

**2014**  
**Retail and Town Centre Uses Monitoring Report 01/04/2013 to 31/03/2014**  
**and Survey Data (April to June 2014)**



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Ollerton

Rainworth

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Bilsthorpe (North)

Bilsthorpe (South)

Blidworth

Boughton

Clipstone

Collingham

Farnsfield

Fernwood (Land at Fernwood NAP 2C)

Lowdham

***Some plans include polygons showing Allocated sites, further information can be found in the Allocations and Development Management DPD (Adopted July 2013)***

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# Section One

## Introduction



## Introduction

This document has been prepared by the Planning Policy Business Unit in accordance with Government guidance set out in the National Planning Policy Framework (NPPF). Paragraph 158 of the NPPF requires local authorities to “use a proportionate evidence base to ensure that the local plan is based on adequate up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area”

Throughout this report floorspace is provided as net, various checks have been carried out to identify the gross/net ratio of units, where it has not been possible to calculate, a ratio of 80% net has been used.

Section Two of this report monitors the provision of retail and town centre floor space including change of use within ‘A’ class and loss of retail use (requiring planning consent) for all areas of the District for the period 01/04/2013 to 31/03/2014.

Section Three of this report specifically monitors the gain and loss of convenience and comparison floorspace in accordance with the requirements of the Newark and Sherwood Core Strategy DPD (Adopted March 2011) (p49, para5.31). GVA Grimley conducted a Retail and Town Centre Study published in 2010. As part of the production of the Allocations & Development Management DPD the Council commissioned a review of retail requirements. This update identified that given the current changes in the retail market the comparison floor space requirement for the District was now 15% lower than originally estimated (see Figure 13).

Section Four of this report provides data for use class percentage in accordance with the criteria set out in Policy DM11: (Retail and Town Centre Uses) of the Allocations & Development Management DPD (Adopted July 2013). Surveys were carried out during the second quarter of 2014. Comparisons have been made with 2012 and 2013 surveys that were carried out in September 2012 and May 2013.

Location Plans are provided throughout Section Four of this report. A use class order guide is provided in Appendix 1.

### **Disclaimer**

The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given with regard to possible errors.

### **Data Sources**

Data in this document is sourced from Newark and Sherwood District Council planning and building control records using Uniform systems , Approved Inspector data and survey information.

This report is available to view online at [www.newark-sherwood-dc.gov.uk/planningpolicy](http://www.newark-sherwood-dc.gov.uk/planningpolicy) should you require a written copy please contact the Planning Policy Business Unit at the address below: This document can be made available in other forms upon request.

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### Retail Hierarchy

Core Policy 8 of the Adopted Core Strategy DPD (March 2011) sets out the Retail Hierarchy to be applied in the development of policies for retail and town centre uses and the determination of planning applications within the District.

**Figure 1: Retail Hierarchy**

Designation	Role & Function	Location
Sub-Regional Centre/Town Centre	Principal focus of new and enhanced retail and other town centre activity in Newark and Sherwood	Newark Town Centre
District Centres	Primarily used for convenience shopping, with some comparison shopping and they also provide a range of other services for the settlement and the surrounding communities.	Edwinstowe Ollerton Rainworth Southwell
Local Centres	Concerned with the sale of food and other convenience goods to the local community in which they are located.	Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Lowdham, *Sutton-on-Trent, Land South of Newark (NAP 2A) Land East of Newark (NAP 2B) Land at Fernwood (NAP 2C)

\*These centres have been defined as part of the Allocations and Development Management DPD (adopted July 2013) process and will be included on the updated Policies Map, (apart from the 3 strategic sites)

## Section Two

### Retail and Town Centre Provision (01/04/2013 to 31/03/2014)



Figure 2: Newark Town Centre

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
19 Castle Gate	479739/354013	CU	NS	A1,A3 and A4	6	-112.40	11/01046/FUL	Detailed	Conversion of former hotel to provide new bar/restaurant (class A3/A4) and 5 no retail (class A1) units at ground floor level
Lombard Street (Robin Hood Hotel) (Phase 2)	479662/353678	NB	UC	A1	4	1635.00	07/01460/FULM	Detailed	Phase 2 New retail units - all assumed to be for comparison sales
19 Lombard Street	479755/353727	CU	NS	A1/A2	1	25.36	13/00801/FUL	Detailed	Change of Use SG to A1/A2
31-33 Lombard Street	479686/353745	CU	NS	A1/A3/A4	4	225.60	11/01695/FUL	Detailed	Proposed alterations and change of use from B1 to C1, A3, A4 and A1 shop and A1 kiosk

Figure 3: District Centres

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
Rufford Avenue, Ollerton	466325/367825	NB	NS	A1	4	1569.60	11/00469/FULM	Detailed	Erection of 4 retail units

Figure 4: Local Centres

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Ref	Application Type	Description
Bowbridge Lane, Balderton	479873/351173	NB	NS	A1 to A5	To be advised	3900	10/01586/OUTM	Outline	Two local centres comprising A1 to A5 units
Station Road, Collingham	483186/361692	NB	NS	A1	1	636	11/01151/FULM	Detailed	Erection of replacement Supermarket Premises with a gross external area of 943 square metres (Existing store will remain as retail use)

**Figure 5: Increase in Floorspace**

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
Lyndhurst Avenue, Blidworth	459660/356307	NB	NS	A1	1	79.2	12/00113/FUL	Detailed	Extension to residential dwelling for retail use.
Northgate Retail Park (Currys) Newark	480187/354728	NB	NS	A1	1	379	11/00345/FUL	Detailed	Full planning application for use class A1 retail mezzanine within the existing Curry's unit.
11-13 Middlegate Newark	479814/353975	NB	NS	A1	1	60.3	11/00427/FUL	Detailed	First floor extension for web sales
Eddison Rise (Tesco) Ollerton	466328/367718	NB	UC	A1	1	1916	07/01138/FULM	Detailed	Extension to supermarket

**Figure 6: Provision Outside of Retail Hierarchy**

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
Bowbridge Road, Newark	480111/353045	NB	NS	A1, A2 and A5	3	372.00	11/01533/FUL	Detailed	Proposed mixed use development to include A1, A2 and A5 uses
Malkiln Lane, Newark	480295/354789	NB	NS	A3	2	809.60	13/00965/OUT	Detailed	Erection of two drive through
Land off Northgate, Newark	480032/354513	NB	NS	A1	4	4728.50	13/00997/OUTM	Outline	Proposed retail development comprising 6 Units for Bulky Goods/ Open A1/ Open A1 Convenience uses and provision of car parking
2 Castle Gate, Newark	479770/354116	CU		A3 and A5	1	168	14/00135/FUL	Detailed	Change of use from B1 to A3/A5
The Old Vicarage, Station Road, Rolleston	474134/352544	CU	UC	A3	1	25.22	12/00799/FUL	Detailed	Change of use from domestic to domestic & A3 (tea rooms)
Centre Parcs, Rufford	463115/363769	NB	NS	A1	1	99.90	13/01438/FUL	Detailed	A1-Treat shop

**Figure 7: Sites Allocated in the Adopted Core Strategy**

Core Strategy Reference	Allocation Type	Location	Plan Area	Status at 01/04/2014	Allocated Floorspace for Retail Use (Sqm)	Floorspace with a Valid Planning Permission
NAP2A	Mixed Use	Land South of Newark	Newark and Rural South (Sub Area 1)	Planning permission granted		3900
NAP2B	Mixed Use	Land East of Newark	Newark and Rural South (Sub Area 1)	Core Strategy Allocation	2500	
NAP2C	Mixed Use	Land at Fernwood	Newark and Rural South (Sub Area 1)	Core Strategy Allocation	2500	

**Figure 8: Sites Allocated in the Allocations & Development Management DPD (Adopted July 2013)**

Allocation Reference	Allocation Type	Location	Plan Area	Status at 01/04/2014	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	Time Line for Implementation (% expected to be delivered during each period)		
								0-5 Years (2014 - 2019)	5-10 Years (2019 - 2024)	10-12 Years (2024 - 2026)
Bi/MU/1	Mixed Use	East of Kirklington Road, Bilsthorpe	Sherwood Area		3.95	**460.00	**460.00	0%	60%	40%
Cl/MU/1	Mixed Use	Land at the Former Clipstone Colliery	Mansfield Fringe		27.64	**250.00	**250.00	0%	100%	0%
NUA/MU/3	Mixed Use	NSK Factory, Northern Road, Newark	Newark and Rural South (Sub Area 1)		10.11	4000	4000	0%	20%	80%
OB/Re/1	Retail	Rufford Avenue, Ollerton	Sherwood Area	Planning permission granted	0.35	1962	0	100%	0%	0%
OB/Re/2	Retail	Forest Road Ollerton	Sherwood Area	Site complete	0.17	932	0	n/a	n/a	n/a
Ra/MU/1	Mixed Use	Land at Kirklington Road,	Mansfield Fringe		0.62	**250.00	**250.00	100%	0%	0%
ST/MU/1	Mixed Use	East of Hemplands Lane,	Rural North (Sub		2.07	**250.00	**250.00	40%	60%	0%

\*\* Estimates have been made for floorspace provision

## Retail and Town Centre Uses Completed between 01/04/2013 and 31/03/2014

Figure 9: District Centre's

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Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Description
Home start Dukeries High Street, Edwinstowe	462629/366682	CU	A3	1	45.00	13/00352/FUL	Change of use from office to A3 café
Adjacent 287 Southwell Road East, Rainworth	459030/358410	NB	A1 to A5	1	37.50	09/00426/FUL	Demolition of toilet block and erection of building comprising A1, A2, A3 or A5 use to ground floor and residential or B1 use to first floor

Figure 10: Outside of Retail Hierarchy

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Description
83 Appleton Gate, Newark	480422/354511	CU	A1 and A3	1	281.00	11/00754/FUL	Change of use of existing buildings from use class D2 to use class A1 (hardware and garden furniture store) and A3 (cafe) (resubmission)
Devon Road, Newark	479640/352385	NB	A1	1	75.00	12/00156/FUL	Construction of retail unit (class A1) - Pharmacy
Tesco Stores, Ollerton	466328/367718	CU	A1	1	A1	12/00978/FUL	Erection of a Timpson Pod (use class A1) within the grounds of the Tesco Retail Store.

Figure 11: Completed Change of Use Within Retail Use Class Requiring Planning Permission

Retail Hierarchy	Location	Units	Floorspace (Sqm)	Planning Reference	Description
Edwinstowe District Centre	High Street	1	45.00	13/00352/FUL	Change of Use from Office to A3
Fernwood Local Centre	Unit 2 Ruby's Avenue	1	89.60	13/01296/FUL	Change of Use from A1 to A3 and A5

Figure 11 provides change of use information where planning permission is required, however other changes of use will have occurred during the monitoring period, where a planning permission has not been needed. Change of use in areas that form part of the Retail Hierarchy may have been identified as part of retail survey work carried out during quarter two of 2014.

Figure 12: Completed Loss of Retail Capacity 01/04/2013 to 31/03/2014

Retail Hierarchy	Location	Use Class Change	Units Lost	Loss of Floor-space (Sqm)	Planning Reference	Description
Outside	Marquis of Granby, Hoveringham	From A4 to C3	1	112.00	13/00431/FUL	Change of Use from Public House to Dwelling (Retrospective)

There are no completions within the defined town centre in 13/14

## Section Three

### Convenience and Comparison Data (01/04/2013 to 31/03/2014)



## Convenience and Comparison Information

The Newark and Sherwood Core Strategy DPD (Adopted March 2011) (p49, para5.31) reports on the amount of additional estimated convenience and comparison floorspace that will be required for the remainder of the plan period to 2026. GVA Grimley conducted a Retail and Town Centre Study which was published in 2010. As part of the production of the Allocations and Development Management DPD the Council commissioned a review of retail requirements. This update identified that given the current changes in the retail market the comparison floor space requirement for the District was now 15% lower than originally estimated. This reduction is reflected through this report. Figure 13 below shows the updated Requirements

**Figure 13: Retail Convenience and Comparison to 2026**

Capacity Type	Newark Urban Area	Rest of the District	District Wide	Totals
<b>Additional Floor space Capacity for Convenience Goods (Sqm)</b>	5661	6707		12368
<b>Additional Floor space Capacity for Comparison Goods (Sqm)</b>			15690	15690
<b>Total Estimated Requirement</b>				<b>28058</b>

Data on pages 16 to 18 details commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2013 to 31/03/2014. Floorspace is provided as net, various checks have been carried out to identify the gross/net ratio of units, where it has not been possible to calculate, a ratio of 80% net has been used.

In line with the Core Strategy, information is provided by plan area, identifying whether it falls within Newark Urban Area or the rest of the District to show whether targets are being met.

Figure 14: Retail Commitments for Proposed Convenience and Comparison Use at 01/04/2014

Newark Urban Area or the Rest of the District	Unit and Street	Town	Description	Planning Reference	Total Net Floor Space	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Newark Urban Area	Land South of Newark Bowbridge Lane	Balderton	Two local centres comprising A1 to A5 units	10/01586/OUTM	3900	1,112.00	387
Rest of the District	Lyndhurst Avenue	Blidworth	Extension to residential dwelling for retail use	12/00113/FUL	79.2	79.2	
Rest of the District	Station Road	Collingham	Erection of replacement Supermarket Premises with a gross external area of 943 square metres (Existing store will remain as retail use)	11/01151/FULM	636	636	
Rest of the District	Mansfield Road	Edingley	Erection of single storey extensions to the front, rear and side of existing shop and store	13/00072/FUL	80		80
Newark Urban Area	19 Castle Gate	Newark	Conversion of former hotel to provide new bar/restaurant (class a3/a4) and 5 no retail (class a1) units at ground floor level	11/01046/FUL	198.6		198.6
Newark Urban Area	Lombard Street (Robin Hood Hotel) (Phase 2)	Newark	Phase 2 New retail units - all assumed to be for comparison sales	07/01460/FULM	1635		1635
Newark Urban Area	31-33 Lombard Street	Newark	Proposed alterations and change of use from B1 to C1, A3, A4 and A1 shop and A1 kiosk	11/01695/FUL	225.6		80
Newark Urban Area	Bowbridge Road	Newark	Proposed mixed use development to include A1, A2 and A5 uses	11/01533/FUL	372	271	
Newark Urban Area	Land off Northgate	Newark	Proposed retail development comprising 6 Units for Bulky Goods/ Open A1/ Open A1 Convenience uses and provision of car parking	13/00997/OUTM	4728.5	1434	3294.5
Newark Urban Area	Northgate Retail Park (Curry's)	Newark	Full planning application for use class A1 retail mezzanine within the existing Curry's unit.	11/00345/FUL	543		543
Rest of the District	Rufford Avenue	Ollerton	Erection of 4 retail units	11/00469/FULM	1569.6	1,200.00	369.6
Rest of the District	Eddison Rise (Tesco)	Ollerton	Extension to supermarket	07/01138/FULM	1916	1,916.00	
Rest of the District	Centre Parcs	Rufford	Erection of a new retail shop unit	13/01438/FUL	99.9	99.9	
<b>Total Floorspace (Net)</b>					<b>15983.40</b>	<b>6748.10</b>	<b>6587.70</b>

## Gain and Loss of Convenience and Comparison Uses in the Defined Retail Centres

Figure 15: Convenience and Comparison Gains

Newark Urban Area or the Rest of the District	Retail Hierarchy	Location	Details	Net Gain in Convenience Floorspace (Sqm)	Net Gain in Comparison Floorspace (Sqm)
Newark Urban Area	Newark Town Centre	37 & 39 Carter Gate	Previously vacant (formerly Bistro)		147.95
Newark Urban Area	Newark Town Centre	12 The Arcade	Previously vacant (formerly Inprint)		38.00
Newark Urban Area	Newark Town Centre	27 Castle Gate	Previously vacant (formerly Ice Cream Parlour)		42.65
Newark Urban Area	Newark Town Centre	13 & 15 kirk Gate	Previously vacant (formerly Restaurant)		305.08
Newark Urban Area	Newark Town Centre	Unit 4 23 London Road	Previously vacant (part of the cinema)	81.94	
Newark Urban Area	Newark Town Centre	Unit 1b Beaumont Cross	Previously vacant (new build)		111.00
Newark Urban Area	Newark Town Centre	Clinton Arms Court	Previously vacant (formerly café)		155.63
Newark Urban Area	Outside of the Retail Hierarchy	83 Appleton Gate	Development complete previously D2 class		281
Newark Urban Area	Outside of the Retail Hierarchy	Devon Road/Eton Avenue	Development complete new build		76
Rest of the District	Ollerton District Centre	Forest Road	Previously vacant (formerly Estate Agents)		44.80
<b>Total Floorspace (Net)</b>				<b>81.94</b>	<b>1202.11</b>

Figure 16: Convenience and Comparison Loss and Currently Not Trading

Newark Urban Area or the Rest of the District	Retail Hierarchy	Location	Details	Net Loss in Convenience Floorspace (Sqm)	Net Loss in Comparison Floorspace (Sqm)
Rest of the District	Edwinstowe District Centre	7 High Street	Previous use- Lingerie sales (currently vacant)		43.62
Rest of the District	Edwinstowe District Centre	23 High Street	Previous use - Gift shop (currently vacant)		28.50
Newark Urban Area	Newark Town Centre	43 Appleton Gate	Previous use - Gift shop (currently vacant)		25.60
Newark Urban Area	Newark Town Centre	50 Carter Gate	Previous use - Tiles shop (currently vacant)		82.20
Newark Urban Area	Newark Town Centre	54 Carter Gate	Previous use - Butchers (currently vacant)	96.63	
Newark Urban Area	Newark Town Centre	47 Market Place	Previous use- Chocolate shop (currently vacant)	105.32	
Newark Urban Area	Newark Town Centre	1 Queens Head Court	Previous use- Sweet shop (currently vacant)	36.90	
Newark Urban Area	Newark Town Centre	Clinton Arms Court	Previous use- Gift shop (currently vacant)		76.86
Newark Urban Area	Newark Town Centre	11 St Marks Place	Previous use- Clothes shop (currently vacant)		107.10
Rest of the District	Ollerton District Centre	Forest Road	Previous use- Habidashery store (currently vacant)		69.33
<b>Total Floorspace (Net)</b>				<b>238.85</b>	<b>433.21</b>

Figures 15 and 16 details gains and losses of convenience and comparison uses within the defined retail centres at the time of survey. Gain of net floorspace has only been included where the last use was not classed as convenience or comparison.

