

**2018 Retail and Town Centre Uses Monitoring Report 1st April 2017 to 31st March 2018  
and Survey Data (April/May 2018)**



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## **Location Plans**

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Newark Town Centre (North)

Newark Town Centre (South)

### **District Centres (Page )**

Edwinstowe

Ollerton

Rainworth

Southwell

### **Local Centres (Page )**

Balderton (North)

Balderton (South)

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)***

# 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 01/04/2017 to 31/03/2018.

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 14 ). Local Plan documents are currently being reviewed Figure 2 on page 7 demonstrates the Amended Core Strategy Proposed Retail Required Additional Capacity. For this monitoring period (01/04/2017 to 31/03/2018) convenience and comparison floorspace is monitored against Figure 14 on (p17) for the current plan period up to 2016.

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 April /May 2018. Comparisons have been made with 2012, 2013, 2014, 2015, 2016 and 2017 surveys

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**

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)

## Plan Review

The process of plan review commenced in 2015, examination of the Amended Core Strategy took place in February 2018. Proposed amendments to Retail and Town Centre Policy (CP8) are set out below. During the examination further amendments were considered to Core Policy 8 and Area Policy NAP2A (Land South of Newark). Main modifications specific to retail development at Land South of Newark have been consulted on, alongside those concerning other elements of the Plan, and the Council is currently awaiting receipt of the Inspector's report. Further information can be found at <http://www.newark-sherwooddc.gov.uk/planreview/>

### Core Policy 8– Retail and Town Centres

Findings of the [Town Centre and Retail Study 2016](#) undertaken by Carter Jonas on behalf of the District Council suggested that Rainworth District Centre has more of a local centre role and is possibly serving top-up shopping needs. As a result of this study and the plan review consultation process the hierarchy status of Rainworth will be down graded to Local Centre, which is principally concerned with the sale of food and other convenience goods, and the provision of services to the local community in which they are located.

### Impact Assessment

To ensure that the impact from proposed retail development which is located outside of a defined centre and has a gross floorspace equalling or exceeding **400sqm (gross) -Newark Urban Area or 350sqm (gross) -Rest of the District** is robustly assessed through the undertaking of an impact assessment proportionate to the scale and type of retail floorspace proposed.

### Convenience and Comparison Retail Floorspace Capacity

Figure 2 below sets out the proposed capacity for convenience and comparison floorspace over the plan period to 2033:

**Figure 2 Amended Core Strategy Proposed Retail Required Additional Capacity**

Period	2021	2026	2031	2033
Convenience Retail Floorspace (Sqm)	-160	926	1963	2367
Comparison Retail Floorspace (Sqm)	-3479	35	3851	5359

## Section Two

### Retail and Town Centre Provision (01/04/2017 to 31/03/2018)



## Retail and Town Centre Commitments by Retail Hierarchy at 01/04/2018

Figure 3: Newark Town Centre

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
Lombard Street (Robin Hood Hotel) (Phase 2)	479662/353678	New Build	Under construction	A1	4	1635	07/01460/FULM 10/00537/FULM	Detailed	Phase 2 New retail units - all assumed to be for comparison sales
41-43 Kirk Gate (Newark College The Sherwood Centre)	479885/353990	Change of Use	No start	A3	1	772	16/01260/FUL	Detailed	Change of use from music school (Use Class D1, Non-Residential Institution) to restaurant (Use Class A3, Restaurants and Cafe)

Figure 4: District Centres

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
Former Squinting Cat Mansfield Road Clipstone	458487/362836	New Build	No start	A1	4	150.4	15/01153/FUL	Detailed	Change of use from current vehicle sales site to redevelopment for 5 no. houses and 4no. shop units with flats.
The Old Library High Street Edwinstowe	462621/366699	Change of Use	Under construction	A3	1	136	16/01058/FUL	Detailed	Refurbishment and alterations to the Old Library to convert the property to a Cafe and multi-use facility

Figure 5: Local Centres

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
Bowbridge Lane Balderton	479873/351173	New build	No start	A1 to A5	tbc	Planning condition states maximum 3000m2 gross 1800m2 net convenience	10/01586/OUTM 14/01978/OUTM	Outline	Two local centres comprising A1 to A5 units

Figure 6: Provision Outside of Retail Hierarchy

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
Tesco Express, Blidworth	459264/356053	New Build	No start	A1	1	Ancillary storage to A1 unit (22.3)	17/01297/FUL	Full	Proposed warehouse extension
Tall Trees Nursery, Bulcote	465823/344947	New Build	Under construction	A3	1	Gain of 172.24	16/01123/FULM	Full	Demolition and Refurbishment of Tall Trees Nurseries
Edwinstowe House, Edwinstowe	462563/366544	New Build	Under construction	A3	1	136	16/00135/FULM	Full	Mixed use development comprising: including Offices, New Main Entrance and Cafe/Restaurant Facility.
Newark Air Museum, Langford	483162/356093	New Build	No start	A3	1	113.4	17/01537/FUL	Full	Erection of a modular building to provide cafe facilities, kitchen,
The Cardinal's Hat Jersey Street, Newark	479446/352274	Change of use	Under construction	A1/A2	3	A1 - 285.60 and A2 - 146.40	17/01248/FUL	Full	Change of use from A4 public house to A1 and A2 use with small extension
Land off Northgate, Newark	480032/354513	New Build	No start	A1	4	4728.5	13/00997/OUTM	Outline	Proposed retail development comprising 6 Units for Bulky Goods/ Open A1/ Open A1 Convenience
The Sawmill, Beacon Hill Road, Newark	480927/353858	Demolition and New build	No start	A1	1	240sqm convenience and 223.2sqm comparison	17/01431/FUL	Full	Demolition of existing Public House and erection of 2 new units comprising of a Use Class A1 convenience retail unit and a Use Class A1 (Non-Food) retail,
Maythorne Lane, Southwell	469659/355509	Change of use	No start	A3	1	57	17/01328/FUL	Full	Change of use of Maythorne Fishing Lodge to host new catering kitchen

Figure 7: Increase in Floorspace

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
25-27 Lyndhurst Avenue, Blidworth	459660/356307	Increase in floorspace	Under construction	A1	1	79.2	12/00113/FUL	Detailed	Two storey side extension (ground floor increase in retail floorspace, first floor habitable space). Various alterations to shop frontage.
Hills Farm Shop Edingley Hill	466897/355498	Refurbishment and conversion	No Start	A1 and A3	1	A1 - 17.52 (convenience) A3 - 66.1	17/01053/FUL	Detailed	Refurbishment and conversion of existing building to form cafe facilities for existing farm shop.
Units 1 and 2 Forest Corner, Edwinstowe	462527/367120	Increase in floorspace	No start	A1	1	48.21	15/01060/FUL	Detailed	Conversion of store to a Craft Centre Annexe for an additional craft workshop with associated sales and building works associated with the conversion.
Hockerton Road, Kirklington (Maxey's Farm Shop)	469528/357339	Increase in floorspace	No start	A1 and A3	1	499.2	15/00745/FUL	Detailed	Extension to existing farm shop and a tea room
Former B&Q Northern Road, Newark	480802/353993	Increase in floorspace	Under construction	A1 and A3	1	475.2	17/01848/FUL	Detailed	Erection of extension to retail warehouse to provide garden centre and ancillary cafe.
Oscars Inn 105 Balderton Gate Newark	480217/353483	Increase in floorspace	No start	A4	1	32.8	17/02196/FUL	Detailed	Two single storey rear extensions to facilitate extra dining space & kitchen area.
Eddison Rise (Tesco) Ollerton	466328/367718	Increase in floorspace	Under construction	A1	1	1916	07/01138/FULM	Detailed	Extension to supermarket

**Figure 8: Sites Allocated in the Core Strategy (March 2011)**

Core Strategy Reference	Allocation Type	Location	Plan Area	Status at 01/04/2018	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		Planning condition states maximum 3000m2 gross 1800m2 net convenience
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	Application pending on part of the site (16/00506/OUTM)

**Figure 9: Sites Allocated in the Allocations and Development Management DPD (Adopted July 2013)**

**Time Line for Implementation  
(% expected to be delivered during each period)**

Allocation Reference	Allocation Type	Location	Plan Area	Status at 01/04/2018	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	0-5 Years (2018-2023)	5-8 Years (2023 - 2026)
Bi/MU/1	Mixed Use	East of Kirklington Road, Bilsthorpe	Sherwood Area	17/01139/OUTM – pending decision	3.95	**280	**280	100%	0%
Cl/MU/1	Mixed Use	Land at the Former Clipstone Colliery	Mansfield Fringe		27.64	*250.00	*250.00	0%	100%
NUA/MU/3	Mixed Use	NSK Factory, Northern Road, Newark	Newark and Rural South (Sub Area 1)		10.11	4000	4000	0%	100%
OB/Re/1	Retail	Rufford Avenue, Ollerton	Sherwood Area		0.35	1962	0	0%	100%
OB/Re/2	Retail	Forest Road Ollerton	Sherwood Area	Site complete	0.17	932	0	n/a	n/a
Ra/MU/1	Mixed Use	Land at Kirklington Road, Rainworth	Mansfield Fringe		0.62	*250.00	*250.00	0%	100%
ST/MU/1	Mixed Use	East of Hemplands Lane, Sutton on Trent	Rural North (Sub Area 3)	Safeguarding of land for retail development under S106 agreement for planning permission 14/00161/FULM	2.07	*250.00	*250.00	100%	0%

\*Estimates have been made for floorspace provision \*\* Estimates amended to reflect planning application

## Retail and Town Centre Uses Completed between 01/04/2017 and 31/03/2018

### Figure 10: Within Retail Hierarchy

Retail Hierarchy	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Description
The Jubilee Shop, Main Street, Farnsfield	464761/356573	Change of Use	A1	1	24.56	17/01179/FUL	Change of use from B1 office to A1 shop
Main Street (Co-op Supermarket) Farnsfield	464782/356539	New build	A1	1	39.2	14/02050/FUL	Erection of a single storey rear extension to the existing Co-operative Food store
21 Lombard Street (Newark Health Centre) Newark	479748/353722	Change of Use	A2	1	113.02	16/00556/FUL	Change of use to A2 (Financial and Professional Offices)
Beaumont House 11C Stodman Street Newark	479976/353870	Change of Use	A2	1	25.93	17/00010/FUL	Change of use from Use Class D1 to Use Class A2 for an estate agents
Castle Gate (22, All Spice Restaurant) Newark	479607/353917	Change of Use	A1 to A5	1	21.00	15/00136/FUL	Sub-division of ground floor to form separate unit and Change of use to use within Class A1,A2,A3,A4 or A5;

### Figure 11: Outside of Retail Hierarchy

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Description
Balderton Village Hall Balderton	481565/352246	New build	A3	1	64	16/01713/FUL	Construction of amenity and cafe building
Fox and Hounds Public House Calverton Road Blidworth	458998/354766	Increase in floorspace	A4	1	17.6	16/00162/FUL	Removal of existing outdoor seated area and construction of a single storey side extension forming internal dining area.
Mansfield Road Edingley	466186/356085	Increase in	A1	1	80	13/00072/FUL	Extension to shop
6 Nursery Avenue Farndon	477026/352070	Change of use	SG	1	13.78	17/02242/FUL	Change of use from C3 residential garage to SG dog grooming parlour
Newark and Sherwood Play Support Group Edward Avenue Newark	479496/353551	Change of Use	A1	1	236	16/00992/FUL	Change of use of premises from B1 Offices to A1 (retail) to include a butchery and tea room
Beech Avenue (63) And Eton Avenue (73) Newark	479621/352441	Change of use	A1	1	49.07	15/01969/FUL	Internal alterations to increase the retail area
The Old Vicarage, Station Road Rolleston	474134/352544	Change of Use	A3	1	25.22	12/00799/FUL	Change of use from domestic to domestic & A3 (tea rooms)
Rufford Abbey, Old Rufford Road Rufford	464566/364779	Change of use	A1	1	284	17/00639/FUL	Change of use of orangery from a D1 exhibition centre to an A1 retail unit

**Figure 12: Completed Change of Use Within 'A' Retail Use Class Requiring Planning Permission**

Location	Grid Reference	Change of Use	Total Units	Net Floorspace 'A' Use Class Sqm	Planning Reference	Description
Ruby's Avenue (Unit 1 Local Centre) Fernwood	482532/350574	A1 to A5	1	89.6	16/01251/FUL	Change of Use from Use Class A1 (Hair Salon) to Use Class A5 (Hot Food Takeaway)
161 Barnby Gate Newark	480652/353532	A1/C3 to A2/C3	1	25.13	17/02090/FUL	Change of Use from A1 (comparison)/C3 to A2 (office)/C3
2 Bar Gate Newark	479817/354128	A2 to A5	1	56.24	17/01446/FUL	Change of use from A2 (office) to A5 (hot food takeaway)
Forest Road (Scrooges) Ollerton	466396/397912	A1 to A5	1	69.33	14/00787/FUL	Change of use from A1 (comparison) to A5 (hot food takeaway)

**Figure 13: Completed Loss of Retail Capacity 01/04/2017 to 31/03/2018**

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace Sqm (Use Class A1 to A5)	Planning Reference	Description
13 Main Street Balderton	481666/351590	Part Change of Use	A1/C3	1	58	16/01847/FUL	Reduction in size of existing shop and post office, demolition of existing ground floor residential extension to provide parking area, conversion of part of existing shop at ground floor level into 3 no. 1 bed flats
Tuxford Road, Boughton	466829/367958	Change of Use	D1	1	26.766	17/00856/FUL	Change of use from A1 (comparison) and C3 dwelling to D1 nursery
129 Mansfield Road Clipstone	458727/362933	Change of use	SG	1	23.2	17/01229/FUL	Change of use from A1 pharmacy to SG tattoo studio
Fosse Road (Pauncefote Arms) East Stoke	475393/349668	Change of Use	C3		196	14/01304/FUL	Change of use, partial demolition, extension and alterations including changes to the vehicular access to provide 3 dwellings and a detached double garage
37-39 Kirk Gate Newark	479872/354010	Part change of use	A3/C3	1	104	17/01507/FUL	Part change of use from A3 to C3
Unit E Northgate Retail Park Newark	480205/354751	Change of use	A1/SG	1	101.6	17/01221/FUL	Part change of use from A1 comparison to SG pet treatment facility
161 Barnby Gate Newark	480652/353532	Change of use	A2/C3		24.1	17/02090/FUL	Change of use from shop/ flat to property management company and 2 flats (Retrospective)

**Figure 13: Completed Loss of Retail Capacity 01/04/2017 to 31/03/2018 continued**

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace Sqm (Use Class A1 to A5)	Planning Reference	Description
1 Queens Head Court Newark	479858/353937	Change of use	D1	1	29.52	17/00823/FUL	Change of use from Retail (Class A1) to Place of worship (D1)
263 Forest Road Ollerton	466295/367888	Change of use	SG	1	38.99	17/00925/FUL	Change of use from A1 (convenience) to SG nail and beauty salon
Unit 6 Forest Court Ollerton	466385/367889	Change of use	SG	1	46.35	17/02271/FUL	Change of use from Offices (CAB) previously to Tattoo & Piercing Studio (Internal decoration only)
The Red Lion PH High Street South Clifton	482134/370168	Change of Use	C3	1	267.2	16/01052/FUL	Material change of use of public house to dwelling,
Former Nags Head Old Great North Road Sutton on Trent	479286/365938	Change of Use	C3	1	272.8	16/01459/FUL	Conversion of the former Nags Head Public House to form 4 No. dwellings and erection of 2 No. dwellings on the former car park

