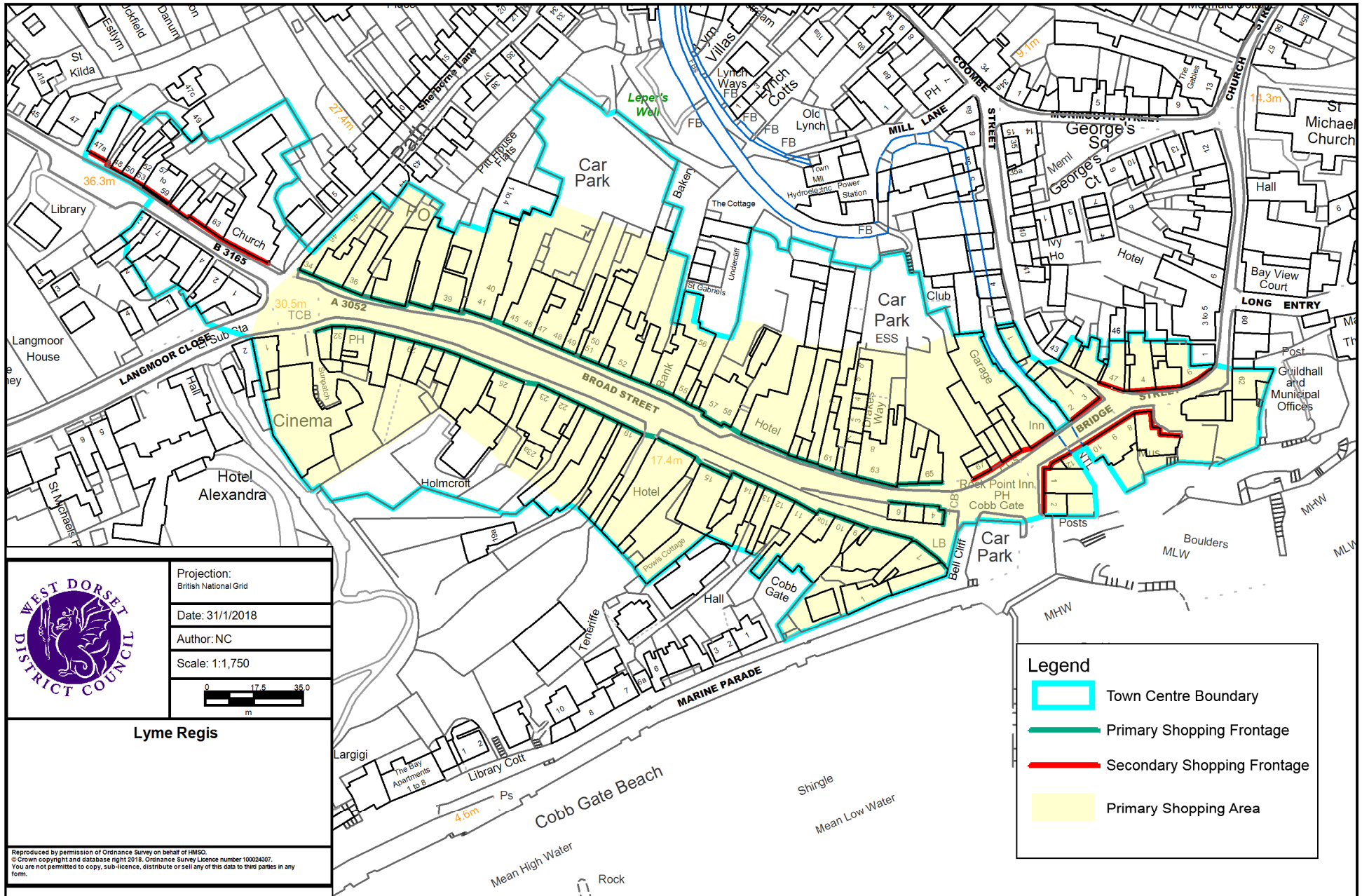
Date: 31/1/2018

Author: NC





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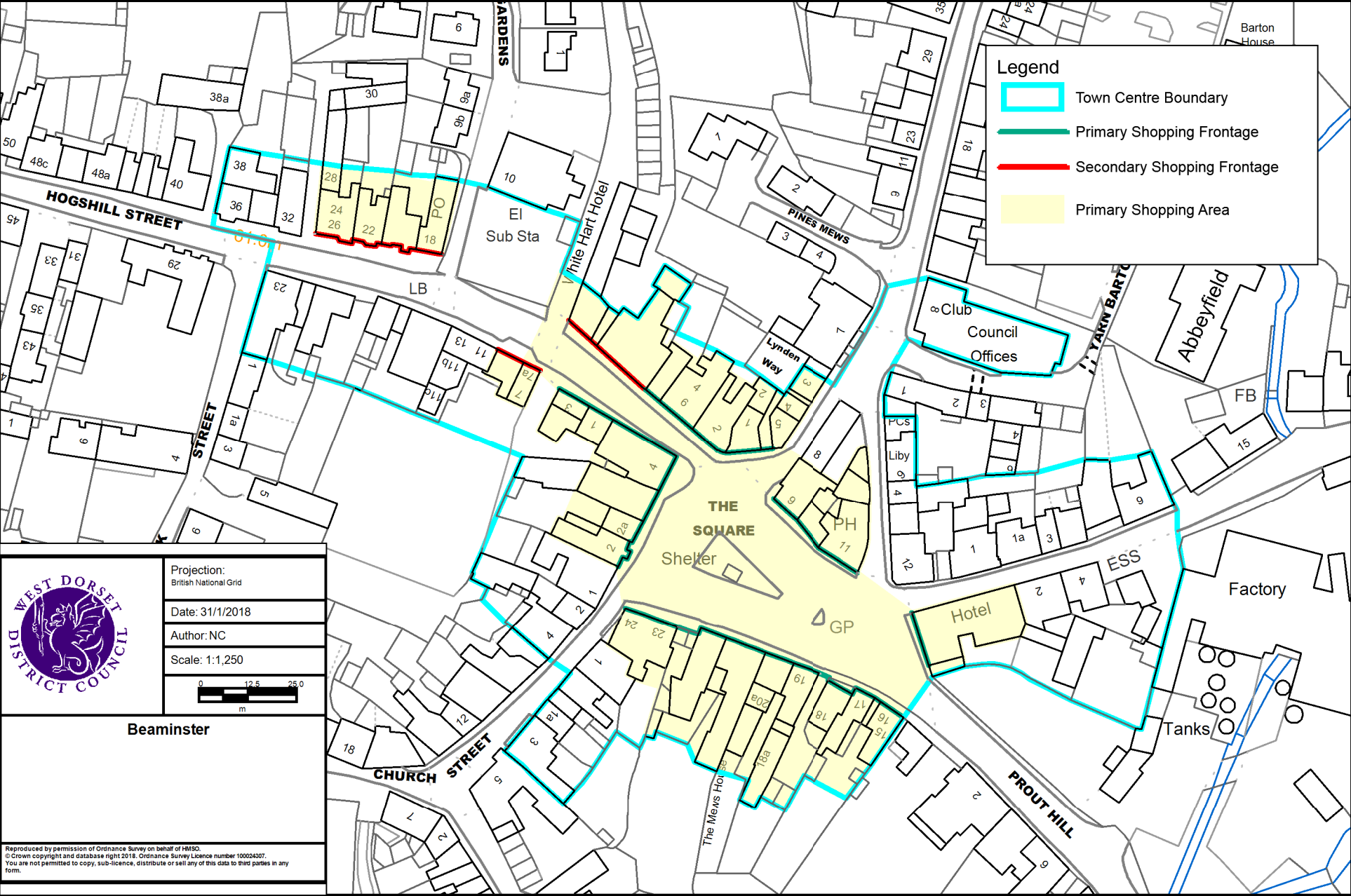