**Figure 17: Assumption of Convenience/Comparison Split for Retail Allocations in the Core Strategy and the Allocations & Development Management DPD (Adopted July 2013) -without a valid planning permission**

Newark Urban Area or the Rest of the District	Core Strategy/Allocation Reference	Location	Plan Area	Total Floor space (Sqm)	Net Convenience Floorspace Sqm	Net Comparison Floorspace Sqm
Rest of the District	Bi/MU/1	East of Kirklington Road, Bilsthorpe	Sherwood Area	**460.00	460.00	
Rest of the District	Cl/MU/1	Land at the former Clipstone Colliery	Mansfield Fringe	**250.00	250.00	
Newark Urban Area	NUA/MU/3	NSK Factory Northern Road	Newark and Rural South Sub Area 1	4000.00		4000.00
Rest of the District	Ra/MU/1	Land at Kirklington Road	Mansfield Fringe	**250.00	250.00	
Rest of the District	ST/MU/1	East of Hemplands Lane Sutton on Trent	Rural North Sub Area 3	**250.00	250.00	
Newark Urban Area	NAP 2B	Land East of Newark	Newark and Rural South Sub Area 1	2500.00	1000.00	1500.00
Newark Urban Area	NAP2C	Land at Fernwood	Newark and Rural South Sub Area 1	2500.00	1000.00	1500.00
<b>Totals</b>				<b>10210.00</b>	<b>3210.00</b>	<b>7000.00</b>

**Figure 18: Convenience/Comparison Status at 01/04/2014**

					Net Sqm Completions and Losses				
A	B	C	D	E	F	G	H	I	J
Area	Net Requirement of Sqm of Convenience or Comparison Floorspace by Area (See Figure 13)	Net Sqm of Committed Floorspace with planning permission at 01/04/2014	(Sqm) of Allocated Floorspace (See Figure 17)	Net Sqm of Commitments +Allocations (C+D)	01/04/2010 and 31/03/2012 (Post Grimley Study See page 14 for explanation)	01/04/2012 and 31/03/2013	01/04/2013 and 31/03/2014	Net Sqm of Completions and Losses at 31/03/2014 (F+G+H)	Under/Over Provision (E+I-B)
Newark Urban Area Convenience	5661	2817	2000	4817	738	536	-157	1117	273
Rest of the District Convenience	6707	3931	1210	5141	70	944	0	1014	-552
All of the District Comparison	15690	6597	7000	13597	8	744	759	1511	-582

\*\* Indicates estimated Floorspace, completions between 01/04/2010 and 31/03/2012 takes account of floor space already accounted for in the GVA Grimley Study (2010)

# Section Four

## Survey Data

(Carried out Quarter Two 2014)



Retail surveys were carried out between April and June 2014 for the Newark and Sherwood District Council Retail Hierarchy as detailed in Core Policy 8 of the Core Strategy Development Plan Document (Adopted March 2011). In addition to areas within the Retail Hierarchy, survey work was also carried out for Northgate Retail Park.

Section Four of this document provides data for use class percentage in accordance with the criteria set out in Policy DM11: (Retail and Town Centre Uses) of the Allocations & Development Management DPD (Adopted July 2013).

Data for vacant retail units and net square metres of available floor space is also provided.

The Core Strategy identifies Sutton-on-Trent, Land South of Newark (as set out in Policy NAP2A), and Land East of Newark (as set out in Policy NAP2B) as designated Local Centres. As yet no retail development has taken place in Land South of Newark or Land East of Newark. However Sutton on Trent has an existing retail presence which is currently spread throughout the village. Proposals are intended to define a more central retail location for Sutton on Trent.

Location maps are provided in the Appendix showing the retail hierarchy areas,. Where appropriate, areas have been divided into North and South. Land at Fernwood (as set out in Policy NAP 2C) has only recently been developed and as such the configured defined retail area has not been finalised.

### Key for Retail Area Plans



## Newark Town Centre

**Core Policy 8** of the Newark and Sherwood Core Strategy DPD (Adopted March 2011) identifies *'Newark Town Centre as the districts designated Sub-Regional Centre/Town Centre, and as such its role and function is to be the principal focus of new and enhanced retail and other town centre activity'*.

**Extract from Policy NAP 1** of the Core Strategy specifically deals with this area and in relation to Newark Town Centre (Paragraph D) states to *'Promote Newark Town Centre as a focus for retail, leisure and office development in the District by:*

1. *Identifying a town centre boundary, Primary Shopping Area and Primary and Secondary Shopping Frontages in the Allocations & Development Management DPD:*
2. *Identifying opportunities for improving the retail provision in and on the edge of the centre to reduce travel to other centres outside the district. The Allocations and Development Management DPD should identify capacity for new and improved convenience/comparison goods, including opportunities to improve the provision of home, furnishing, gardening and other bulky goods:*
3. *Attract national and independent retailers, cafes and restaurants that are willing to occupy historic properties:*

*Promote Newark Town Centre as one of the District's key tourism destinations by developing and enhancing cultural, leisure and entertainment facilities and heritage assets and uses which attract visitors and residents to the area including tourist accommodation and facilities.*

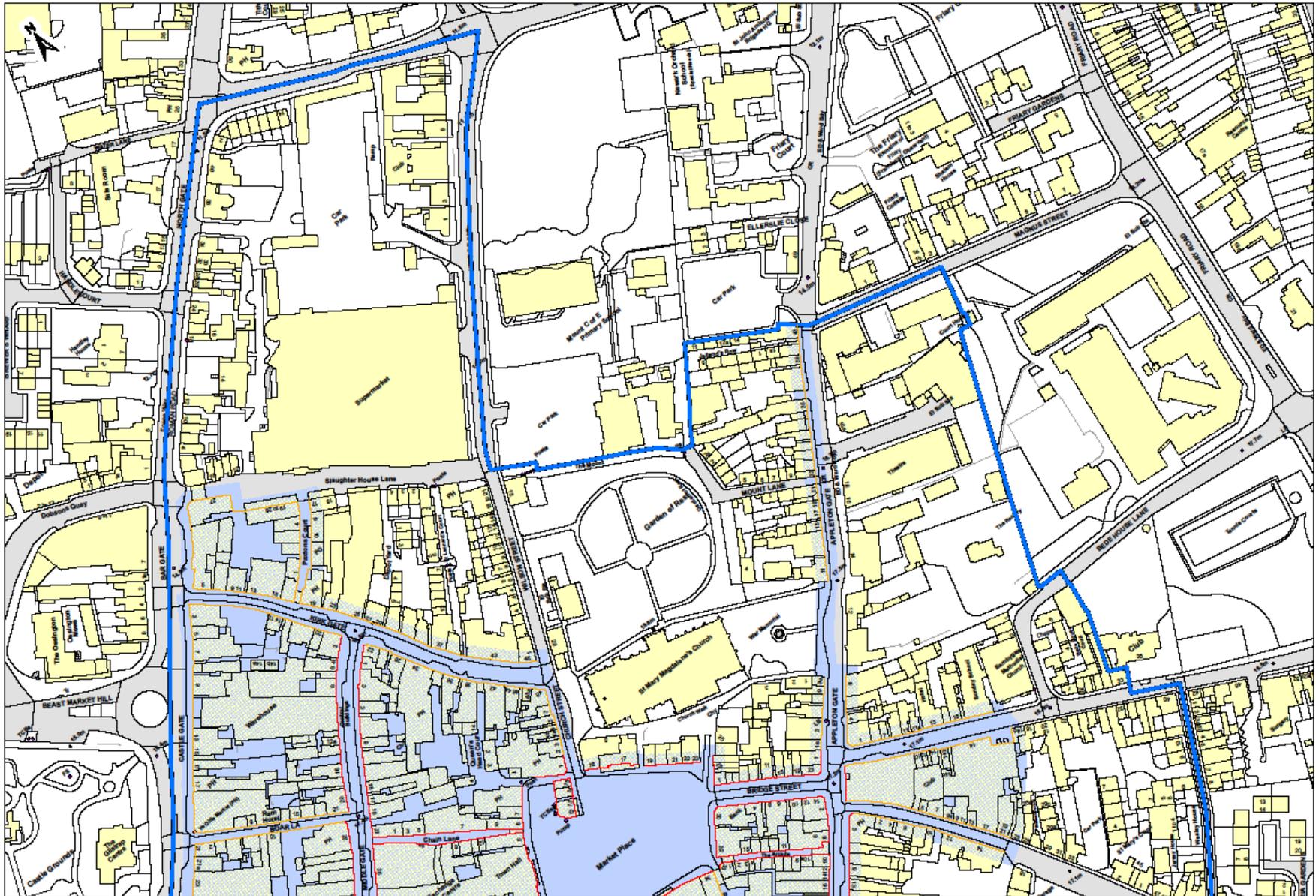
Retail proposals in this area would be assessed by reference to **Policy DM11– Newark** (Allocations & Development Management DPD (Adopted July 2013).

*'New and enhanced retail development and other town centre uses that consolidate the composition of the town centre will be supported within the Town Centre Boundary, as defined on the proposals map.*

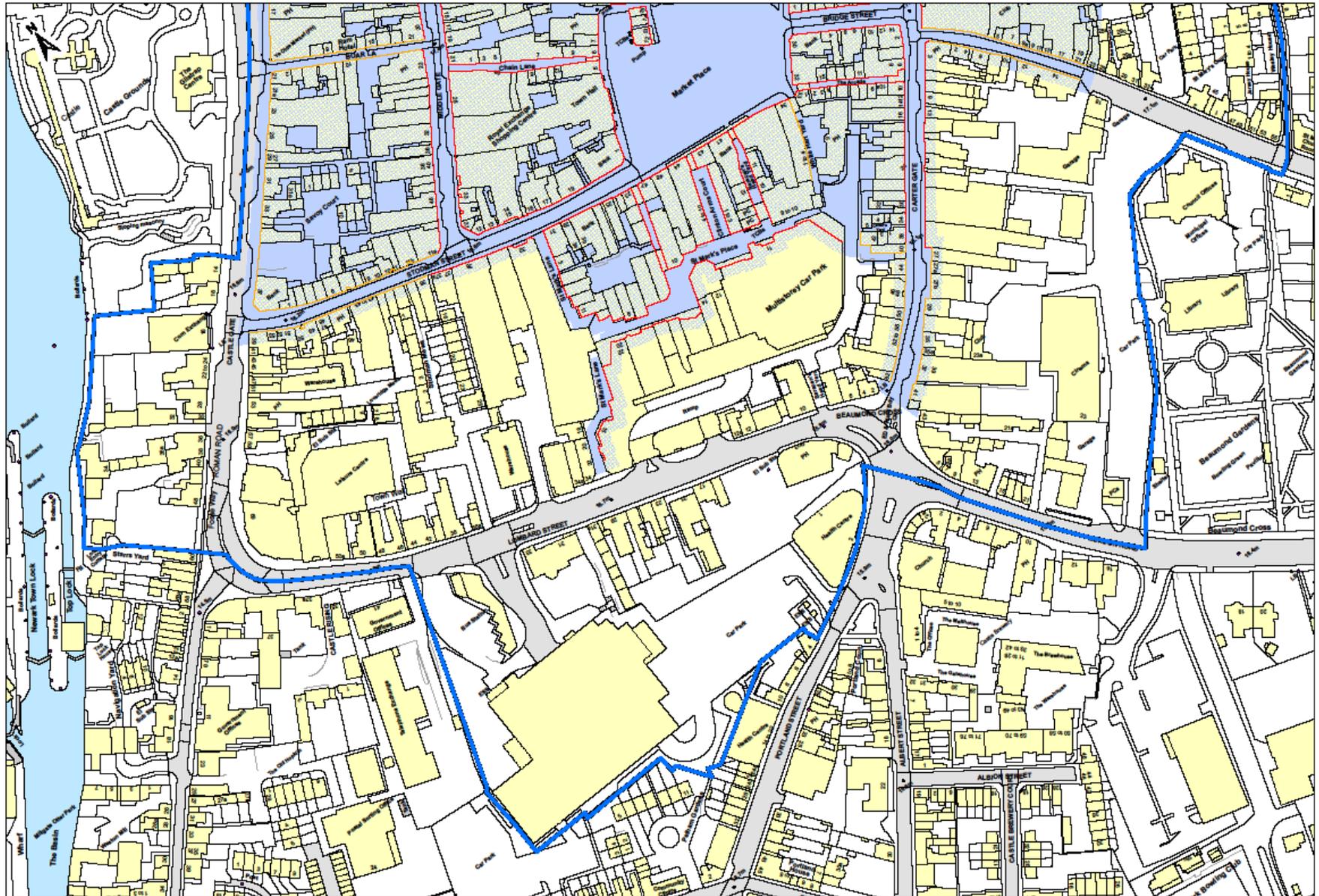
*Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the proposals map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the town centre.*

*The Council will support a greater diversity of town centre uses that contribute to the overall vitality and viability of the town centre within the Secondary Shop Frontages, as defined on the proposals map, providing that there is no overall dominant use other than retail (A1). Within the lower part of Stodman Street and along Castle Gate, the Council will not resist a dominance of restaurant and cafe (A3) uses.*

Other specific policies may apply in relation to Conservation Areas and Listed Buildings.



# Plan Two: Newark Town Centre (South)



### Headline Data for All Use Classes within the Defined Newark Town Centre

Figure 19: Percentage Split for All Units within the Defined Newark Town Centre

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %	B Use Class	B Use Class
Town Centre	654	51	7.80	248	37.92	58	8.87	38	5.81	18	2.75	14	2.14	184	28.13	21	3.21	11	1.68	10	1.53	1	0.15

Figure 20: Percentage Split for Units falling within the Primary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	166	9	5.42	116	69.88	22	13.25	11	6.63	3	1.81	2	1.20		0.00	3	1.81		0.00		0.00

Figure 21: Percentage Split for Units falling within the Secondary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	159	15	9.43	82	51.57	15	9.43	14	8.81	8	5.03	8	5.03	6	3.77	5	3.14	1	0.63	5	3.14

Figure 22: Percentage Split for Units falling within the Primary Shopping Area

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	360	30	8.33	214	59.44	37	10.28	26	7.22	13	3.61	10	2.78	19	5.28	6	1.67	1	0.28	4	1.11

### Headline Data for Units Currently in Use within the Defined 'A' Use Classes including Vacant Units within Newark Town Centre

Figure 23: Percentage Split for All 'A' Use Class Units including Vacant Units within Newark Town Centre

Area	Total Units	Vacant	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	420	51	12.14	245	58.33	55	13.10	37	8.81	18	4.29	14	3.33

Figure 24: Percentage Split for 'A' Use Class Units including Vacant Units within the Primary Shopping Frontage

Area	Total Units	Vacant Units	Vacant%	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	163	9	5.52	116	71.17	22	13.50	11	6.75	3	1.84	2	1.23

Figure 25: Percentage Split for 'A' Use Class Units including Vacant Units within the Secondary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	142	15	10.56	82	57.75	15	10.56	14	9.86	8	5.63	8	5.63

Figure 26: Percentage Split for 'A' Use Class Units including Vacant Units within the Primary Shopping Area

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	330	30	9.09	214	64.85	37	11.21	26	7.88	13	3.94	10	3.03