## Section Three

### Convenience and Comparison Data (01/04/2017 to 31/03/2018)



## 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 14 below shows the updated Requirements

**Figure 14: 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 18 to 20 details commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2017 to 31/03/2018. 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 15: Retail Commitments for Proposed Convenience and Comparison Use at 01/04/2018**

Newark Urban Area or the Rest of the District	Street	Town	Description	Planning Reference	Total Net Floorspace	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Newark Urban Area	Bowbridge Lane	Balderton	Two local centres comprising units A1 to A5	14/01978/OUTM	2400	1800	600
Rest of the District	Lyndhurst Avenue	Blidworth	Increase in retail floorspace	12/01133/FUL	79.20	79.20	
Rest of the District	Former Squinting Cat	Clipstone	Re-development including 4 number shop units	15/01153/FUL	150.40	75.20	
Rest of the District	Hills Farm Shop Edingley Hill	Edingley	Refurbishment and conversion	17/01053/FUL	83.62	17.52	
Rest of the District	Units 1 and 2 Forest Corner	Edwinstowe	Increase in floorspace	15/01060/FUL	48.21		48.21
Rest of the District	Maxey's Farm Shop Hockerton Road	Kirklington	Extension to farm shop	15/00745/FUL	499.20	499.20	
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 10/00537/FULM	1635		1635
Newark Urban Area	The Cardinal's Hat Jersey Street	Newark	Change of use from A4 public house to A1 and A2 use with small extension of 23sqm	17/01248/FUL	413.60	228.48	
Newark Urban Area	Land off Northgate	Newark	Retail development comprising 6 units for bulky goods, open A1, open A1 convenience, car parking	13/00997/OUTM 15/01858/OUTM	4728.50	1434.00	3294.50
Newark Urban Area	The Sawmill, Beacon Hill Road	Newark	Demolition of existing Public House and erection of 2 new units comprising of a Use Class A1 convenience retail unit and a Use Class A1 (Non-Food) retail,	17/01431/FUL	463.20	240	223.20
Newark Urban Area	Former B&Q Northern Road	Newark	Erection of extension to retail warehouse to provide garden centre and ancillary cafe.	17/01848/FUL	475.20		395.20
Rest of the District	Eddison Rise (Tesco)	Ollerton	Extension to supermarket	07/01138/FULM	1916.00	1916.00	
<b>Total Floorspace (Net)</b>					<b>12892.13</b>	<b>6289.60</b>	<b>6196.11</b>

Figure 16: Convenience and Comparison Gains Requiring Planning Permission

Newark Urban Area or the Rest of the District	Street	Town	Description	Planning Reference	Total Net Floorspace	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Rest of the District	Mansfield Road	Edingley	Extension to shop	13/00072/FUL	80		80
Rest of the District	Main Street (Co-op)	Farnsfield	Extension to shop	14/02050/FUL	39.20	39.20	
Newark Urban Area	63 Beech Avenue and 73 Eton Avenue	Newark	Internal alterations to increase retail area	15/01969/FUL	49.07	49.07	
Newark Urban Area	Edward Avenue	Newark	Change of use from B1 to A1 to include butchers	16/00992/FUL	236.00	125.86	
<b>Total (Sqm)</b>					<b>404.27</b>	<b>214.13</b>	<b>80.00</b>

Figure 17: Loss of Convenience and Comparison Sales Requiring Planning Permission

Newark Urban Area or the Rest of the District	Street	Town	Description	Planning Reference	Total Net Floorspace	Net Loss in Convenience Floorspace (Sqm)	Net Loss in of Comparison Floorspace (Sqm)
Newark Urban Area	13 Main Street	Balderton	Reduction in size of existing shop and post office	16/01847/FUL	58	58	
Rest of the District	Tuxford Road	Boughton	Change of use from A1 (comparison) and C3 dwelling to D1 nursery	17/00856/FUL	26.76		26.76
Rest of the District	129 Mansfield Road	Clipstone	Change of use from A1 pharmacy to SG tattoo studio	17/01229/FUL	23.20		23.20
Newark Urban Area	Unit E Northgate Retail Park	Newark	Part change of use from A1 pet store to SG pet treatment room	17/01221/FUL	101.60		101.60
Newark Urban Area	1 Queens Head Court	Newark	Change of use from A1 shop to D1 place of worship	17/00823/FUL	29.52		29.52
Newark Urban Area	161 Barnby Gate	Newark	Change of Use from A1 (comparison)/C3 to A2 (office)/C3	17/02090/FUL	25.13		25.13
Rest of the District	Forest Road (Scrooges)	Ollerton	Change of use from A1 (comparison) to A5 (hot food takeaway)	14/00787/FUL	69.33		69.33
Rest of the District	263 Forest Road	Ollerton	Change of use from A1 (convenience) to SG nail and beauty salon	17/00925/FUL	38.99	38.99	
<b>Total (Sqm)</b>					<b>372.53</b>	<b>96.99</b>	<b>275.54</b>

**Figure 18: 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 Floorspace (Sqm)	Net Convenience Floorspace (Sqm)	Net Comparison Floorspace (Sqm)
Rest of the District	Bi/MU/1	East of Kirklington Road Bilsthorpe	Sherwood Area	*280	280	
Rest of the District	CI/MU/1	Land at the former Clipstone Colliery	Mansfield Fringe	**250	250	
Newark Urban Area	NUA/MU/3	NSK Factory Northern Road	Newark and Rural South (Sub Area 1)	4000		4000
Rest of the District	OB/Re/1	Rufford Avenue Ollerton	Sherwood Area	*1569	1200	369
Rest of the District	Ra/MU/1	Land at Kirklington Road Rainworth	Mansfield Fringe	**250	250	
Rest of the District	ST/MU/1	East of Hemplands Lane Sutton on Trent	Rural North (Sub Area 3)	**250	250	
Newark Urban Area	NAP/2B	Land East of Newark	Newark and Rural South (Sub Area 1)	**2500	1000	1500
Newark Urban Area	NAP/2C	Land at Fernwood	Newark and Rural South (Sub Area 1)	**2500	1000	1500
<b>Total (Sqm)</b>				<b>11599</b>	<b>4230</b>	<b>7369</b>

**Figure 19: Convenience/Comparison Status at 01/04/2018**

Area	Net Requirement of Sqm of Convenience or Comparison Floorspace by Area (See Figure 13)	Net Sqm of Committed Floor space with planning permission at 01/04/2018	(Net 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 16 for explanation)	01/04/2012 to 31/03/2017	01/04/2017 to 31/03/2018	Net Sqm of Completions and Losses at 31/03/2018 (F+G+H)	Under/Over Provision (E+I-B)
Newark Urban Area Convenience	5661	3702	2000	<b>5702</b>	738	463	116.93	<b>1318</b>	<b>1359</b>
Rest of the District Convenience	6707	2587	2230	<b>4817</b>	70	1557	0.21	<b>1627</b>	<b>-263</b>
All of the District Comparison	15690	6196	7369	<b>13565</b>	8	2122	-195.54	<b>1934</b>	<b>-190</b>

\* Indicates Floorspace taken from application form

\*\* 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 April/May 2018)



Retail surveys were carried out during March/April 2018 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.*

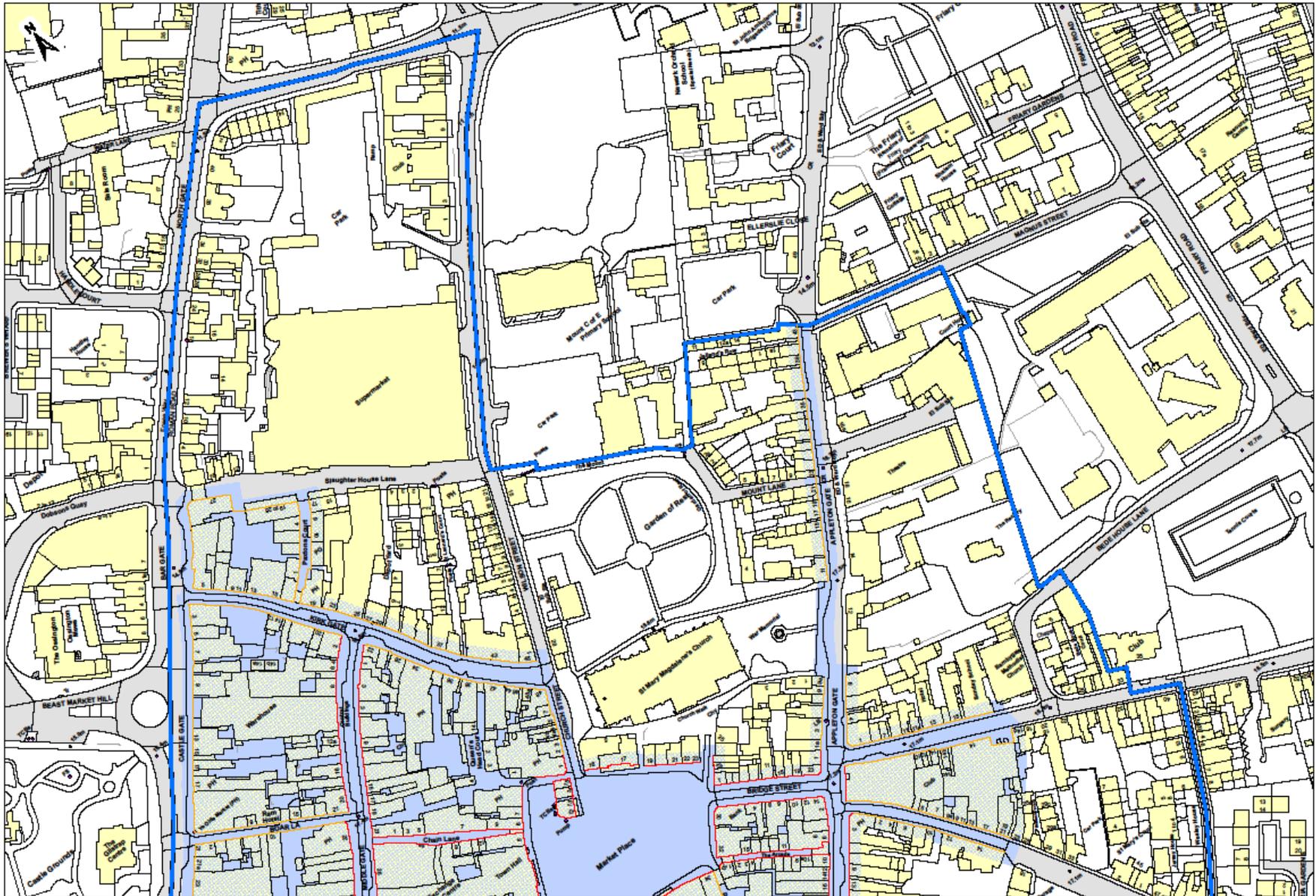
Retail proposals in this area would be assessed by reference to **Policy DM11– Newark** (Allocations & Development Management DPD (Adopted July 2013).

*'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.*

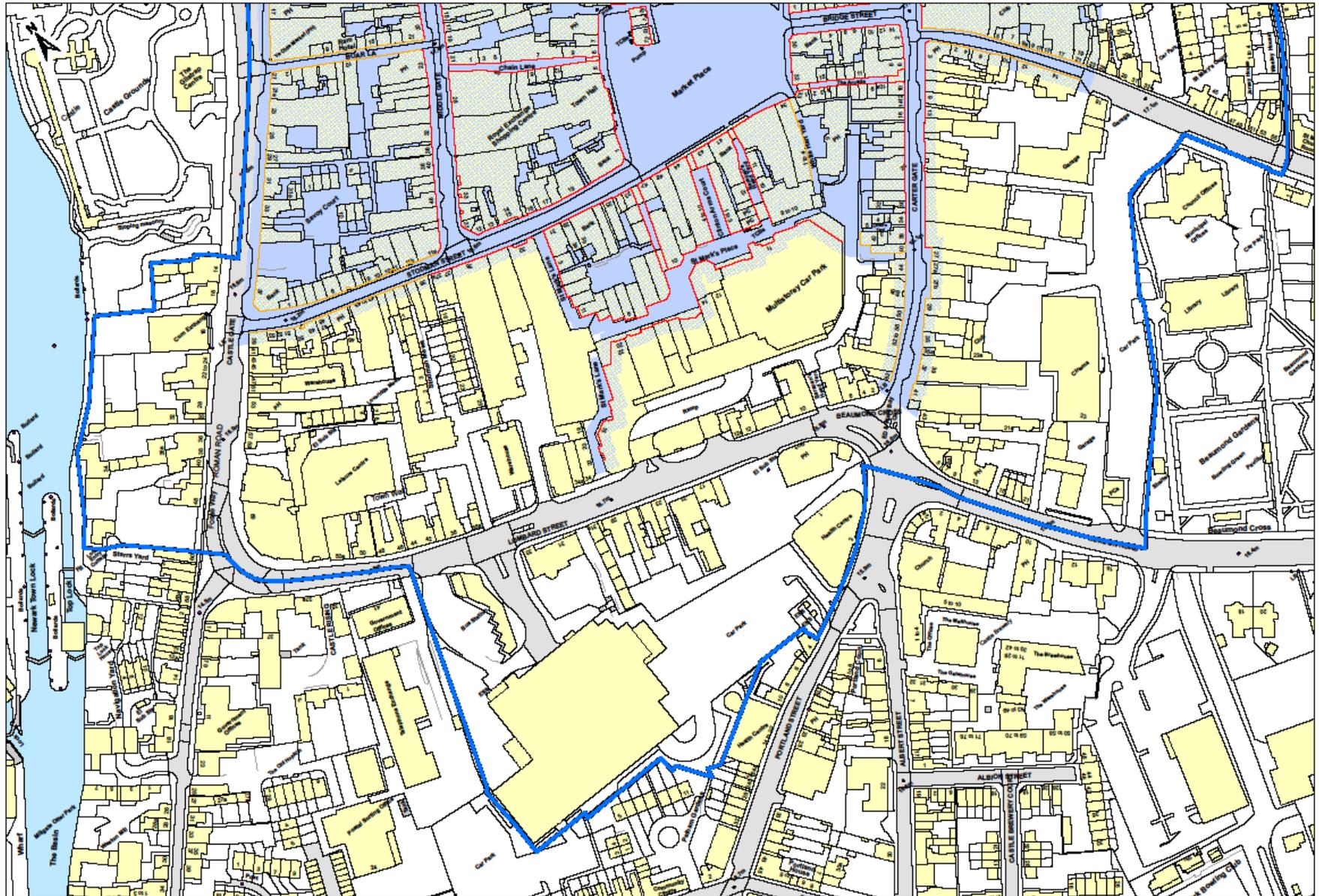
*Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the proposals map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the town centre.*

