



## TRICS® LOCATION DEFINITIONS – DECEMBER 2008

NOTE: Individual development sites within the TRICS® database are allocated location categories (and sub-categories if applicable) on a site-by-site basis, at the discretion of the TRICS® system development team. If there is no significant predominance of local features that places a site within an appropriate location sub-category, the selection of “No sub-category” is displayed.

### **Main Location: Town Centre**

Within the central core area of the heart of the town/city (e.g. the primary shopping area), as defined in the local development plan (if appropriate).

### **Main Location: Edge of Town Centre**

For retail, a location within easy walking distance (i.e. up to 300 metres) of the central primary shopping area, often providing parking facilities that serve the centre as well as the site, thus enabling one trip to serve several purposes. For other uses, the edge-of-centre radius from the town/city centre may be more extensive, based on how far people would be prepared to walk. For offices this may be outside the town centre but in the urban area within 500m of a public transport interchange. Local topography and barriers will affect pedestrians' perceptions of easy walking distance. Examples of barriers include crossing major roads and car parks. The perceived safety of the route and strength of the attraction of the town centre are also relevant.

### **Main Location: Neighbourhood Centre (Local Centre)**

Predominantly residential area, but with additional amenities like local shops, schools, etc. Could be described as a small "district" or "village" within the town/city itself. Would also apply to actual villages. The local shops serve a small catchment. These may include a general grocery store, a newsagent, a sub-post office and a pharmacy, as well as others. These centres provide accessible shopping for people's day-to-day needs.

**Main Location: Suburban Area (Out of Centre)**

An area outside the edge of the town/city centre, but not at the town/city's physical edge. This can encompass a wide range of physical locations within a town/city. Suburban Area sites can range from busy built-up areas near the centre of town (but outside of the Edge of Town Centre radius), to leafy suburbs far from the centre.

Due to their range, Suburban Area sites can also have a wide range of location sub-categories.

**Main Location: Edge of Town**

At the physical edge of the town/city, where the town/city meets the countryside. The actual physical distance from the site to the beginning of the countryside can vary proportionately to the size of the town/city.

**Main Location: Free Standing (Out of Town)**

Just beyond the physical edge of the nearest town/city, or in an isolated rural location (sites in villages are within the Neighbourhood Centre category). The distance from the edge of the town/city which qualifies a site as Free Standing is not set, and is instead judged on a site-by-site basis, proportional to the size of the town/city.

**Sub-Location: Commercial Zone**

Within a main location category, in an area predominantly covered by commercial development. An example may be an individual unit within a business park (as opposed to an industrial estate), or a different type of site within an area of mainly office blocks.

**Sub-Location: Industrial Zone**

Within a main location category, in an area predominantly covered by industrial development.

**Sub-Location: Development Zone**

Within a main location category, in an area of redevelopment or regeneration, for example London Docklands (or on a smaller scale for other towns and cities).

**Sub-Location: Residential Zone**

Within a main location category, in an area predominantly covered by residential streets/developments.

**Sub-Location: Retail Zone**

Within a main location category, in an area predominantly covered by retail developments. An example may be an individual unit within a retail park, or a site next to a large, dominating shopping centre.

**Sub-Location: Built-Up Zone**

Within a main location category, in an area of general built-up development not dominated by a particular type. Often found in town/city centres or at their central edges, but can also be found elsewhere.

**Sub-Location: Village**

Within the Neighbourhood Centre main category, a site located within a village.

**Sub-Location: Out of Town**

Within a main location category (usually Free Standing), in an area outside of a town, city or village.

**Sub-Location: High Street**

Within a main location category, in a local "high street" of shops and possibly other development types.