Figure 27: Continued

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %	B Use Class	B Use Class %
Queens Head Court	5	1	20.00	4	80.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Queens Road	8		0.00		0.00		0.00		0.00		0.00		0.00	7	87.50		0.00	1	12.50		0.00		0.00
Slaughter House Lane, St Leonards Court, Depot Yard,	28	1	3.57	2	7.14		0.00	1	3.57	1	3.57		0.00	23	82.14		0.00		0.00		0.00		0.00
St Marks Lane	7		0.00	4	57.14	1	14.29	2	28.57		0.00		0.00		0.00		0.00		0.00		0.00		0.00
St Marks Place	15	2	13.33	13	86.67		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Saracen's Head Yard	3	1	33.33	2	66.67		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Stodman Mews	33		0.00		0.00		0.00		0.00		0.00		0.00	33	100.00		0.00		0.00		0.00		0.00
Stodman Street	40	3	7.50	25	62.50	4	10.00	4	10.00	1	2.50		0.00		0.00	1	2.50		0.00	2	5.00		0.00
The Buttermarket & Royal Exchange	14	3	21.43	7	50.00	2	14.29	1	7.14		0.00		0.00		0.00	1	7.14		0.00		0.00		0.00
White Hart Yard	4		0.00	3	75.00		0.00		0.00	1	25.00		0.00		0.00		0.00		0.00		0.00		0.00
Wilson Street	14		0.00		0.00		0.00		0.00		0.00		0.00	14	100.00		0.00		0.00		0.00		0.00



Figure 30: Newark Town Centre Use Class Percentage in Primary Shopping Areas

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	360	30	8.33	214	59.44	37	10.28	26	7.22	13	3.61	10	2.78	19	5.28	6	1.67	1	0.28	4	1.11
Appleton Gate	23	3	13.04	11	47.83	2	8.70	1	4.35	1	4.35	1	4.35	3	13.04	1	4.35		0.00		0.00
Balderton Gate	12		0.00	8	66.67	1	8.33	1	8.33		0.00	2	16.67		0.00		0.00		0.00		0.00
Barnby Gate	12	3	25.00	5	41.67	1	8.33		0.00	1	8.33	1	8.33		0.00	1	8.33		0.00		0.00
Boar Lane	6	2	33.33	4	66.67		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Bridge Street	12	1	8.33	11	91.67		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Carter Gate	56	5	8.93	37	66.07	3	5.36	3	5.36	1	1.79	1	1.79	4	7.14		0.00	1	1.79	1	1.79
Castle Gate	29	1	3.45	5	17.24	3	10.34	4	13.79	4	13.79	2	6.90	9	31.03		0.00		0.00	1	3.45
Chain Lane	9		0.00	8	88.89		0.00	1	11.11		0.00		0.00		0.00		0.00		0.00		0.00
Church Street	4		0.00	3	75.00		0.00		0.00		0.00		0.00	1	25.00		0.00		0.00		0.00
Clinton Arms Court	8	1	12.50	5	62.50	1	12.50	1	12.50		0.00		0.00		0.00		0.00		0.00		0.00
Kirk Gate	33	1	3.03	15	45.45	6	18.18	2	6.06	2	6.06	2	6.06	2	6.06	2	6.06		0.00	1	3.03
Market Place	25	1	4.00	11	44.00	8	32.00	3	12.00	2	8.00		0.00		0.00		0.00		0.00		0.00
Middlegate	34	1	2.94	25	73.53	5	14.71	2	5.88		0.00	1	2.94		0.00		0.00		0.00		0.00
Paxton's Court	6		0.00	6	100.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Queens Head Court	5	1	20.00	4	80.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Saracen's Head Court	3	1	33.33	2	66.67		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Slaughter House Lane	4	1	25.00	2	50.00		0.00	1	25.00		0.00		0.00		0.00		0.00		0.00		0.00
St Marks Lane	7		0.00	4	57.14	1	14.29	2	28.57		0.00		0.00		0.00		0.00		0.00		0.00
St Marks Place	15	2	13.33	13	86.67		0.00		0.00		0.00		0.00		0.00		0.00		0.00		0.00
Stodman Street	39	3	7.69	25	64.10	4	10.26	4	10.26	1	2.56		0.00		0.00	1	2.56		0.00	1	2.56
The Buttermarket & Royal Exchange	14	3	21.43	7	50.00	2	14.29	1	7.14		0.00		0.00		0.00	1	7.14		0.00		0.00
White Hart Yard	4		0.00	3	75.00		0.00		0.00	1	25.00		0.00		0.00		0.00		0.00		0.00

**Figure 31: Newark Town Centre Vacant Units: (April to June 2014)**

Number & Street	Previous Use Class	Net Sqm	Primary Shop Frontage	Secondary Shop Frontage	Primary Shopping Area
25 and 27 Appleton Gate	A1	198.00	No	Yes	Yes
33 Appleton Gate	A2	147.30	No	Yes	Yes
43 Appleton Gate	A1	25.60	No	Yes	Yes
Morton House 12 Appleton Gate	A2	144.44	No	No	No
47-49 Balderton Gate	A2	64.30	No	No	No
11b Barnby Gate	A1	28.10	Yes	No	Yes
Chapel Bede House Court	A2	18.70	No	No	No
10 Barnby Gate	A1	18.50	No	Yes	Yes
14 Barnby Gate	A2	74.80	No	Yes	Yes
4 Boar Lane	A1	66.98	No	Yes	Yes
12 Boar Lane	A1	29.50	No	Yes	Yes
19 Bridge Street	A2	83.90	Yes	No	Yes
44 Carter Gate	A1	74.30	No	Yes	Yes
50 Carter Gate	A1	82.20	No	Yes	Yes
54 Carter Gate	A1	96.63	No	Yes	Yes
10 The Arcade	A1	105.70	No	No	Yes
14 The Arcade	A1	39.30	No	No	Yes
19 Castle Gate	A4	647.00	No	Yes	Yes
28 Castle Gate	A2	89.40	No	No	No
5 Kirk Gate	A3	443.11	No	Yes	Yes
11and 13 Kings Road	A1	55.30	No	No	No
36 Lombard Street	A1	355.90	No	No	No
Unit 1a Beaumont Cross	A1	107.00	No	No	No
Unit 2a Beaumont Cross	A1	111.50	No	No	No
Unit 2b Beaumont Cross	A1	100.50	No	No	No
Unit 3 Beaumont Cross	A1	357.00	No	No	No
Unit 4 Beaumont Cross	A1	362.00	No	No	No
Unit 10 Beaumont Cross	A1	97.50	No	No	No

Where available net square metres have been taken from sales/to let boards, plans and the valuation office website. If it has not been possible to find information from these sources then an estimate has been made using GIS mapping and deducting 20% from the total area of the unit

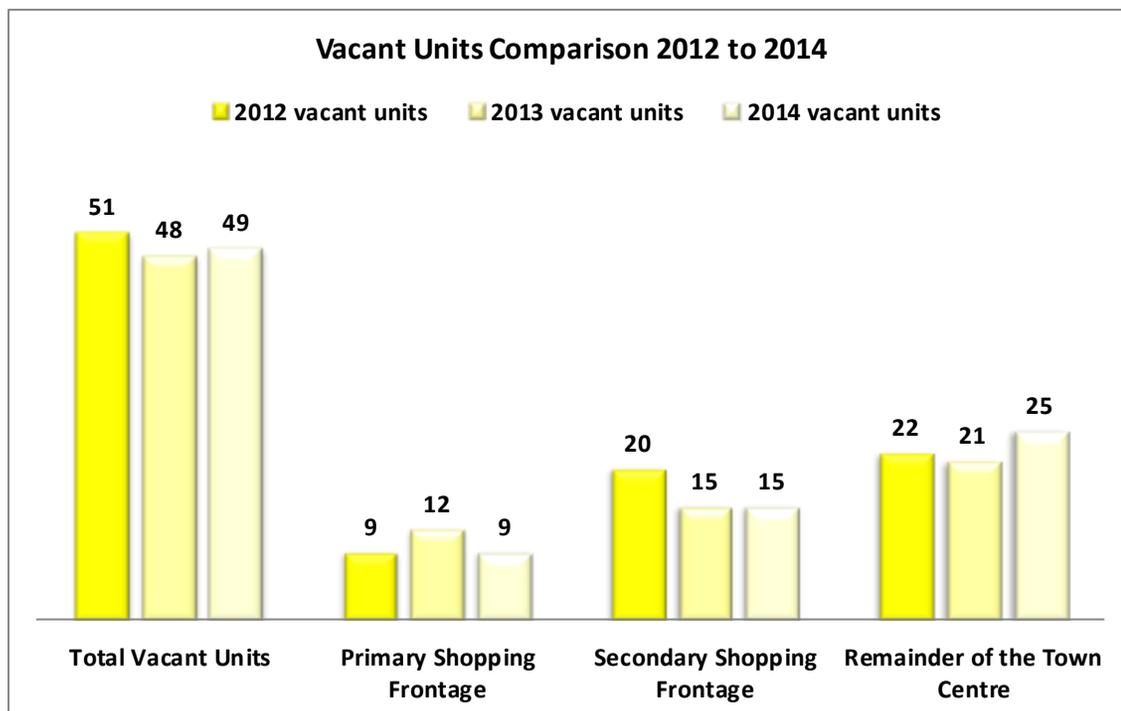
**Figure 31 : Newark Town Centre Vacant Units Continued**

<b>Number &amp; Street</b>	<b>Previous Use Class</b>	<b>Net Sqm</b>	<b>Primary Shop Frontage</b>	<b>Secondary Shop Frontage</b>	<b>Primary Shopping Area</b>
Unit 11 Beaumont Cross	A1	391.00	No	No	No
17 Lombard Street	A1	108.15	No	No	No
19 Lombard Street	A1	28.60	No	No	No
31a Lombard Street (Unit 1 Martindale Lane)	A1	55.83	No	No	No
Unit 3 Martindale Lane	A2	31.96	No	No	No
Unit 5 Martindale Lane	A2	55.83	No	No	No
Unit 6 Martindale Lane	A3	55.83	No	No	No
25 Middlegate	A1	102.00	Yes	No	Yes
Royal Exchange Shopping Centre	A1	11.78	No	No	Yes
Royal Exchange Shopping Centre	A1	11.78	No	No	Yes
Royal Exchange Shopping Centre	A1	21.70	No	No	Yes
47 Market Place	A1	105.32	Yes	No	Yes
1 Queens Head Court	A1	36.90	No	No	Yes
23 and 25 Slaughter House Lane	A1	71.00	No	Yes	Yes
10 Saracens Head Yard	A1	72.27	Yes	No	Yes
Clinton Arms Court	A1	76.86	Yes	No	Yes
11 St Marks Place	A1	107.10	Yes	No	Yes
7 St Marks Place	A1	40.44	Yes	No	Yes
18 Stodman Street	A1	112.30	Yes	No	Yes
45 Stodman Street	A1	138.00	No	Yes	Yes
47 and 48 Stodman Street	A2	99.50	No	Yes	Yes

Figure 32: Vacant Unit Comparison Table

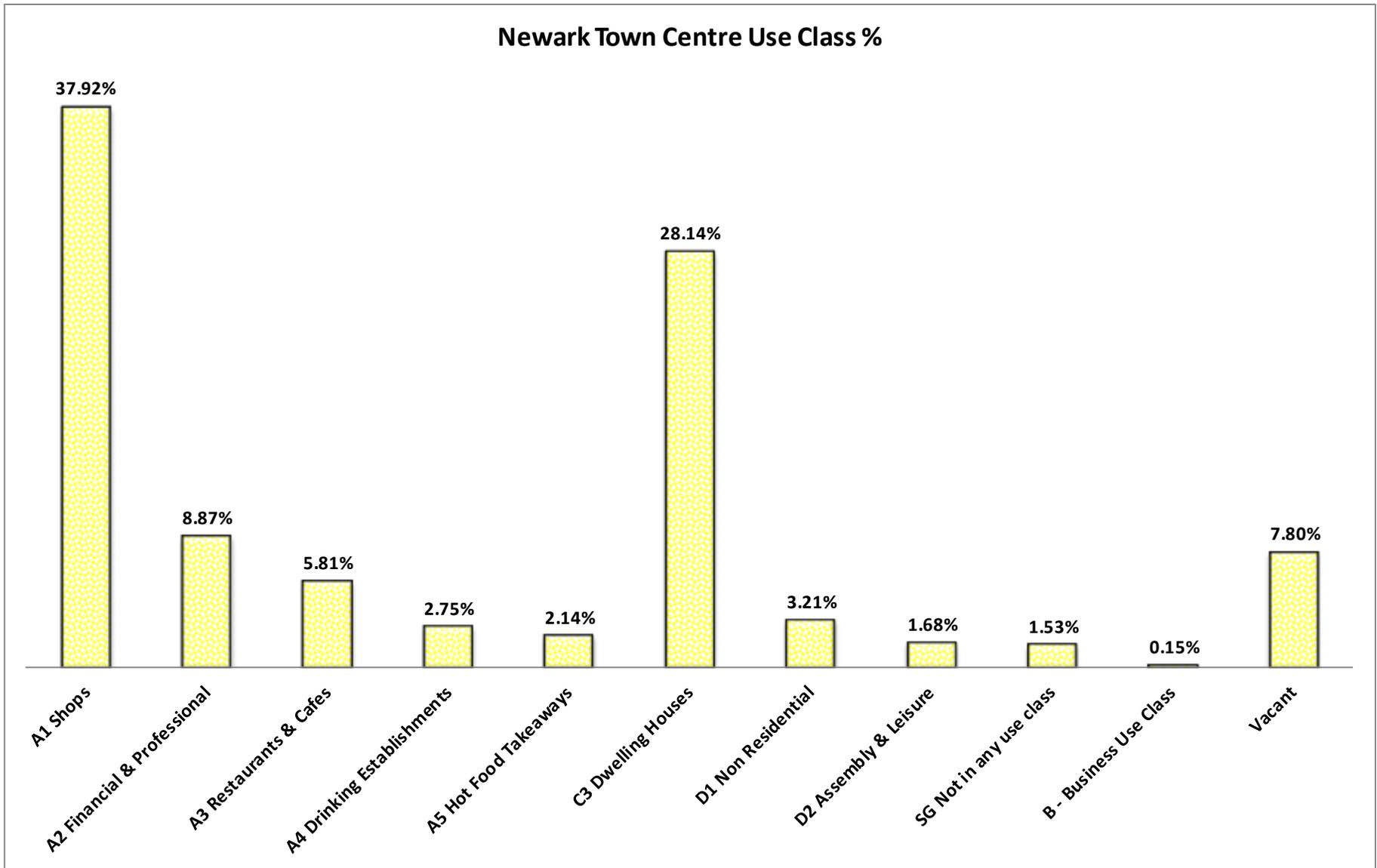
Year	Total Vacant Units	Primary Shopping Frontage	Secondary Shopping Frontage	Remainder of the Town Centre
2012 vacant units	51	9	20	22
2013 vacant units	48	12	15	21
2014 vacant units	49	9	15	25

Figure 33: Newark Town Centre Vacant Units 2012 to 2014 Comparison



Where available net square metres have been taken from sales/to let boards, plans and the valuation office website. If it has not been possible to find information from these sources then an estimate has been made using GIS mapping and deducting 20% from the total area of the unit.

Figure 34: Newark Town Centre Use Class Percentage Split



A more detailed Use Class Order Guide can be found in the Appendix of this Report.