Sherborne

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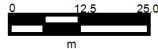
Legend

-  Town Centre Boundary
-  Primary Shopping Frontage
-  Secondary Shopping Frontage
-  Primary Shopping Area

WEST DORSET DISTRICT COUNCIL

| |
|--------------------------------------|
| Projection: British National Grid |
| Date: 31/1/2018 |
| Author: NC |
| Scale: 1:1,250 |

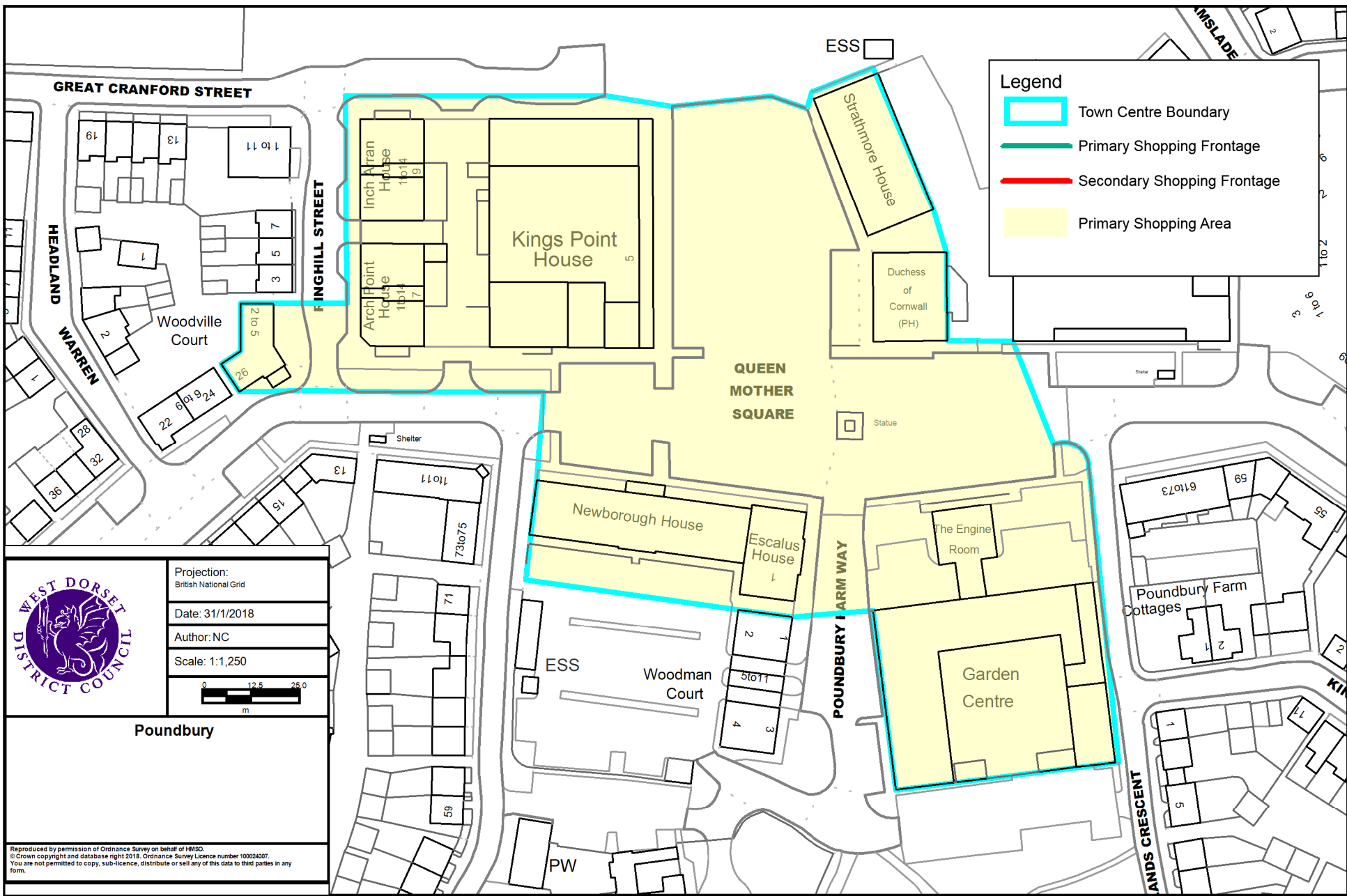


Beaminsters

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Legend

-  Town Centre Boundary
-  Primary Shopping Frontage
-  Secondary Shopping Frontage
-  Primary Shopping Area

