

# 2019 Retail and Town Centre Uses Monitoring Report (1st April 2018 to 31st March 2019)

and

## Survey Data (April /May 2019)



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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

Rainworth

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) 2019. Paragraph 31 of the NPPF requires local authorities to ensure that *“The preparation and review of all policies should be underpinned by relevant and up-to-date evidence.”* The NPPG also requires local planning authorities to *“publish information at least annually that shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented.”* (Paragraph 073, ID: 61-073-20190315).

As the Amended Core Strategy was only adopted in March 2019, at the end of this monitoring year, for the purposes of this monitoring report the 2011 Core Strategy and supporting evidence base has been used to monitor retail development. The relevant differences between the 2011 Core Strategy and the 2019 Amended Core Strategy are:

- The 2019 Amended Core Strategy ‘downgrades’ Rainworth from a ‘district centre’ to a ‘local centre’; and
- Convenience and comparison floorspace indicators have been updated in the 2019 Amended Core Strategy.

For this monitoring period (01/04/2018 to 31/03/2019) convenience and comparison floorspace is monitored against the 2011 Core Strategy (pg49, para 5.31) and Rainworth is still assessed as a ‘district centre’. However, as the 2011 Core Strategy has been superseded by the 2019 Amended Core Strategy, subsequent monitoring years will be monitored against Table 4 in the Amended Core Strategy and Rainworth will be monitored as a ‘local centre’.

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 01/04/2018 to 31/03/2019. 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 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, para 5.31).

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 2019. Comparisons have been made with 2012, 2013, 2014, 2015, 2016, 2017 and 2018 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: Retail Hierarchy**

Designation	Role & Function	Location
Regional Centre/Town Centre	Principal focus of new and enhanced retail and other main Town Centre uses (as defined in the NPPF) in Newark and Sherwood	Newark Town Centre
District Centres	Primarily used for convenience shopping, with some comparison shopping. They also provide a range of other services for the settlement and the surrounding communities.	Edwinstowe Ollerton Rainworth** Southwell
Local Centres	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.	Balderton (north and south), Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood Village Centre, Land South of Newark (NAP 2A) Land East of Newark (NAP 2B) Land at Fernwood (NAP 2C), Lowdham, and *Sutton on Trent

\*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).

\*\* Has been downgraded to 'local centre' as part of the adoption of the Amended Core Strategy adopted in March 2019. For the purposes of this monitoring period, Rainworth has been monitored as part of a 'district centre' in accordance with the 2011 Core Strategy.

## Amended Core Strategy DPD (Adopted March 2019)

The Amended Core Strategy was adopted in March 2019 and can be viewed at: <https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/corestrategy/ACS2019.pdf>

### 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, the Amended Core Strategy (2019) has downgraded the hierarchy status of Rainworth 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.

For the purposes of this monitoring report, and because the Amended Core Strategy was only adopted at the end of the 2018/19 monitoring year, Rainworth, in this report, remains as a district centre. In future years, it will be present in 'local centres'.

### 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 the levels of **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 (2019): Retail Floorspace Requirements**

	2021	2026	2031	2033
Convenience Retail Floorspace (sqm.)	-160	926	1,963	2,367
Comparison Retail Floorspace (sqm.)	-3,479	35	3,851	5,359

## Section Two

### Retail and Town Centre Provision (01/04/2018 to 31/03/2019)



## Retail and Town Centre Commitments by Retail Hierarchy at 01/04/2019

Figure 3: Newark Town Centre Commitments 2018/19

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
41-43 Kirk Gate (Newark College The Sherwood Centre)	479885/353990	Change of Use	Not Started	D1 to 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).
Former Robin Hood Public House	479800/353705	Part demolition, retention and part new build	Under Construction	Mixed Use incl. A1, A2 & A3	3	Unit 1 = 310 Unit 2 = 338 Unit 3 = 382	18/01020/FULM	Detailed	Partial demolition of the former Robin Hood Hotel with retention of the façade, eastern gable and parts of the roof and internal fabric and integration with a new 66 No. bedroom Travelodge Hotel (Class C1) along with 3 No. units for flexible retail (Class A1), financial and professional services (Class A2), café/restaurant (Class A3) and leisure (Class D2) uses.

Figure 4: District Centres Commitments 2018/19

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
Former Squinting Cat, Mansfield Road, Clipstone	458487/362836	New Build	Not Started	A1	4	150	15/01153/FUL	Detailed	Change of use from current vehicle sales site to redevelopment for 5 no. houses and 4no. shop units with flats.

Figure 5: Local Centres Commitments 2018/19

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class)	Planning Reference	Application Type	Description
Bowbridge Lane, Balderton	479873/351173	New build	Not Started	A1 to A5	N/A	3,900	10/01586/OUTM	Outline	Two local centres comprising A1 to A5 units
Coop Supermarket, Collingham	483068/361726	Change of use	Not Started	A1, A2, A5, B1	3	262.6	18/02236/FUL	Detailed	Change of use from A1 use to A1, A2, A5 & B1 uses and Alterations to convert the existing former food

Figure 6: Provision Outside of Retail Hierarchy Commitments 2018/19

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
Tall Trees Nurseries, Bulcote	465823/344947	New build	Under Construction	A1 to A3	1	215.5	16/01123/FULM	Detailed	Demolish Refurbishment at Tall Trees Nurseries, Nottingham Rd, Bulcote
Edwinstowe House, High Street, Edwinstowe	462563/366544	New build	Not Started	A3	1	136	16/00135/FULM	Detailed	Mixed use development comprising: Demolition of Cottages at Edwinstowe House and surrounding structures. Remodelling & Extensions of part of Edwinstowe House Centre for Business Excellence to form remodelled Offices, New Main Entrance and Cafe/Restaurant Facility. Configuration of Associated Car Parking with Edwinstowe House. Erection of 34 No. Dwellings (Use Class C3) to land east and south of Edwinstowe House Centre for Business Excellence. Associated Highways Works and Landscaping. Associated Public Open Spaces.
Land off Northgate, Newark	480032/354513	New build	Not Started	A1	4	4728.5	16/01958/RMAM	Detailed	Proposed retail development comprising 6 Units for Bulky Goods/ Open A1/ Open A1 Convenience uses and provision of car parking

**Figure 7: Increase in Floorspace (2018/19 Commitments)**

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
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	Under Construction	A1 & A3	1	A1 = 17.52 A3 = 66.1	17/01053/FUL	Detailed	Refurbishment and conversion of existing building to form cafe facilities for existing farm shop.
Oscars Inn, 105 Balderton Gate, Newark	480217/353483	Increase in floorspace	Not Started	A4		32.8	17/02196/FUL	Detailed	Two single storey rear extensions to facilitate extra dining space & kitchen area. Conversion of existing first floor residential accommodation into two residential units. Addition of railings and lighting to existing

**Figure 8: Sites Allocated in the Amended Core Strategy (March 2019)**

Core Strategy Reference	Allocation Type	Location	Plan Area	Status at 01/04/2019	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 300m2 gross, 1800m2 net convenience.
NAP2B	Mixed Use	Land East of Newark	Newark And Rural South (Sub Area 1)	Core Strategy allocation	2,500	
NAP2C	Mixed Use	Land at Fernwood	Newark And Rural South (Sub Area 1)	Planning permission granted	2,500	

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

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

Allocation Reference	Allocation Type	Location	Plan Area	Status at 01/04/2019	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	0-5 Years (2019-2024)	5-10 Years (2024-2028)
Bi/MU/1	Mixed Use	East of Kirklington Road, Bilsthorpe	Sherwood	17/01139/OUTM granted 01/06/2018	3.95	**280	**280	100%	0%
Cl/MU/1	Mixed Use	Land at Former Clipstone Colliery, Clipstone	Mansfield Fringe	No planning application	27.64	*250	*250	0%	100%
NUA/MU/3	Mixed Use	NSK Factory, Northern Rd, Newark	Newark & Sherwood (Sub Area 1)	No planning application	10.11	4,000	4,000	0%	100%
OB/Re/1	Retail	Rufford Avenue, Ollerton	Sherwood	No planning application	0.35	1,962	0	0%	100%
OB/Re/2	Retail	Forest Road, Ollerton	Sherwood	Site Complete	0.17	932	0	n/a	n/a
Ra/MU/1	Mixed Use	Land at Kirklington Rd, Rainworth	Mansfield Fringe	No planning application	0.62	*250	*250	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 permission 14/00161/FULM	2.07	*250	*250	100%	0%

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

Figure 10: Completions Within Retail Hierarchy 01/04/2018 to 31/03/2019

Retail Hierarchy	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Description
The Old Library, High Street, Edwinstowe	462621/366699	Change of Use	D1 to A3	1	136	16/01058/FUL	Refurbishment and alterations to the Old Library to convert the property to a Cafe and
14 Westgate, Southwell	469947/353721	Change of Use	A1	1	22	18/01403/FUL	Change of use from gym to curtain and blind shop
The Final Whistle, Station Road, Southwell	470622/354366	Retrospective Change of Use	A3	1	76.7	18/01666/FUL	Retrospective application to amend existing timber doors to storage area with glazed doors with side panels, roller shutter and change of

Figure 11: Completions Outside of Retail Hierarchy 01/04/2018 to 31/03/2019

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace Sqm	Planning Reference	Description
Northgate (Next), Newark	480139/354664	Mezzanine extension and increase in floorspace	A1 & A3	1	0.12	18/01105/LDC	Mezzanine extension and provision of in store coffee shop
The Sawmill, Beacon Hill Road, Newark	480927/353858	Demolition and new build	A1	1	0.25	17/01431/FUL	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,
Newark Air Museum, Newark	483162/356093	New build	A3	1	0.64	17/01537/FUL	Erection of a modular building to provide cafe facilities, kitchen, storage and washroom facilities, plus an area of hardstanding for aircraft displays.
Maythorne Lane, Southwell	469659/355509	Change of use	A3	1	0.12	17/01328/FUL	Change of use of Maythorne Fishing Lodge to host new catering kitchen for existing cake making business, to include cafe/tea room. (resubmission of 17/00102/FUL)

**Figure 12: Completed Change of Use Within 'A' Retail Use Class Requiring Planning Permission 01/04/2018 to 31/03/2019**

Location	Grid Reference	Change of Use	Total Units	Net Floorspace 'A' Use Class Sqm	Planning Reference	Description
Kirklington Road, Rainworth	459211/358337	Change of use	1	51.6	18/00437/FUL	Change of use from A2 to A4, to operate as a Micro pub
139 Mansfield Road, Clipstone	458664/362910	Change of use	1	20.96	18/00466/FUL	Change of use from A1 Pharmacy to A5 Hot Food Take-a-way outlet, Internal formation of kitchen and store to rear, food servery and public area to front.
39-41 Main Street, Farnsfield	464695/356577	Change of use	1	76	18/00983/FUL	Change of use from A1 to A1 with ancillary restaurant/café and occasional function venue
54 Carter Gate, Newark	479874/353731	Change of use	1	135	19/00182/FUL	Change of use from A1 to flexible uses A2 or A3
48 Kirk Gate, Newark	479888/353958	Change of use	1	139	19/01079/FUL	Change of use to ice cream parlour and coffee shop (retrospective)

**Figure 13: Completed Loss of Retail Capacity 01/04/2018 to 31/03/2019**

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace Sqm	Planning Reference	Description
15-19 Portland Street, Newark	479739/353617	Change of use	Loss of A1	1	118.32	16/01538/FUL	Change of use of former showroom and offices (A1) back to its original use as 3 residential town houses.
30 Albert Street, Newark	479719/353542	Change of use and loss of floorspace	Loss of A1	1	22.22	15/02277/FUL	Demolition of two storey and single storey rear extensions to retail unit and first floor flat. Change of use of Retail Unit to form Apartment 1.
Newark and Sherwood Play Support Group	479496/353551	Change of use	Loss of A1	1	236	18/01380/FUL	Proposed internal alterations to divide building into 3 units, change use from A1 to B1, B2 use
34 Newark Road, Coddington	482548/354385	Change of use	Loss of A1	1	252	18/01717/FUL	Change of use of ground floor Post Office/Grocery store (A1 use) to form additional living accommodation for existing dwelling (C3)
Keepers Cottage, Great North Road, Newark	479539/354228	Change of use	Loss of A2	1	108	18/00436/FUL	Change of use from A2 former Citizens Advice Bureau to B1 office accommodation
11 Barnby Gate, Newark	480017/353846	Change of use	Loss of A1	1	55	18/01192/FUL	A change of use for the shop section of the building known as 11 Barnby gate into a two bedroom residential dwelling. The addition of a bedroom to Flat C . General scheme of cosmetic improvement.
2 Bar Gate, Newark	479817/354128	Change of use	Loss of A2	1	92	18/01900/FUL	Change of use of existing first floor office (A2) into single dwelling
The Sawmill, Beacon Hill Road, Newark	480927/353858	Demolition and new build	Loss of A4	1	650.30	17/01431/FUL	Demolition of existing Public House and erection of 2 new units comprising an A1 convenience retail unit and an A1 (Non-Food) retail
Whites Wine Merchant, Newark	480063/353992	Change of use	Loss of A1	1		18/01692/FUL	Conversion of existing commercial premises to residential apartments (5 No.)