*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 20: 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 %
Town Centre	661	56	8.47	254	38.43	57	8.62	39	5.90	19	2.87	15	2.27	181	27.38	19	2.87	7	1.06	14	2.12

Figure 21: 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 %
Primary Shopping Frontage	161	13	8.07	107	66.46	22	13.66	11	6.83	3	1.86	2	1.24	0	0	3	1.86	0	0	0	0

Figure 22: 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 %
Secondary Shopping Frontage	167	14	14.29	87	38.10	14	9.52	15	4.76	10	4.76	8	4.76	6	14.29	4	4.76	1	0.00	8	4.76

Figure 23: 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 %
Primary Shopping Area	370	34	9.19	213	57.57	35	9.46	30	8.11	13	3.51	10	2.70	20	5.41	6	1.62	1	0.27	8	2.16

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

Figure 24: Percentage Split for All 'A' Use Class Units including Vacant Units within Newark Town Centre

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre (All)	440	56	12.73	254	57.53	57	12.95	39	8.86	19	4.32	15	3.41

Figure 25: 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 %
Primary Shopping Frontage	158	13	8.23	107	67.72	22	13.92	11	6.96	3	1.90	2	1.20

Figure 26: 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 %
Secondary Shopping Frontage	148	14	9.46	87	58.78	14	9.46	15	10.14	10	6.76	8	5.41

Figure 27: 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 %
Primary Shopping Area	335	34	10.15	213	63.53	35	10.45	30	8.96	13	3.88	10	2.99



Figure 28: 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 %
Queens Head Court	5	0	0.00	4	80.00	0	0.00	1	20.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Queens Road	8	1	12.50	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	7	87.50	0	0.00	0	0.00	0	0.00
Slaughter House Lane, St Leonards Court, Depot Yard,	28	1	3.57	3	10.71	0	0.00	0	0.00	1	3.57	0	0.00	23	82.14	0	0.00	0	0.00	0	0.00
St Marks Lane	7	3	42.86	2	28.57	0	0.00	2	28.57	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
St Marks Place	15	1	6.67	14	93.33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Saracen's Head Yard	3	0	0.00	1	33.33	0	0.00	2	66.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Stodman Mews	30	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	30	100.00	0	0.00	0	0.00	0	0.00
Stodman Street	41	1	2.44	27	65.85	5	12.20	5	12.20	1	2.44	0	0.00	0	0.00	0	0.00	0	0.00	2	4.88
The Buttermarket / Royal Exchange	16	7	43.75	6	37.50	1	6.25	1	6.25	0	0.00	0	0.00	0	0.00	1	6.25	0	0.00	0	0.00
White Hart Yard	5	1	20.00	4	80.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Wilson Street	14	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	14	100.00	0	0.00	0	0.00	0	0.00

Figure 29 Percentage Split between Commercial and Residential

	Residential	Commercial (including vacant units)
Percentage Split	27.38%	72.62%
Number of Dwellings	181	480





**Figure 33: Newark Town Centre Vacant Units (April /May 2018)**

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
3 Appleton Gate	A1	115.00	No	Yes	Yes
25 and 27 Appleton Gate	A1	198	No	Yes	Yes
35 Appleton Gate	A1	52.07	No	Yes	Yes
14 The Arcade	A1	39.30	No	No	Yes
15 the Arcade	A1	72.80	No	No	Yes
13 Balderton Gate	A1	15.20	No	Yes	Yes
11b Barnby Gate	A1	28.10	No	Yes	Yes
24 Barnby Gate	D1	30.40	No	No	No
28 and 30 Barnby Gate	D1	76.40	No	No	No
Unit 2b Beaumont Cross	D2	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
Chapel, Bede House Court	A2	18.70	No	No	No
16 Boar Lane	A1	128.35	No	Yes	Yes
12 and 14 Bridge Street	A1	92.40	Yes	No	Yes
19 Bridge Street	A2	83.90	Yes	No	Yes
4 Carter Gate	A2	177.83	Yes	No	Yes
7 Carter Gate	A1	92.05	Yes	No	Yes
14 Castle Gate	A3	96.60	No	No	No
22 Castle Gate	A1	56.44	No	No	No
4 Chain Lane	A1	41.30	Yes	No	Yes
7 and 9 Chain Lane	A1	109.24	Yes	No	Yes
7 Church Street	A1	22.55	No	Yes	Yes
5 and 7 Kings Road	D2	355.63	No	No	No
23 and 25 Kirk Gate	A1	512.20	No	Yes	Yes
33 Kirk Gate	A1	33.90	No	Yes	Yes
37 Kirk Gate	A1	34.10	No	Yes	Yes

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 between 20% and 50% from the total area depending on type of the unit

**Figure 33: Newark Town Centre Vacant Units Continued**

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
39 Kirk Gate	A3	41.80	No	Yes	Yes
48 Kirk Gate	A1	69.80	No	Yes	Yes
6 Lombard Street	A2	66.92	No	No	No
21 Lombard Street	A2	353.10	No	No	No
31a Lombard Street	A1	55.83	No	No	No
34 Lombard Street	A2	69.90	No	No	No
50a Lombard Street	A1	Interior Demolished	No	No	No
South Church House 25 and 26 Market Place	A2	23.60	Yes	No	Yes
Unit 3 Martindale Lane	A1	31.96	No	No	No
Unit 5 Martindale Lane	A5	55.83	No	No	No
14A Northgate	D2	71.62	No	No	No
Northgate House, Northgate	D2	176.80	No	No	No
30 and 32 Northgate	B1	157.50	No	No	No
34 Northgate	A2	56.76	No	No	No
Queens Road	D2	258.30	No	No	No
Royal Exchange Shopping Centre	A1	13.31	No	No	Yes
Royal Exchange Shopping Centre	A1	11.78	No	No	Yes
Royal Exchange Shopping Centre	A1	113.48	No	No	Yes
Royal Exchange Shopping Centre	A1	21.73	No	No	Yes
Royal Exchange/The Buttermarket	A2	29.39	Yes	No	Yes
Royal Exchange/The Buttermarket	A1	29.87	Yes	No	Yes
Royal Exchange/The Buttermarket	A1	13.31	No	No	Yes
27 Slaughter House Lane	A3	68.98	No	Yes	Yes
5 St Mark's Lane	A1	59.90	Yes	No	Yes
7 St Mark's Lane	A1	50.60	Yes	No	Yes
11 St Marks Place	A1	107.10	Yes	No	Yes
15 St Mark's Lane	A2	183.60	Yes	No	Yes
41 and 42 Stodman Street	A3	281.94	No	Yes	Yes
5 White Hart Yard	A4	201.58	No	No	Yes

Figure 34: 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
2015 vacant units	59	12	16	31
2016 vacant units	51	12	15	24
2017 vacant units	52	14	12	26
2018 vacant units	56	13	14	29

Figure 35: Newark Town Centre Vacant Units 2012 to 2018 Comparison

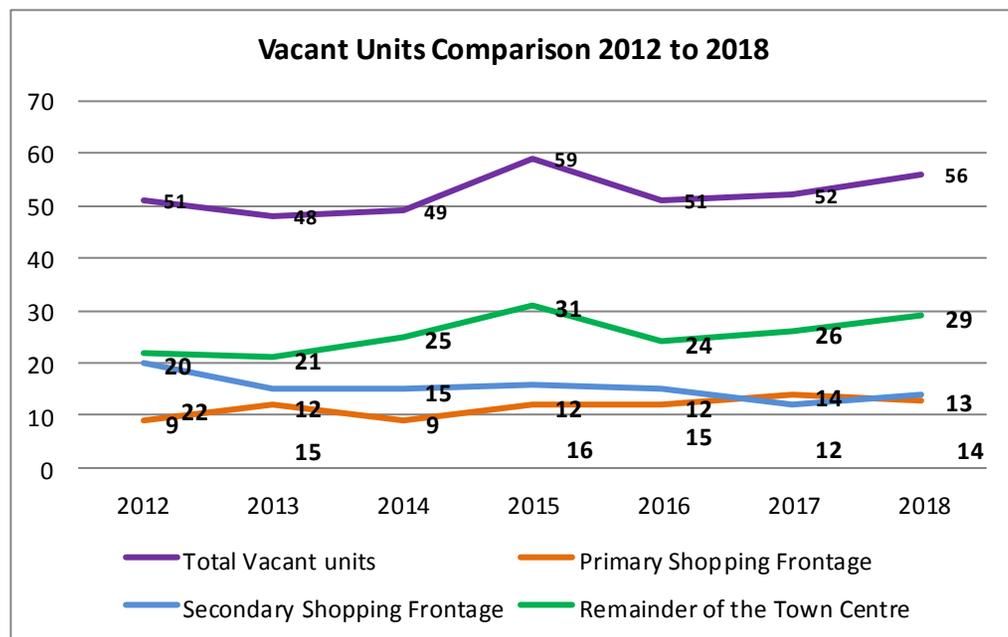
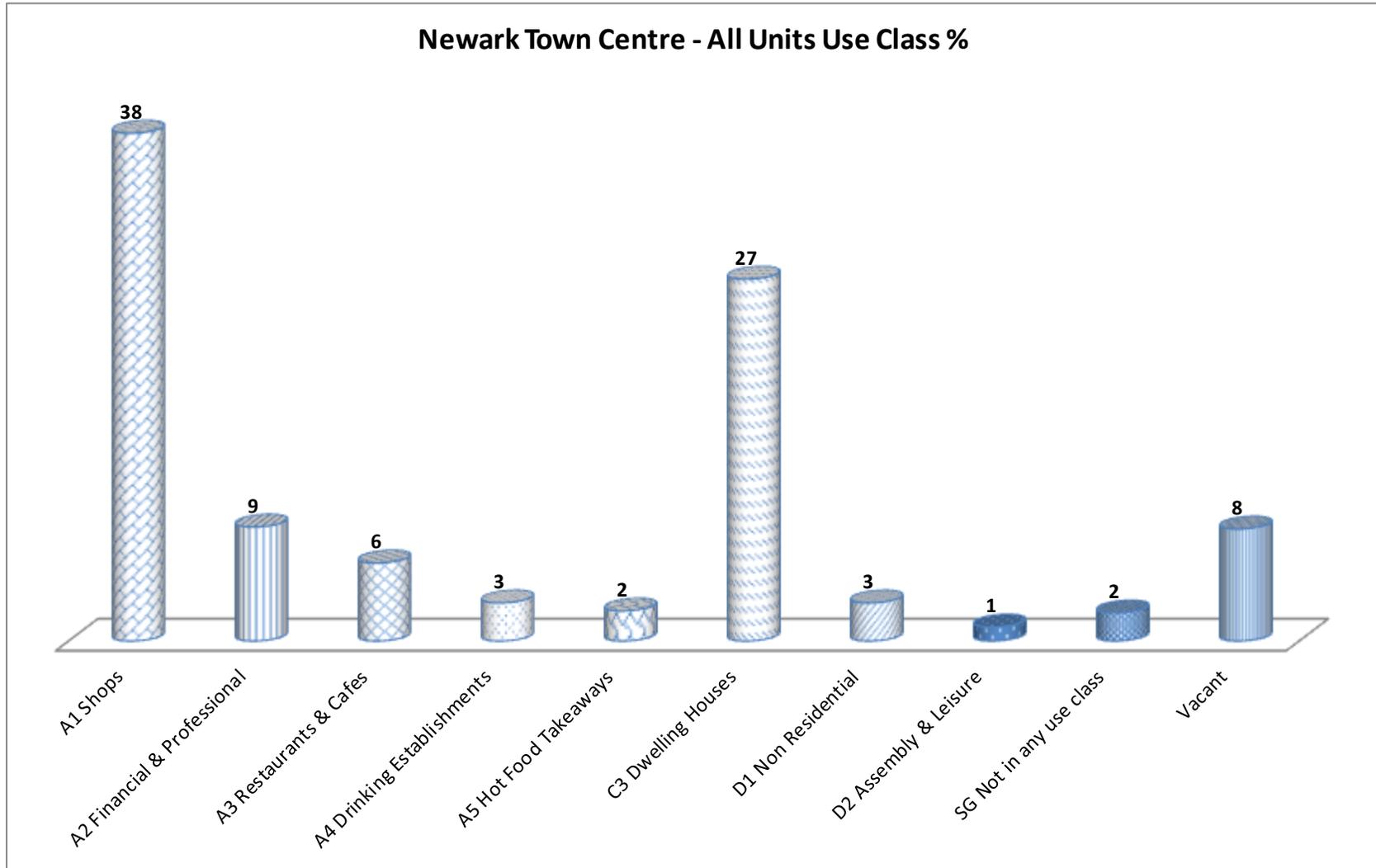


