
SANDWELL LOCAL CENTRES

Name of Centre: Crankhall Lane

Ground floor Composition		Number of Units	Percentage
Retail	Convenience	5	21.7
	Comparison	9	39.1
	<i>sub-total</i>	14	60.9
Service	Non-retail shops	2	8.7
	Community	4	17.4
Vacant		3	13.0
Total		23	100

Representation		
Anchor Store(s)	Name	Lidl
	Floorspace sqm	1300 gross
Other Multiple Retailer(s)		Cost Cutter
Usually Include	Newsagent	Yes
	Post Office	Yes
	Pharmacy	Yes
Occasionally Include	Hot food takeaway	Yes
	Hairdresser	Yes
	other shop(s) of local significance	public house, butchers
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		Upper floors are residential

Community	
List of Facilities (e.g. church, library, community centre)	Medical Centre, Dentist, Doctors surgery
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)	text

Accessibility	Commentary
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)	Bus services 410 (12m) 414 (30m), 679 (60m), 419 (60m), 459 (60m)
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	Traffic calmed & pedestrian crossing points
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	Not on the local cycle network, but the road is traffic calmed, no cycle parking facilities
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	70 car parking spaces at Lidl & on street parking

Environmental Quality	
Commentary (observations of state of built/ natural environment)	The shops are on a busy road
Development Opportunities	
Commentary (e.g. text to include appraisal of development opportunities on sites within/ edge of centre/ upper floors)	There are areas within the centre where development is taking place and there is scope for further development
Any other comments	
Commentary (any other observations/points of note)	
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	<p>Strengths Good overall range of convenience and comparison shops. Good range of independent shops. Very low vacancy rate within Centre. Good accessibility by variety of transport modes including walking.</p> <p>Weaknesses No banks and building societies. Poor community facilities Little opportunity for future development</p> <p>Opportunities Have more facilities such as ATM</p> <p>Threats Proximity of competing centres and supermarkets</p>
Conclusion	The shops are spread out & not concentrated within a central core
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	The centre is segregated into three zones and needs defining into one centre

CRANKHALL LANE







Site at Crankhall Lane, Friar Park

No Window



Not to Scale
Provisional Alignment

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Stone Cross Local Centre

Ground floor Composition		Number of Units	Percentage
Retail	Convenience	12	25
	Comparison	11	23
	<i>sub-total</i>	23	49
Service	Non-retail shops	20	42
	Community	2	4
Vacant		2	4
Total		47	100

Representation		
Anchor Store(s)	Name	Tesco Express, Spar
	Floorspace sqm	350 gross, 380 gross
Other Multiple Retailer(s)		Greggs, Lloyds Pharmacy, Firkins
Usually Include	Newsagent	yes
	Post Office	yes
	Pharmacy	yes
Occasionally Include	Hot food takeaway	yes
	Hairdresser	yes
	other shop(s) of local significance	hardware shop
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		largely a range of individual units within a series of parades. Spar occupies largest unit. Tesco Express/PFS separate, as is clinic, club and ph. The parades have some offices, storage and residential on upper floors

Community	
List of Facilities (e.g. church, library, community centre)	Clinic, Social Club
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)	Centre has a reasonable range of shops and facilities, although apart from social club leisure limited to restaurants/betting. There are two significant convenience stores providing for top up shopping as well as a range of comparison. There is a clinic, neighbourhood office and dental surgeries nearby which add to community focus. No bank, but has building society office. Lack of car parking considered an issue, particularly as it centre is on a busy main road. health Check indicates substantial local catchment with few other local facilities, although Wednesbury and West Bromwich Town Centres are accessible to it.