**Figure 14: Completed Increase of Retail Floorspace Capacity 01/04/2018 to 31/03/2019**

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace Sqm (Use Class A1 to A5)	Planning Reference	Description
Former B and Q, Northern Road, Newark (The Range)	480802/353993	Increase in floorspace	A1 & A3	1	475.2	17/01848/FUL	Erection of extension to retail warehouse to provide garden centre and ancillary cafe.
Units 1 and 2 Forest Corner, Edwinstowe	462527/367120	Increase in floorspace	A1	1	48.21	19/01356/FUL	Conversion of store to a Craft Centre Annexe for an additional craft workshop with associated sales and building works associated with the conversion.
The Royal Oak Public House, 44 High Street, Collingham	483003/361594	Increase in floorspace	A4	1	25 (gross)	18/01453/FUL	Demolition of existing 28 square metre rear single storey extension, new build 53 square metre single storey rear extension

## Section Three

### Convenience and Comparison Data (01/04/2018 to 31/03/2019)



## Convenience and Comparison Information

As the Amended Core Strategy was only adopted in March 2019, at the end of this monitoring year, for the purposes of this monitoring report the 2011 Core Strategy and supporting evidence base has been used to monitor retail development. However, as the 2011 Core Strategy and evidence base has been superseded by the 2019 Amended Core Strategy, subsequent monitoring years will be monitored against Table 4 in the Amended Core Strategy.

GVA Grimley conducted a Retail and Town Centre Study which was published in 2010 to support the 2011 Core Strategy evidence base. 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. The Newark and Sherwood Amended Core Strategy DPD (Adopted March 2011) (p49, para 5.31) reports on the amount of additional estimated convenience and comparison floorspace that will be required for the remaining plan period. Figure 1 of the plan period to 2026 and identifies that there is limited capacity for both additional convenience and comparison retail floorspace in the early to medium phase of the Plan Period.

**Figure 15: Retail Convenience and Comparison to 2026**

Capacity Type	Newark Urban Area	Rest of the District	District Wide	Totals
Additional Floor space Capacity for Convenience Goods (Sqm)	5,661	6,707		12,368
Additional Floor space Capacity for Comparison Goods (Sqm)			15,690	15,690
<b>Total Estimated Requirement</b>				<b>28,058</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 01/04/2018 to 31/03/2019. 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 16: Retail Commitments for Proposed Convenience and Comparison Use at 01/04/2019**

Newark Urban Area or Rest of the District	Street	Town	Description	Planning Reference	Total Net Additional 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	2,400	1,800	600
Rest of the District	25-27 Lyndhurst Avenue	Blidworth	Two store side extension (ground floor increase in retail floorspace, first floor habitable space). Various alterations to shop frontage.	15/02260/FUL	6	6	
Rest of the District	Tall Trees Nurseries	Bulcote	Demolition and refurbishment to existing garden centre and nursery incl. farm shop, garden centre and ancillary offices	16/01123/FULM	-39.5	-39.5	
Rest of the District	Former Squinting Cat, Mansfield Road	Clipstone	Re-development including 4 shop units	15/01153/FUL	94	94	
Rest of the District	Coop Supermarket, High Street	Collingham	Change of use from A1 to A1, A2, A5 & B1 uses and alterations	18/02236/FUL	262.6	262.6	
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	-105		-105
Newark Urban Area	Former Robin Hood Public House	Newark	Mixed use development including 3 units for flexible retail	18/01020/FULM	1,030.1		1,030.1
Newark Urban Area	Land off Northgate	Newark	Retail development comprising 6 units for bulky goods, open A1, open A1 convenience and car parking	16/01958/RMAM	4,728.5	1,434	3,294.50
Newark Urban Area	The Cardinals Hat, Jersey Street	Newark	Change of use from A4 public house to A1 and A2 use with small extension of 23sqm	17/01248/FUL	23	23	
Newark Urban Area	15 St Marks Place, Unit 24	Newark	Change of use from A2 to flexible A1/A2/A3 use	18/02104/FUL	0		0
<b>Total Additional Floorspace (Net) Sqm</b>					<b>8,400</b>	<b>3,580</b>	<b>4,820</b>

## Completions—Gain and Loss of Convenience and Comparison Uses in the Defined Retail Areas

**Figure 17: Convenience and Comparison Gains Requiring Planning Permission**

Newark Urban Area or Rest of the District	Street	Town	Description	Planning Reference	Total Net Additional Floorspace	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Rest of the District	14 Westgate	Southwell	Change of use from gym to curtain and blind shop	18/01403/FUL	0		0
<b>Total Additional Floorspace (Net) Sqm</b>					<b>76.7</b>	<b>76.7</b>	<b>0</b>

**Figure 18: Loss of Convenience and Comparison Sales Requiring Planning Permission**

Newark Urban Area or Rest of the District	Street	Town	Description	Planning Reference	Total Net Loss Floor-space	Net Sqm Loss of Convenience Floorspace	Net Sqm Loss of Comparison Floorspace
Newark Urban Area	11 Barnby Gate	Newark	A change of use for the shop section of the building known as 11 Barnby Gate into a two bedroom residential dwelling. The addition of a bedroom to Flat C. General scheme of cosmetic improvement.	18/01192/FUL	-55	-55	
<b>Total Additional Floorspace (Net) Sqm</b>					<b>-55</b>	<b>-55</b>	

**Figure 19: 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 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	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)	4,000		4,000
Rest of the District	OB/Re/1	Rufford Avenue, Ollerton	Sherwood Area	*1,569	1,200	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)	**2,500	1,000	1,500
Newark Urban Area	NAP/2C	Land at Fernwood (No PP for retail)	Newark and Rural South (Sub Area 1)	**2,500	1,000	1,500
<b>Total (sqm)</b>				<b>11,319</b>	<b>3,950</b>	<b>7,369</b>

**Figure 20: Convenience/Comparison Status at 01/04/2019**

Area	Net Requirement of Sqm of Convenience or Comparison Floorspace by Area (See Figure 15)	Net Sqm of Committed Floorspace with planning permission at 01/04/2019	(Net Sqm) of Allocated Floorspace (See Figure 19)	Net Sqm of Commitments + Allocations (C + D)	01/04/2010 and 31/03/2012 (Post Grimley Study, see page 17 for explanation)	01/04/12 to 31/03/18	01/04/18 to 31/03/19	Net Sqm of Completions and Losses at 31/03/2019 (F+G+H)	Under / Over Provision E+I-B
Newark Urban Area Convenience	5,661	3,257	2,000	5,257	738	579.93	-55	1,262.93	858.93
Rest of the District Convenience	6,707	323.1	1,950	2,273.1	70	1,557.21	0	1,627.21	-2,806.69
All of the District Comparison	15,690	4,820	7,369	12,189	8	1,926.46	0	1,934.46	-1,566.54

\* 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 2019)



Retail surveys were carried out during April/May 2019 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.

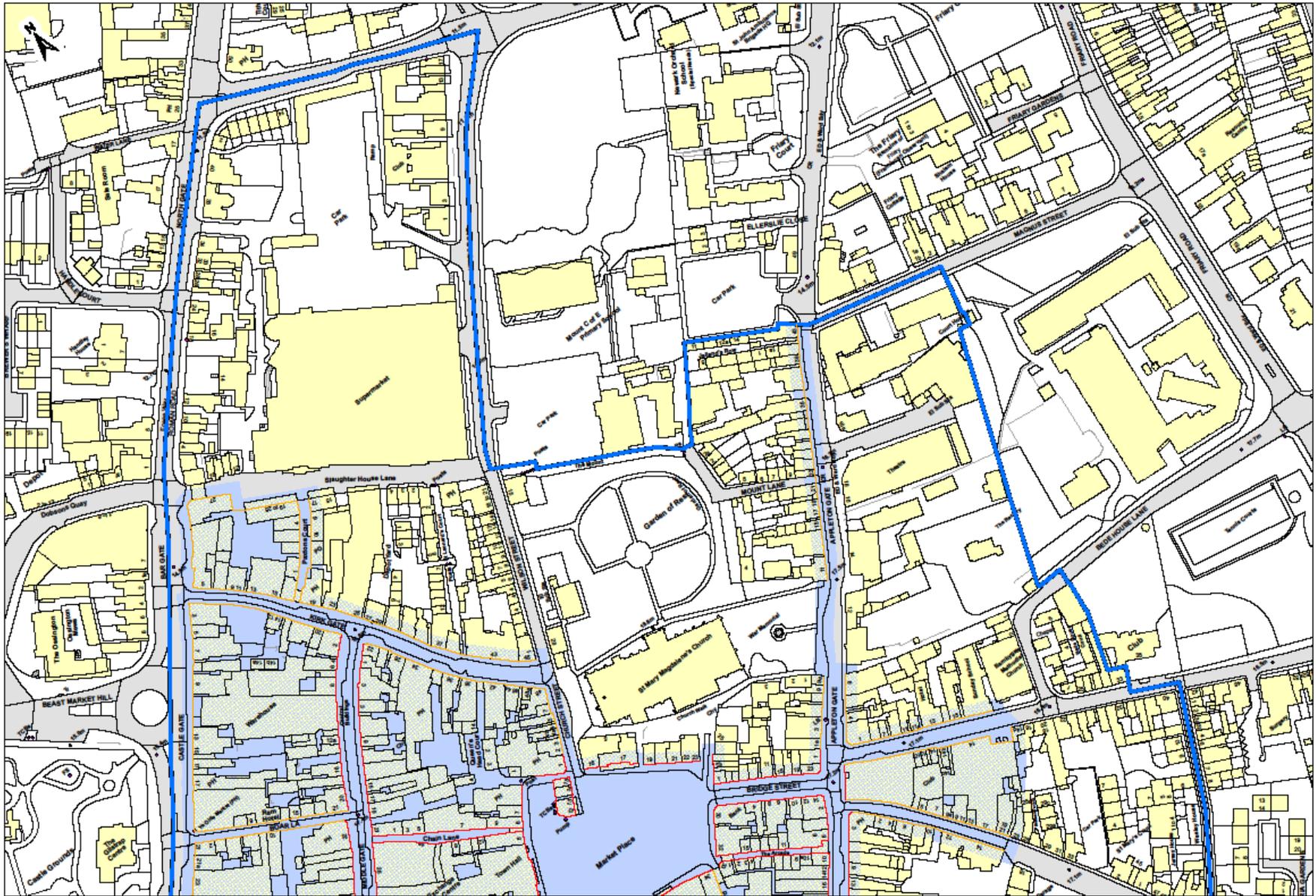
Retail proposals in this area would be assessed by reference to **Policy DM11– Newark** (Allocations & Development Management DPD (Adopted July 2013)).

*'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.*

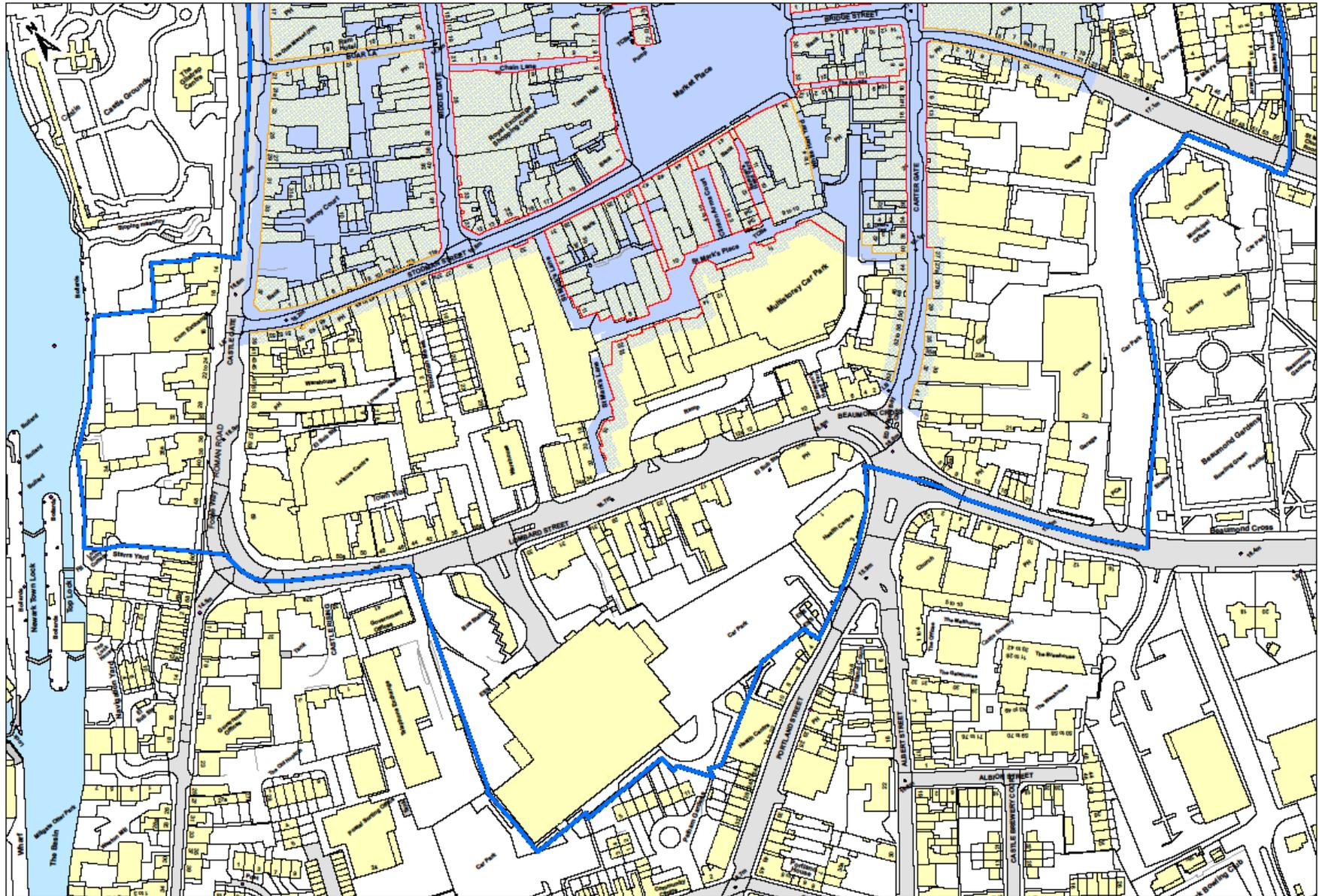
*Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the proposals map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the town centre.*