Figure 35: Primary Shopping Frontage - Use Class %

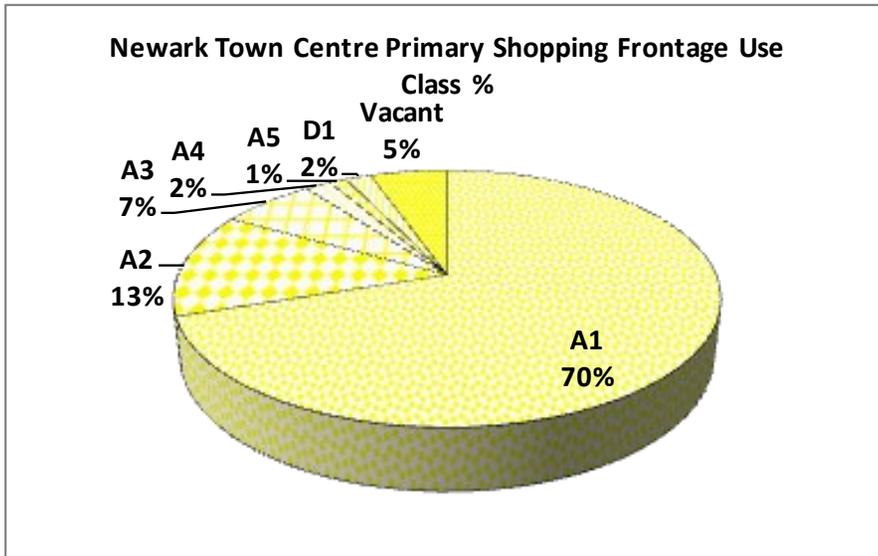


Figure 36: Secondary Shopping Frontage - Use Class %

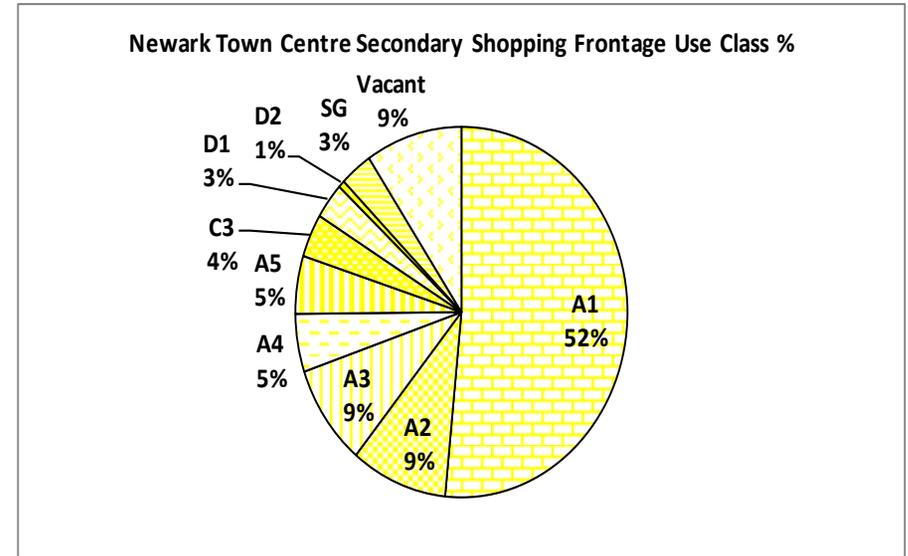
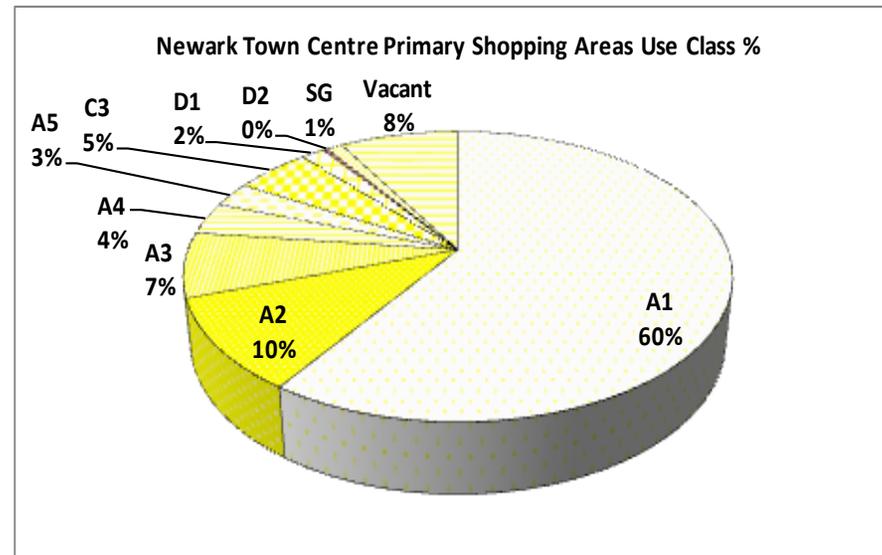


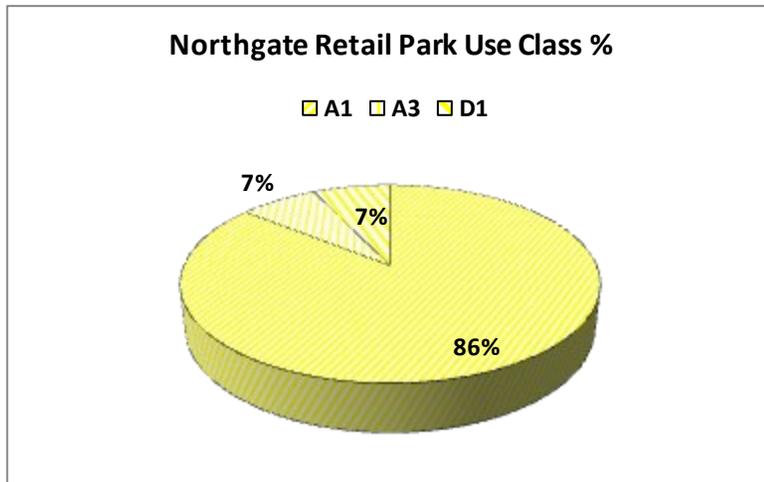
Figure 37: Primary shopping Areas - Use Class %



**Figure 38: Northgate Retail Park –Use Class Split for All Units (Second Quarter 2014)**

Total Units	A1	A1 %	A3	A3 %	D1	D1 %
14	12	85.72	1	7.14	1	7.14

**Figure 39: Use Class Split**



**Figure 40: Northgate Retail Park 2013 to 2014 Comparison**

Year	A1	A3	D1	Vacant	Total Units
2013	11	1	1	1	14
2014	12	1	1	0	14

## District Centres

**Core Policy 8** of the Newark and Sherwood Core Strategy DPD (Adopted March 2011) identifies *Edwinstowe, Rainworth, Ollerton and Southwell* as the designated Newark and Sherwood District Council District Centres as such their role and function is primarily for convenience shopping, with some comparison shopping and they also provide a range of other services for the settlement and surrounding communities.

**Extract from -Policy ShAP 2 of the Core Strategy - Role of Ollerton & Boughton**, specifies *'The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Ollerton & Boughton as a sustainable settlement for its residents and the wider Sherwood Area.'* In relation to retail the District Council will work with partners to strengthen the role of Ollerton Town Centre by:

- *Protecting and enhancing the retail offer of the town by designating a District Centre boundary and primary shopping frontages and encouraging retail and other town centre uses within it;*
- *Encouraging the re-use of vacant and underused shops and other buildings and the redevelopment of vacant sites for appropriate town centre uses, including new community facilities;*
- *Encouraging high quality designed new buildings and streetscapes to enhance the Town Centre; and*
- *Securing improved public transport linkages between Ollerton Town Centre and the surrounding Sherwood Area.*

**Extract from -Policy SoAP 1 of the Core Strategy - Role and Setting of Southwell** specifies *'Promote Southwell's role as a Service Centre for the town and the surrounding area, protecting and enhancing the existing historic environment which makes the town centre attractive to residents and visitors.* In order to achieve this (In relation to retail) the District Council and its partners will seek to

- *Encourage the retention of existing, and development of new community facilities;*
- *Encourage the development of new business*
- *Protect and enhance the retail offer of the town by designating a town centre boundary and primary shopping frontages and encourage retail and other town centre use within it.*
- *Protect and enhance the historic character of Southwell Conservation Area, ensuring that new development respects the form and function of the town and addresses the findings of the Southwell Conservation Area Character Appraisal SPD;*
- *Promote the town as a destination for tourism and leisure activities encouraging events and festivals which attract visitors.*

**Extract from –Policy MFAP-1 of the Core Strategy** specifies *‘The Core Strategy seeks to promote the Service Centres of Rainworth and Clipstone as sustainable settlements for their residents, promoting the provision of new community infrastructure appropriate to their size.’*

Retail proposals in the District Centres (Edwinstowe, Rainworth, Ollerton and Southwell) would be assessed by reference to Policy DM11 of the Allocations and Development Management DPD (Adopted June 2012) *‘New and enhanced retail development and other town centre uses that are consistent with the size and function of the town centre and maintain and enhance its role will be supported within the District Centres, as defined on the proposals map. Proposals for non retail uses within Primary Shopping Frontages, where defined on the proposals map, will be resisted unless they can demonstrate a positive contribution to the vitality and viability of the District centres’.*

Other specific policies may apply in relation to conservation areas and listed buildings.

### Key for Retail Area Plans

#### Key

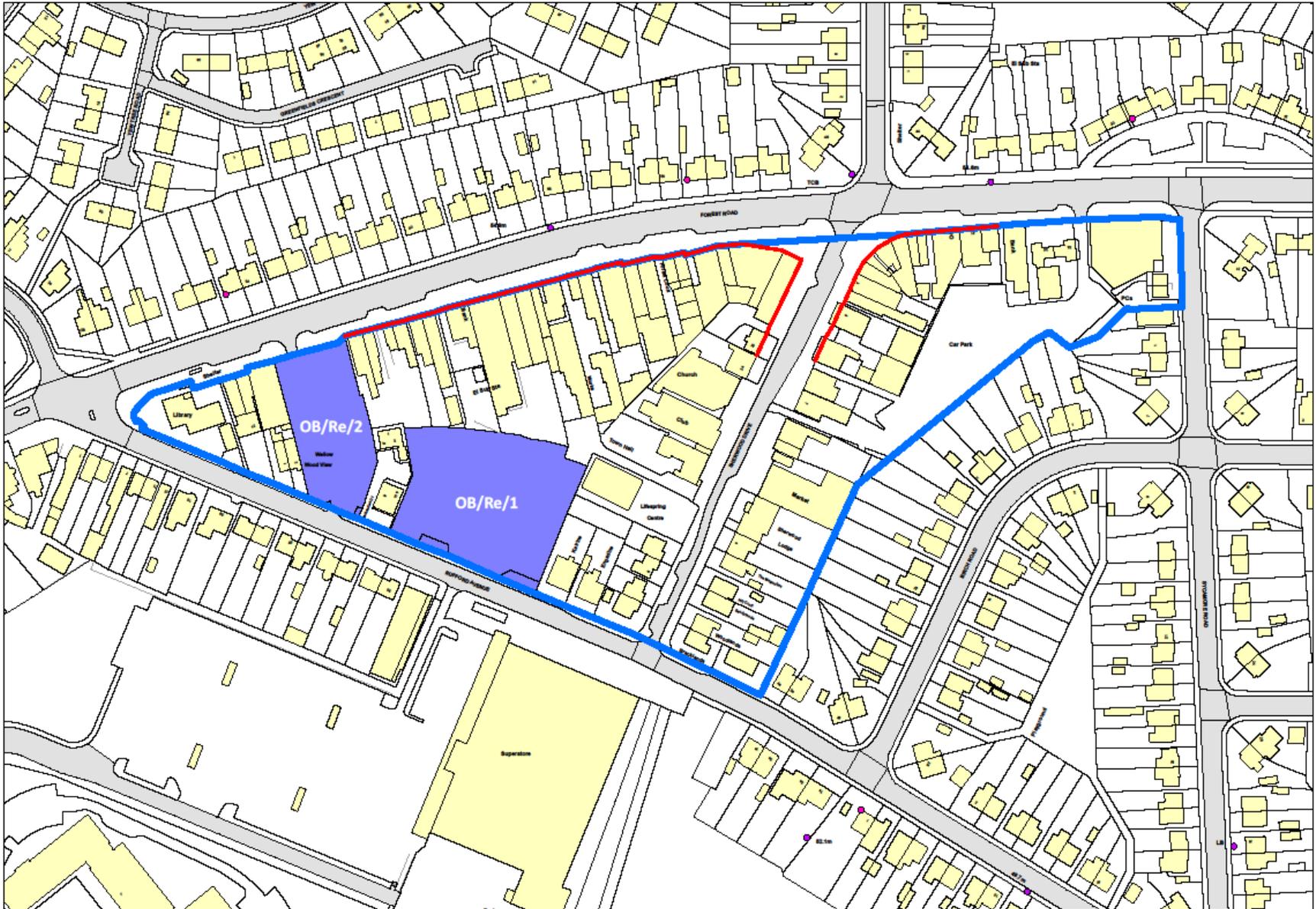
District Centre

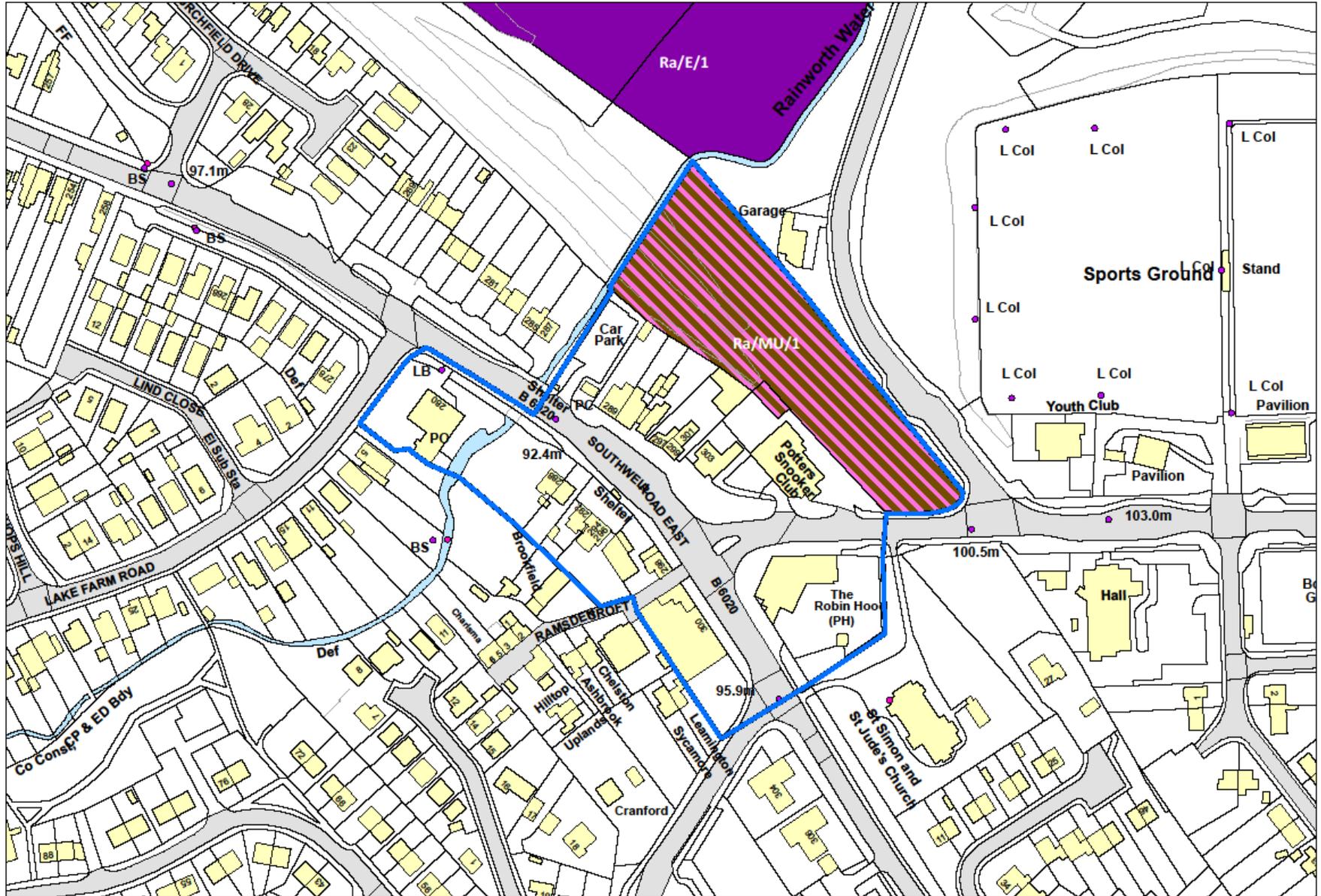


Primary Shopping











## Headline Data for All Use Classes including Vacant Units within the District Centres

**Figure 41: Edwinstowe District Centre - Use Class Split for All Units and Primary Shopping Frontages**

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	SG	SG %
Edwinstowe	54	5	9.26	18	33.33	2	3.70	4	7.41	2	3.70	3	5.56	16	29.63	3	5.56	1	1.85
Primary Shopping Frontage	28	2	7.14	15	53.57	2	7.14	4	14.29	1	3.57	0	0.00	1	3.57	3	10.71	0	0.00

**Figure 42: Ollerton District Centre - Use Class for All Units and Primary Shopping Frontages**

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A5	A5 %	C3	C3 %	D1	D1 %
Ollerton	91	5	5.49	40	43.96	8	8.79	2	2.20	4	4.40	23	25.27	9	9.89
Primary Shopping Frontage	34	4	11.76	22	64.71	3	8.82	1	2.94	2	5.88	1	2.94	1	2.94

**Figure 43: Rainworth District Centre - Use Class Split for All Units**

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A3	A3 %	A5	A5 %	C3	C3 %	D2	D2 %	SG	SG %
Rainworth	16	0	0.00	8	50.00	1	6.25	2	12.50	3	18.75	1	6.25	1	6.25

**Figure 44: Southwell District Centre - Use Class Split for All Units and Primary Shopping Frontages**

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	SG	SG %
Southwell	127	2	1.57	63	49.61	10	7.87	9	7.09	4	3.15	3	2.36	27	21.26	8	6.30	1	0.79
Primary Shopping Frontage	56	0	0.00	42	75.00	3	5.36	5	8.93	1	1.79	1	1.79	1	1.79	2	3.57	1	1.79

### Headline Data for Units Currently in Use within the Defined 'A' Use Classes including Vacant Units within the District Centres

Figure 45: Edwinstowe District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5
Edwinstowe District Centre	33	4	12.12	18	54.55	2	6.06	4	12.12	2	6.06	3
Primary Shopping Frontage	24	2	8.33	15	62.50	2	8.33	4	16.67	1	4.17	0

Figure 46: Ollerton District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A5	A5 %
Ollerton District Centre	59	5	8.47	40	67.80	8	13.56	2	3.39	4	6.78
Primary Shopping Frontage	32	4	12.50	22	68.75	3	9.38	1	3.13	2	6.25

Figure 47: Rainworth District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A3	A3 %	A5	A5 %
Rainworth District Centre	11	0	0	8	72.73	1	9.09	2	18.18