Figure 36: Newark Town Centre Use Class Percentage Split



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

Figure 37: Primary Shopping Frontage - Use Class %

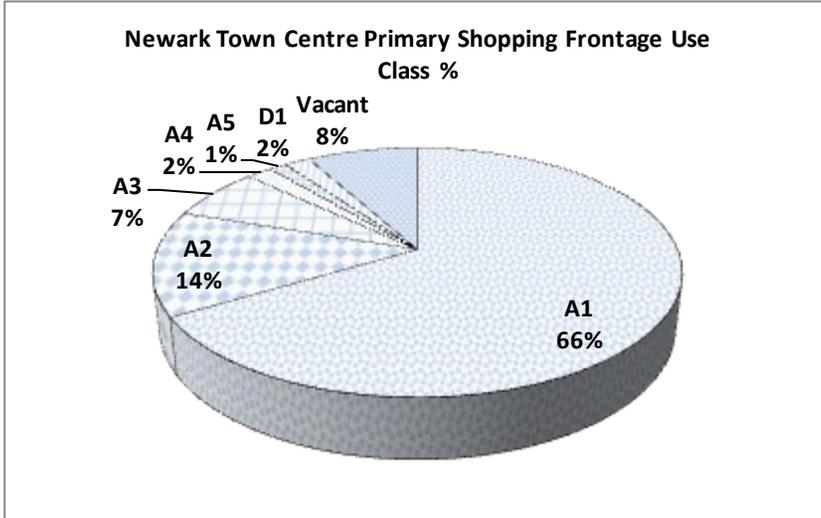


Figure 38: Secondary Shopping Frontage - Use Class %

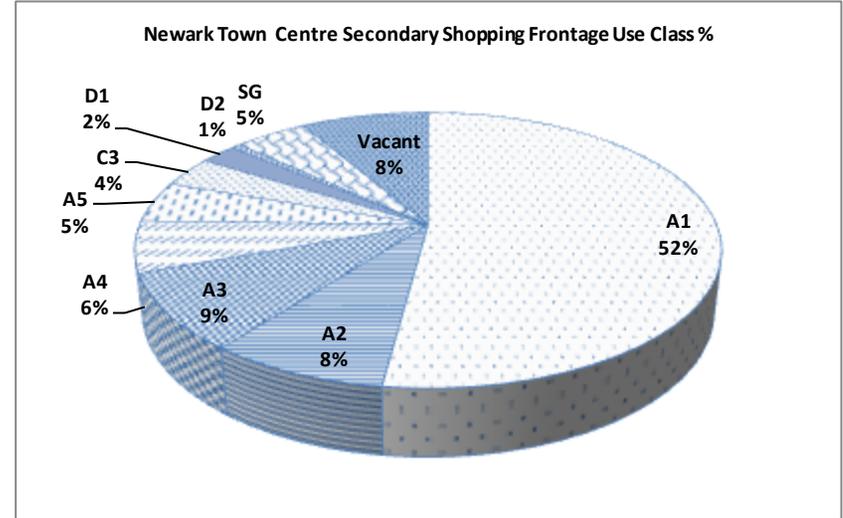


Figure 39: Primary shopping Areas - Use Class %

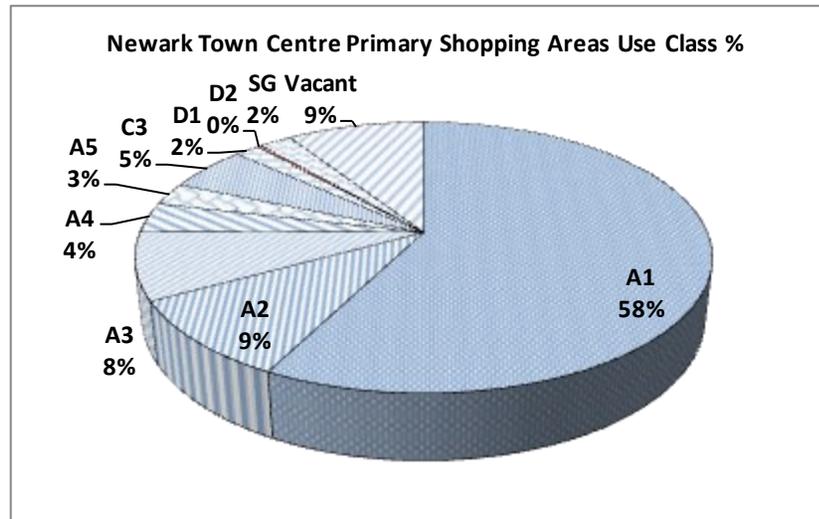


Figure 40: Northgate Retail Park –Use Class Split for All Units (April 2018)

Total Units	A1	A1%	A3	A3%	D1	D1%	D2	D2%
17	13	76.47	1	5.88	1	5.88	2	11.76

Figure 41: Use Class Split

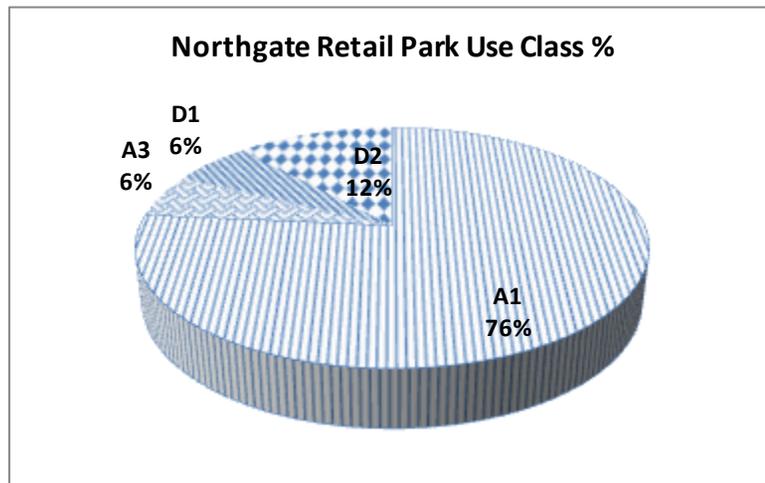


Figure 42: Northgate Retail Park 2012 to 2018 Comparison

Year	A1	A3	D1	D2	Vacant	Total Units
2013	11	1	1	0	1	14
2014	12	1	1	0	0	14
2015	15	1	1	0	0	17
2016	13	1	1	2	0	17
2017	13	1	1	2	0	17
2018	13	0	0	2	0	17

## 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

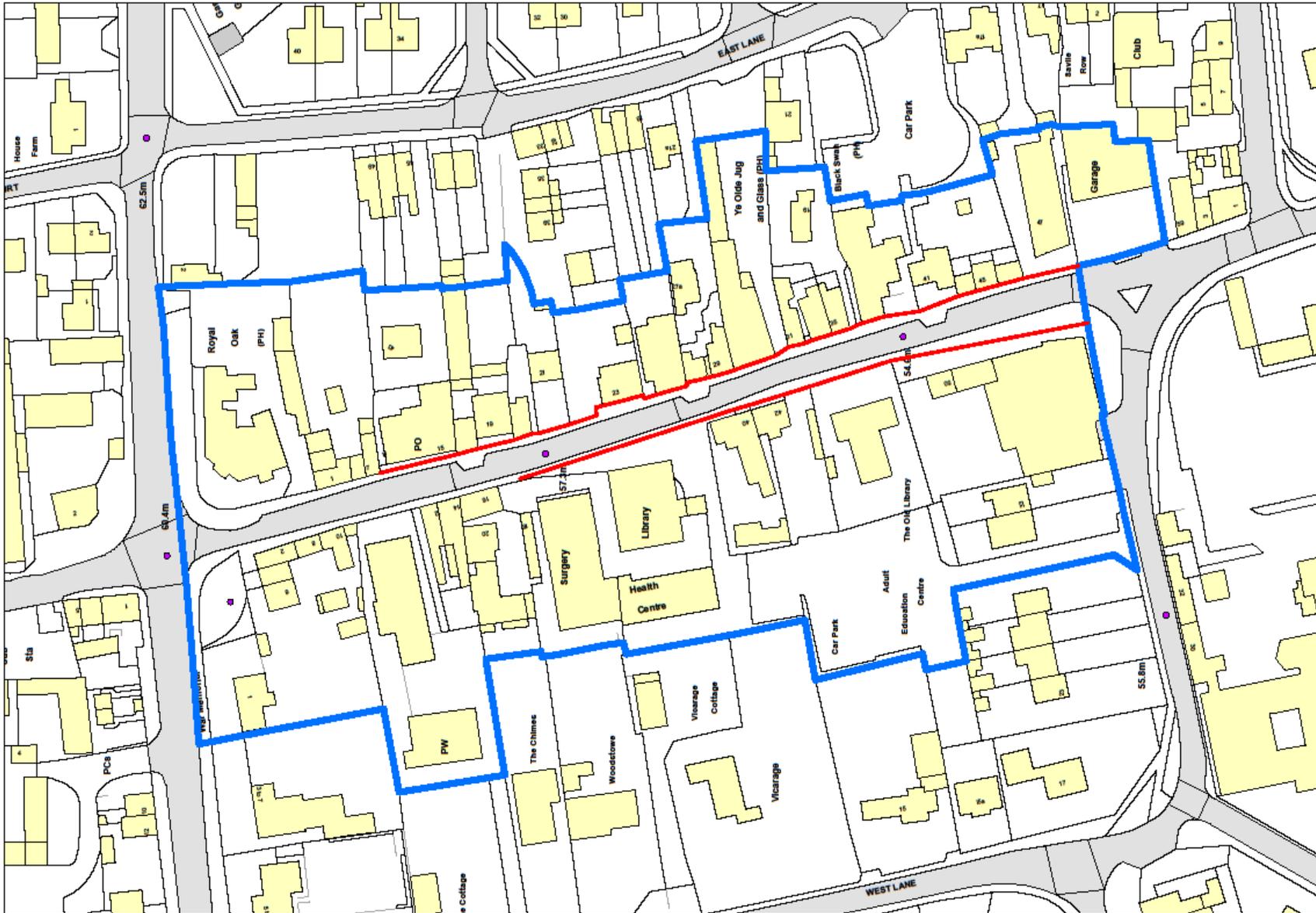
#### Key

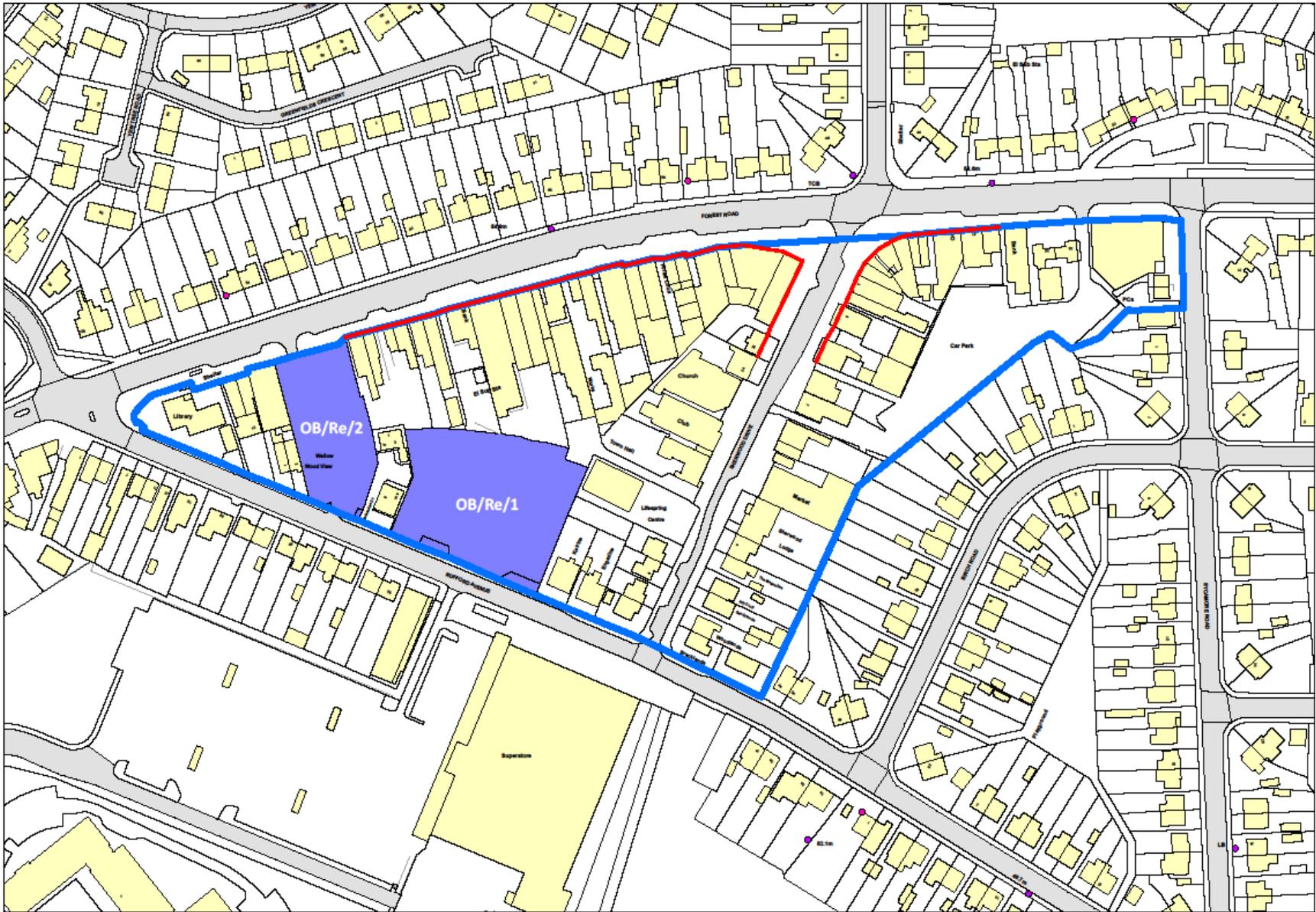
District Centre

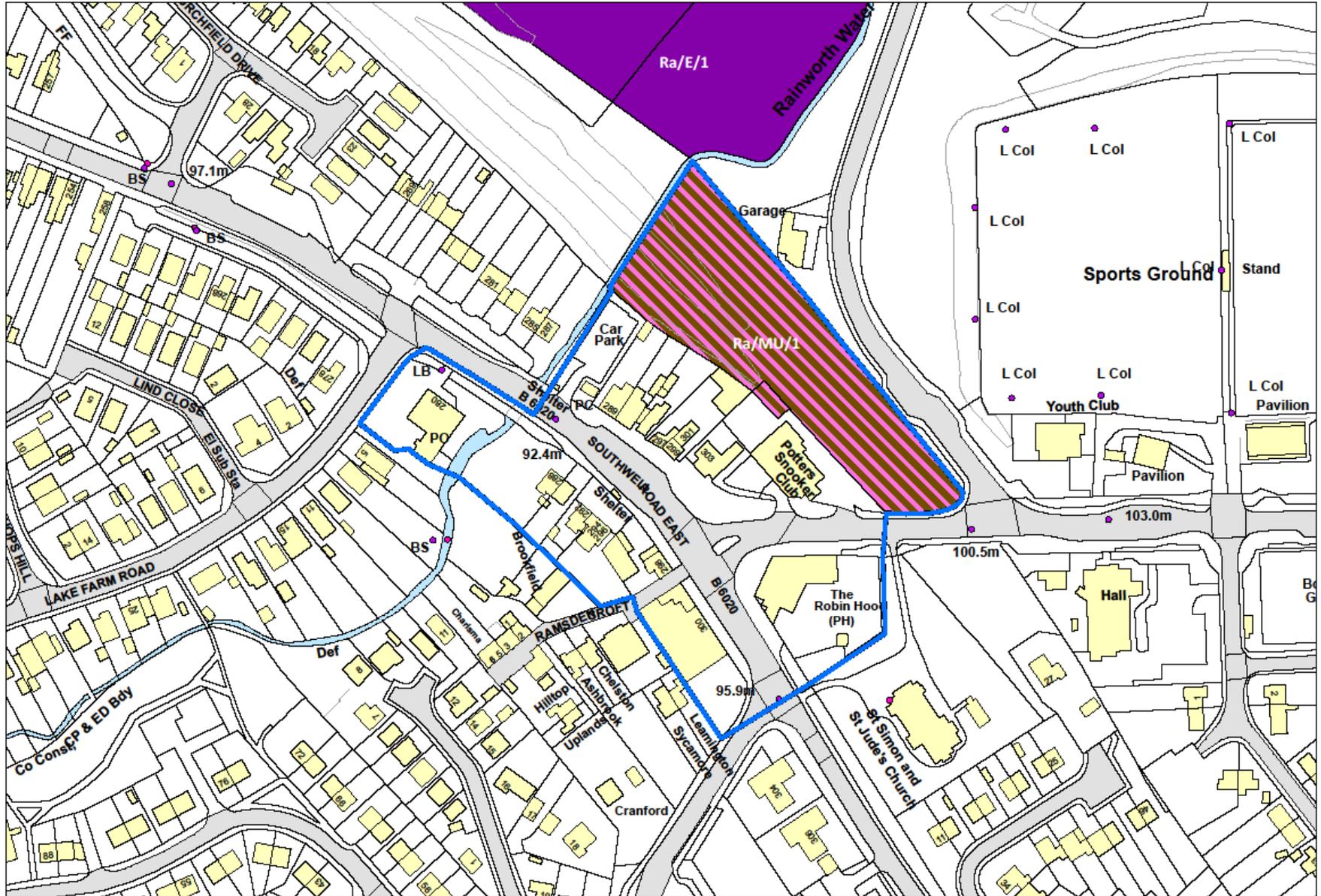


Primary Shopping











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

**Figure 43: 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	2	3.70	19	35.19	2	3.70	2	3.70	2	3.70	4	7.41	17	31.48	4	7.41	2	3.70
Primary Shopping Frontage	29	2	6.90	14	48.28	2	6.90	2	6.90	1	3.45	0	0	3	10.34	4	13.79	1	3.45