*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 at 1st April 2019

**Figure 21: Percentage Split for All Units within the Defined Newark Town Centre**

Area	Total	Vacant	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre (All)	662	64	9.67%	255	38.52%	52	7.85%	37	5.59%	20	3.02%	15	2.27%	181	27.34%	17	2.57%	7	1.06%	14	2.11%

**Figure 22: 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	12	7.45%	108	67.08%	20	12.42%	13	8.07%	4	2.48%	2	1.24%	0	0%	2	1.24%	0	0%	0	0%

**Figure 23: 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	22	13.17%	87	52.10%	9	5.39%	13	7.78%	10	5.99%	8	4.79%	6	3.59%	4	2.40%	1	0.60%	7	4.19%

**Figure 24: 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	373	44	11.80%	213	57.10%	30	8.04%	29	7.77%	14	3.75%	10	2.68%	20	5.36%	5	1.34%	1	0.27%	7	1.88%

## Headline Data for Units Currently in Use within the Defined 'A' Use Classes including Vacant Units within Newark Town Centre at 1st April 2019

**Figure 25: 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)	443	64	14.45%	255	57.56%	52	11.74%	37	8.35%	20	4.51%	15	3.39%

**Figure 26: 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	159	12	7.55%	108	67.92%	20	12.58%	13	8.18%	4	2.52%	2	1.26%

**Figure 27: 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	149	22	14.77%	87	58.39%	9	6.04%	13	8.72%	10	6.71%	8	5.37%

**Figure 28: Percentage Split for 'A' Use Class Units including Vacant Units within the Primary Shopping Area**

Area	Total	Vacant	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Primary Shopping Area	340	44	12.94%	213	62.65%	30	8.82%	29	8.53%	14	4.12%	10	2.94%



Figure 29: 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	2	7.14%	2	7.14%	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	5	12.20%	25	60.98%	4	9.76%	4	9.76%	1	2.44%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	2	4.88%
The Buttermarket / Royal Exchange	16	8	50.00%	5	31.25%	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 30: Percentage Split between Commercial and Residential Units at 1st April 2019

	Residential	Commercial (including vacant units)
Percentage Split	27.34%	72.66%
Number of Dwellings	181	481





**Figure 34: Newark Town Centre Vacant Units (at April / May 2019)**

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
11 Appleton Gate	A2	178.99	No	Yes	Yes
11 Stodman Street	A1	85.6	No	Yes	Yes
11b Barnby Gate	A1	28.1	No	Yes	Yes
1-3 Barnby Gate	A2	108.31	No	Yes	Yes
14 Barnby Gate	A3	74.8	No	Yes	Yes
14 The Arcade	SG	39.3	No	No	Yes
14A Northgate	D2	71.62	No	No	No
15 Balderton Gate	A1	327.6	No	Yes	Yes
15 St Mark's Lane	A2	183.6	Yes	No	Yes
15 The Arcade	A1	72.8	No	No	Yes
16 Barnby Gate	A3	17.73	No	Yes	Yes
19 and 21 Slaughter House Lane	A1	72.67	No	Yes	Yes
19 Bridge Street	A1	83.9	Yes	No	Yes
20 Barnby Gate	A1	113.16	No	No	No
21 Lombard Street	A2	353.1	No	No	No
22 and 23 St Marks Place	A1		Yes	No	Yes
22 Castle Gate	A1	56.44	No	No	No
23 and 25 Kirk Gate	A1	512.2	No	Yes	Yes
25 and 27 Appleton Gate	A1	198	No	Yes	Yes
27 Slaughter House Lane	A3	68.98	No	Yes	Yes
27b Carter Gate	A2	134.94	No	Yes	Yes
30 and 32 Northgate	B1	157.5	No	No	No
31a Lombard Street (Unit 1 Martindale Ln)	A1	55.83	No	No	No
32 Stodman Street	A1	3222.8	Yes	No	Yes
33 Kirk Gate	A1	33.9	No	Yes	Yes
34 Lombard Street	A2	69.9	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 between 20% and 50% from the total area depending on type of the unit

Figure 34 cont.: Newark Town Centre Vacant Units (at April / May 2019)

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
34 Market Place	A2	217.6	Yes	No	Yes
34 Northgate	A2	56.76	No	No	No
37 Carter Gate	SG	473.2	No	Yes	Yes
37 Kirk Gate	A1	34.1	No	Yes	Yes
39 Kirk Gate	A3	41.8	No	Yes	Yes
4 Carter Gate	A2	177.83	Yes	No	Yes
4 Chain Lane	A1	41.3	Yes	No	Yes
40 Stodman Street	A3	125.72	No	Yes	Yes
41 and 42 Stodman Street	A3	281.94	No	Yes	Yes
43 Appleton Gate	A2	25.6	No	Yes	Yes
47 and 48 Stodman Street	A2	99.5	No	Yes	Yes
5 and 7 Kings Road	D2	355.63	No	No	No
5 Kirk Gate	A1	443.11	No	Yes	Yes
5 St Mark's Lane	A1	59.9	Yes	No	Yes
5 White Hart Yard	A4	201.58	No	No	Yes
6 Lombard Street	A2	66.92	No	No	No
7 and 9 Appleton Gate	A1	128.64	No	Yes	Yes
7 St Mark's Lane	A1	50.45	Yes	No	Yes
8 and 9 The Arcade	A1	157.94	No	No	Yes
Chapel Bede House Court	A2	18.7	No	No	No
Court House, Appleton Gate	D1		No	No	No
Northgate House - 14 Northgate	D2	176.8	No	No	No
Queens Road	D2	258.3	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 between 20% and 50% from the total area depending on type of the unit

**Figure 34 cont.: Newark Town Centre Vacant Units (at April / May 2019)**

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
Royal Exchange Shopping Centre	A1		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 Shopping Centre	A1		No	No	Yes
South Church House 25 and 26 Market Place	A2	23.6	Yes	No	Yes
The Buttermarket/Royal Exchange	A1	69	No	No	Yes
The Buttermarket/Royal exchange	A2	21	Yes	No	Yes
The Buttermarket/Royal Exchange	A1	38	Yes	No	Yes
Unit 2a Beaumont Cross	A1	111.5	No	No	No
Unit 2b Beaumont Cross	D2	100.5	No	No	No
Unit 3 Beaumont Cross	A1	357	No	No	No
Unit 3 Martindale Lane	A1	31.96	No	No	No
Unit 4 Beaumont Cross	A1	362	No	No	No
Unit 5 Martindale Lane	A5	55.83	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 between 20% and 50% from the total area depending on type of the unit

## Newark Town Centre 'A Class' Vacant Units 2012 to 2019 Comparison

Figure 35: Vacant Unit Comparison Table

Year	Total Vacant Units	Primary Shopping Frontage	Secondary Shopping Frontage	Remainder of Town Centre
2011-12 Vacant Units	51	9	20	22
2012-13 Vacant Units	48	12	15	21
2013-14 Vacant Units	49	9	15	25
2014-15 Vacant Units	59	12	16	31
2015-16 Vacant Units	51	12	15	24
2016-17 Vacant Units	52	14	12	26
2017-18 Vacant Units	56	13	14	29
2018- 19 Vacant Units	64	12	22	44

Figure 36: Newark Town Centre Vacant Units 2012 to 2019 Comparison

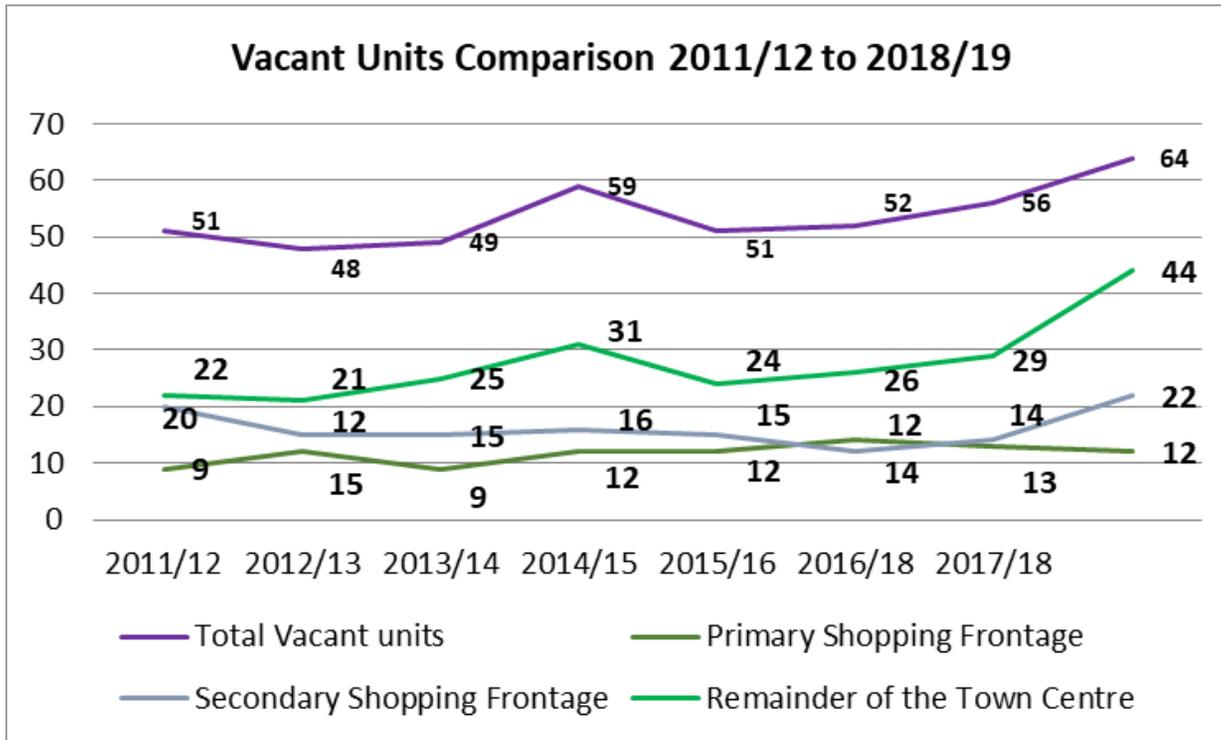
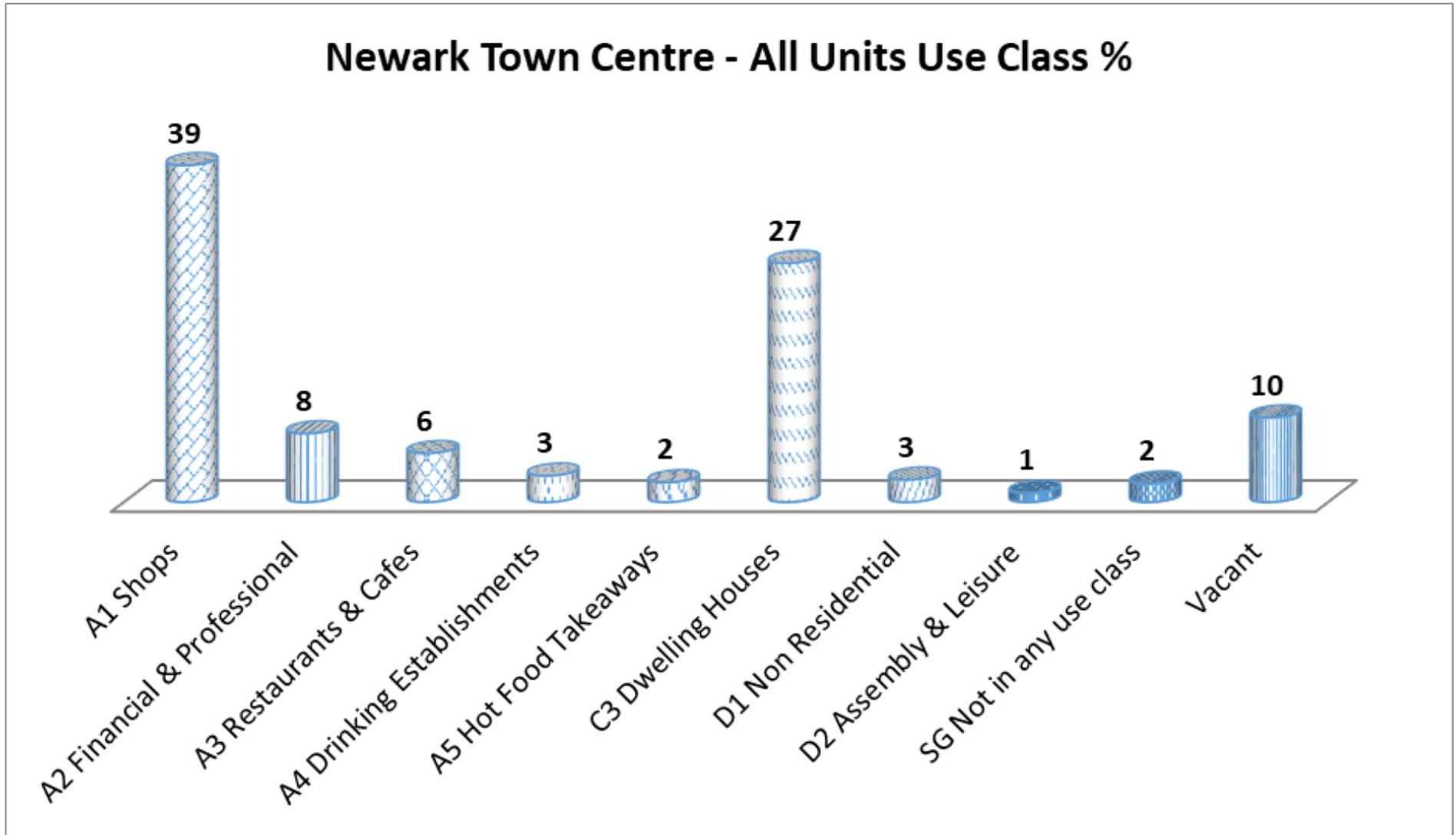