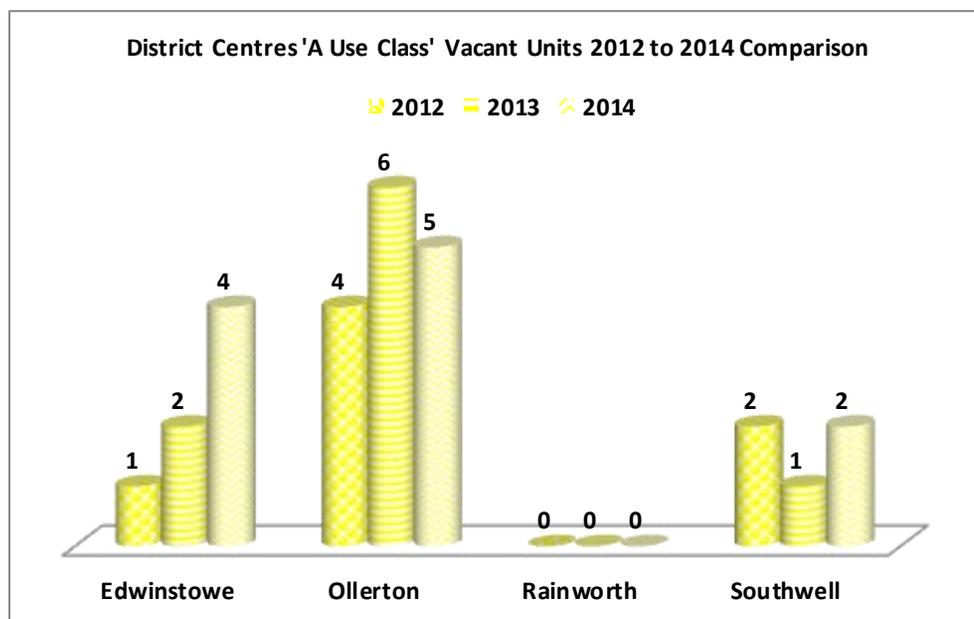
Figure 48: Southwell District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Southwell District Centre	91	2	2.20	63	69.23	10	10.99	9	9.89	4	4.40	3	3.30
Primary Shopping Frontage	52	0	0.00	42	80.77	3	5.77	5	9.62	1	1.92	1	1.92

Figure 49: Vacant Units in District Centres (Quarter Two 2014)

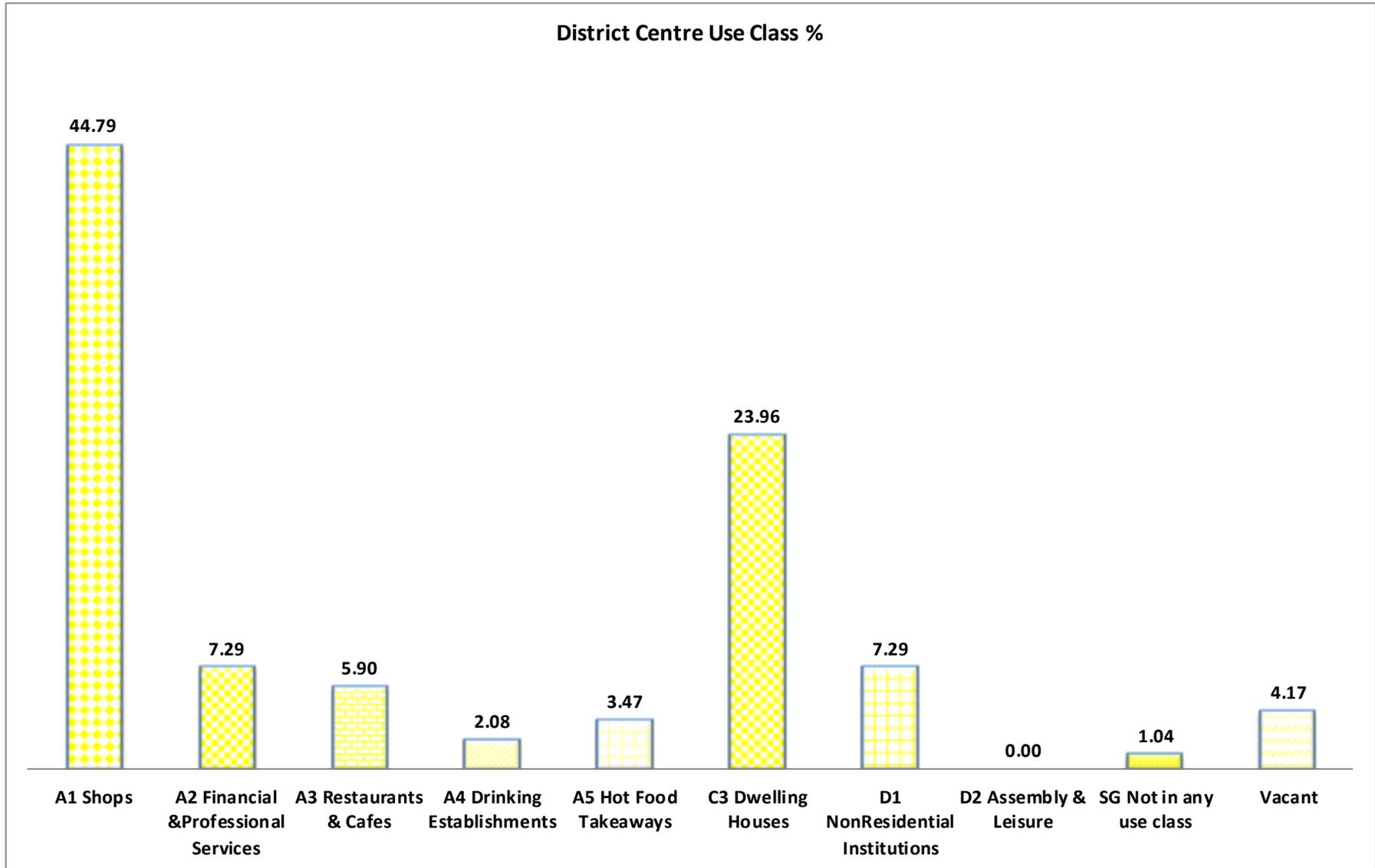
Area	Street	Previous Use Class	Net Sqm	Primary Shop Frontage
Edwinstowe	7 High Street	A1	43.62	No
Edwinstowe	23 High Street	A1	28.50	Yes
Edwinstowe	Adjacent 29 High Street	A4	216.00	Yes
Edwinstowe	12 High Street	A3	100.00	No
Ollerton	The Forest Centre Forest Road	A1	79.30	No
Ollerton	Forest Road	A1	164.11	Yes
Ollerton	Forest Road	A1	63.80	Yes
Ollerton	Forest Road	A1	69.33	Yes
Ollerton	Forest Road	A1	43.60	Yes
Southwell	17b Queen Street	A1	29.00	No
Southwell	Portland Arcade - 25b King Street	A2	15.10	No
<b>Vacant 'A Class' Net Floorspace Total</b>			<b>852.36</b>	

Figure 50: District Centres Vacant Units 2012 to 2014 Comparison



Where available net square metres have been taken from sales/to let boards, plans and the valuation office website. If it has not been possible to find information from these sources then an estimate has been made using GIS mapping and deducting 20% from the total area of the unit.

Figure 51: District Centre Use Class Percentage Split



A more detailed Use Class Order Guide can be found in the Appendix of this Report.

Figure 52: Edwinstowe District Centre - (All Units) Use class %

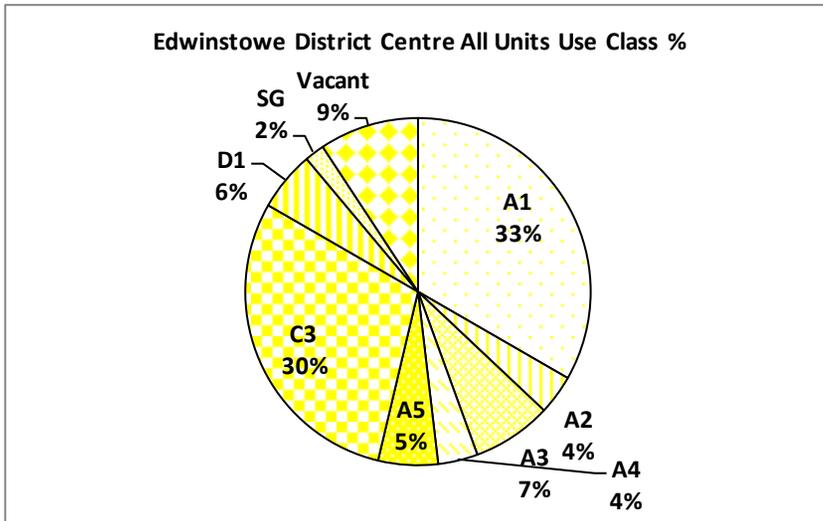


Figure 53: Edwinstowe District Centre - (Primary Shopping Frontage) Use %

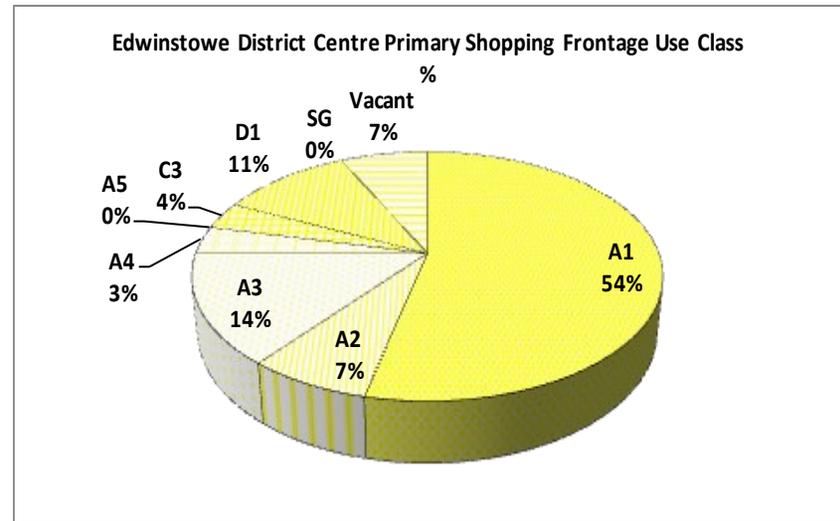


Figure 54: Ollerton District Centre (All Units) Use Class %

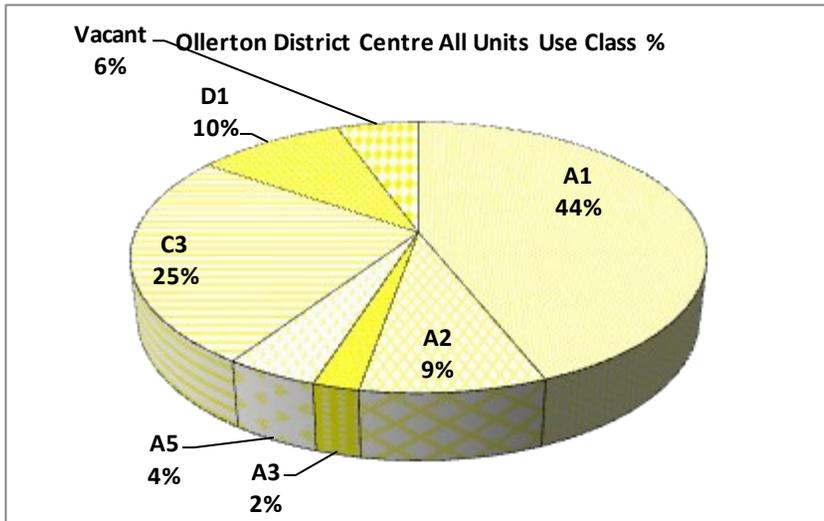


Figure 55: Ollerton District Centre (Primary Shopping Frontage) Use Class %

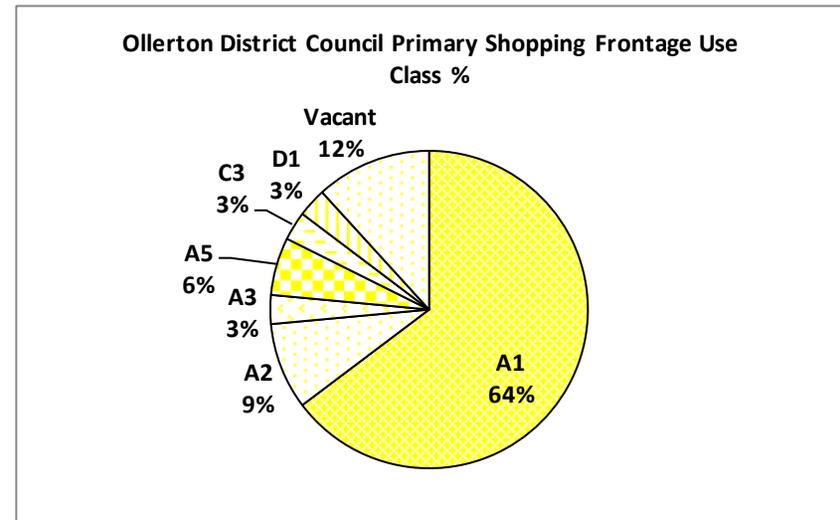


Figure 56: Rainworth District Centre Use Class %

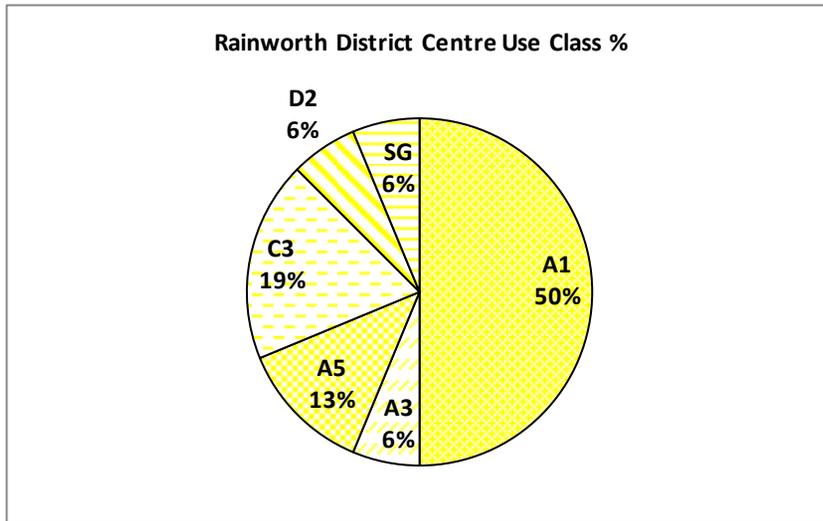


Figure 57: Southwell District Centre (All Units) Use Class %

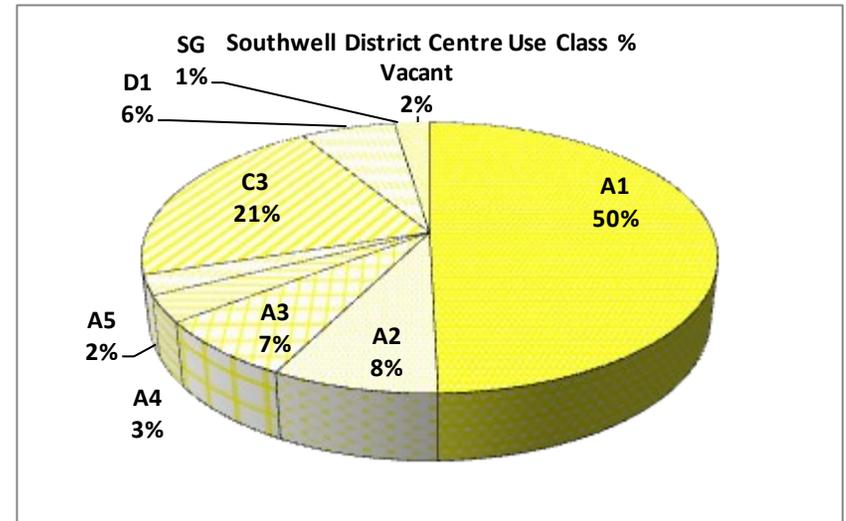
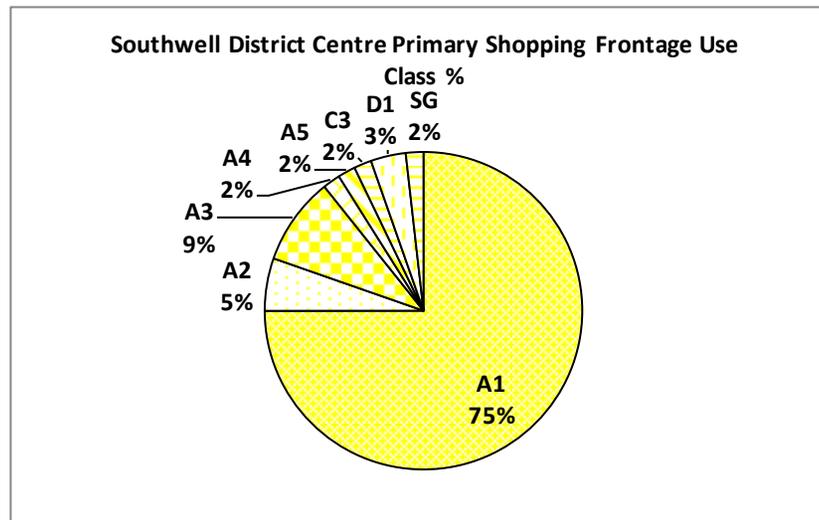


Figure 58 Southwell District Centre (Primary Shopping Frontage) Use Class



## Local Centres

**Core Policy 8** of the Newark and Sherwood Core Strategy DPD (Adopted March 2011) identifies *Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Lowdham, Sutton-on-Trent, Land South of Newark (NAP 2A) Land East of Newark (NAP 2B) Land at Fernwood (NAP 2C)* (areas as demonstrated in Appendix plans) as designated Newark and Sherwood District Council Local Centres, as such their role and function is concerned with the sale of food and other convenience goods to the local community in which they are located.