**Figure 44: 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 %	SG	SG %
Ollerton	92	7	7.61	39	42.39	7	7.61	1	1.09	6	6.52	23	25.00	8	8.70	1	1.09
Primary Shopping Frontage	34	3	8.82	20	58.82	4	11.76	1	2.94	4	11.76	1	2.94	0	0	1	2.94

**Figure 45: Rainworth District Centre - Use Class Split for All Units**

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A5	A5 %	C3	C3 %	D2	D2 %	SG	SG %
Rainworth	18	2	11.11	6	33.33	1	5.56	1	5.56	2	11.11	3	16.67	1	5.56	2	11.11

**Figure 46: 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	126	1	0.79	61	48.41	8	6.35	9	7.14	4	3.17	3	2.38	29	23.02	9	7.14	2	1.59
Primary Shopping Frontage	52	0	0.00	39	75.00	2	3.85	5	9.62	1	1.92	1	1.92	1	1.92	2	3.85	1	1.92

**Figure 47: Percentage Split between Commercial and Residential**

	Residential	Commercial (including vacant units)
Percentage Split	24.82%	75.18%
Number of Dwellings	72	218

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

Figure 48: 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	A5 %
Edwinstowe	33	2	6.06	19	57.58	2	6.06	2	6.06	4	12.12	4	12.12
Primary Shopping Frontage	21	2	9.52	14	66.67	2	9.52	2	9.52	1	4.76	0	0.00

Figure 49: 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	60	7	11.67	39	65.00	7	11.67	1	1.67	6	10.00
Primary Shopping Frontage	32	3	9.38	20	62.50	4	12.50	1	3.13	4	12.50

Figure 50: Rainworth District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A5	A5 %
Rainworth	12	2	16.67	6	50.00	1	8.33	1	8.33	2	16.67

Figure 51: Southwell District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages

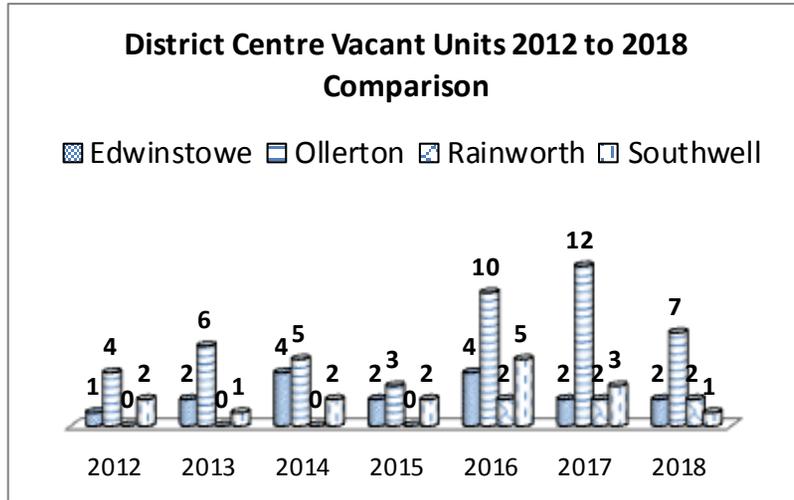
Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Southwell	86	1	1.16	61	70.93	8	9.30	9	10.47	4	4.65	3	3.49
Primary Shopping Frontage	48	0	0.00	39	81.25	2	4.17	5	10.42	1	2.08	1	2.08

**Figure 52: Vacant Units in District Centres (April 2018)**

Area	Street	Previous Use Class	Net Sqm	Primary Shopping Frontage
Edwinstowe	23 High Street	A1	28.50	Yes
Edwinstowe	The Old Library High Street	A1	136	Yes
Ollerton	262E Forest Road	A1	82	Yes
Ollerton	Forest Road (adjacent 262)	A1	44	Yes
Ollerton	39 Forest Road (The Old Post Office)	A1	36	No
Ollerton	The Forest Centre (Unit 2)	A1	53.60	No
Ollerton	The Forest Centre (Unit 6)	A1	53.60	No
Ollerton	The Forest Centre (Unit 7)	A1	53.60	No
Ollerton	37 Ollerton Road	A2	105	No
Rainworth	298a Southwell Road East	A1	18	No
Rainworth	Rear of 298a Southwell Road East	SG	119	No
Southwell	9 Church Street	A2	133.50	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 to 50% from the total area of the unit, dependant on unit type

**Figure 53: District Centres Vacant Units 2012 to 2018 Comparison**



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

**Figure 54: District Centre Use Class Percentage Split (April 2018)**

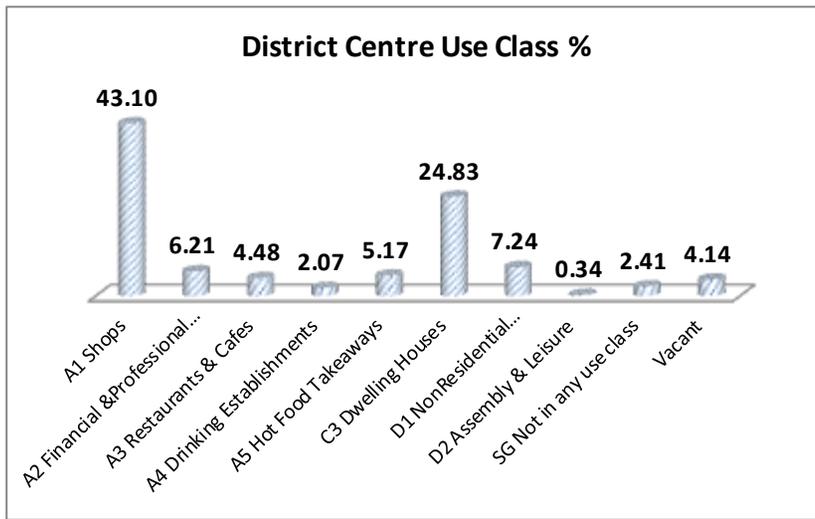


Figure 55: Edwinstowe District Centre - (All Units) Use class %

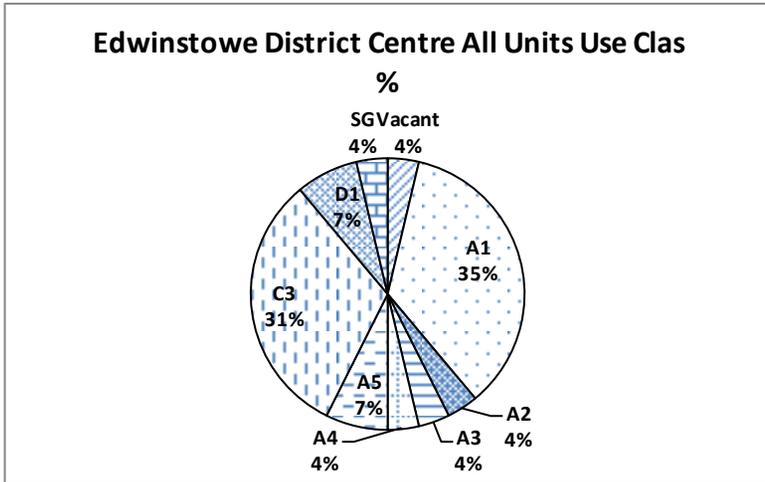


Figure 56: Edwinstowe District Centre - (Primary Shopping Frontage) Use %

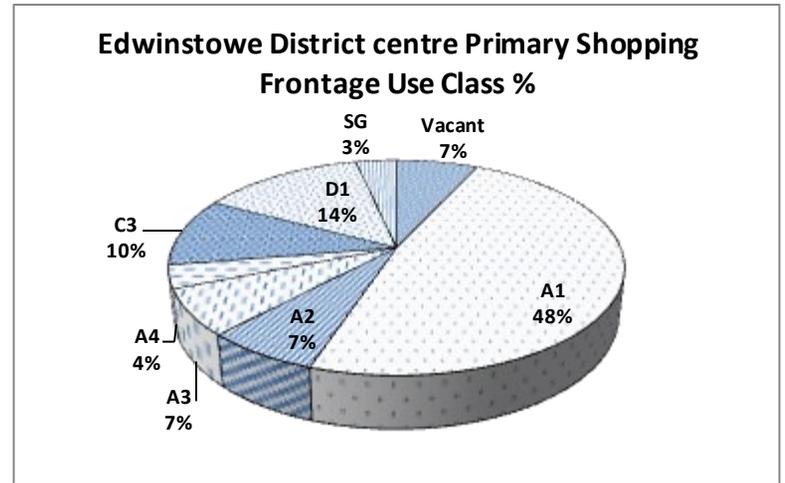


Figure 57: Ollerton District Centre (All Units) Use Class %

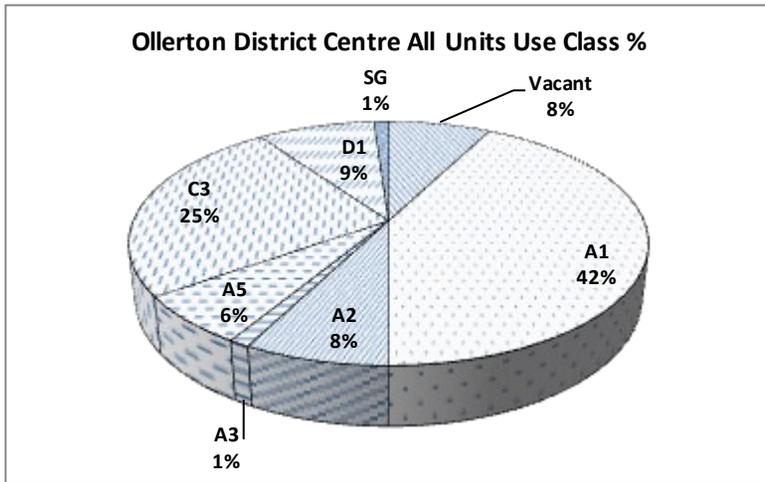


Figure 58: Ollerton District Centre (Primary Shopping Frontage) Use Class %

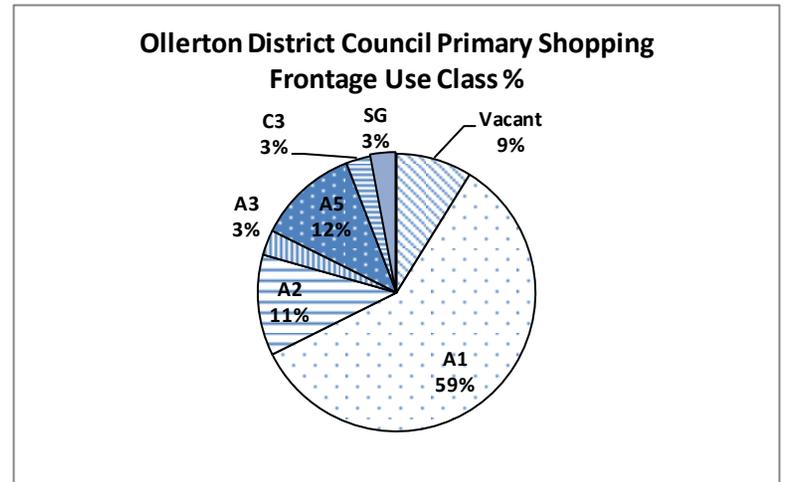


Figure 59: Rainworth District Centre Use Class %

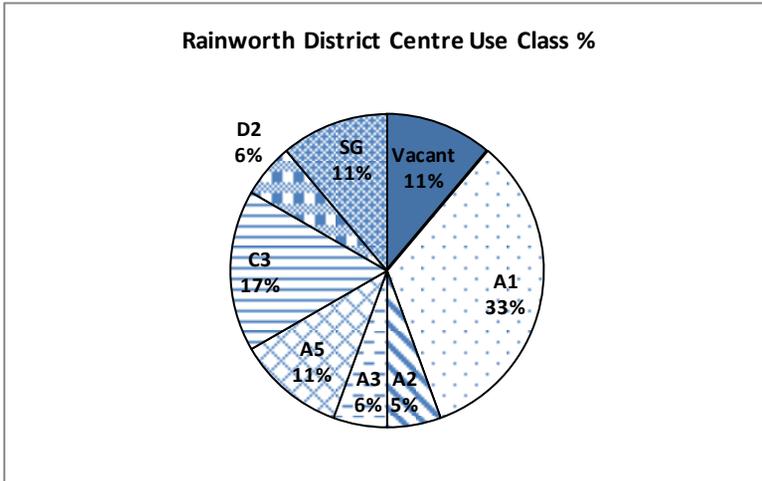


Figure 60: Southwell District Centre (All Units) Use Class %

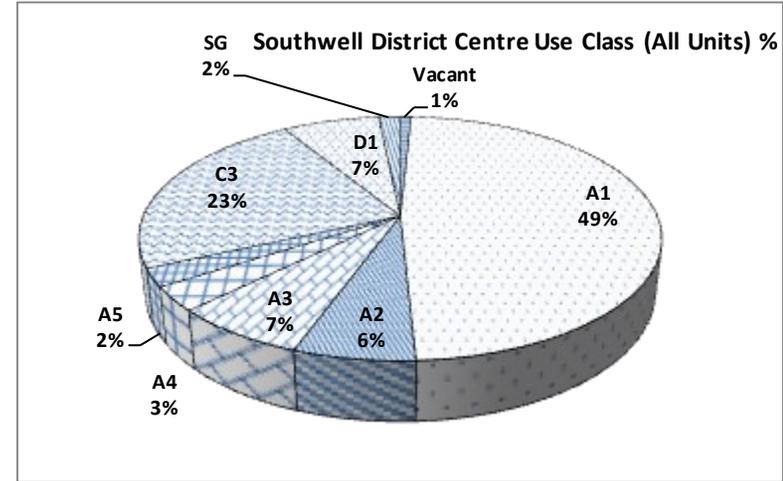
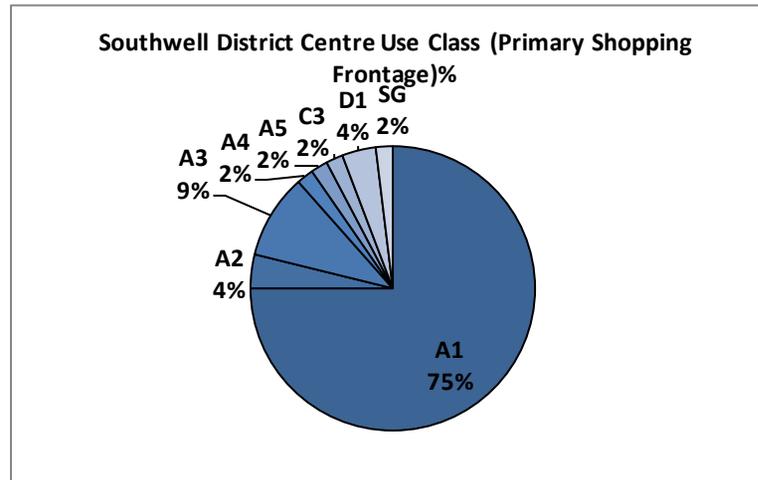