Figure 37: Newark Town Centre Use Class Percentage Split at 1st April 2019



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

Figure 38: Primary Shopping Frontage - Use Class %

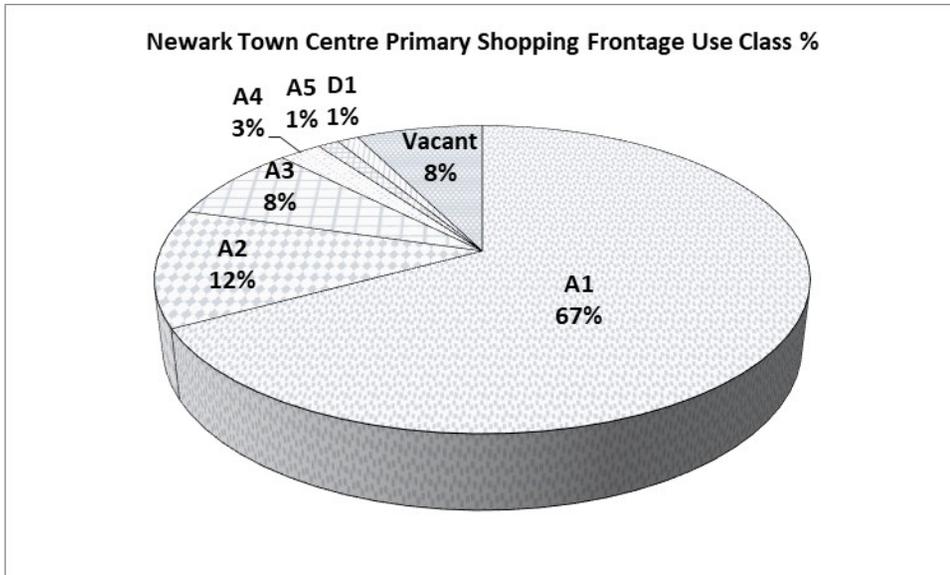


Figure 39: Secondary Shopping Frontage - Use Class %

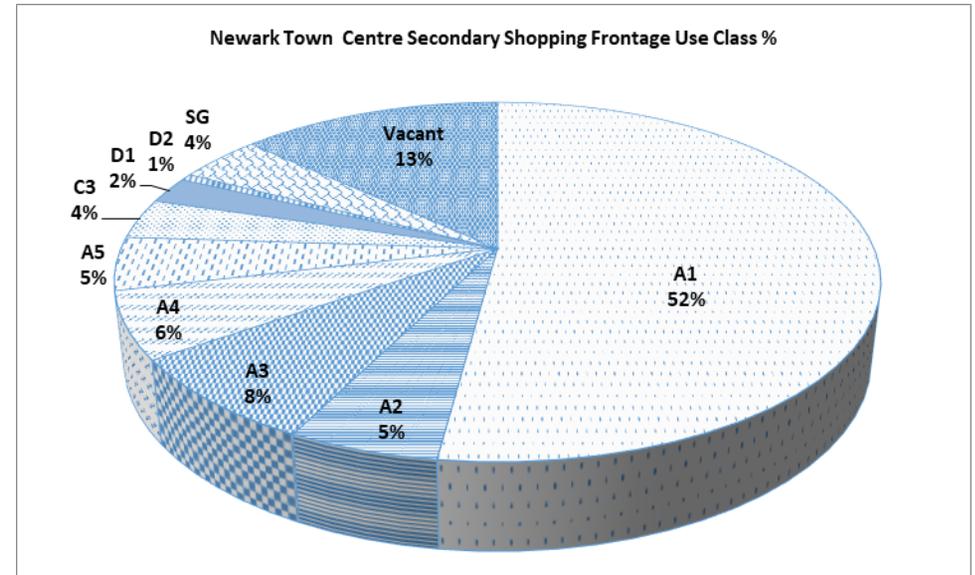
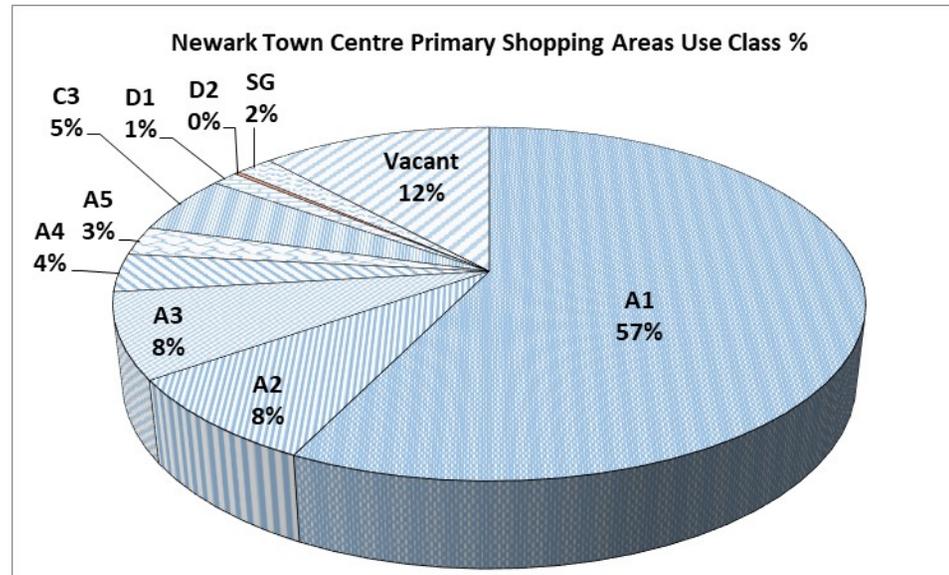


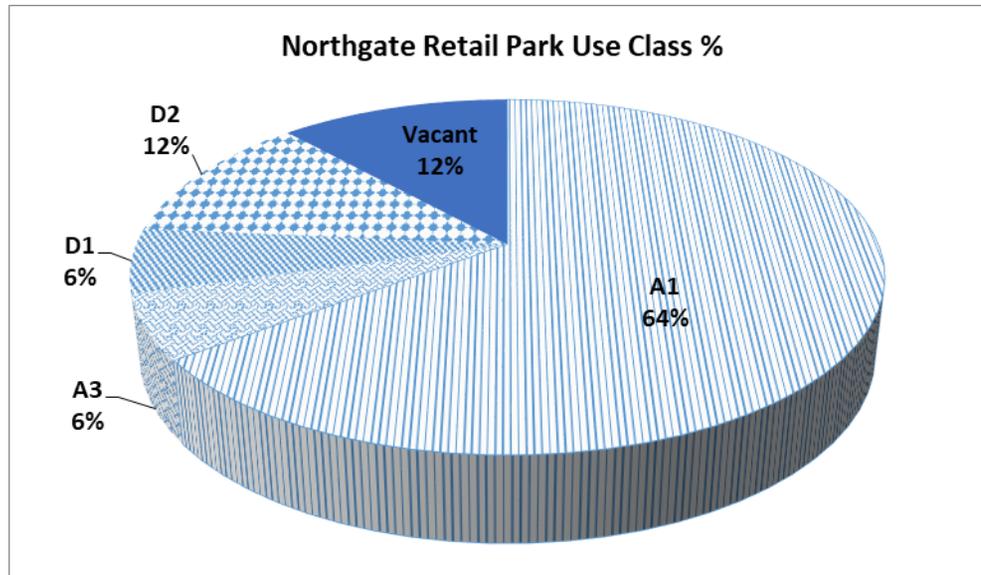
Figure 40: Primary shopping Areas - Use Class %



**Figure 41: Northgate Retail Park –Use Class Split for All Units (April 2019)**

Total Units	A1	A1%	A3	A3%	D1	D1%	D2	D2%	Vacant	Vacant %
17	11	64.71%	1	5.88%	1	5.88%	2	11.76%	2	11.76%

**Figure 42: Use Class Split (April 2019)**



**Figure 43: Northgate Retail Park 2012 to 2019 Comparison**

Year	A1	A3	D1	D2	Vacant	Total Units
2012/13	11	1	1	0	1	14
2013/14	12	1	1	0	0	14
2014/15	15	1	1	0	0	17
2015/1	13	1	1	2	0	17
2016/17	13	1	1	2	0	17
2017/18	13	0	0	2	0	17
2018/19	11	1	1	2	2	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