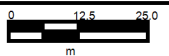


Projection:
British National Grid

Date: 31/1/2018

Author: NC

Scale: 1:1,250



Poundbury

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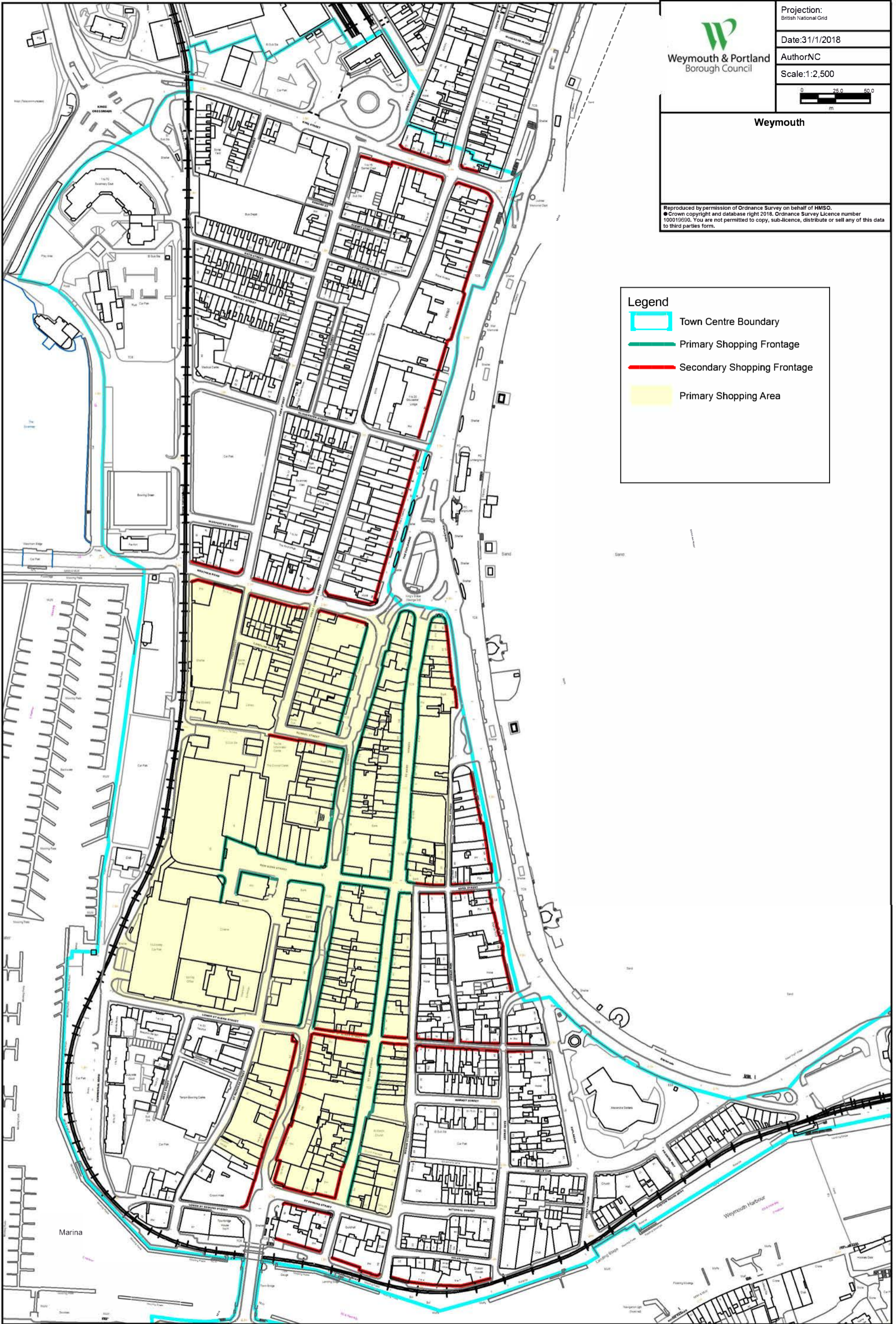
APPENDIX 22: WEYMOUTH & PORTLAND – RECOMMENDED BOUNDARIES & FRONTAGES

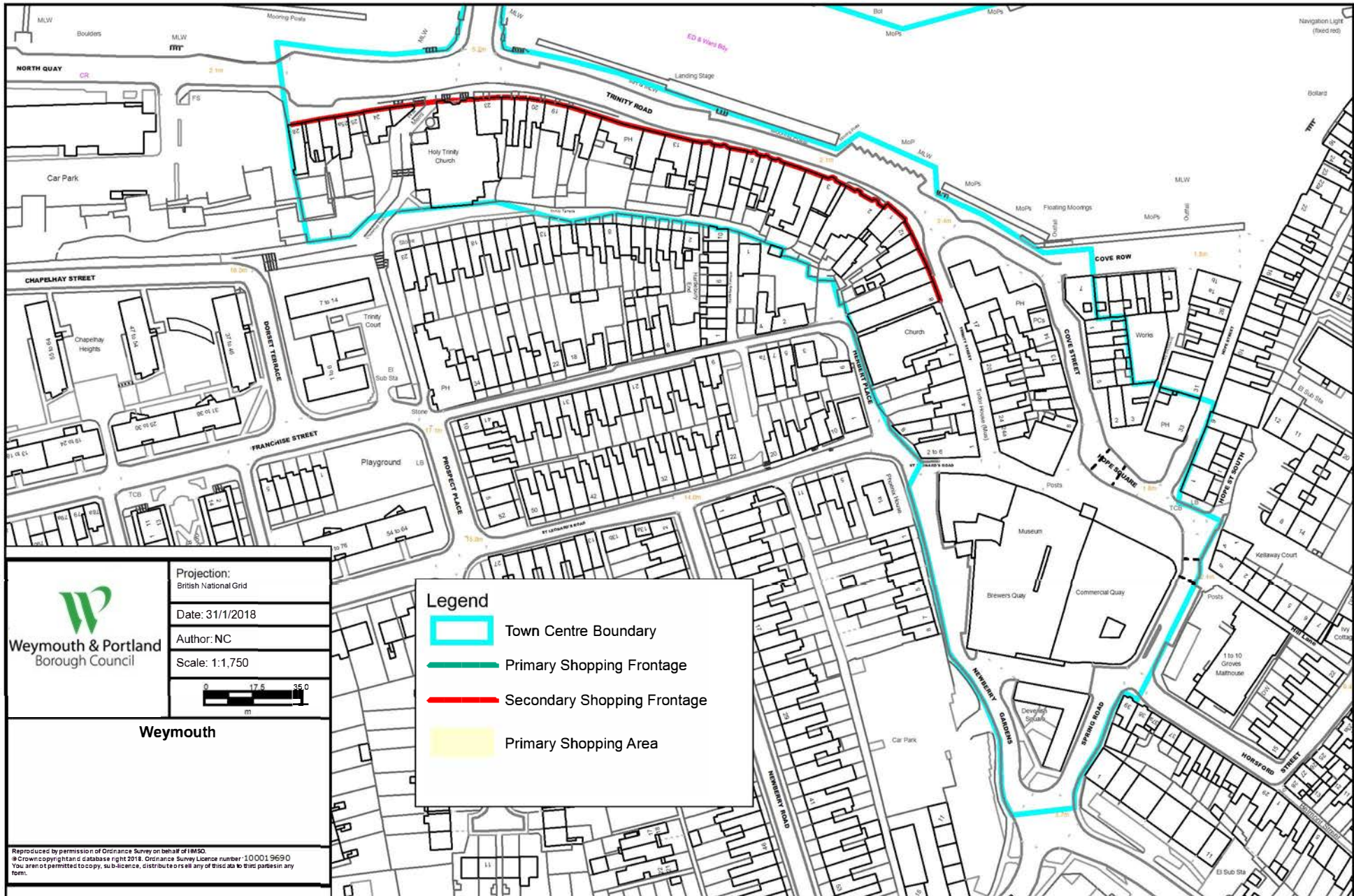
Weymouth

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Legend

-  Town Centre Boundary
-  Primary Shopping Frontage
-  Secondary Shopping Frontage
-  Primary Shopping Area