**Policy DM11– Local Centres of Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Lowdham, Sutton-on-Trent, Land South of Newark (NAP 2A) Land East of Newark (NAP 2B) Land at Fernwood (NAP 2C)** (Allocations & Development Management DPD (Adopted July 2013)

*Within existing Local Centres, as defined on the proposals map, new and enhanced convenience retail development that serves the community in which it is located and is consistent with its size and function will be supported.*

*Within the new Local Centres arising from the implementation of Area Policies of the Core Strategy, convenience retail development of an appropriate scale to meet local need that consolidates and enhances the existing hierarchy of existing centres will be supported.*

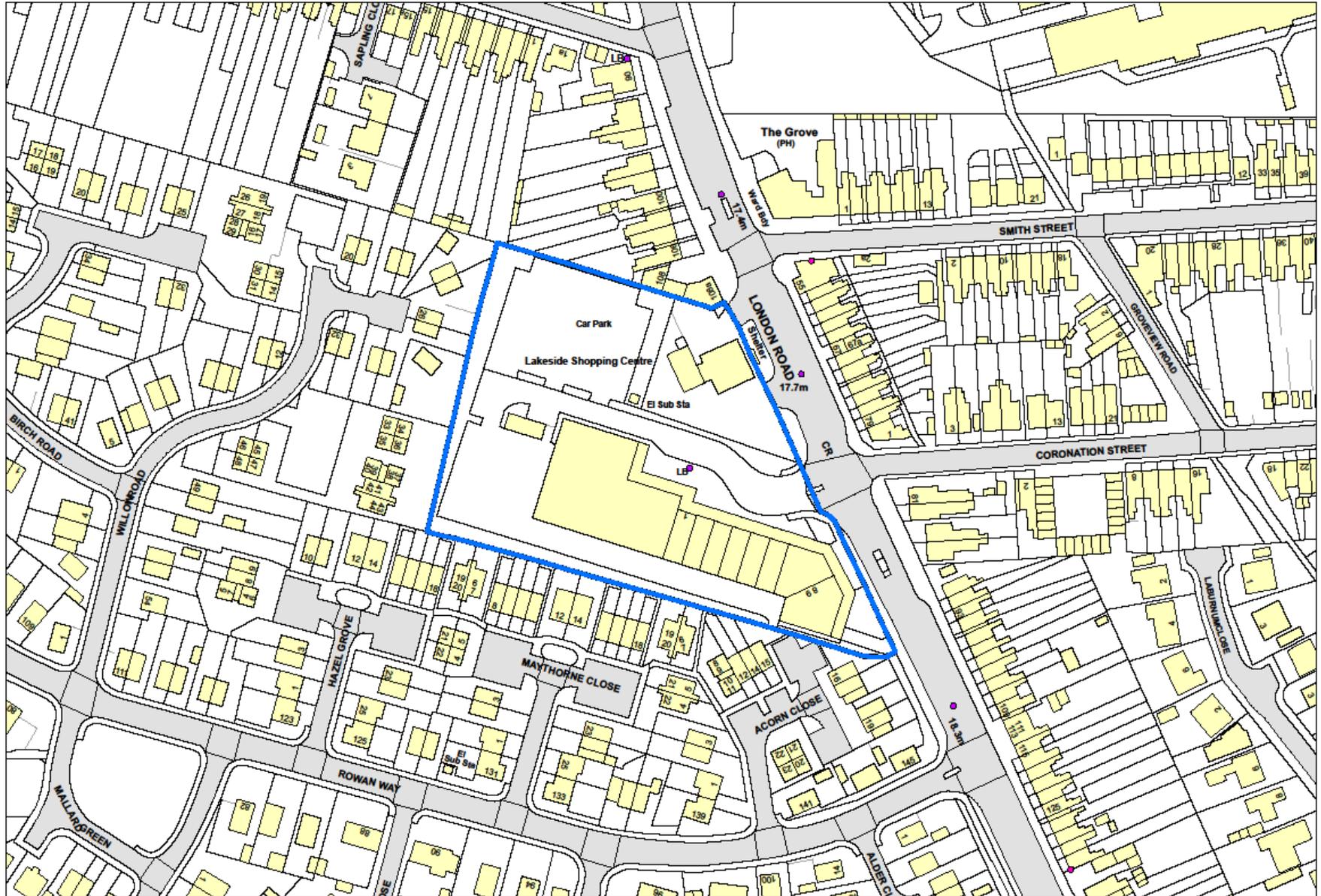
\*Other specific policies may apply in relation to conservation areas and listed buildings.