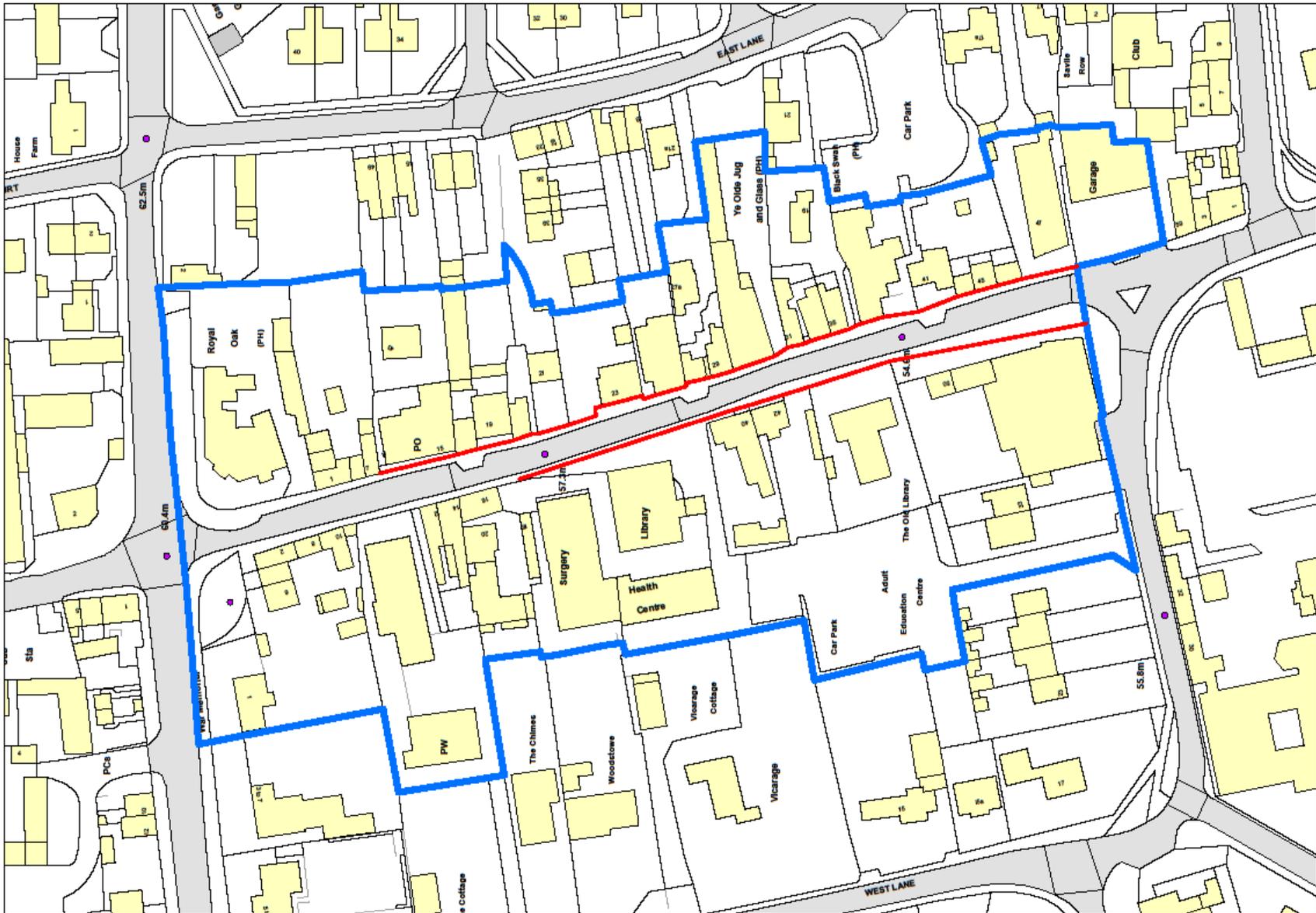
#### Key

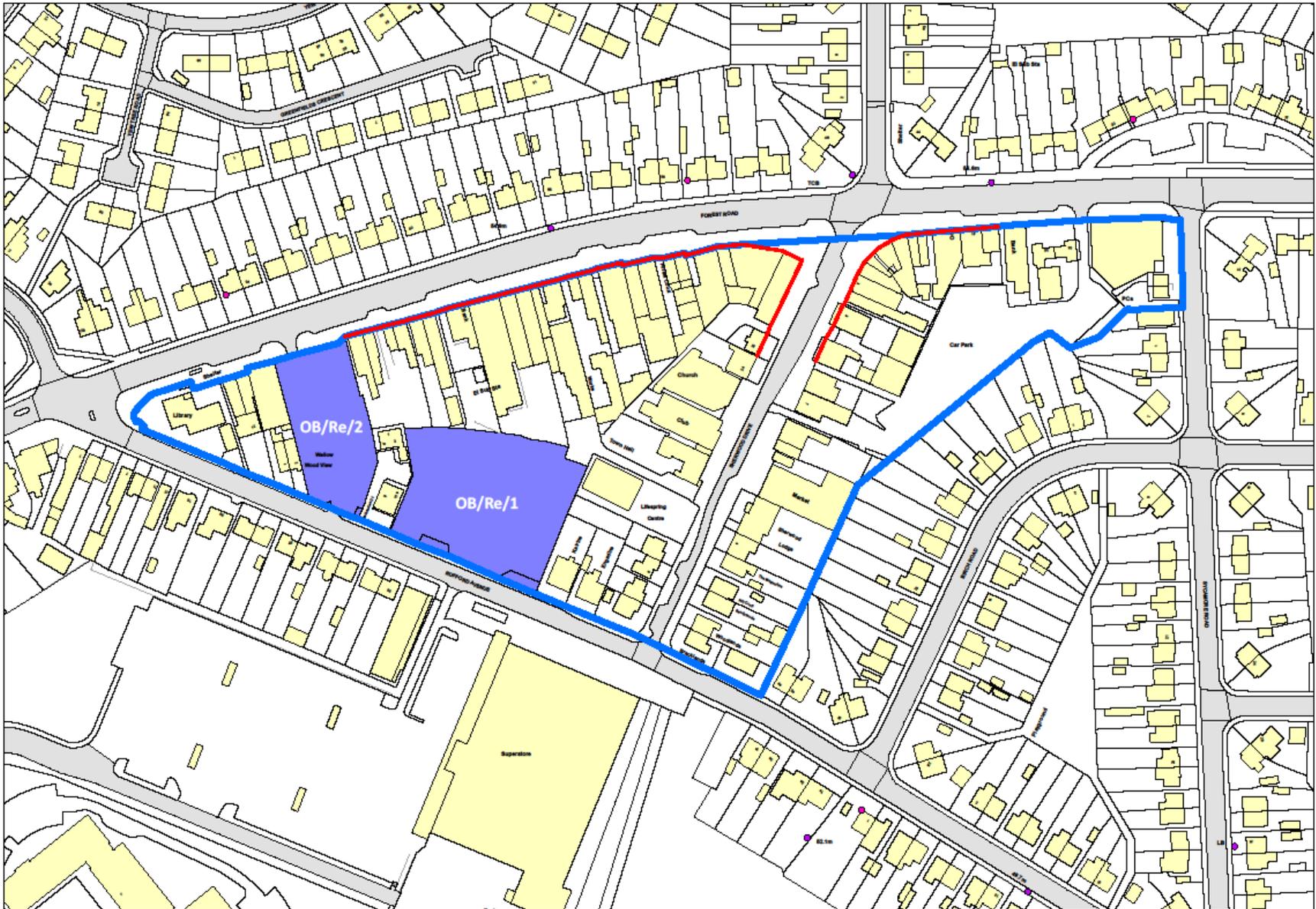
District Centre

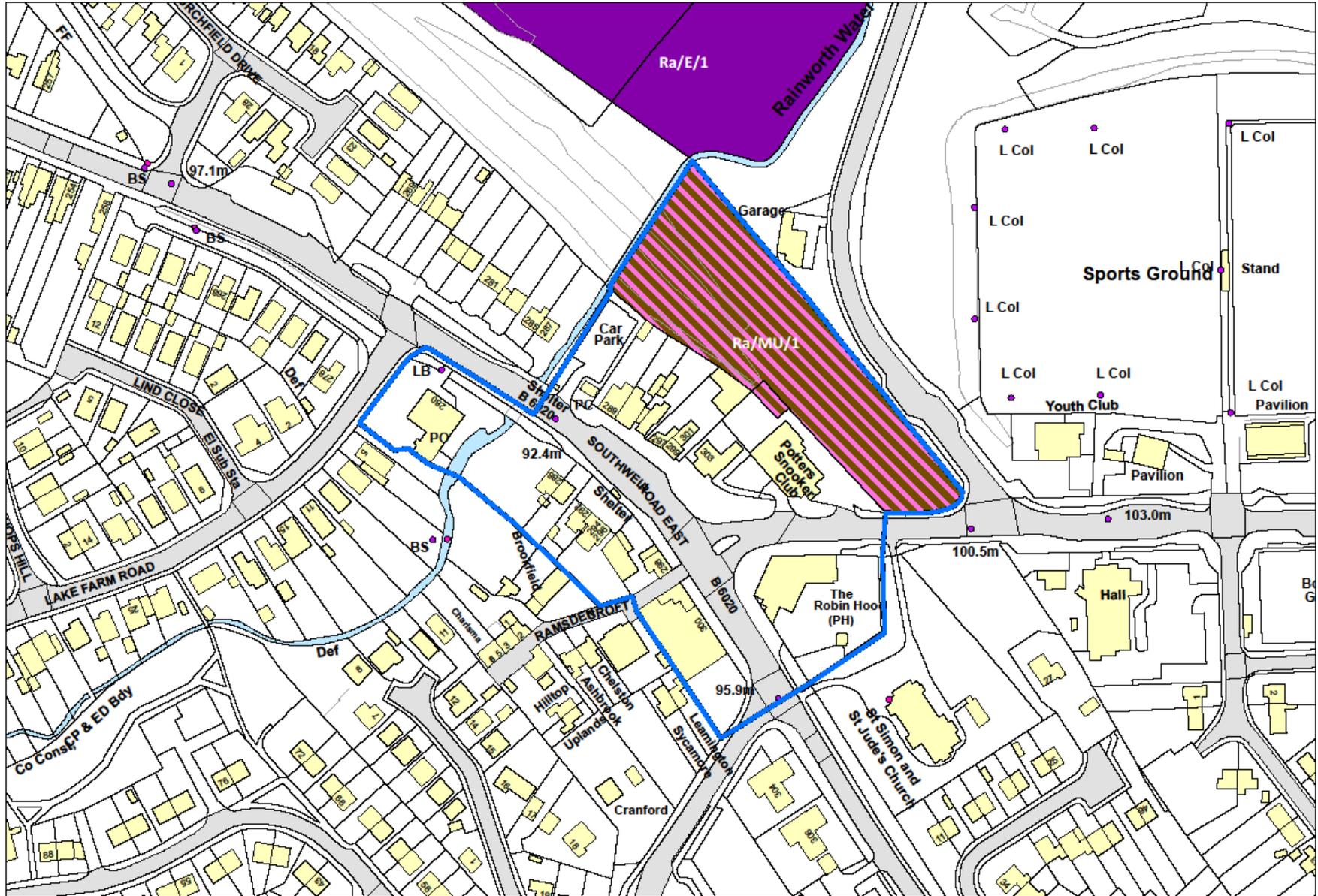


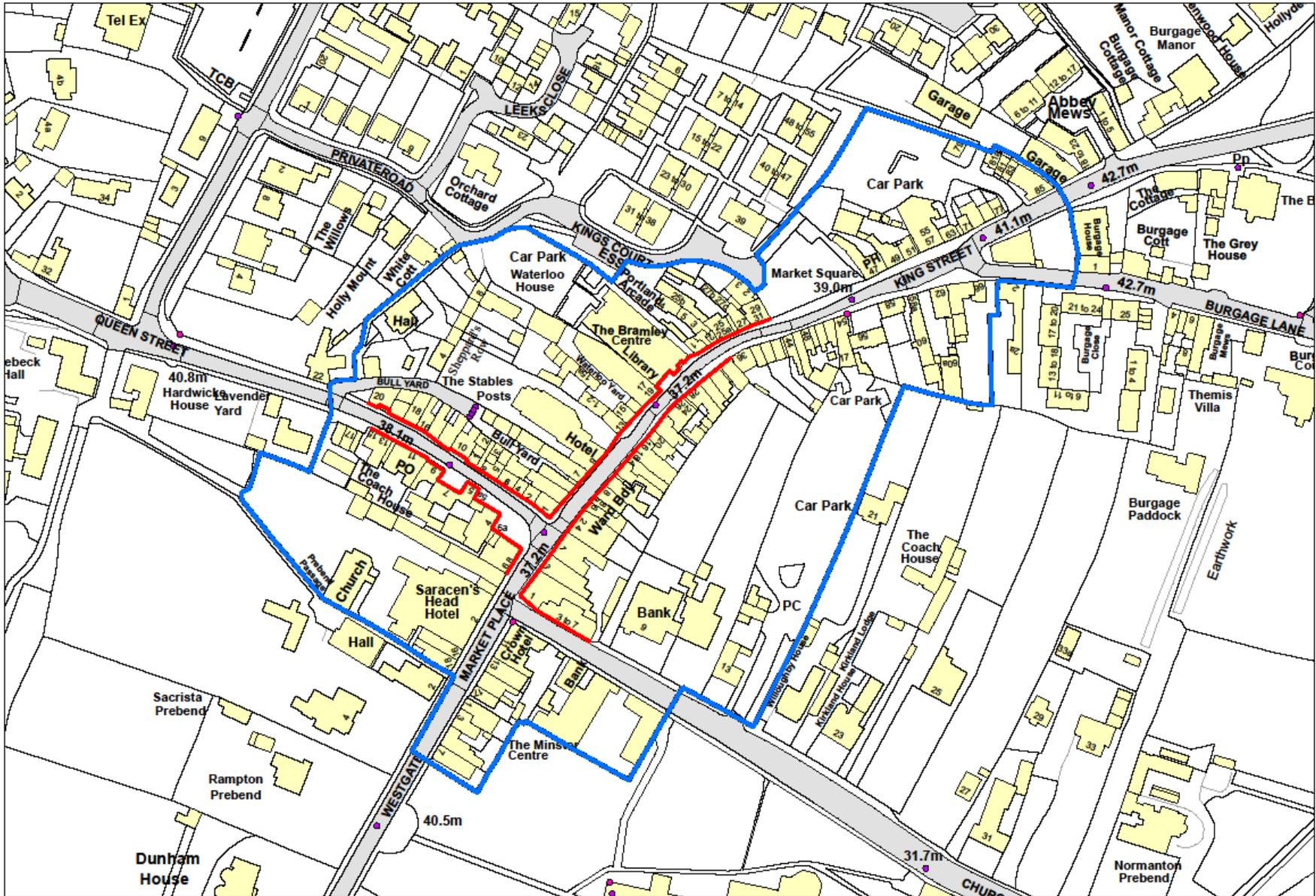
Primary Shopping











## Headline Data for All Use Classes including Vacant Units within the District Centres at 1st April 2019

Figure 44: 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	3	5.56%	18	33.33%	2	3.70%	3	5.56%	2	3.70%	2	3.70%	16	29.63%	4	7.41%	2	3.70%
Primary Shopping Frontage	29	2	6.90%	14	48.28%	2	6.90%	3	10.34%	1	3.45%	0	0.00%	2	6.90%	4	13.79%	1	3.45%

Figure 45: 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	9	9.78%	38	41.30%	6	6.52%	1	1.09%	6	6.52%	22	23.91%	9	9.78%	1	1.09%
Primary Shopping Frontage	34	2	5.88%	21	61.76%	3	8.82%	1	2.94%	3	8.82%	1	2.94%	2	5.88%	1	2.94%

Figure 46: Rainworth District Centre - Use Class Split for All Units

Area	Total	Vacant	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D2	D2 %	SG	SG %
Rainworth	18	2	11.11%	6	33.33%	1	5.56%	1	5.56%	0	0%	2	11.11%	3	16.67%	1	5.56%	2	11.11%

Figure 47: Southwell District Centre - Use Class Split for All Units and Primary Shopping Frontages

Area	Total	Vacant	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	SG	SG %
Southwell	126	3	2.38%	61	48.41%	6	4.76%	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 48: Percentage Split between Commercial and Residential

	Residential	Commercial (including vacant units)
Percentage Split	24.14%	75.86%
Number of Dwellings	70	220

## Headline Data for Units Currently in Use within the Defined 'A' Use Classes including Vacant Units within the District Centres<sup>46</sup> at 1st April 2019

**Figure 49: 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	30	3	10.00%	18	60.00%	2	6.67%	3	10.00%	2	6.67%	2	6.67%
Primary Shopping Frontage	22	2	9.09%	14	63.64%	2	9.09%	3	13.64%	1	4.55%	0	0.00%

**Figure 50: 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	9	15.00%	38	63.33%	6	10.00%	1	1.67%	6	10.00%
Primary Shopping Frontage	30	2	6.67%	21	70.00%	3	10.00%	1	3.33%	3	10.00%