Weymouth & Portland Borough Council

Projection:
British National Grid

Date: 31/1/2018

Author: NC

Scale: 1:1,750

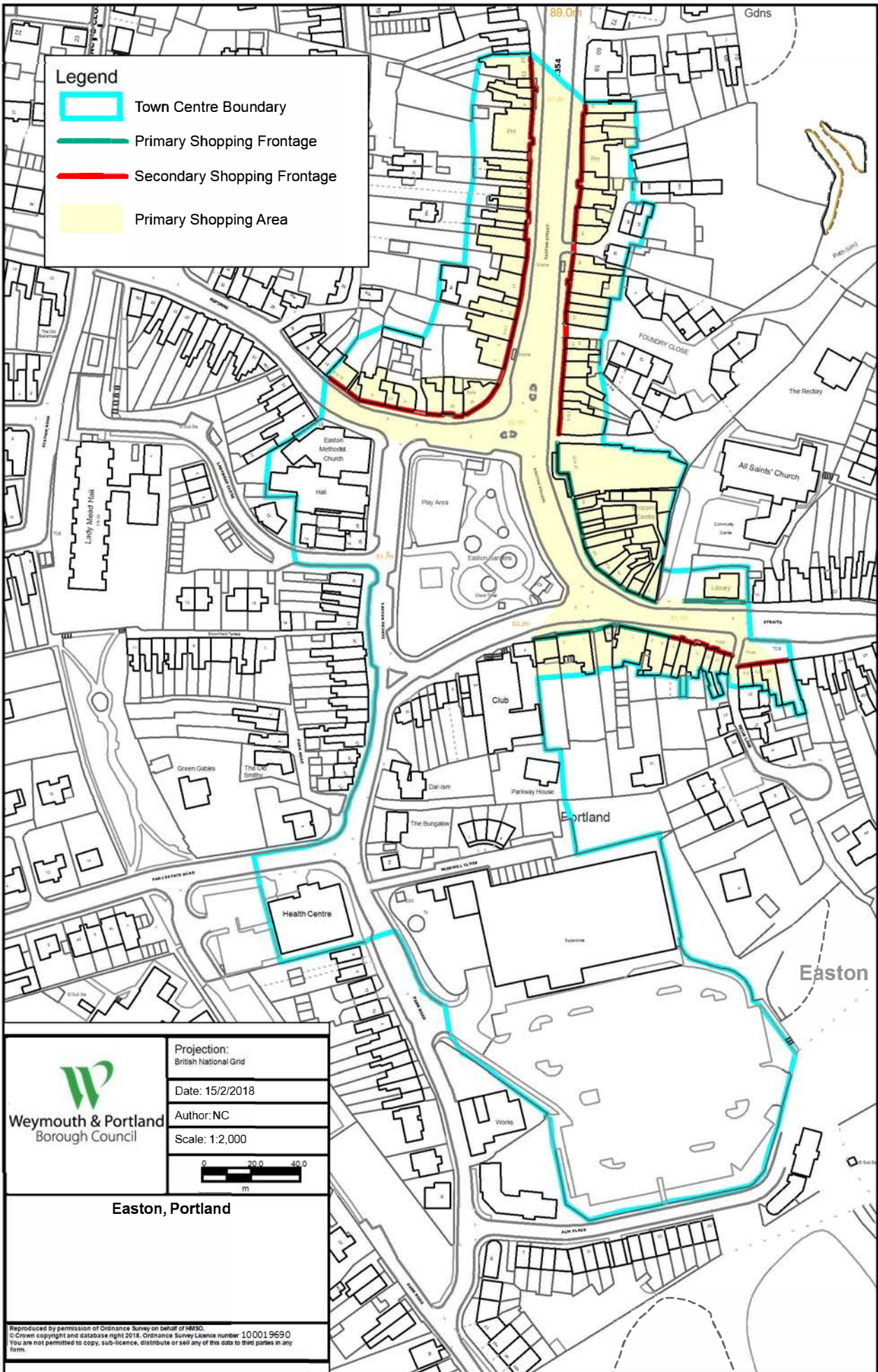
0 17.5 35.0
m

Weymouth

Legend


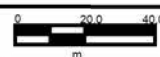
- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area