Figure 61 Southwell District Centre (Primary Shopping Frontage) Use Class



## 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

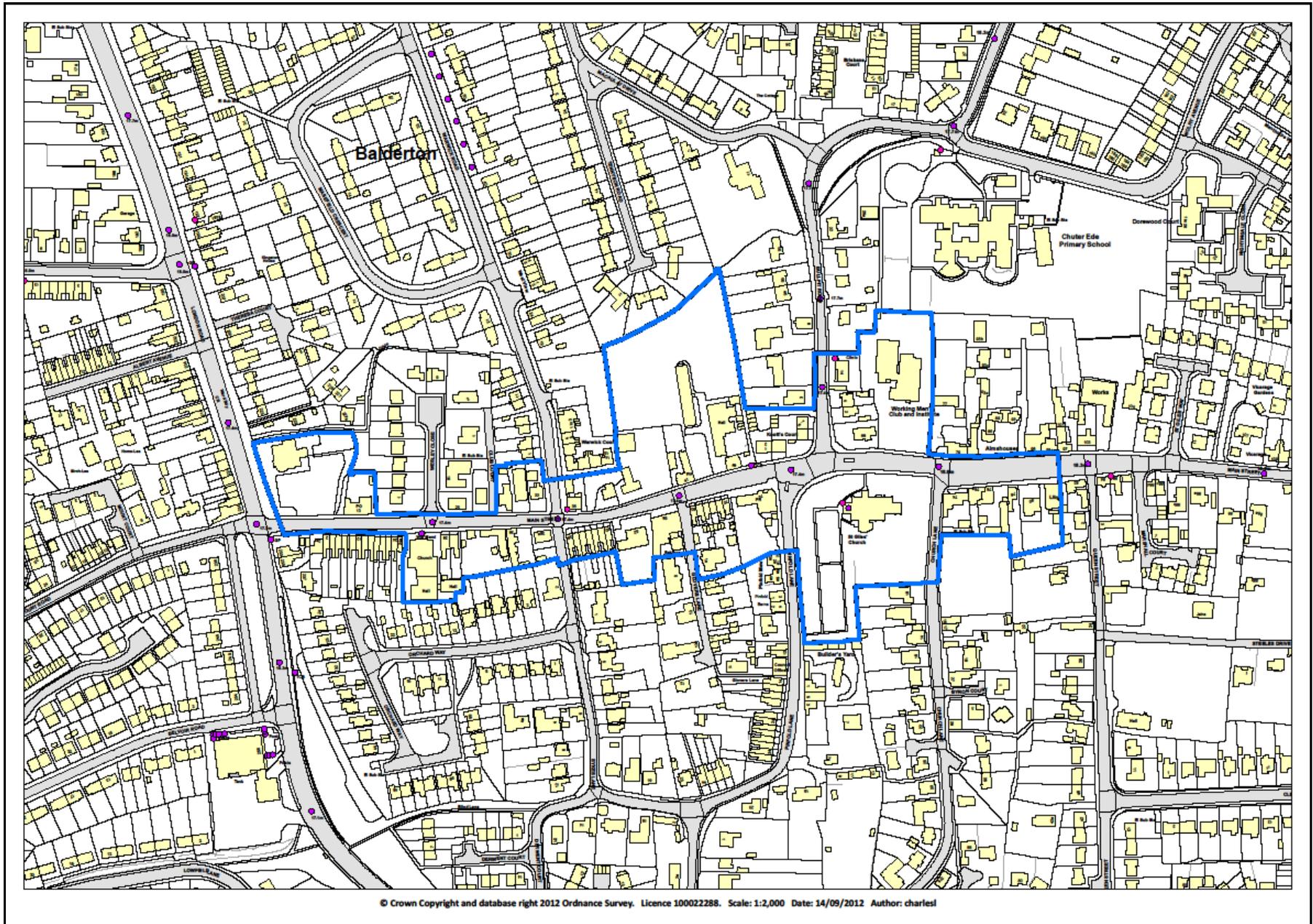
#### Key

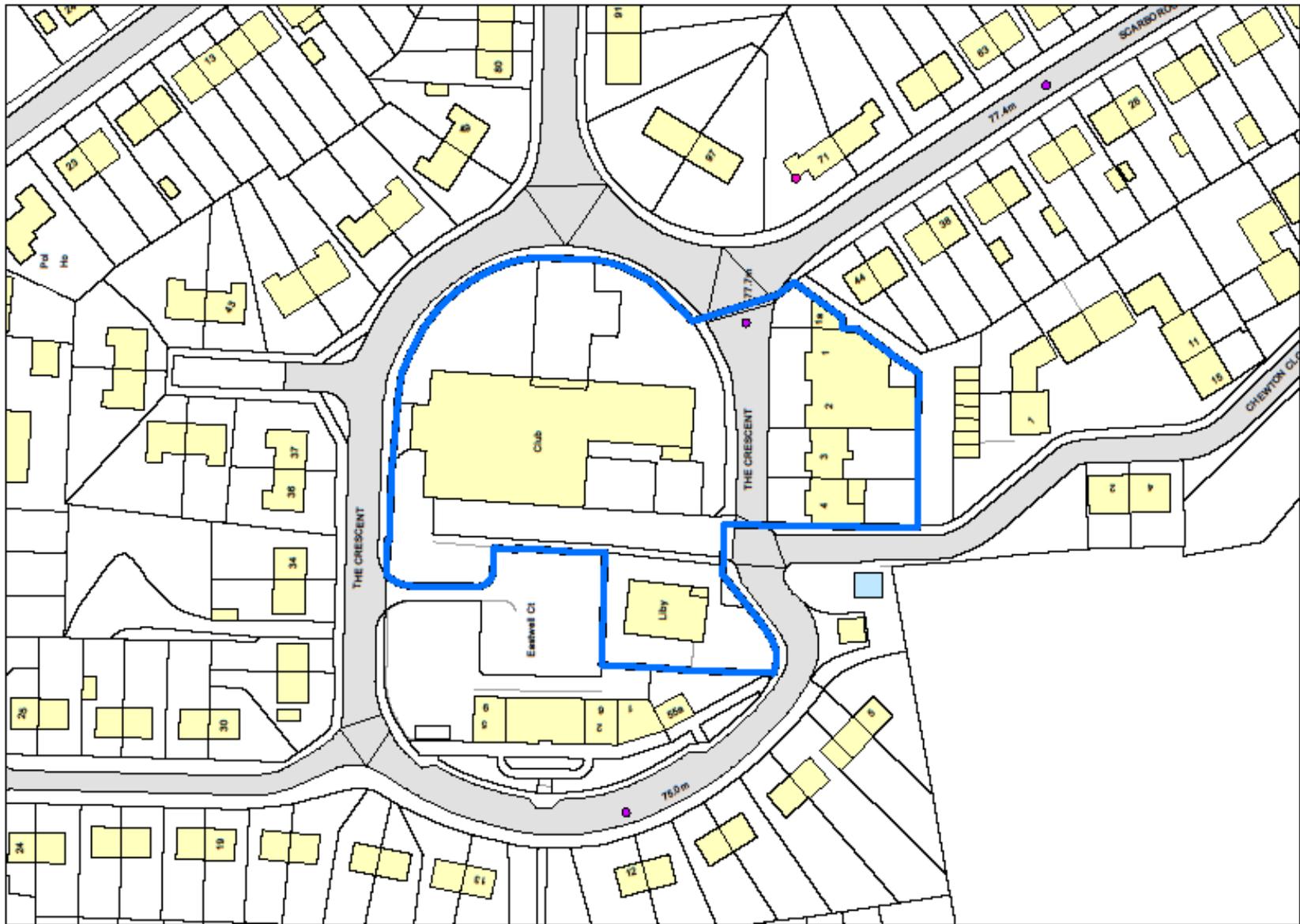
Local Centre





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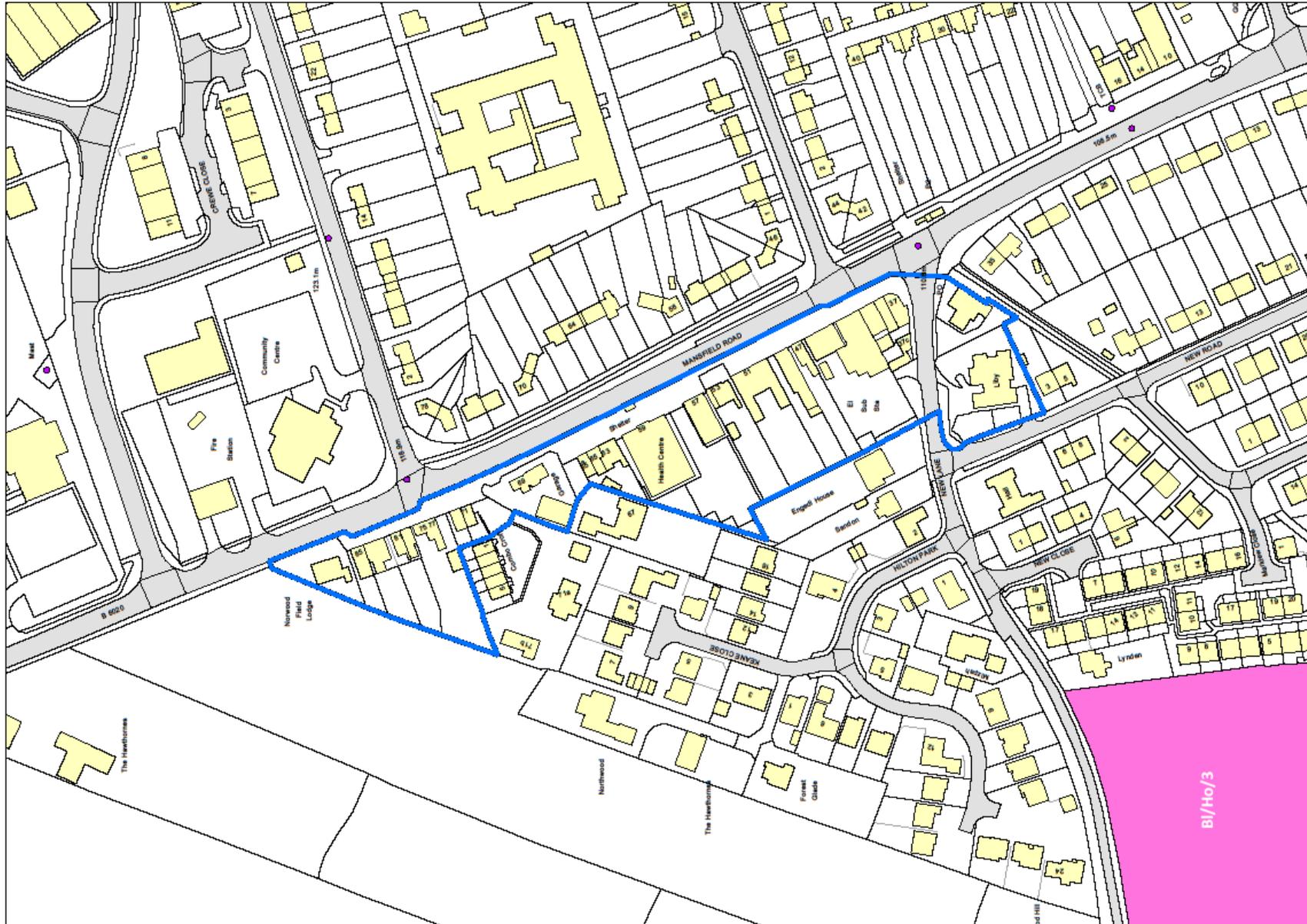




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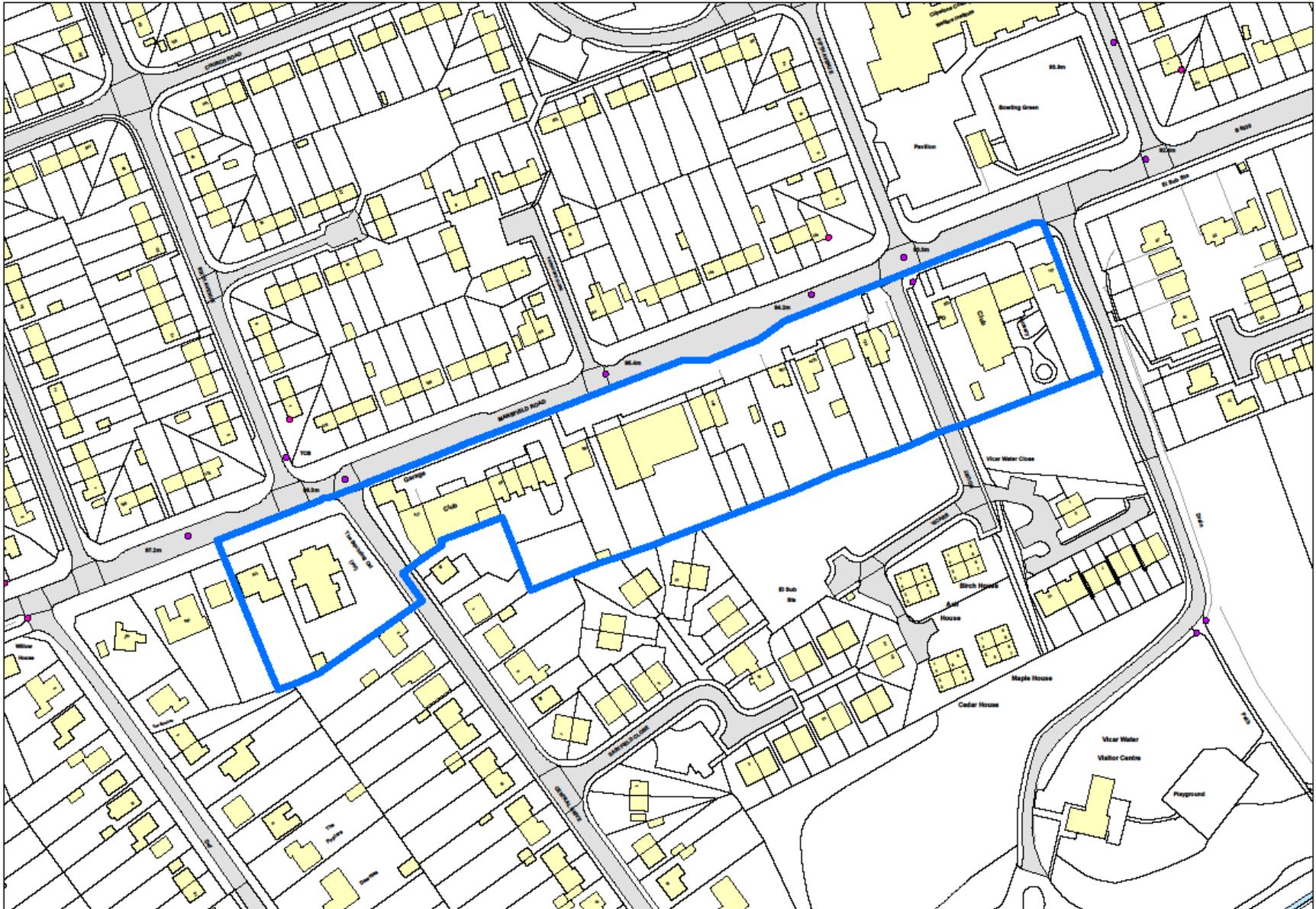