**Figure 51: 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%	1	8.33%	1	8.33%	2	16.67%

**Figure 52: Southwell District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages**

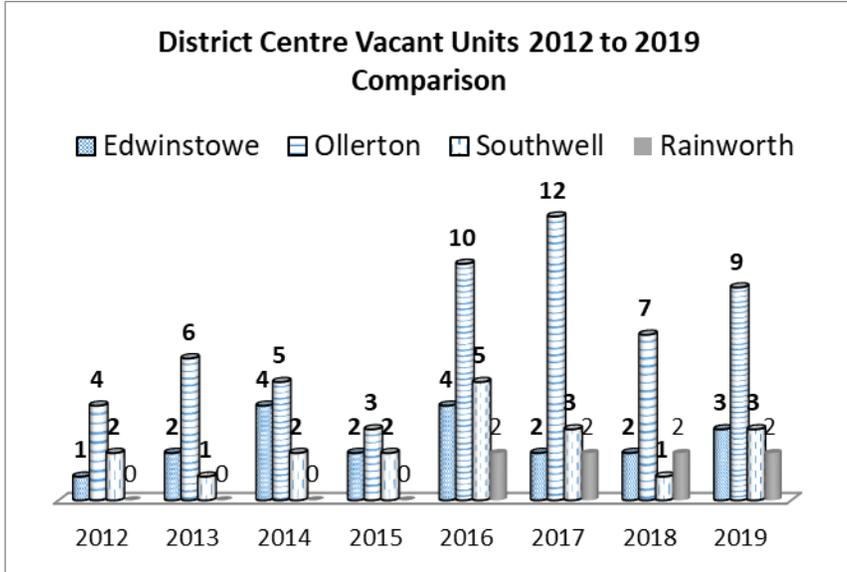
Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Southwell	86	3	3.49%	61	70.93%	6	6.98%	9	10.47%	4	4.65%	3	3.49%
Primary Shopping Frontage	48	0	0.00%	39	81.25%	2	4.17%	5	10.42%	1	2.08%	1	2.08%

**Figure 53: Vacant Units in District Centres (at 1st April 2019)**

Area	Street	Previous Use Class	Net Sqm	Primary Shopping Frontage
Edwinstowe	7 High Street	A1	43.62	No
Edwinstowe	23 High Street	A1	28.5	Yes
Edwinstowe	Adjacent 29 High Street (Formerly Ye Olde Jug and Glass PH)	C3	216	Yes
Ollerton	The Forest Centre (Unit 2) Forest Road	A1	53.6	No
Ollerton	The Forest Centre (Unit 4) Forest Road	D1	60.5	No
Ollerton	The Forest Centre (Unit 5) Forest Road	A1	60.5	No
Ollerton	The Forest Centre (Unit 7) Forest Road	A1	53.6	No
Ollerton	The Forest Centre (Unit 8) Forest Road	A1	60.5	No
Ollerton	The Forest Centre (Unit 9) Forest Road	A1	60.5	No
Ollerton	Forest Road	A1		Yes
Ollerton	37 Ollerton Road	A2	105	No
Ollerton	3b Sherwood Drive	A2		Yes
Rainworth	298a Southwell Road East	A1	18	N/A
Rainworth	Rear of 298a	N/A	119	N/A
Southwell	9 Church Street	A2	133.5	No
Southwell	5 Westgate	A2	82.78	No
Southwell	51 King Street	A1	59.47	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 54: District Centres Vacant Units 2012 to 2019 Comparison**