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Legend

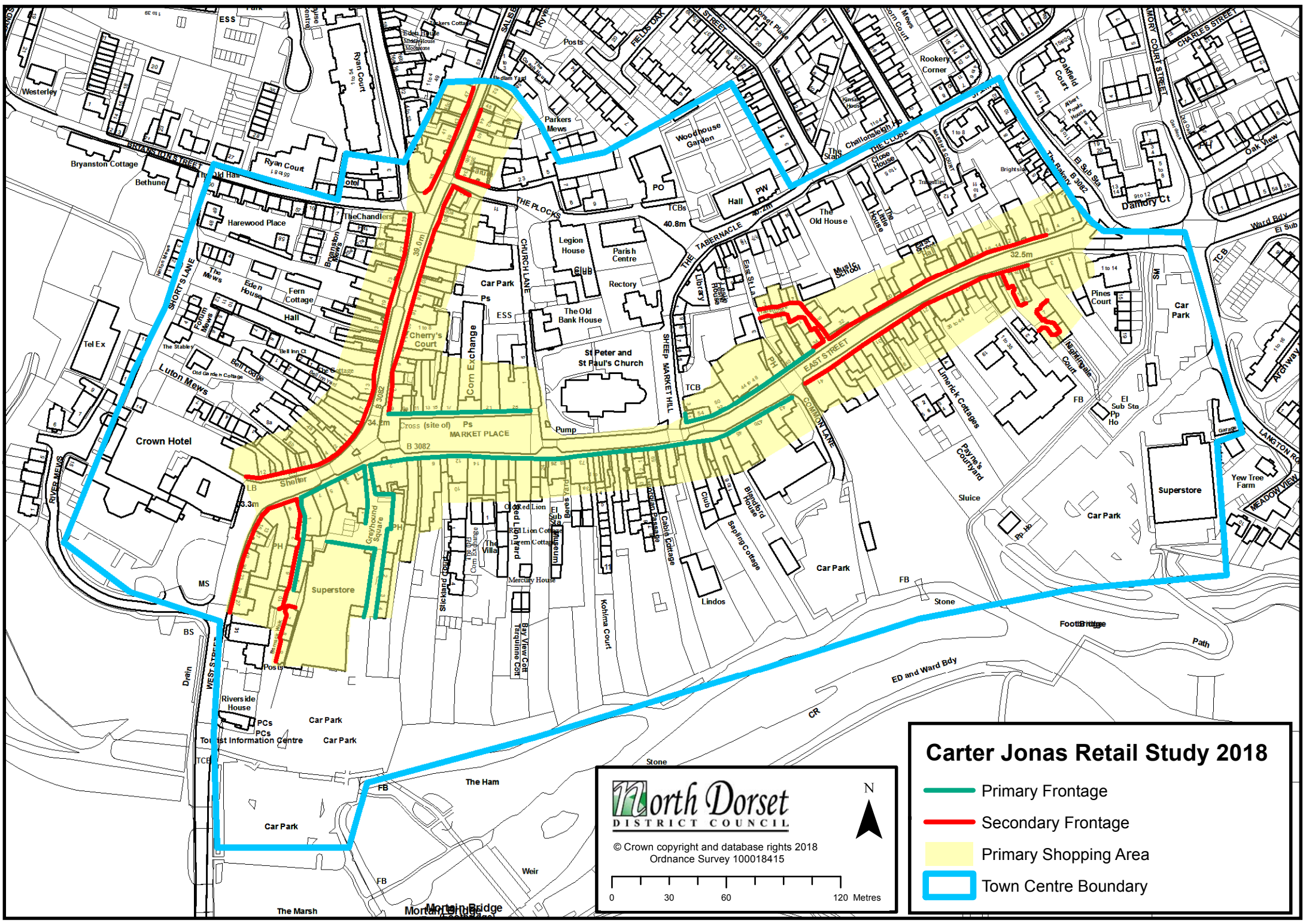
- Town Centre Boundary
- Primary Shopping Frontage
- Secondary Shopping Frontage
- Primary Shopping Area

| | |
|--|--------------------------------------|
|  Weymouth & Portland Borough Council | Projection: British National Grid |
| | Date: 15/2/2018 |
| | Author: NC |
| | Scale: 1:2,000 |
|  | |

Easton, Portland

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APPENDIX 23: NORTH DORSET – RECOMMENDED BOUNDARIES & FRONTAGES

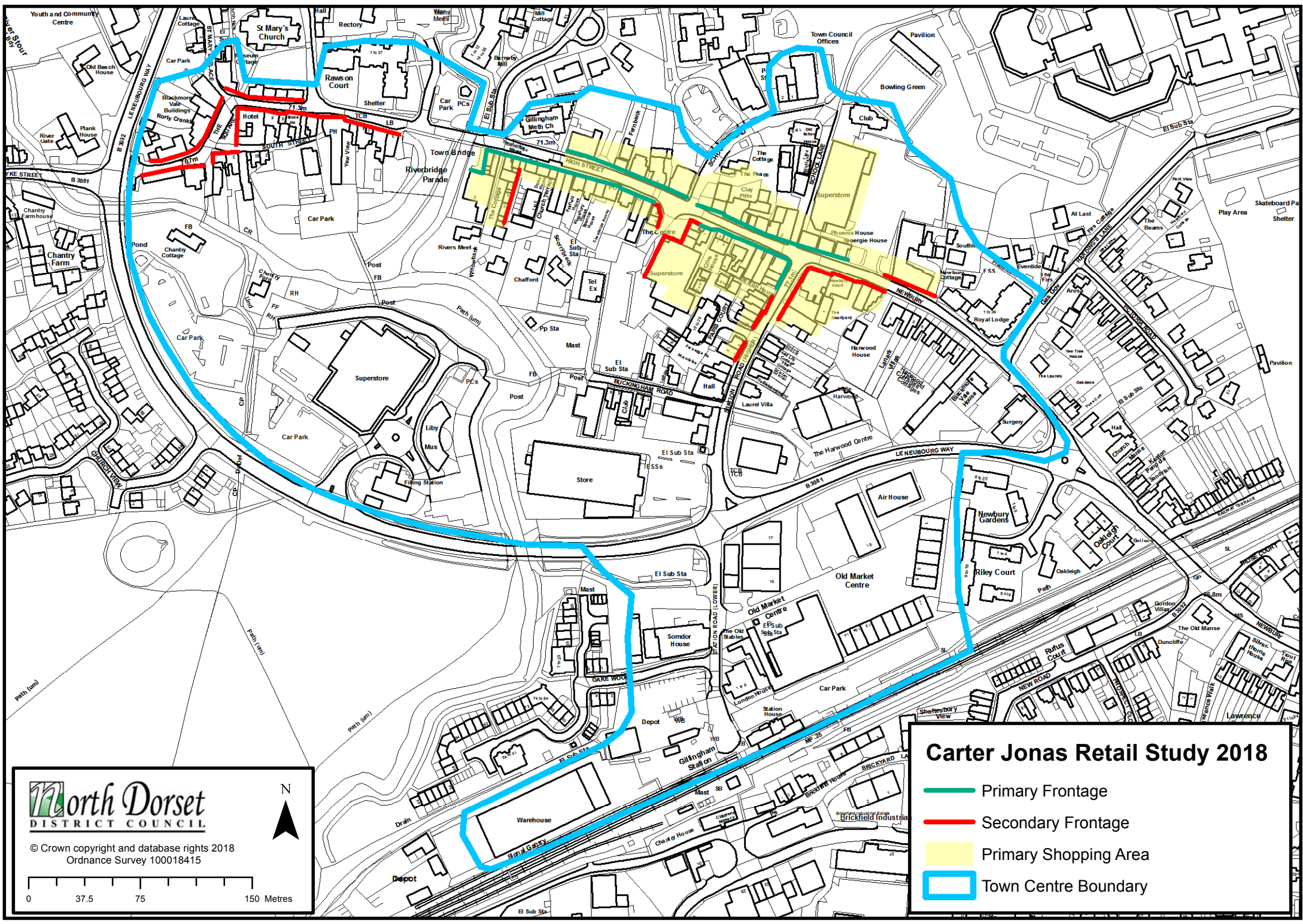


Carter Jonas Retail Study 2018

- Primary Frontage
- Secondary Frontage
- Primary Shopping Area
- Town Centre Boundary