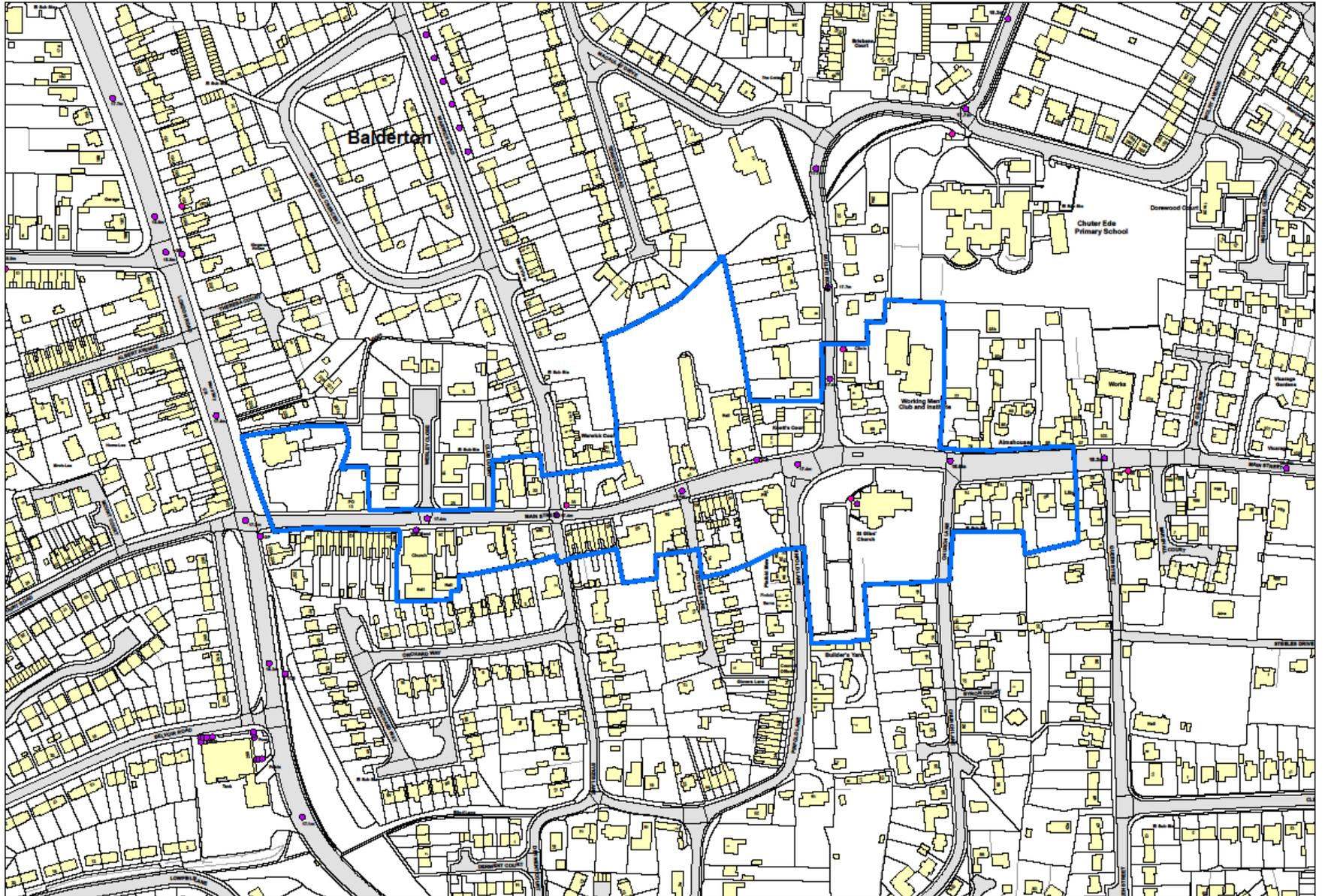
### Key for Retail Area Plans

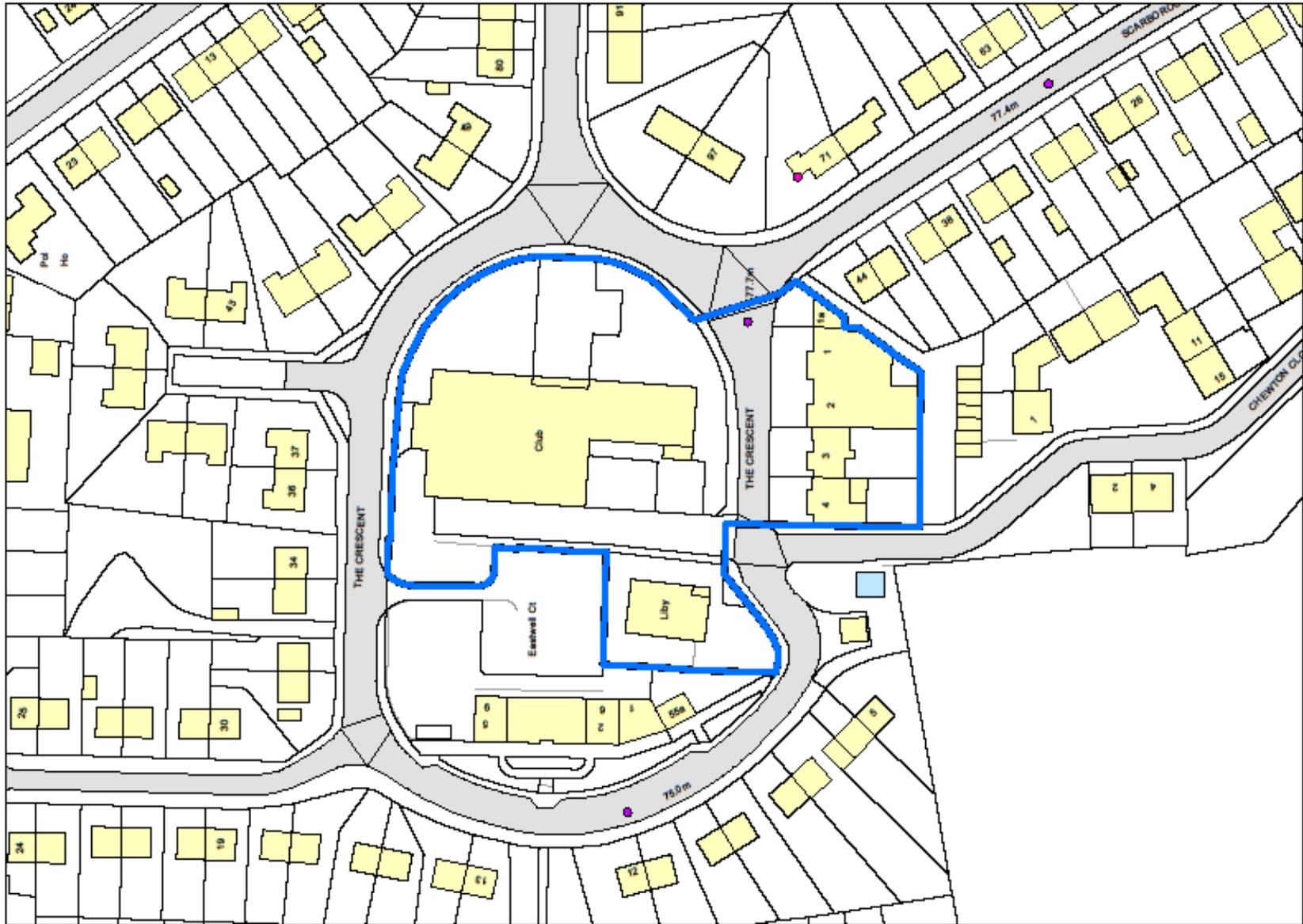
#### Key

Local Centre





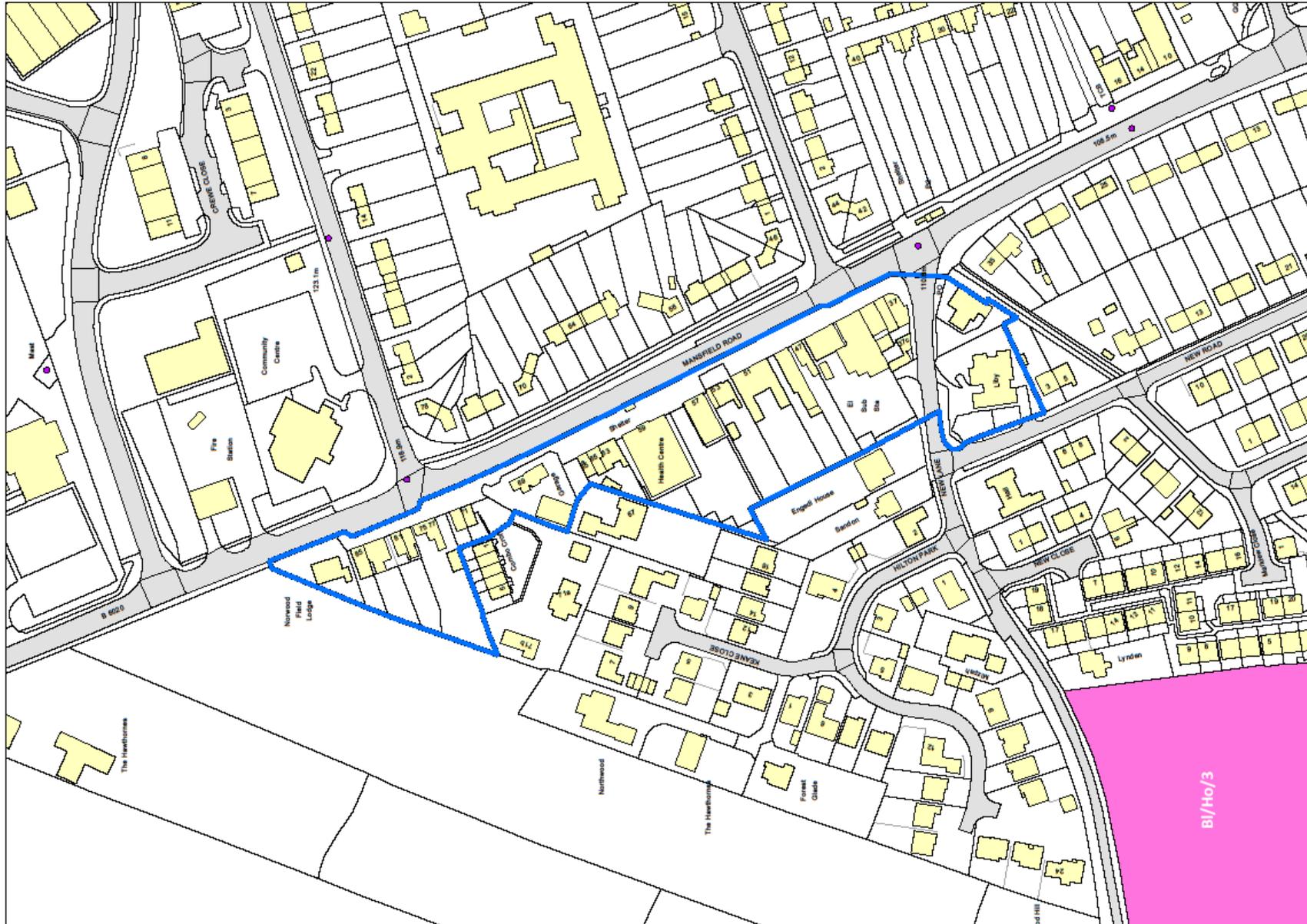




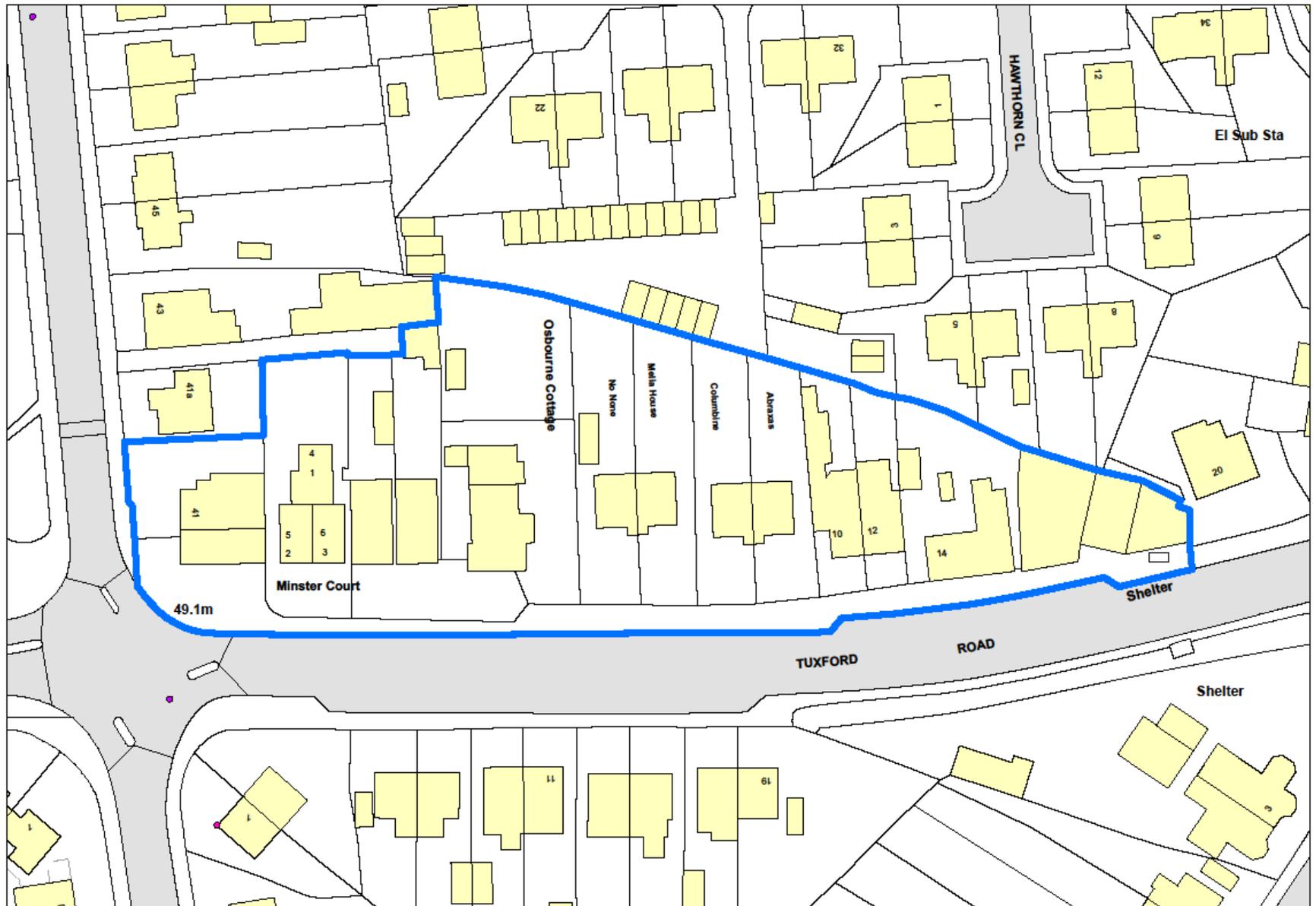
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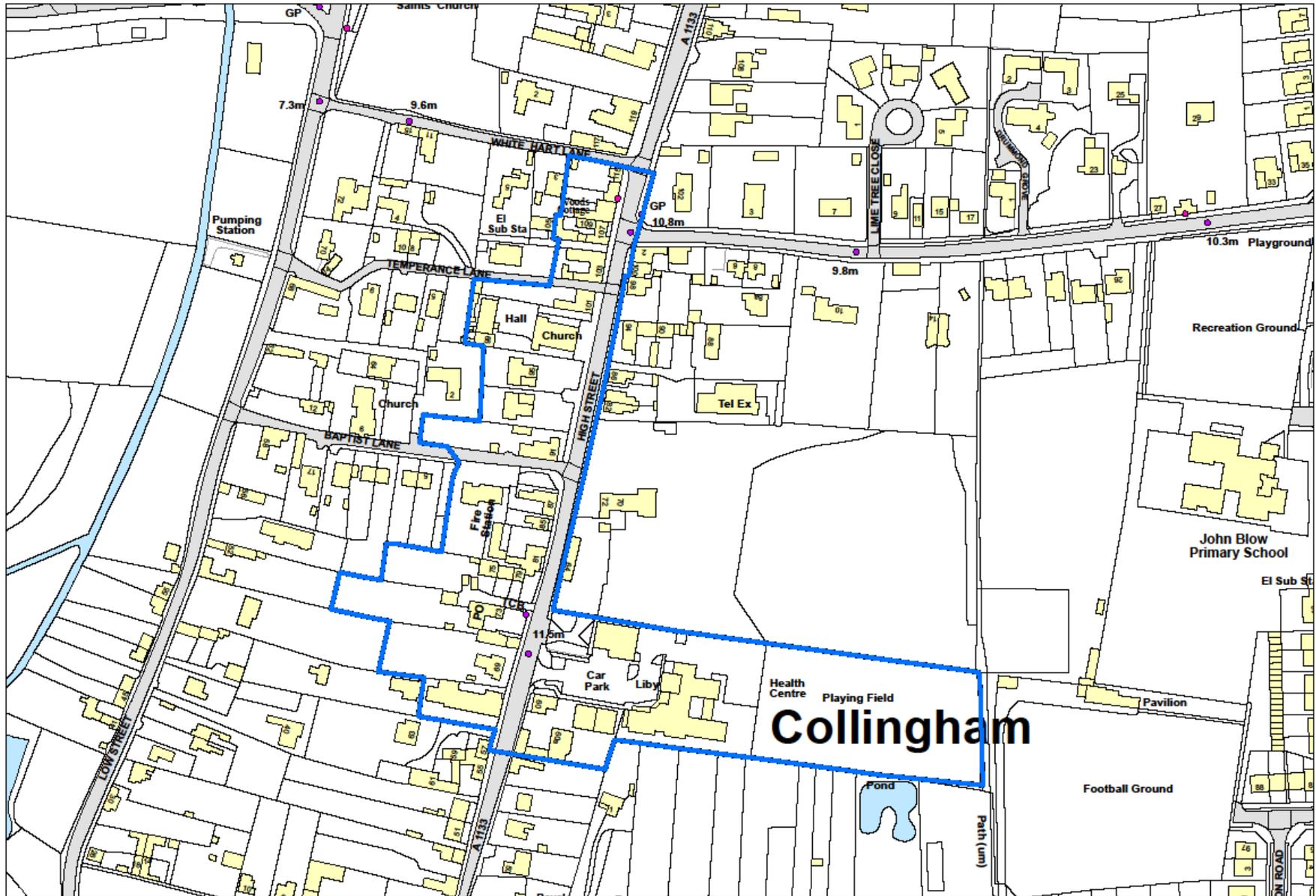
Plan 11: Blidworth Local Centre

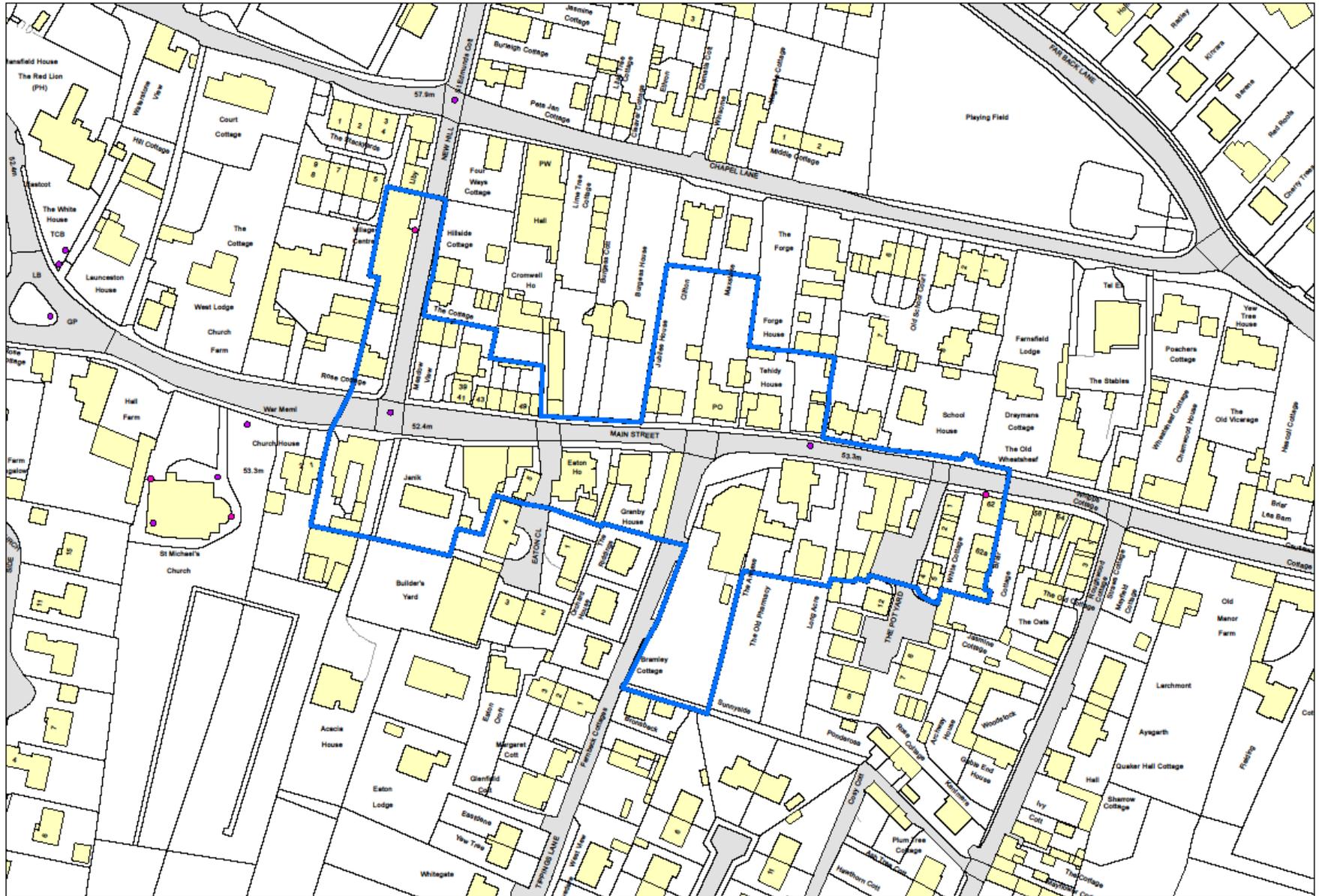


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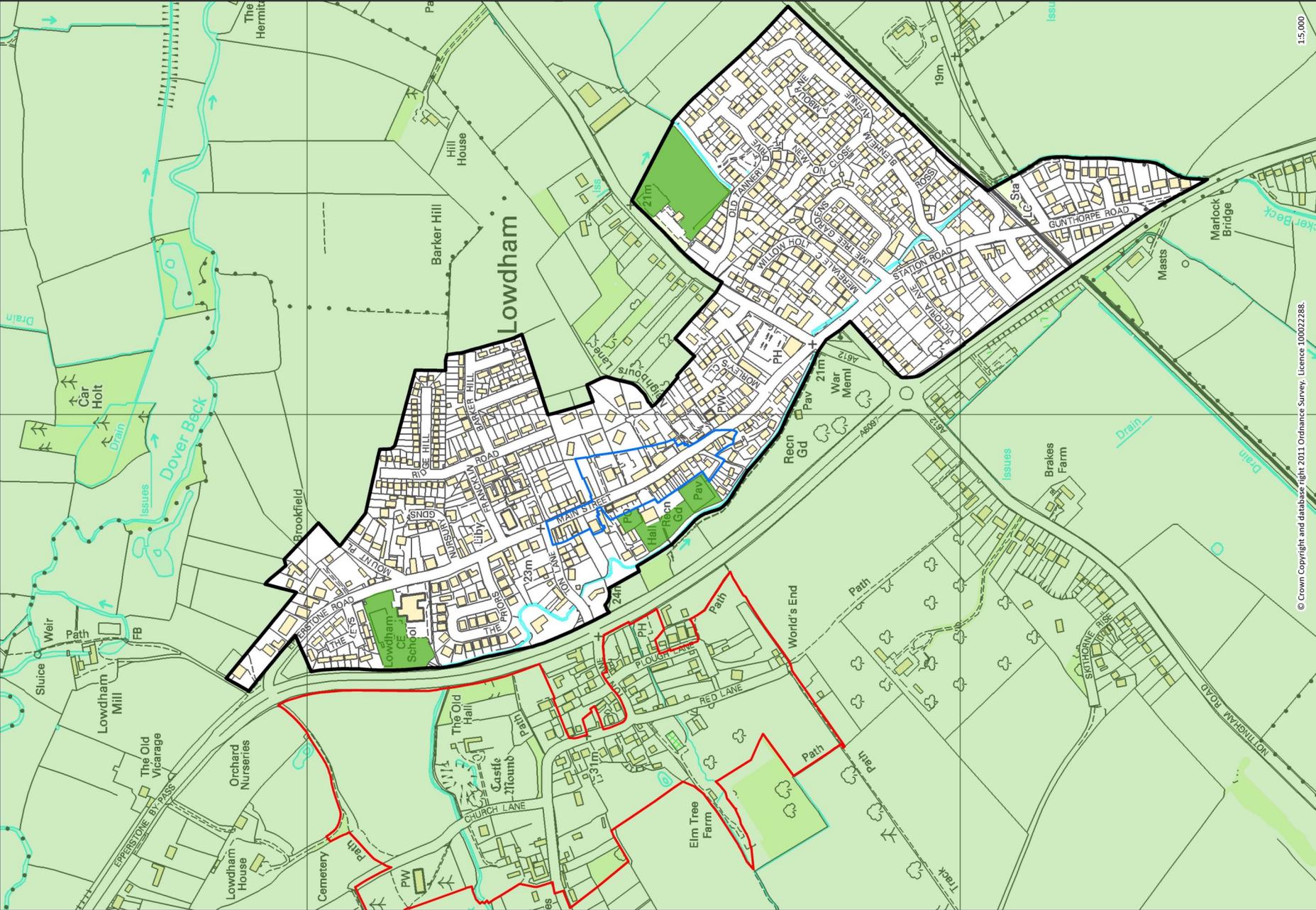












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Figure 59: Percentage Split of All Use Classes including Vacant Units within the Local Centres

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Balderton North	10	1	10.00	4	40.00	2	20.00	0	0.00	0	0.00	2	20.00	0	0.00	0	0.00	0	0.00	1	10.00
Balderton South	55	1	1.82	5	9.09	0	0.00	0	0.00	2	3.64	1	1.82	39	70.91	5	9.09	0	0.00	2	3.64
Bilthorpe North	7	0	0.00	3	42.86	0	0.00	0	0.00	0	0.00	2	28.57	0	0.00	1	14.29	1	14.29	0	0.00
Bilthorpe South	4	0	0.00	3	75.00	0	0.00	0	0.00	0	0.00	1	25.00	0	0.00	0	0.00	0	0.00	0	0.00
Blidworth	30	0	0.00	14	46.67	0	0.00	1	3.33	0	0.00	4	13.33	9	30.00	2	6.67	0	0.00	0	0.00
Boughton	21	0	0.00	6	28.57	0	0.00	1	4.76	0	0.00	1	4.76	13	61.90	0	0.00	0	0.00	0	0.00
Clipstone	23	0	0.00	11	47.83	0	0.00	0	0.00	0	0.00	5	21.74	2	8.70	1	4.35	0	0.00	4	17.39
Collingham	30	1	3.33	8	26.67	0	0.00	0	0.00	0	0.00	1	3.33	13	43.33	6	20.00	0	0.00	1	3.33
Farnsfield	35	2	5.71	12	34.29	0	0.00	0	0.00	0	0.00	0	0.00	20	57.14	1	2.86	0	0.00		0.00
Fernwood	7	0	0.00	2	28.57	0	0.00	1	14.29	0	0.00	1	14.29	0	0.00	2	28.57	1	14.29	0	0.00
Lowdham	46	1	2.17	7	15.22	1	2.17	1	2.17	1	2.17	2	4.35	31	67.39	2	4.35	0	0.00	0	0.00
<b>Total</b>	<b>268</b>	<b>6</b>	<b>2.24</b>	<b>75</b>	<b>27.99</b>	<b>3</b>	<b>1.12</b>	<b>4</b>	<b>1.49</b>	<b>3</b>	<b>1.12</b>	<b>20</b>	<b>7.46</b>	<b>127</b>	<b>47.39</b>	<b>20</b>	<b>7.46</b>	<b>2</b>	<b>0.75</b>	<b>8</b>	<b>2.99</b>

Figure 60: Percentage Split of 'A' Use Classes including Vacant Units within the Local Centres

Local Centre Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Balderton North	9	1	11.11	4	44.44	2	22.22	0	0.00	0	0.00	2	22.22
Balderton South	9	1	11.11	5	55.56	0	0.00	0	0.00	2	22.22	1	11.11
Bilthorpe North	5	0	0.00	3	60.00	0	0.00	0	0.00	0	0.00	2	40.00
Bilthorpe South	4	0	0.00	3	75.00	0	0.00	0	0.00	0	0.00	1	25.00
Blidworth	19	0	0.00	14	73.68	0	0.00	1	5.26	0	0.00	4	21.05
Boughton	8	0	0.00	6	75.00	0	0.00	1	12.50	0	0.00	1	12.50
Clipstone	16	0	0.00	11	68.75	0	0.00	0	0.00	0	0.00	5	31.25
Collingham	10	1	10.00	8	80.00	0	0.00	0	0.00	0	0.00	1	10.00
Farnsfield	14	2	14.29	12	85.71	0	0.00	0	0.00	0	0.00	0	0.00
Fernwood	4	0	0.00	2	50.00	0	0.00	1	25.00	0	0.00	1	25.00
Lowdham	13	1	7.69	7	53.85	1	7.69	1	7.69	1	7.69	2	15.38

\* The District Council are aware that at the time of survey two units at Boughton were being used as a gym (D2 use) this matter is being addressed by the Enforcement Team.