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

**Figure 55: District Centre Use Class Percentage Split (April 2019)**

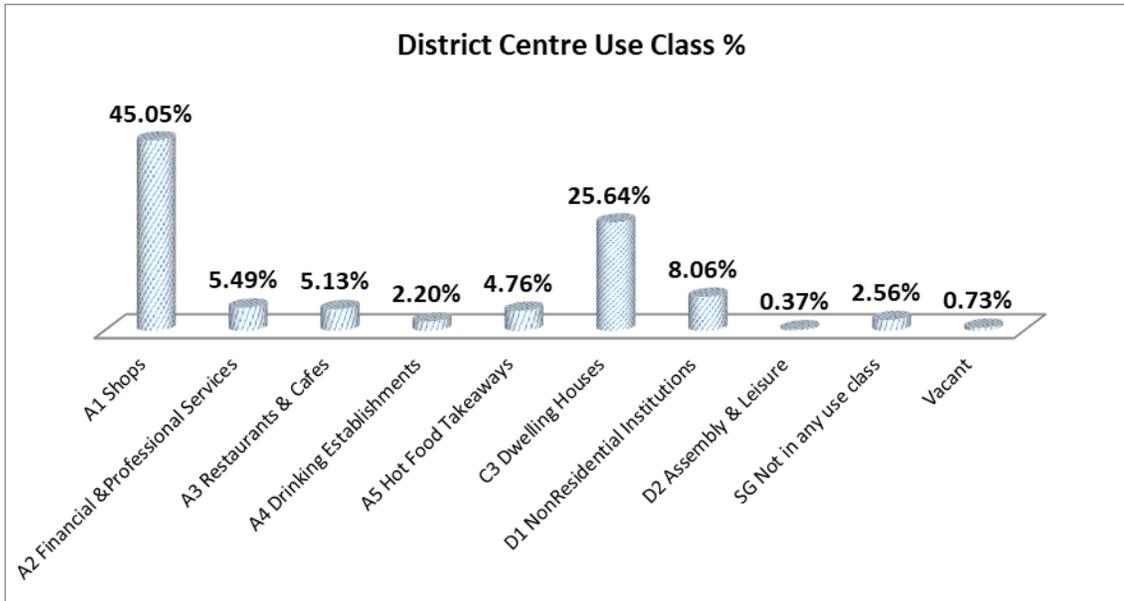


Figure 56: Edwinstowe District Centre - (All Units) Use Class %

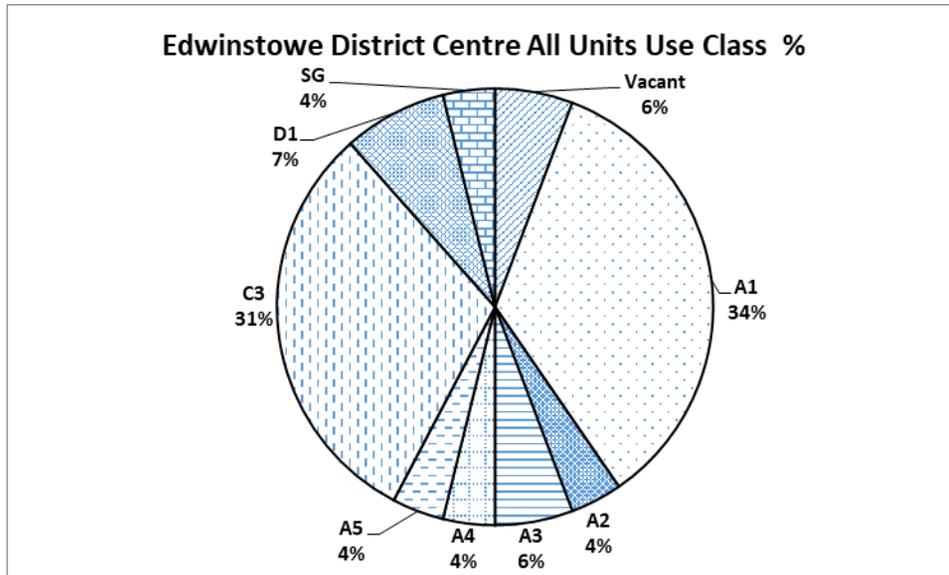


Figure 57: Edwinstowe District Centre - (Primary Shopping Frontage)<sup>49</sup>

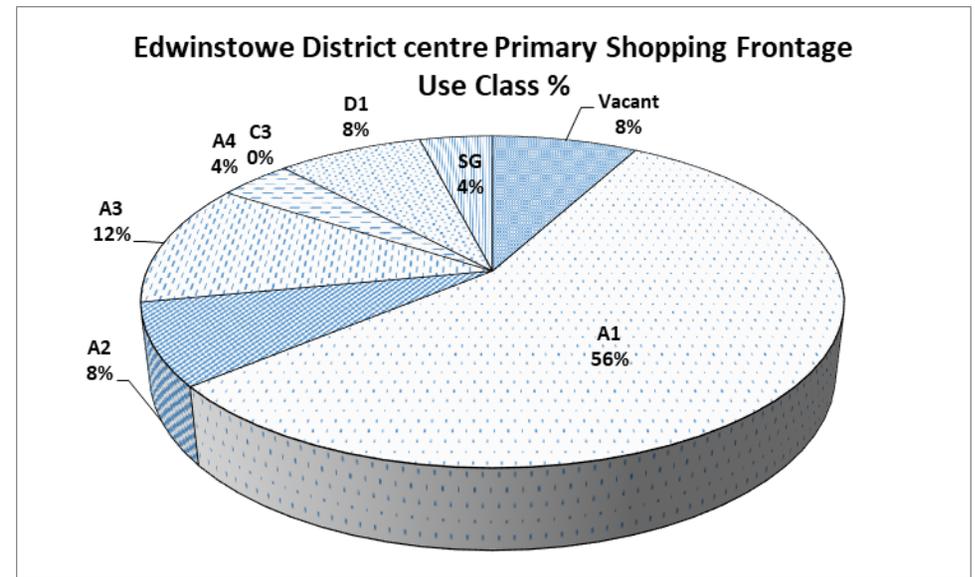


Figure 58: Ollerton District Centre (All Units) Use Class %

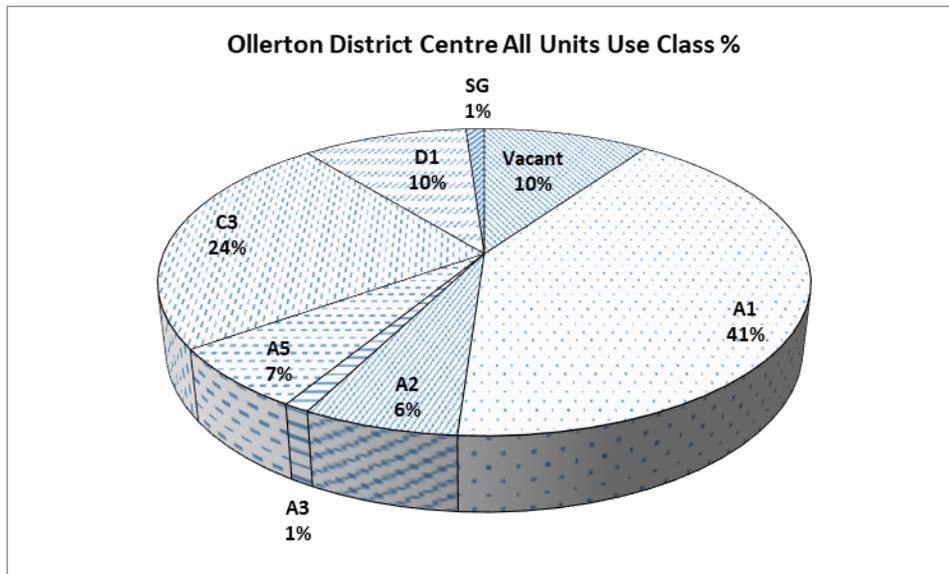


Figure 59: Ollerton District Centre (Primary Shopping Frontage) Use Class %

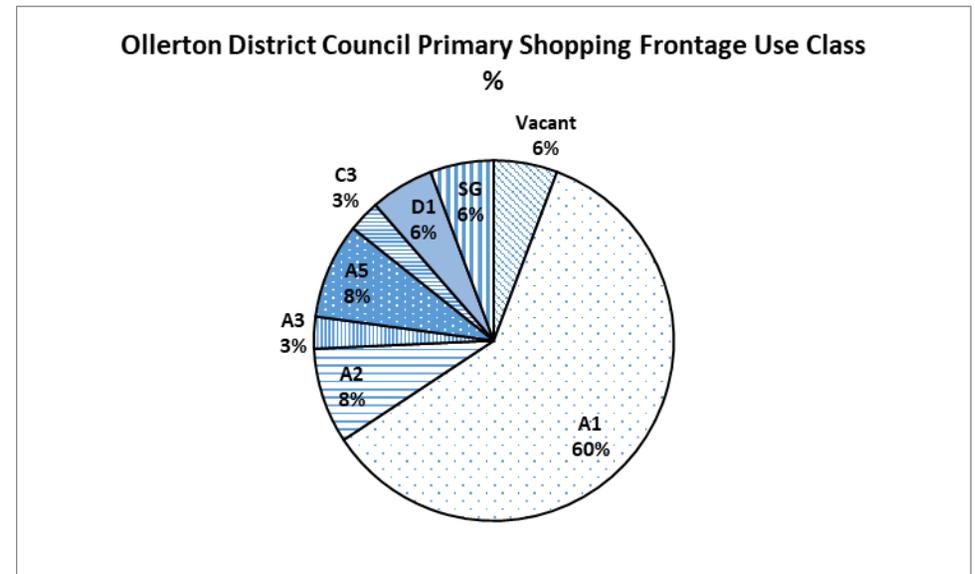


Figure 60: Rainworth District Centre (All Units) Use Class %

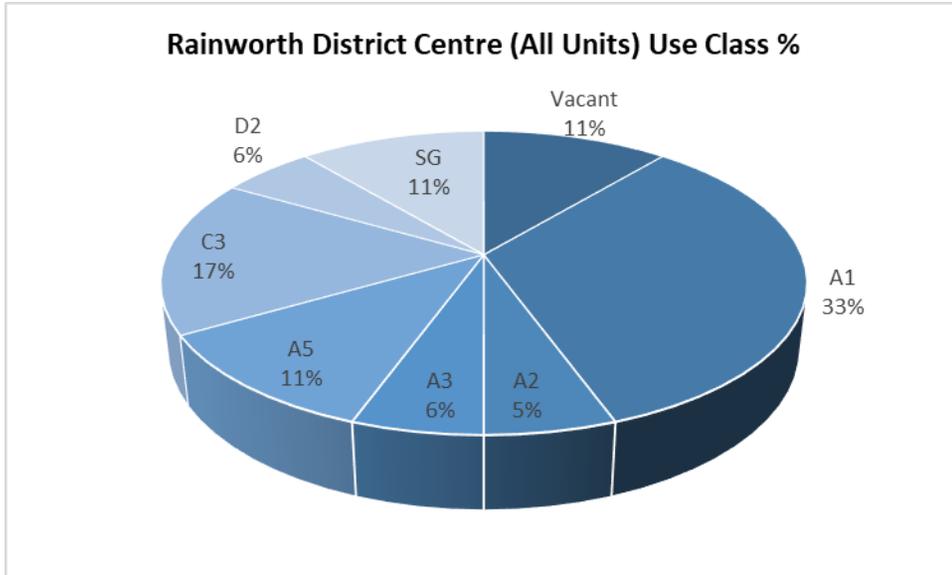


Figure 61: Southwell District Centre (All Units) Use Class %

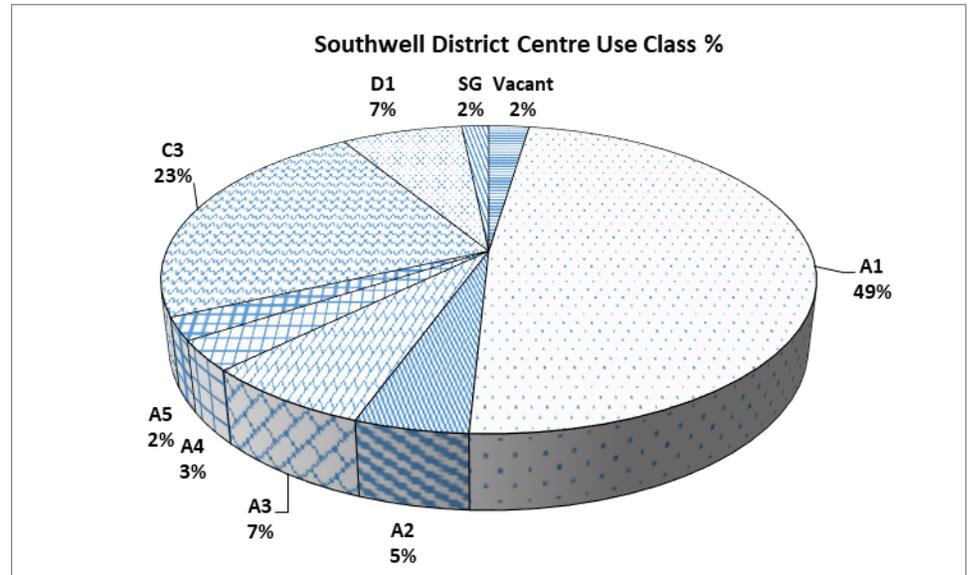
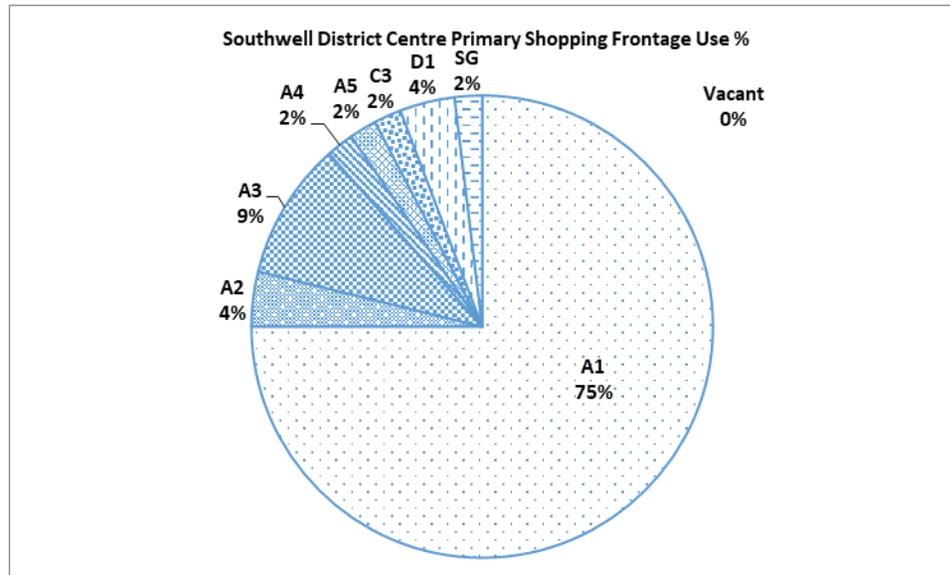