North Dorset
DISTRICT COUNCIL

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Ordnance Survey 100018415



North Dorset
DISTRICT COUNCIL

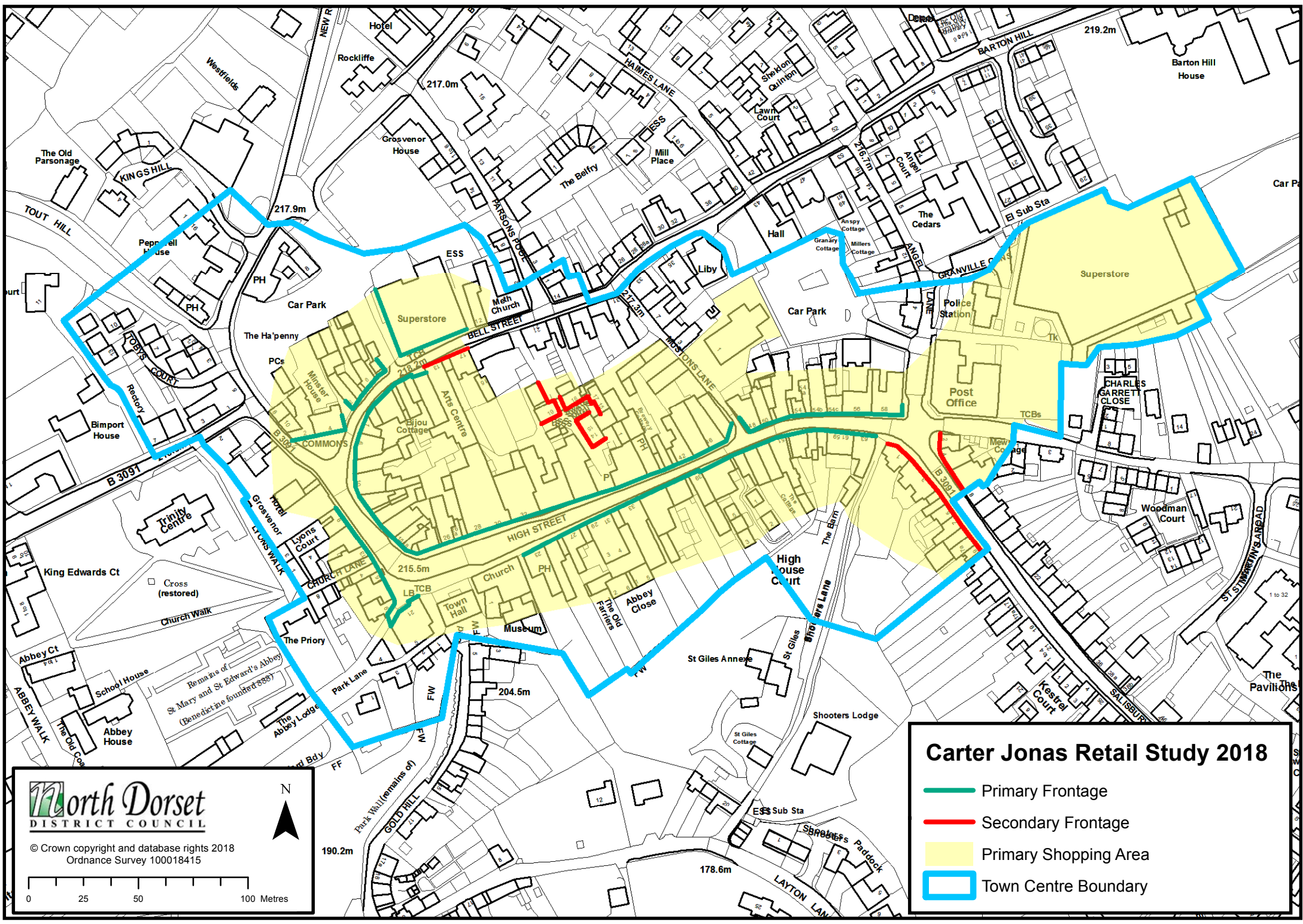
© Crown copyright and database rights 2018
Ordnance Survey 100018415

0 37.5 75 150 Metres

N

Carter Jonas Retail Study 2018

- Primary Frontage
- Secondary Frontage
- Primary Shopping Area
- Town Centre Boundary



North Dorset
DISTRICT COUNCIL

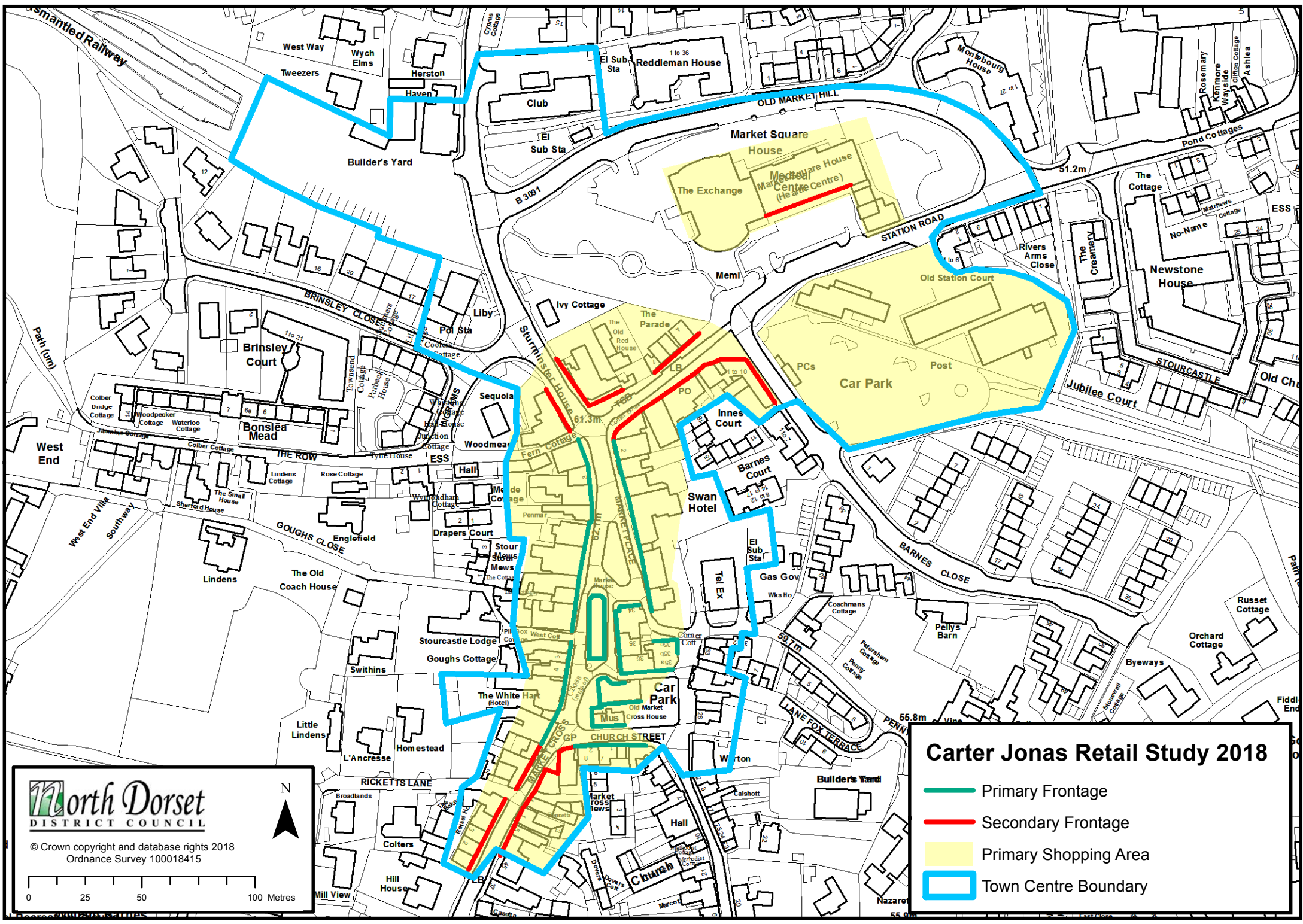
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Ordnance Survey 100018415