**Figure 61: 'A Use Class' Vacant Units in Local Centres (Quarter Two 2014)**

Area	Street	Previous Use Class	Net Sqm
Balderton North	Unit 5 Lakeside Shopping Centre	A1	85.75
Collingham	71 High Street	A2	67.00
Farnsfield	Main Street	A1	125.60
Farnsfield	Former Post Office, Main Street	A1	193.04
Lowdham	27 Main Street	A2	17.53

Where available net square metres have been taken from sales/to let boards, plans and the valuation office website. If it has not been possible to find information from these sources then an estimate has been made using GIS mapping and deducting 20% from the total area of the unit.

**Figure 62: Vacant Units Comparison 2012 to 2014**

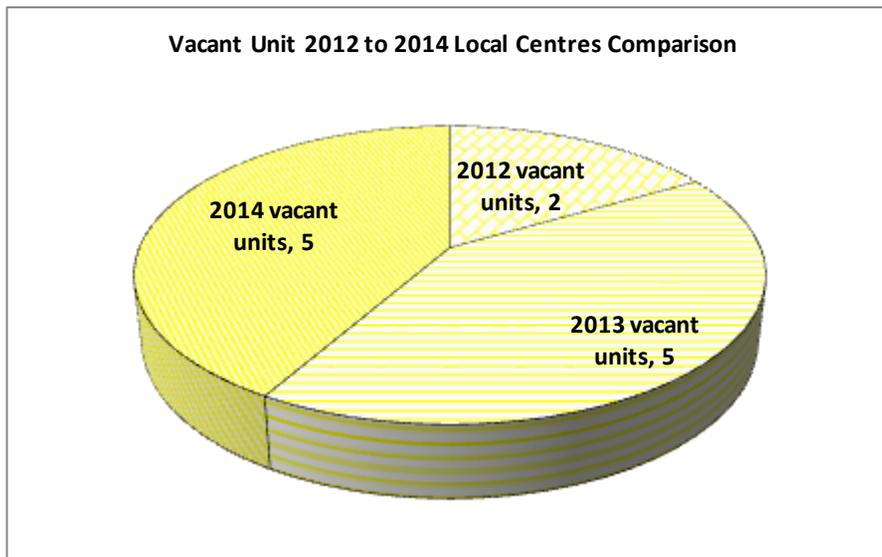
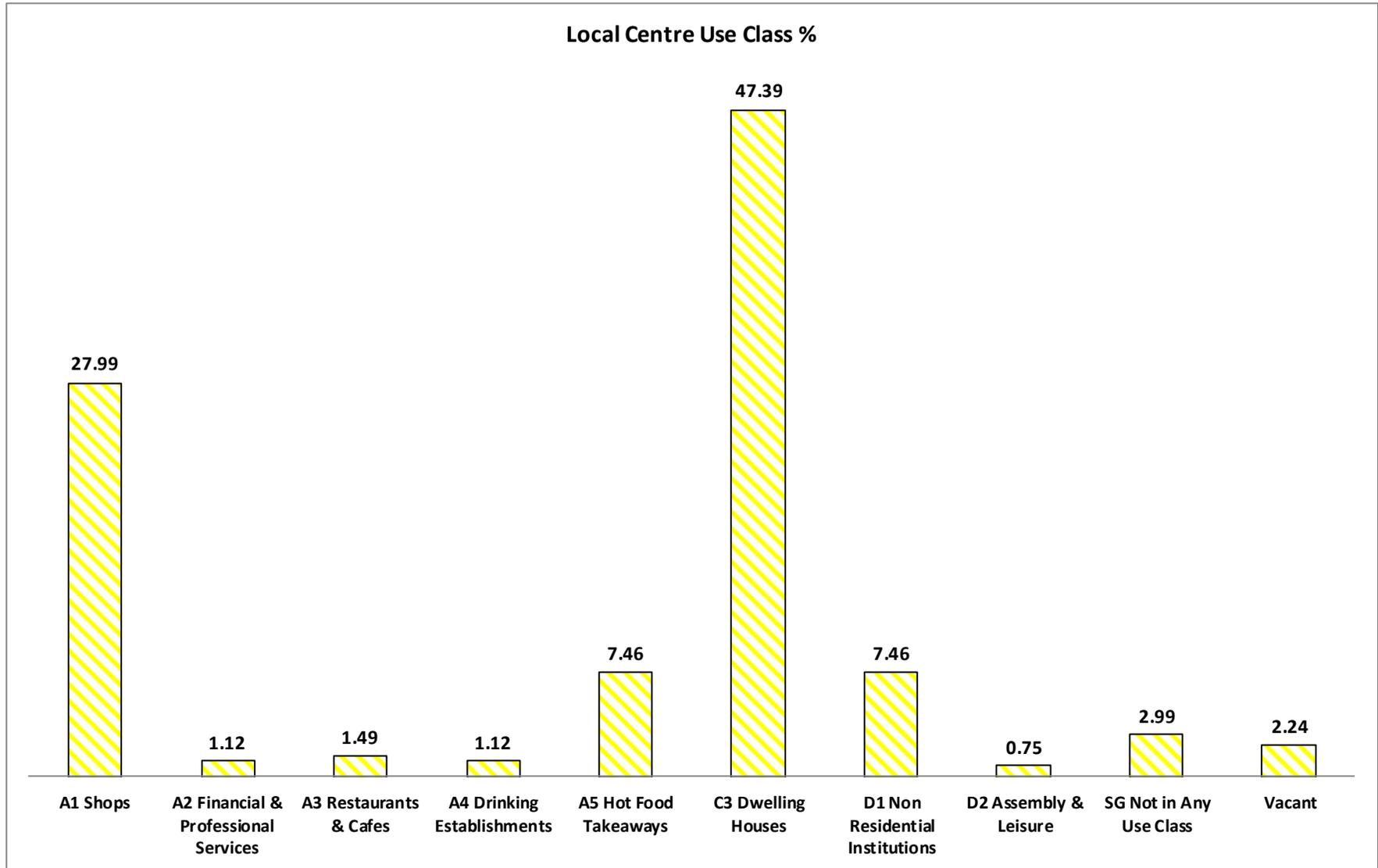


Figure 63: Local Centres Use Class Percentage Split



A more detailed Use Class Order Guide can be found in the Appendix of this Report.

### Local Centres Use Class Percentage Split

Figure 64: Balderton (North)

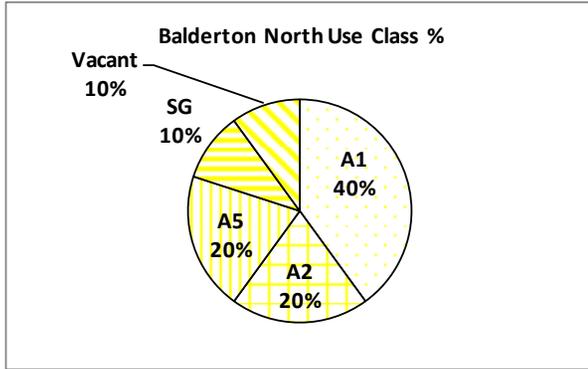


Figure 65: Balderton South

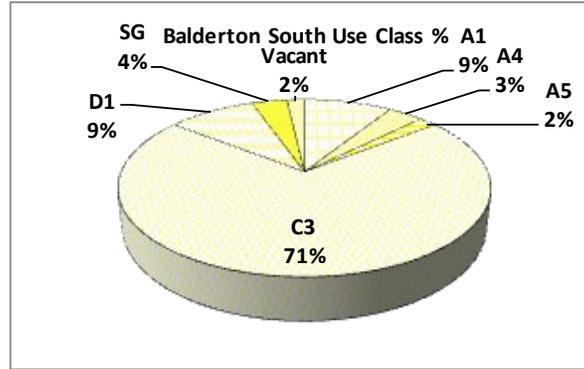


Figure 66 : Bilsthorpe North

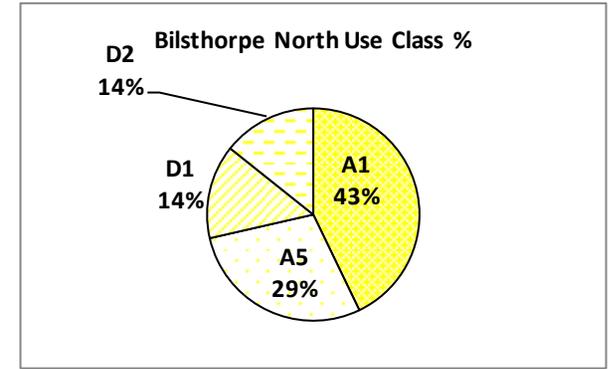


Figure 67: Bilsthorpe South

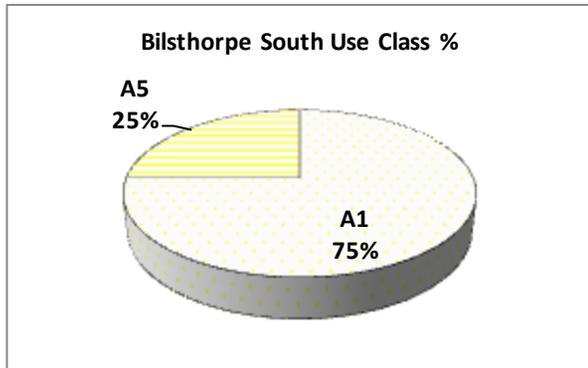


Figure 68 : Blidworth

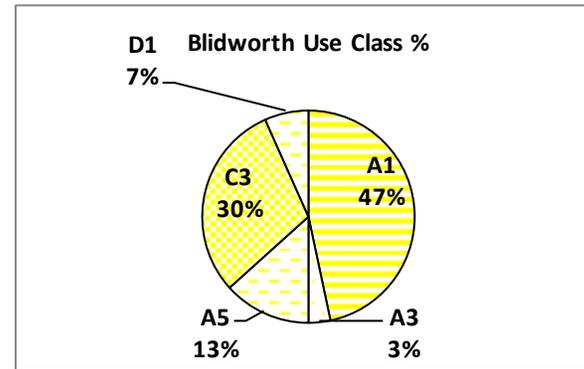
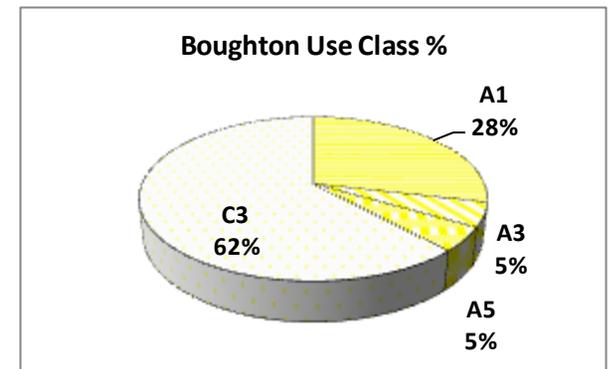


Figure 69: Boughton



### Local Centres Use Class Percentage Split ..Continued

Figure 70: Clipstone

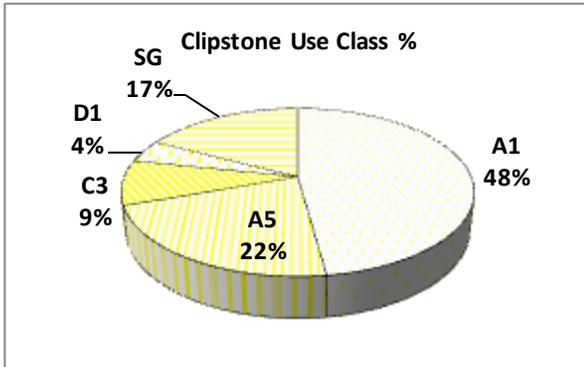


Figure 71 : Collingham

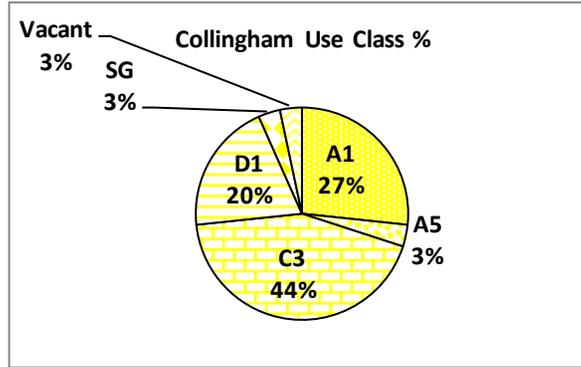


Figure 72: Farnsfield

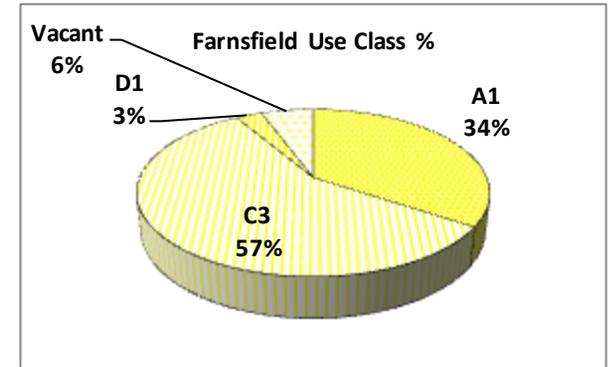


Figure 73: Fernwood

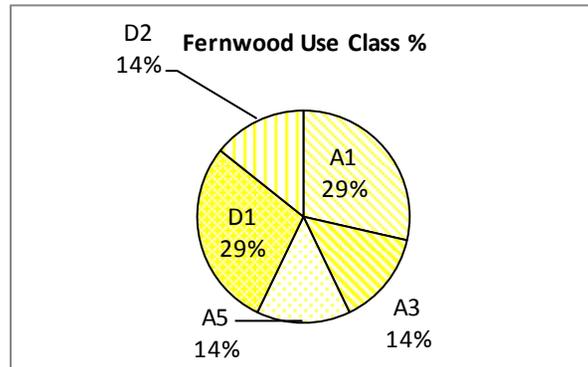
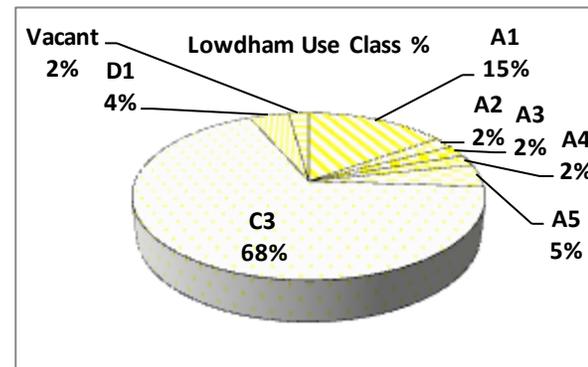


Figure 74 : Lowdham





## Use Class Order Guide

Use Class	Description
A1 Shops	Shops, retail warehouses, hairdressers, travel and ticket agencies, post offices, pet shops, sandwich bars, internet cafes, showrooms, domestic hire shops, dry cleaners and funeral directors.
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3 Restaurant and Cafes	Establishments where the primary purpose is for the sale of food and drink for consumption on the premises –restaurants, snack bars and cafes.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (not nightclubs)
A5 Hot Food Takeaways	Establishments where the primary purpose is for the sale of hot food for consumption off the premises.
C3 Dwelling Houses	Dwelling Houses (Categorised into A,B and C in the October 2010 Use Classes Order Guide)
D1 Non Residential Institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, places of worship, public halls, exhibition halls, church halls, law courts and non residential education and training centres.
D2 Assembly and Leisure	Cinemas, music and concert halls, bingo and dance halls (not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used)
SG Sui Generis (Not in any use class)	Uses include for example; Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, petrol filling stations, shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres.

Extracted from the Use Classes Order Guide October 2013