Accessibility	Commentary
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)	404 (10m), 404a (30m), 410 (12m), 414 (30m), 419 (60m eve), 406h (12), 407h (30-60m eve), 451 (10m) 646 (60m).
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	Several signalised pedestrian crossings
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	On a proposed local cycle network with parking spaces for 12 bikes
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	20 on highway parking bays

Environmental Quality	
Commentary (observations of state of built/ natural environment)	reasonable sixties buildings largely, in reasonable state of repair, presence of uncompleted residential block is a disadvantage. Centre is bisected by main road, but has had a series of improvements recently
Development Opportunities	
	little opportunity for new development - limited to one unit perhaps, however this is currently used for car parking. The pub site could provide further opportunities if vacated.
Any other comments	
Commentary (any other observations/points of note)	Health Check indicates this is a well used centre, with 50% of visitors visiting daily, and a further 30% visiting 2 and 5 times per week. Business survey suggested that whilst overall trade had decreased no repondents had plans to relocate or close.
Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	<p>Strengths</p> <p>Good overall range of convenience and comparison shops. Good range of independent shops and mixture of multiple retailers. Low vacancy rate within Centre. Good accessibility by variety of transport modes including walking. Good sense of arrival from the south due to Landmark Stone Cross Pub building Free ATM in Tesco Store</p> <p>Weaknesses</p> <p>Proximity of competing centres and supermarkets Lack of public car parking within the Centre. Growing service uses in the centre Poor range of banks and building societies. Poor leisure offer Tesco Express diverting trade and generating few linked trips</p> <p>Opportunities</p> <p>Development of Mecca Bingo Site for residential development. Potential development site located on the eastern side of Walsall Road.</p> <p>Threats</p> <p>Centre becomes more service orientated and day to say shopping role diminishes Expansion of West Bromwich Continued expansion of out of centre retail and leisure floorspace</p>
Conclusion	Stable
Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	no change

STONE CROSS







Site at Stone Cross

No Window



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Name of Centre: Yew Tree

Ground floor Composition		Number of Units	Percentage
Retail	Convenience	2	13.3
	Comparison	8	53.3
	<i>sub-total</i>	<i>10</i>	<i>66.7</i>
Service	Non-retail shops	1	6.7
	Community	3	20
Vacant		1	6.7
Total		15	100

Representation		
Anchor Store(s)	Name	Local' Supermarket
	Floorspace sqm	103 gross
Other Multiple Retailer(s)		Lifestyle Express
Usually Include	Newsagent	Yes
	Post Office	Yes
	Pharmacy	Yes
Occasionally Include	Hot food takeaway	Yes
	Hairdresser	Yes
	other shop(s) of local significance	butchers & green grocers
Commentary (including how elements are provided e.g. individually/ by one unit, observations of uses/ vacancies on upper floors)		Upper floors are residential & one vacant retail unit

Community	
List of Facilities (e.g. church, library, community centre)	Community Centre, Health Centre, Church & Park
Commentary (e.g. focus of these facilities for community identity, dependency of local community on these facilities)	Community centre offers health and education classes

Accessibility	Commentary
Public Transport (e.g. on strategic bus route, frequency of services, proximity of bus stops/ metro)	Bus services 401 (30m), 405 & 405a (10m), 679 (60m)
Pedestrian Linkages (e.g. footpaths/ pedestrian or pelican crossings/ pedestrianised areas)	Pedestrian Crossing and pedestrian parade in front of shops
Cycling (e.g. number of cycle spaces, proximity of cycle lanes/ cycle routes)	On National Cycle Network 5, no cycle lanes as it is on quiet road, 12 cycle parking spaces
Car Parking (e.g. on/off street/ numbers of spaces/ quality/ how provision compares relative to number of units)	35 off road parking spaces, inc 3 disability parking spaces

Environmental Quality	
Commentary (observations of state of built/ natural environment)	Good quality built environment with attractive shop frontages and green space.

Development Opportunities	
Commentary (e.g. text to include appraisal of development opportunities on sites within/ edge of centre/ upper floors)	Very limited

Any other comments	
Commentary (any other observations/points of note)	It appears that this is a well used centre with only one vacant unit.

Summary	
Commentary (summary including strengths/ weaknesses/ opportunities/ threats)	<p>Strengths Good overall range of convenience and comparison shops. Good range of independent shops. Very low vacancy rate within Centre. Good accessibility by variety of transport modes including walking. Proximity of competing centres and supermarkets Good community facilities</p> <p>Weaknesses No banks and building societies. No ATM Little opportunity for future development</p> <p>Opportunities Have more facilities such as ATM</p> <p>Threats</p>
Conclusion	A stable & established centre with no potential for future development

Recommendation	
Commentary (e.g. no change, potential movement within hierarchy, altering centre boundary line)	No change

YEW TREE





Site at Yew Tree

No Window



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