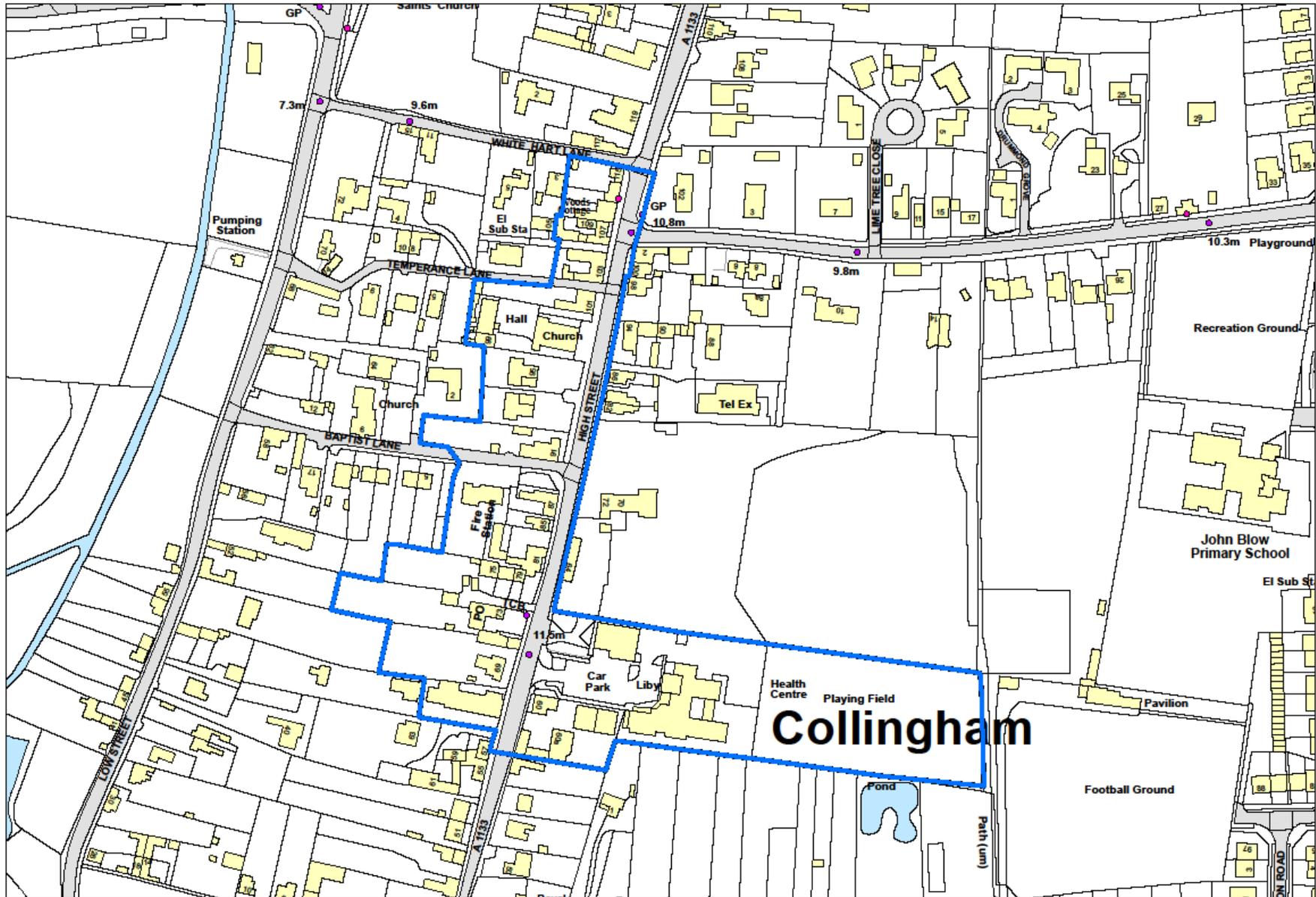
# Plan 11: Blidworth Local Centre

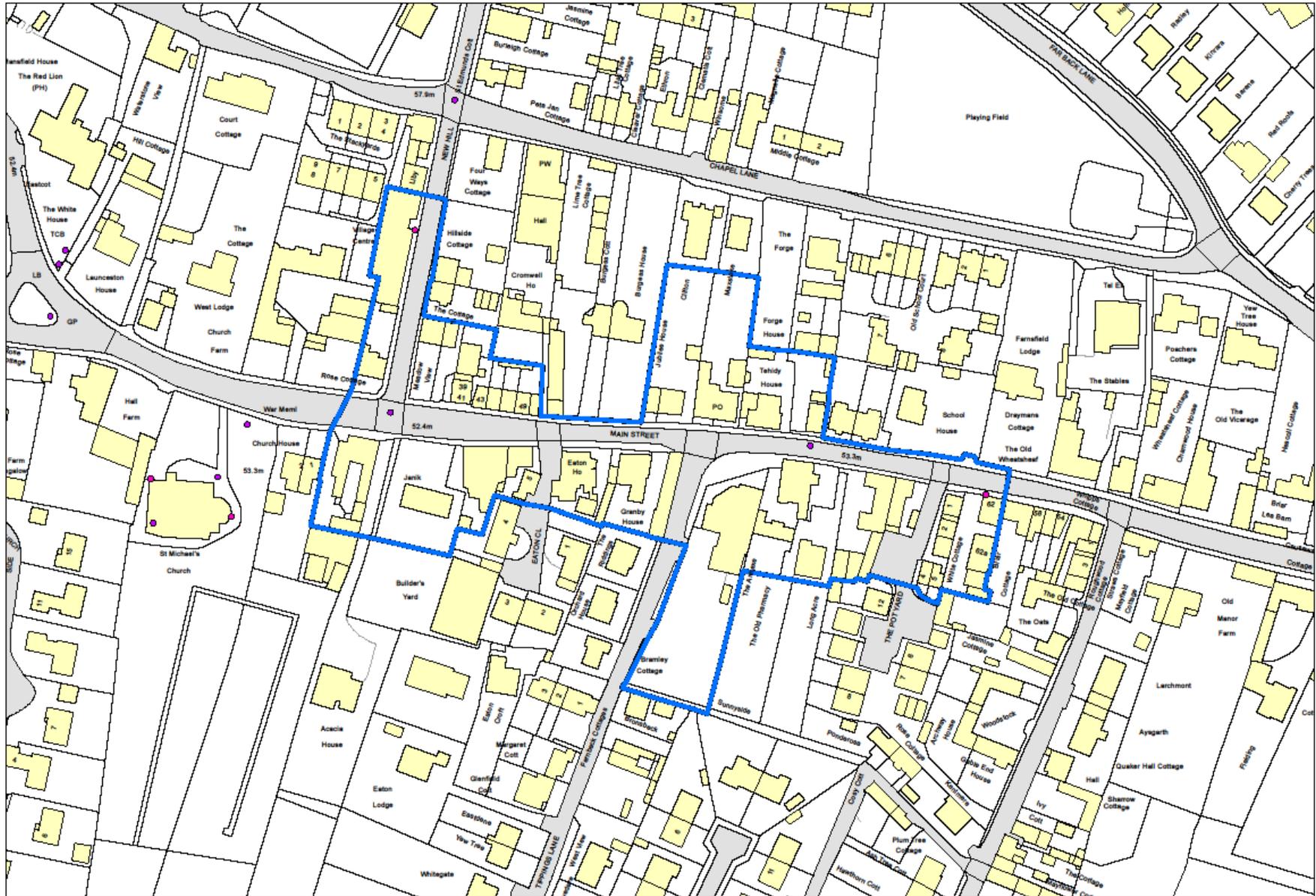


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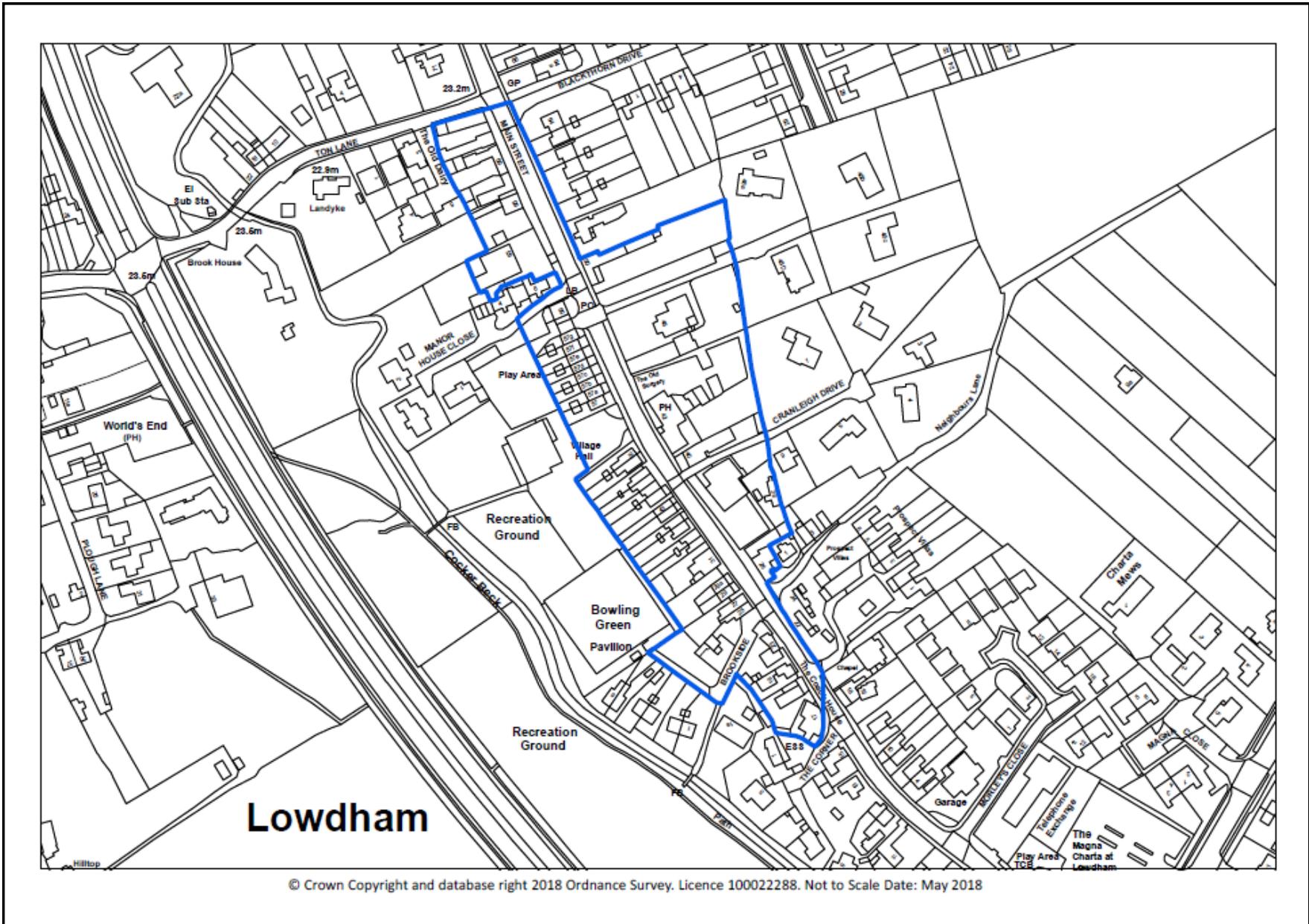


Figure 62: Percentage Split of All Use Classes including Vacant Units within the Local Centres

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	7	0	0.00	4	57.14	1	14.29	0	0.00	0	0.00	2	28.57	0	0.00	0	0.00	0	0.00	0	0.00
Balderton South	57	1	1.75	6	10.53	0	0.00	0	0.00	2	3.51	1	1.75	40	70.18	5	8.77	0	0.00	2	3.51
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	2	9.52	3	14.29	0	0.00	1	4.76	0	0.00	1	4.76	13	61.90	1	4.76	0	0.00	0	0.00
Clipstone	23	1	4.35	9	39.13	0	0.00	0	0.00	0	0.00	5	21.74	2	8.70	1	4.35	1	4.35	4	17.39
Collingham	31	1	3.23	6	19.35	1	3.23	0	0.00	0	0.00	1	3.23	15	48.39	6	19.35	0	0.00	1	3.23
Farnsfield	38	1	2.63	14	36.84	0	0.00	0	0.00	0	0.00	0	0.00	22	57.89	1	2.63	0	0.00	0	0.00
Fernwood	7	2	28.57	1	14.29	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	3	42.86	1	14.29	0	0.00
Lowdham	47	2	4.26	6	12.77	1	2.13	2	4.26	0	0.00	2	4.26	32	68.09	2	4.26	0	0.00	0	0.00
<b>Total</b>	<b>272</b>	<b>10</b>	<b>3.68</b>	<b>69</b>	<b>25.37</b>	<b>3</b>	<b>1.10</b>	<b>4</b>	<b>1.47</b>	<b>2</b>	<b>0.74</b>	<b>19</b>	<b>6.99</b>	<b>133</b>	<b>48.90</b>	<b>22</b>	<b>8.09</b>	<b>3</b>	<b>1.10</b>	<b>7</b>	<b>2.57</b>

Figure 63: Percentage Split of 'A' 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 %
Balderton North	7	0	0.00	4	57.14	1	14.29	0	0.00	0	0.00	2	28.57
Balderton South	10	1	10.00	6	60.00	0	0.00	0	0.00	2	20.00	1	10.00
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	7	2	28.57	3	42.86	0	0.00	1	14.29	0	0.00	1	14.29
Clipstone	15	1	6.67	9	60.00	0	0.00	0	0.00	0	0.00	5	33.33
Collingham	9	1	11.11	6	66.67	1	11.11	0	0.00	0	0.00	1	11.11
Farnsfield	15	1	6.67	14	93.33	0	0.00	0	0.00	0	0.00	0	0.00
Fernwood	3	2	66.67	1	33.33	0	0.00	0	0.00	0	0.00	0	0.00
Lowdham	13	2	15.38	6	46.15	1	7.69	2	15.38	0	0.00	2	15.38
<b>Total</b>	<b>107</b>	<b>10</b>	<b>9.35</b>	<b>69</b>	<b>64.49</b>	<b>3</b>	<b>2.80</b>	<b>4</b>	<b>3.74</b>	<b>2</b>	<b>1.87</b>	<b>19</b>	<b>17.76</b>