0 25 50 100 Metres

N

Carter Jonas Retail Study 2018

- Primary Frontage
- Secondary Frontage
- Primary Shopping Area
- Town Centre Boundary



North Dorset
DISTRICT COUNCIL

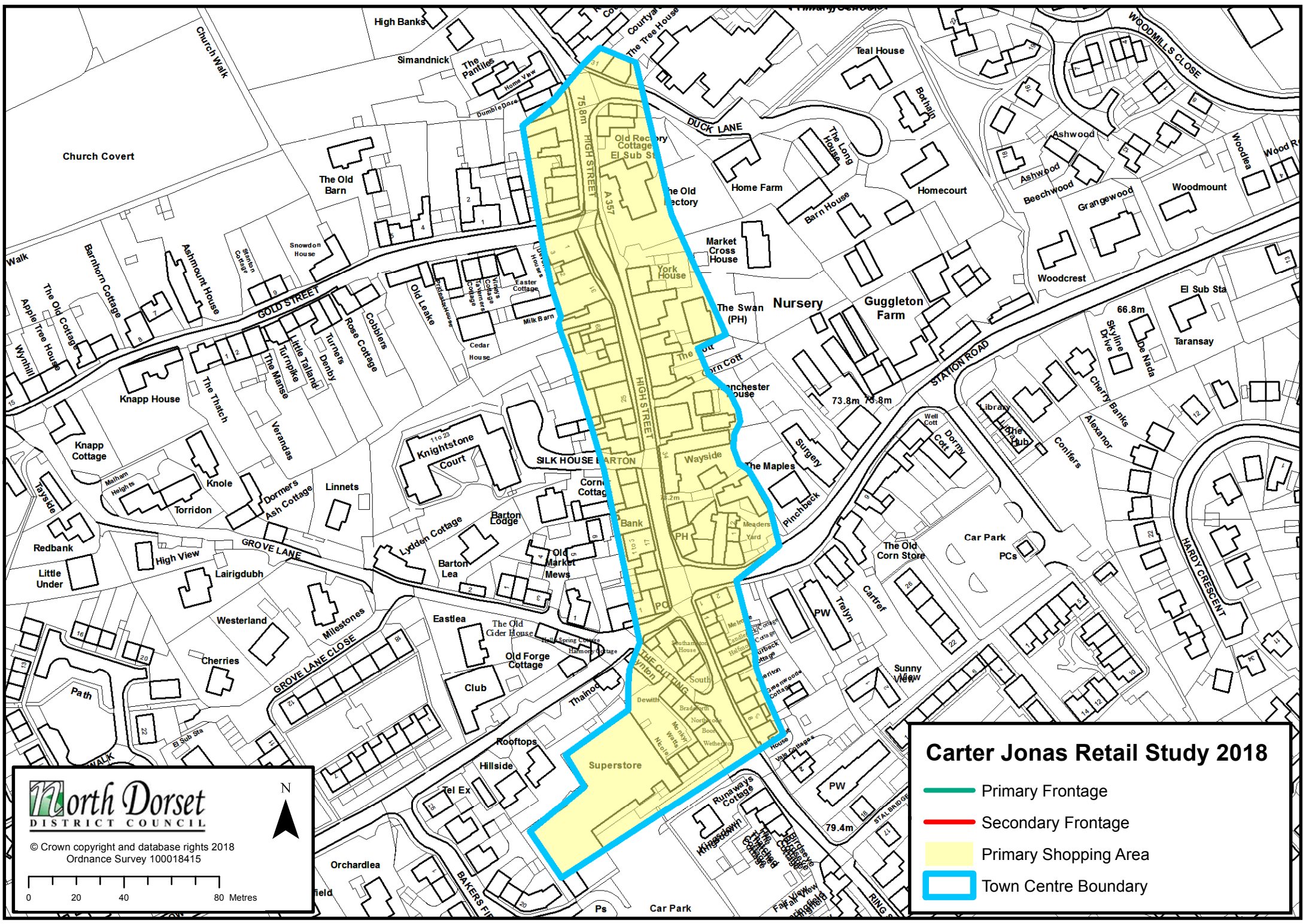
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0 25 50 100 Metres

N

Carter Jonas Retail Study 2018

- Primary Frontage
- Secondary Frontage
- Primary Shopping Area
- Town Centre Boundary



Carter Jonas Retail Study 2018

- Primary Frontage
- Secondary Frontage
- Primary Shopping Area
- Town Centre Boundary

North Dorset
DISTRICT COUNCIL

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0 20 40 80 Metres

N

APPENDIX 24: GLOSSARY

| | |
|--|--|
| TOWN CENTRES: | Town are the principal centre or centres in a local authority's area In planning the future of town centres, local planning authorities should consider the function of different parts of the centre and how these contribute to its overall vitality and viability. |
| MAJOR CENTRES | Major centres are typically found in Inner London and often have a borough wide catchment. They generally contain over 50,000sqm of retail, leisure and service floorspace with a higher proportion of comparison over convenience goods; and potentially significant employment, service and civic functions. |
| DISTRICT CENTRES: | 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. These centres generally contain between 10,000-50,000sqm of retail, leisure and service floorspace; and provide a higher proportion of convenience over comparison goods. |
| LOCAL CENTRES: | 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, a pharmacy or a launderette. |
| TOWN CENTRE USES: | As defined in the NPPF, main town centre uses are retail development (including warehouse clubs and factory outlet centres); leisure, entertainment facilities the more intensive sport and recreation uses (including cinemas, restaurants, drive-through restaurants, bars and pubs, nightclubs, casinos, health and fitness centres, indoor bowling centres, and bingo halls); offices; and arts, cultural and tourism development (including theatres, museums, galleries and concert halls, hotels and conference facilities). |
| TOWN CENTRE BOUNDARY: | Defined area, including the primary shopping area and areas of predominantly leisure, business and other main town centre uses within or adjacent to the primary shopping area. The extent of the town centre should be defined in borough Local Plans and on the policies map. |
| PRIMARY SHOPPING AREA (PSA) | Defined area where retail development is concentrated (generally comprising the primary and those secondary frontages which are adjoining and closely related to the primary shopping frontage). |
| PRIMARY & SECONDARY FRONTAGES | Primary frontages are likely to include a high proportion of retail uses which may include food, drinks, clothing and household goods. Secondary frontages provide greater opportunities for a diversity of uses, such as restaurants, cinemas and businesses. |
| EDGE-OF-CENTRE | As defined in the NPPF, For retail purposes a location that is well connected up to 300 metres from the primary shopping area. For all other main town centre uses, a location within 300 metres of a town centre boundary. For office development, this includes locations outside the town centre but within 500 metres of a public transport interchange. In determining whether a site falls within the definition of edge-of-centre, account should be taken of local circumstances. |
| OUT-OF-CENTRE | A location which is not in or on the edge of a town centre. Out-of-centre locations are at the bottom of the retail hierarchy and any application for retail development in an out-of-centre location must fully assess impacts and rule out potential for locating in a more sequentially preferable location. |
| CONVENIENCE SHOPPING | Convenience retailing is the provision of everyday essential items, including food, drinks, newspapers/magazines and confectionery. |
| COMPARISON SHOPPING | Comparison retailing is the provision of items not obtained on a frequent basis. These include clothing, footwear, household and recreational goods. |
| SUPERMARKETS | Self-service stores selling mainly food, with a trading floorspace less than 2,500 square metres, often with car parking. |
| SUPERSTORES | Self-service stores selling mainly food, or food and non-food goods, usually with more than 2,500 square metres trading floorspace, with supporting car parking. |
| RETAIL WAREHOUSES | Large stores specialising in the sale of household goods (such as carpets, furniture and electrical goods), DIY items and other ranges of goods, catering mainly for car-borne customers. |
| RETAIL PARKS | An agglomeration of at least 3 retail warehouses. |
| WAREHOUSE CLUBS | Large businesses specialising in volume sales of reduced priced goods. The operator may limit access to businesses, organisations or classes of individual. |
| FACTORY OUTLET CENTRES | Groups of shops specialising in selling seconds and end-of-line goods at discounted prices. |
| LEISURE PARKS | Leisure parks often feature a mix of leisure facilities, such as a multi-screen cinema, indoor bowling centres, night club, restaurants, bars and fast-food outlets, with car parking. |
| CONVENIENCE GOODS EXPENDITURE | Expenditure (including VAT as applicable) on goods in COICOP categories: Food and non-alcoholic beverages, Tobacco, Alcoholic beverages (off-trade), Newspapers and periodicals, Non-durable household goods. |
| COMPARISON GOODS EXPENDITURE | Expenditure (including VAT as applicable) on goods in COICOP Categories: Clothing materials & garments, Shoes & other footwear, Materials for maintenance & repair of dwellings, Furniture & furnishings; carpets & other floor coverings, Household textiles, Major household appliances, whether electric or not, Small electric household appliances, Tools & miscellaneous accessories, Glassware, tableware & household utensils, Medical goods & other pharmaceutical products, Therapeutic appliances & equipment, Bicycles, Recording media, Games, toys & hobbies; sport & camping equipment; musical |

| | |
|--|--|
| | instruments, Gardens, plants & flowers, Pets & related products, Books & stationery, Audio-visual, photographic and information processing equipment, Appliances for personal care, Jewellery, watches & clocks, Other personal effects. |
| SPECIAL FORMS OF TRADING | All retail sales not in shops and stores; including sales via the internet, mail order, TV shopping, party plan, vending machines, door-to-door and temporary open market stalls. |
| GROSS GROUND FLOOR FOOTPRINT FLOORSPACE | The area shown on the Ordnance Survey map or other plans as being occupied by buildings and covered areas measured externally. |
| GROSS RETAIL FLOORSPACE | The total built floor area measured externally which is occupied exclusively by a retailer or retailers; excluding open areas used for the storage, display or sale of goods. |
| NET RETAIL SALES AREA | The sales area within a building (i.e. all internal areas accessible to the customer), but excluding checkouts, lobbies, concessions, restaurants, customer toilets and walkways behind the checkouts. |
| RETAIL SALES DENSITY | Convenience goods, comparison goods or all goods retail sales (stated as including or excluding VAT) for a specified year on the price basis indicated, divided by the net retail sales area generating those sales. |
| QUANTITATIVE NEED | Is conventionally measured as expenditure capacity (i.e. the balance between the turnover capacity of existing facilities and available expenditure in any given area). Expenditure capacity, or 'quantitative need' can arise as a result of forecast expenditure growth (either through population growth or increase in spending), or by identification of an imbalance between the existing facilities and current level of expenditure available in an area. |
| QUALITATIVE NEED | Includes more subjective measures such as, for example, consumer choice; the appropriate distribution of facilities; and the needs of those living in deprived areas. 'Over trading' is also identified as a measure of qualitative need, although evidence of significant over-crowding, etc., may also be an indicator of quantitative need. |
| OVERTRADING | The extent to which the turnover of existing stores significantly exceeds benchmark turnovers may be a qualitative indicator of need, and in some cases inform quantitative need considerations. For example it may be an expression of the poor range of existing facilities or limited choice of stores and a lack of new floorspace within a locality. In certain cases 'overtrading' occurs when there is an imbalance between demand (i.e. available spend) and supply (i.e. existing floorspace capacity). |
| BENCHMARK TURNOVER | In the case of specific types of provision (such as foodstores) company average turnover figures are widely available and can provide an indication of a 'benchmark' turnover for existing facilities. However, turnover benchmarks should not be used prescriptively or in isolation to indicate a measure of 'need'. It is important to recognise that a range of factors (such as rental levels and other operating costs) mean that operators are likely to trade at a wide range of turnover levels. Given the inherent margins of error involved in this type of exercise, the use of company averages as benchmarks should be treated with caution unless they are corroborated by other independent evidence of under-performance, or strong trading. Examples might include the results of in-centre health checks, or the extent of congestion in stores and queuing at checkouts. |