Figure 64: Percentage Split Between Commercial and Residential

	Residential	Commercial (including vacant units)
Percentage Split	49%	59%
Number of Dwellings	133	139

**Figure 65: Vacant Units in Local Centres (April 2018)**

Area	Street	Previous Use Class	Net Sqm
Balderton South	Former Balderton Working Men's Club Main Street	D2	599.80
Boughton	14 Tuxford Road	A1	110.00
Boughton	18 Tuxford Road	Last authorised use A1	59.04
Clipstone	139 Mansfield Road	A1	39.80
Collingham	Units 1 and 2 High Street	A1	209.44
Farnsfield	Main Street	A1	125.60
Fernwood	Unit 1 Ruby's Avenue	A1	112.00
Fernwood	Unit 6 and 7 Ruby's Avenue	A3	270
Lowdham	27 Main Street	A2	62.83
Lowdham	42 Main Street	A4	265.75

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 66: Vacant Units Comparison 2012 to 2018**

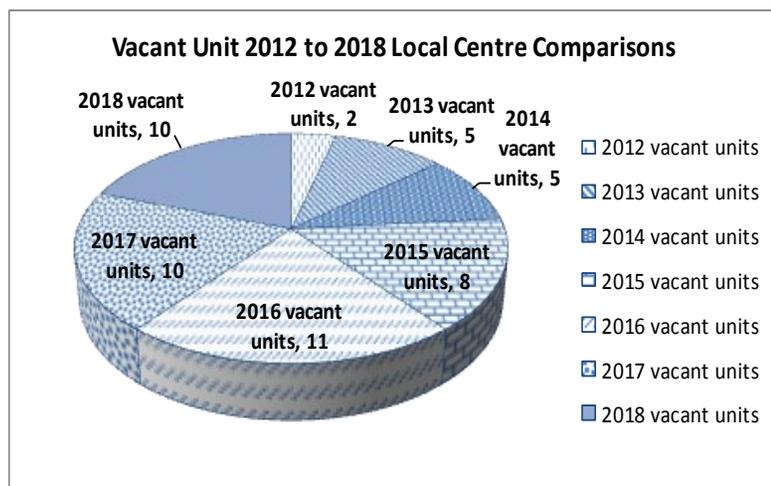
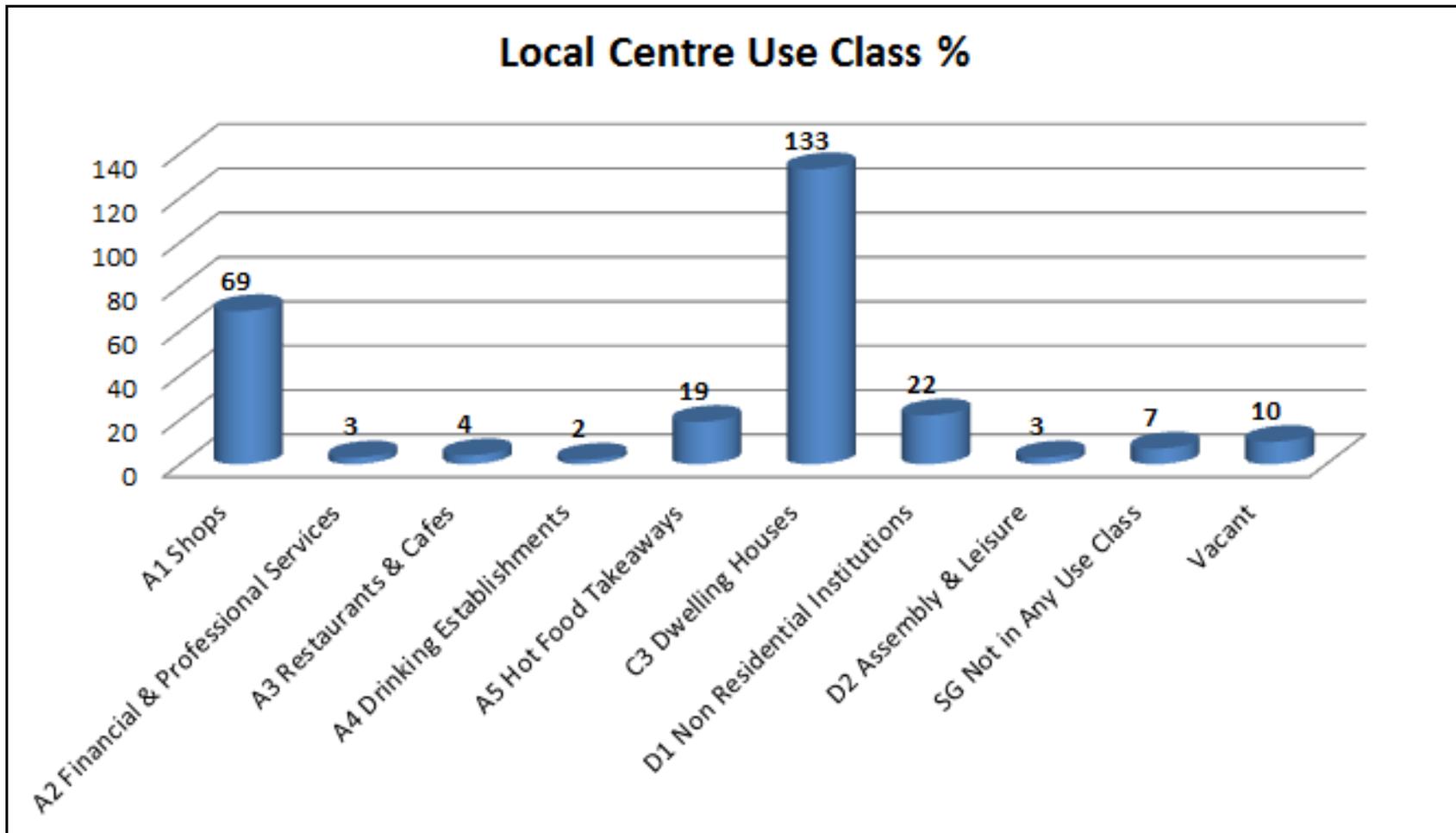


Figure 67: Local Centres Use Class Percentage Split



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

### Local Centres Use Class Percentage Split

Figure 68: Balderton (North)

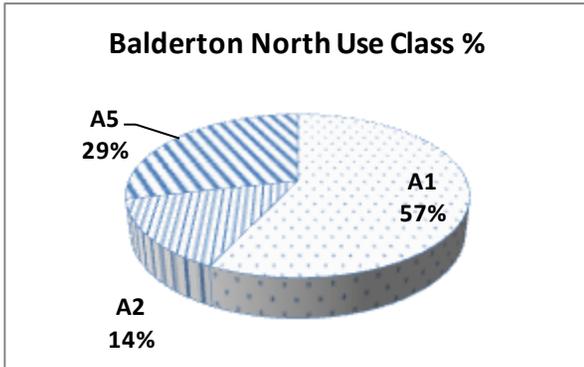


Figure 69: Balderton South

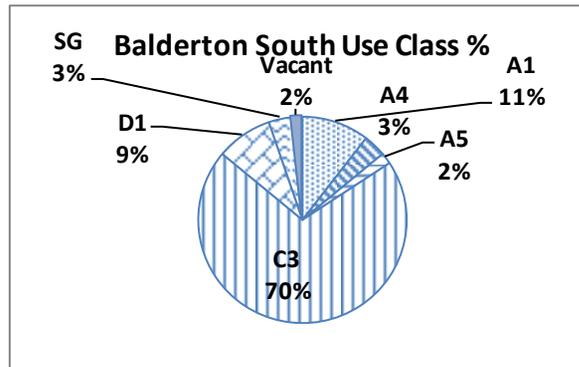


Figure 70 : Bilsthorpe North

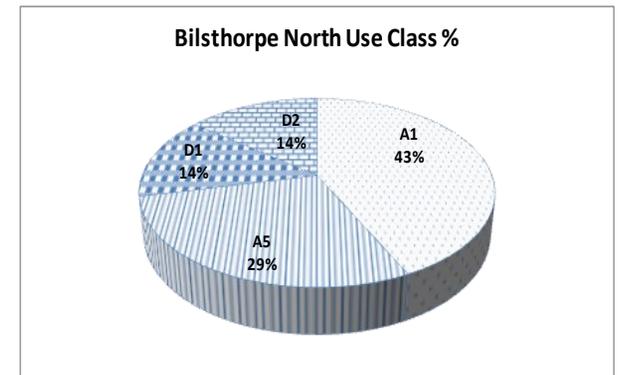


Figure 71: Bilsthorpe South

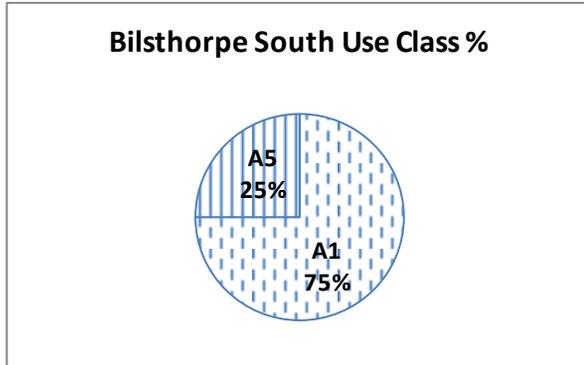


Figure 72 : Blidworth

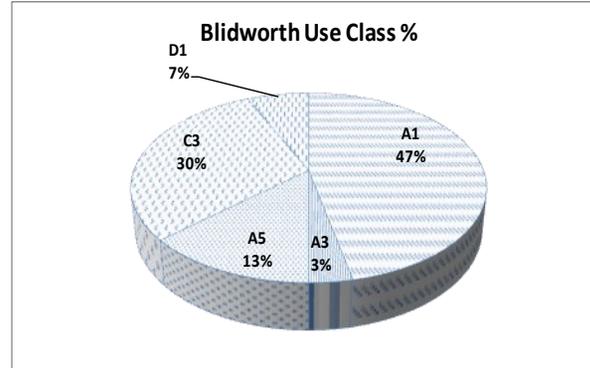
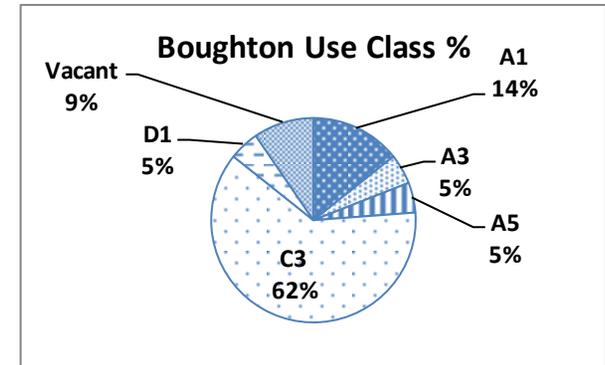


Figure 73: Boughton



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

Figure 74: Clipstone

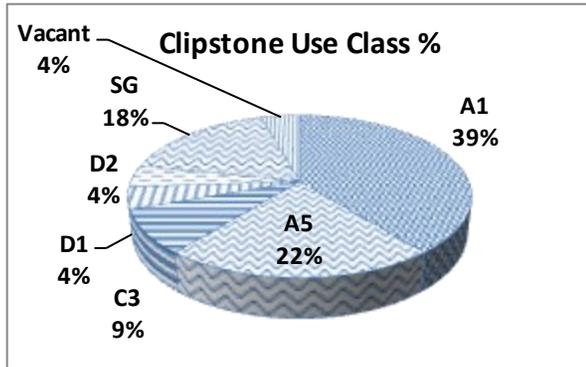


Figure 75 : Collingham

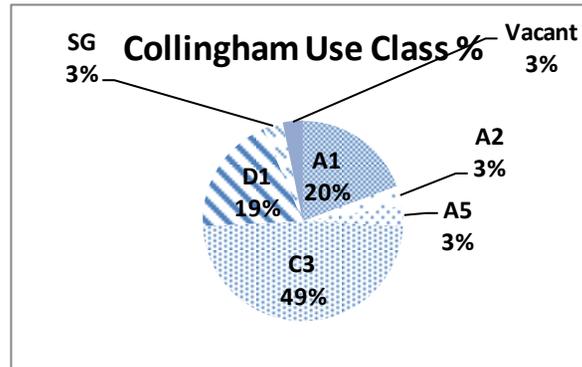


Figure 76: Farnsfield

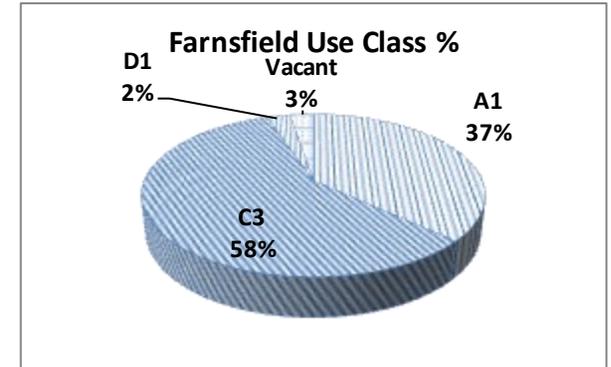


Figure 77: Fernwood

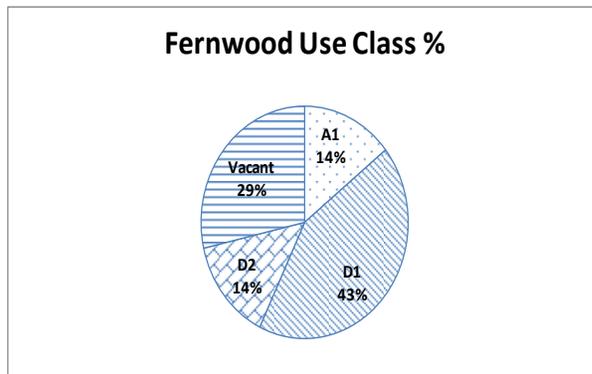
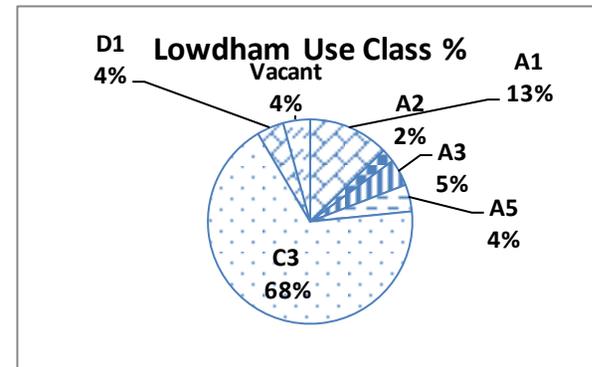


Figure 78 : Lowdham





## 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