Figure 62: Southwell District Centre (Primary Shopping Frontage) Use Class



## 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

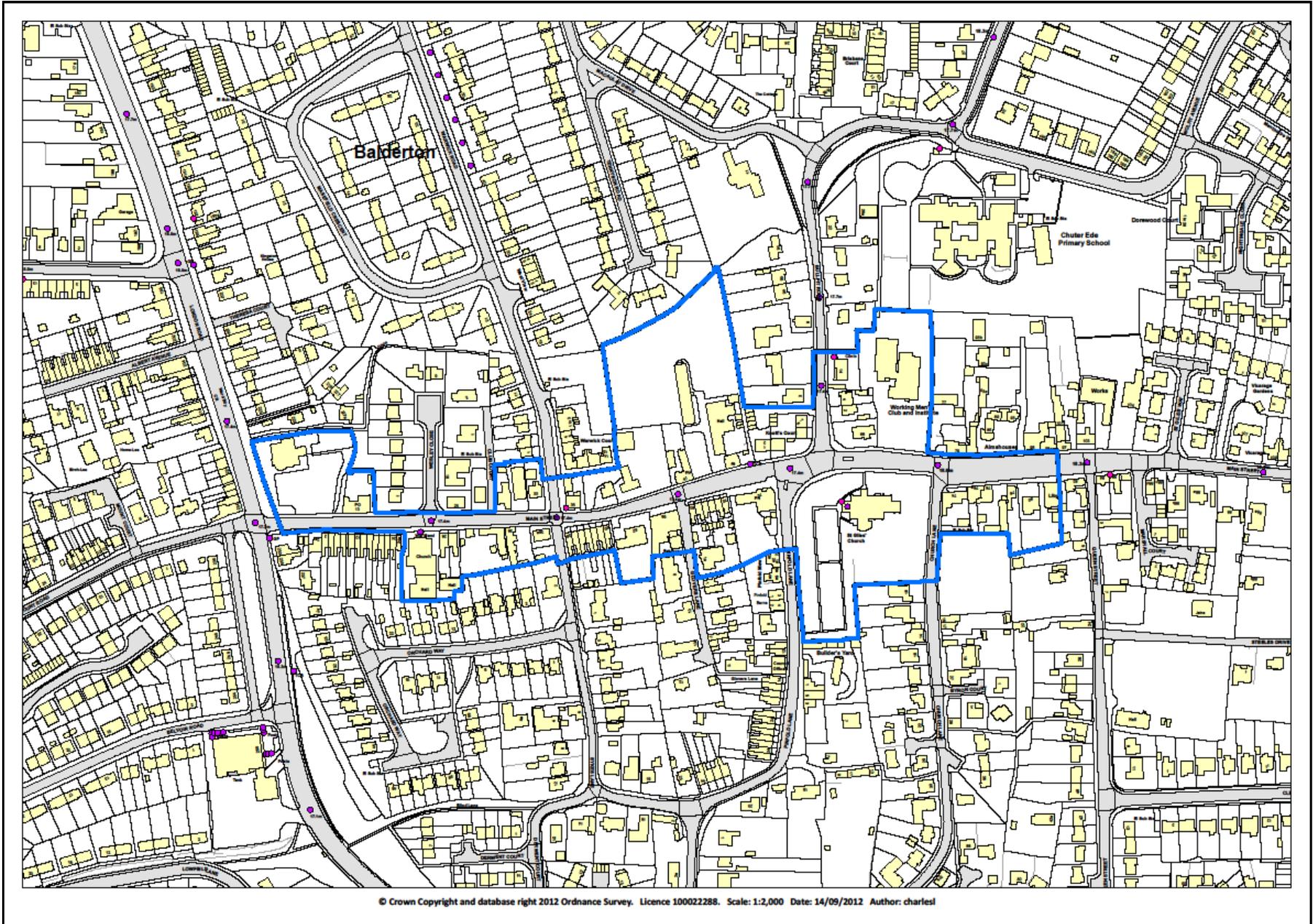
#### Key

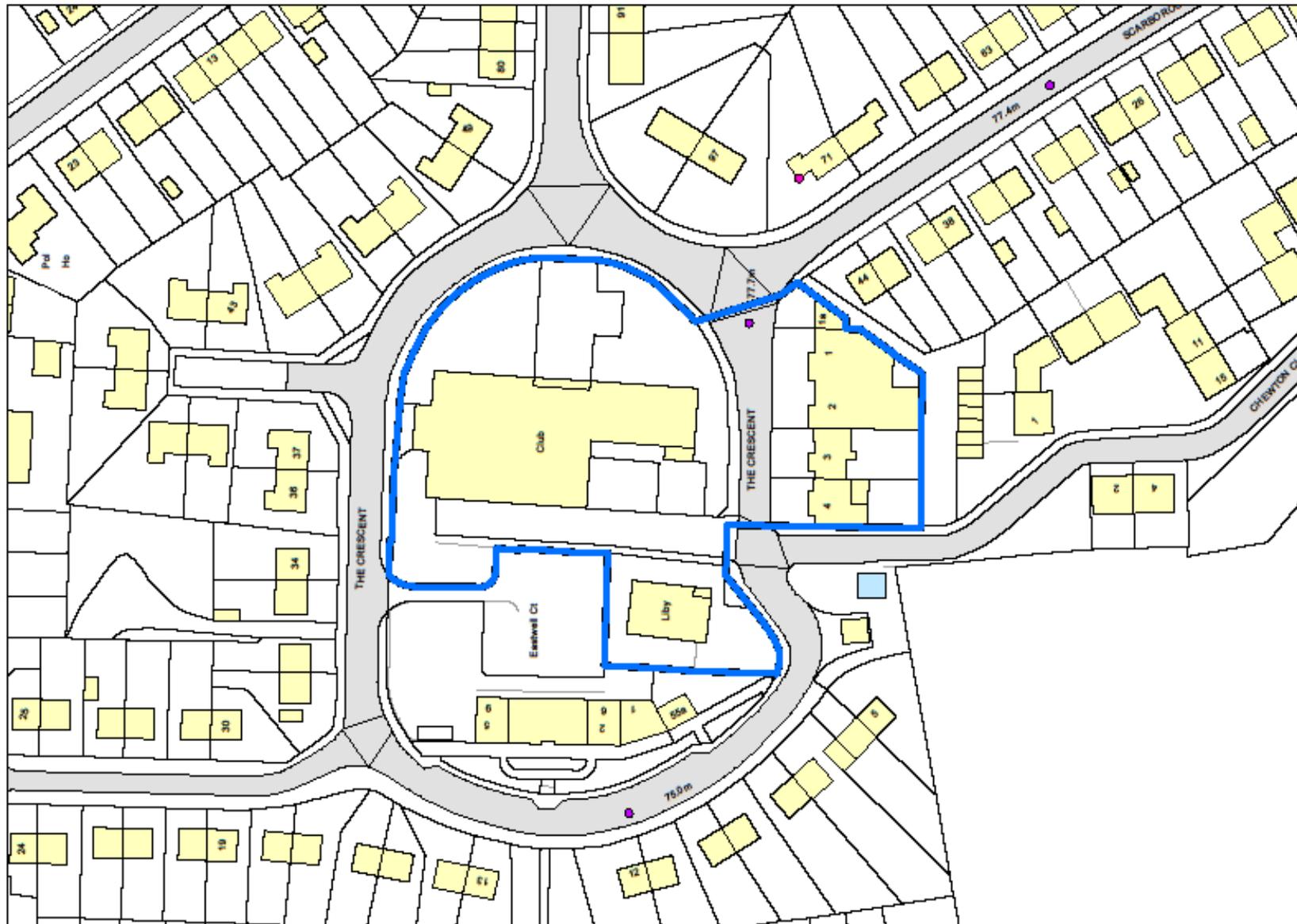
Local Centre





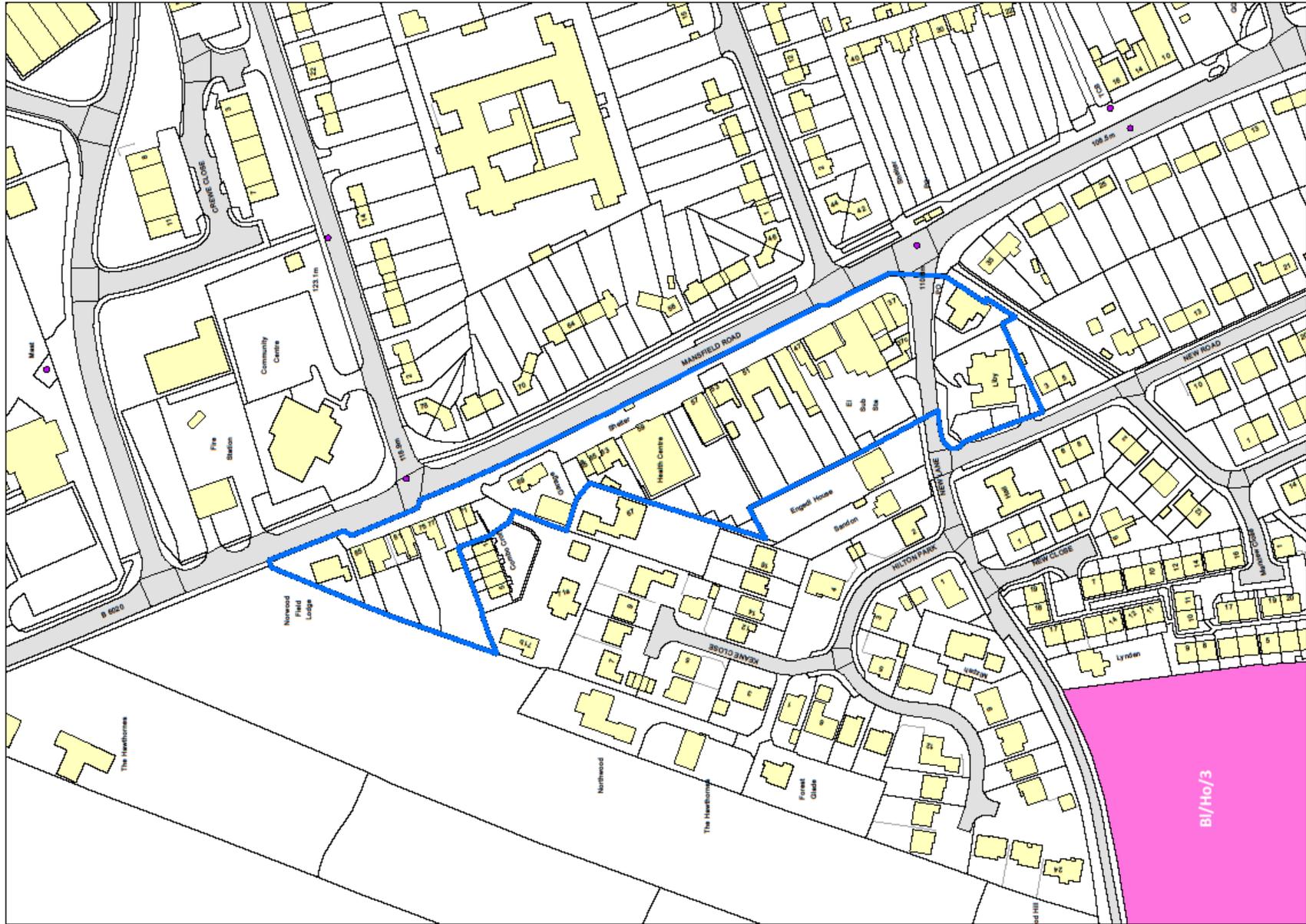
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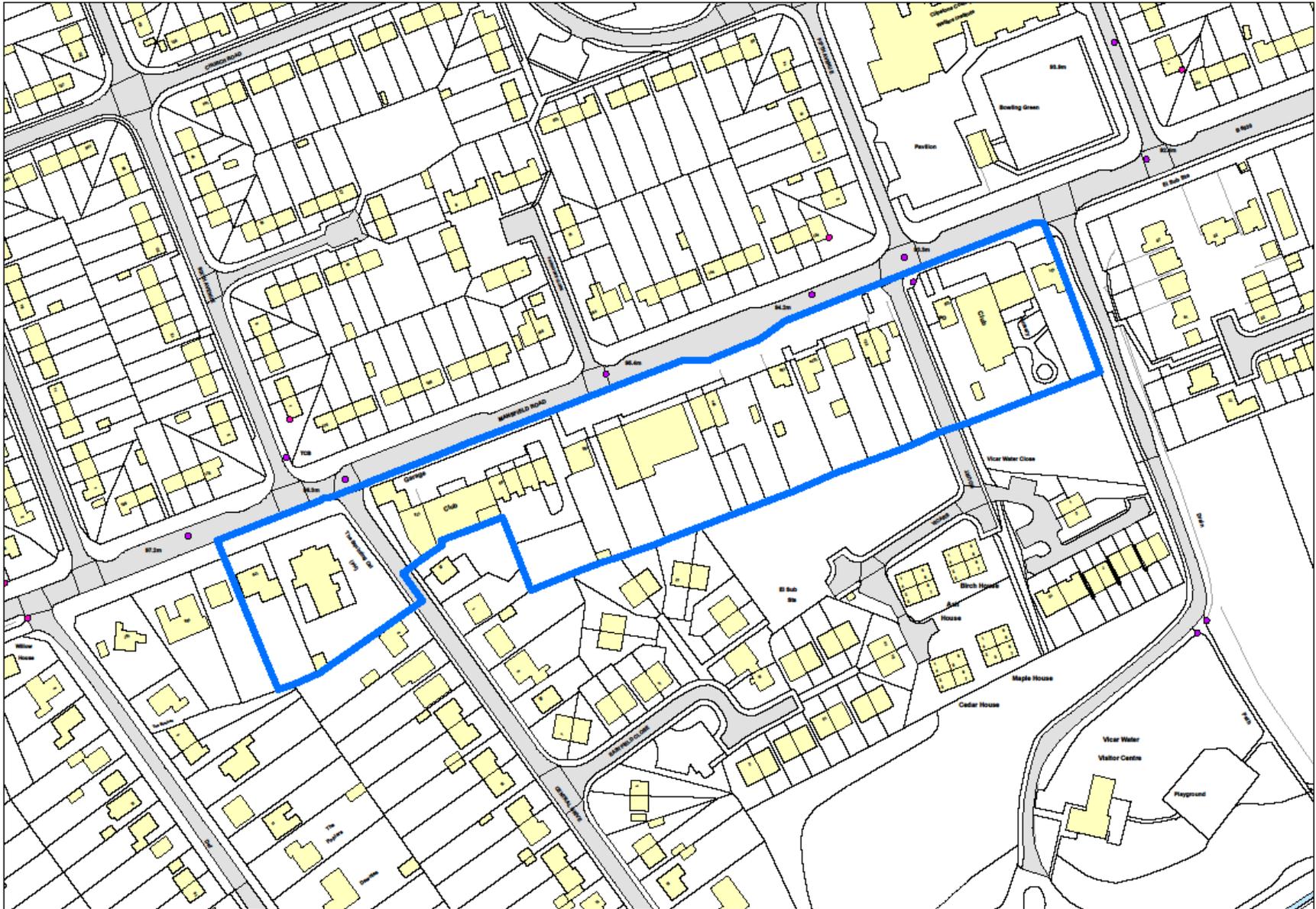


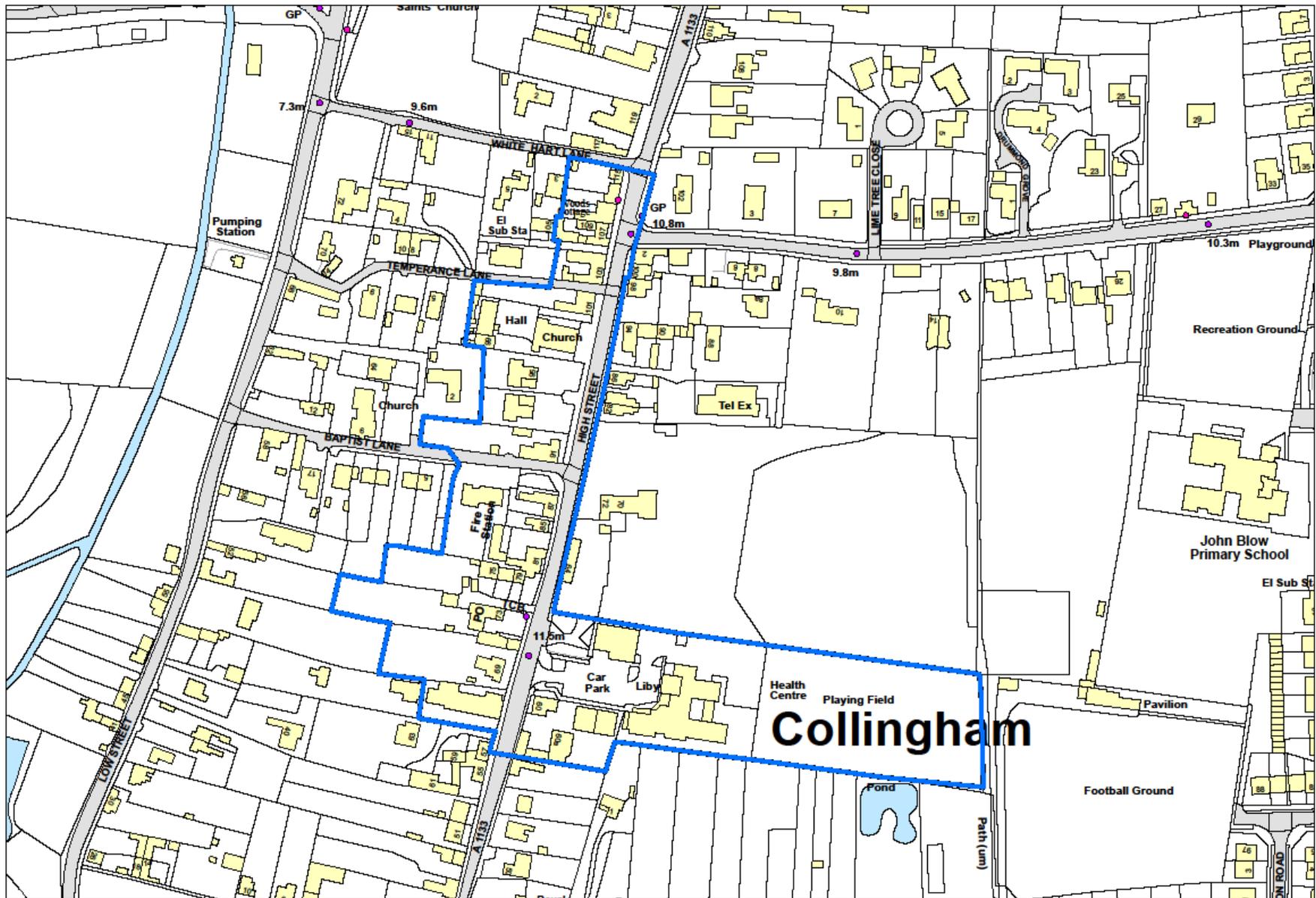
© Crown Copyright and database right 2012 Ordnance Survey. Licence 100022288. Scale: 1:1,000 Date: 13/05/2012 Author: charles

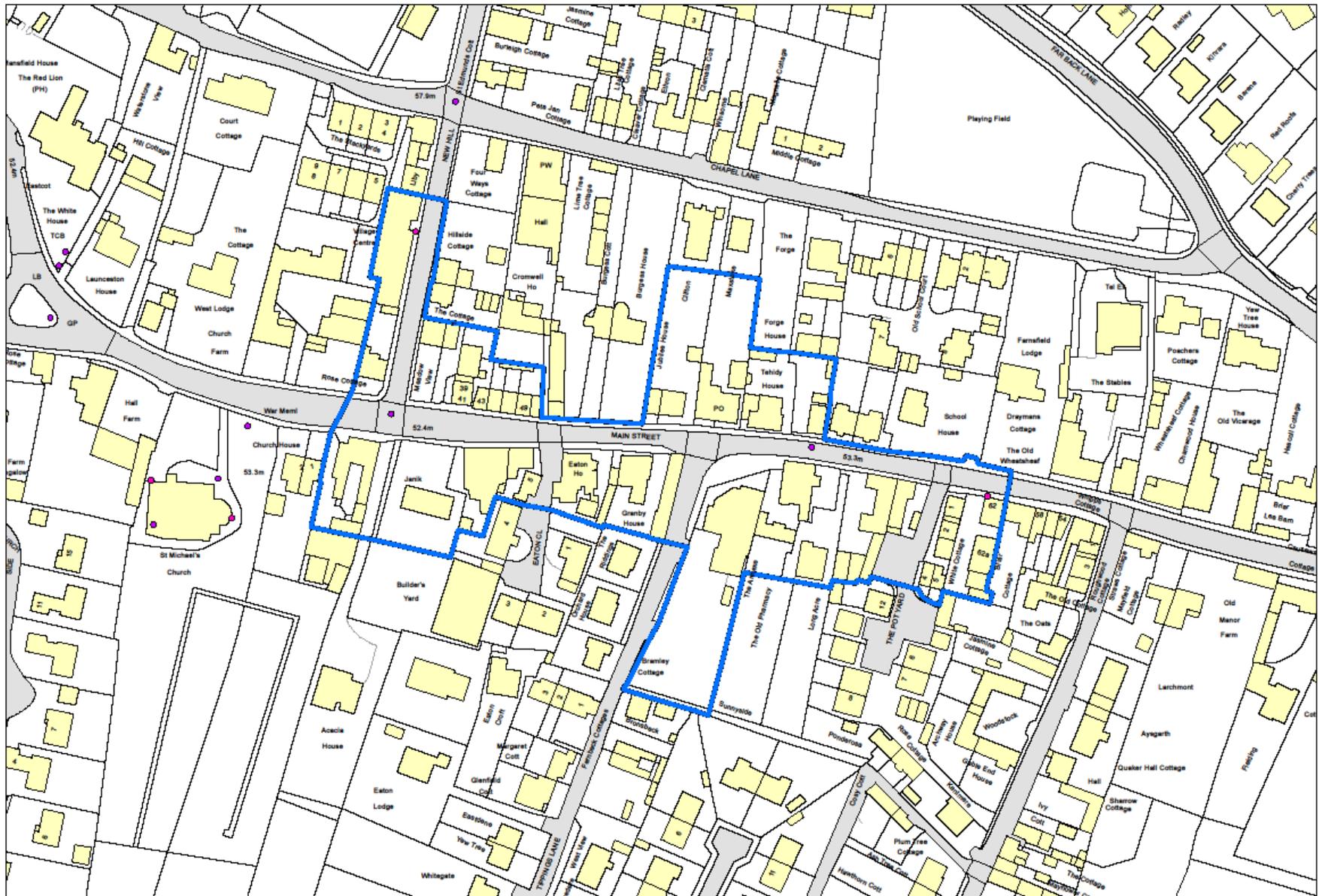














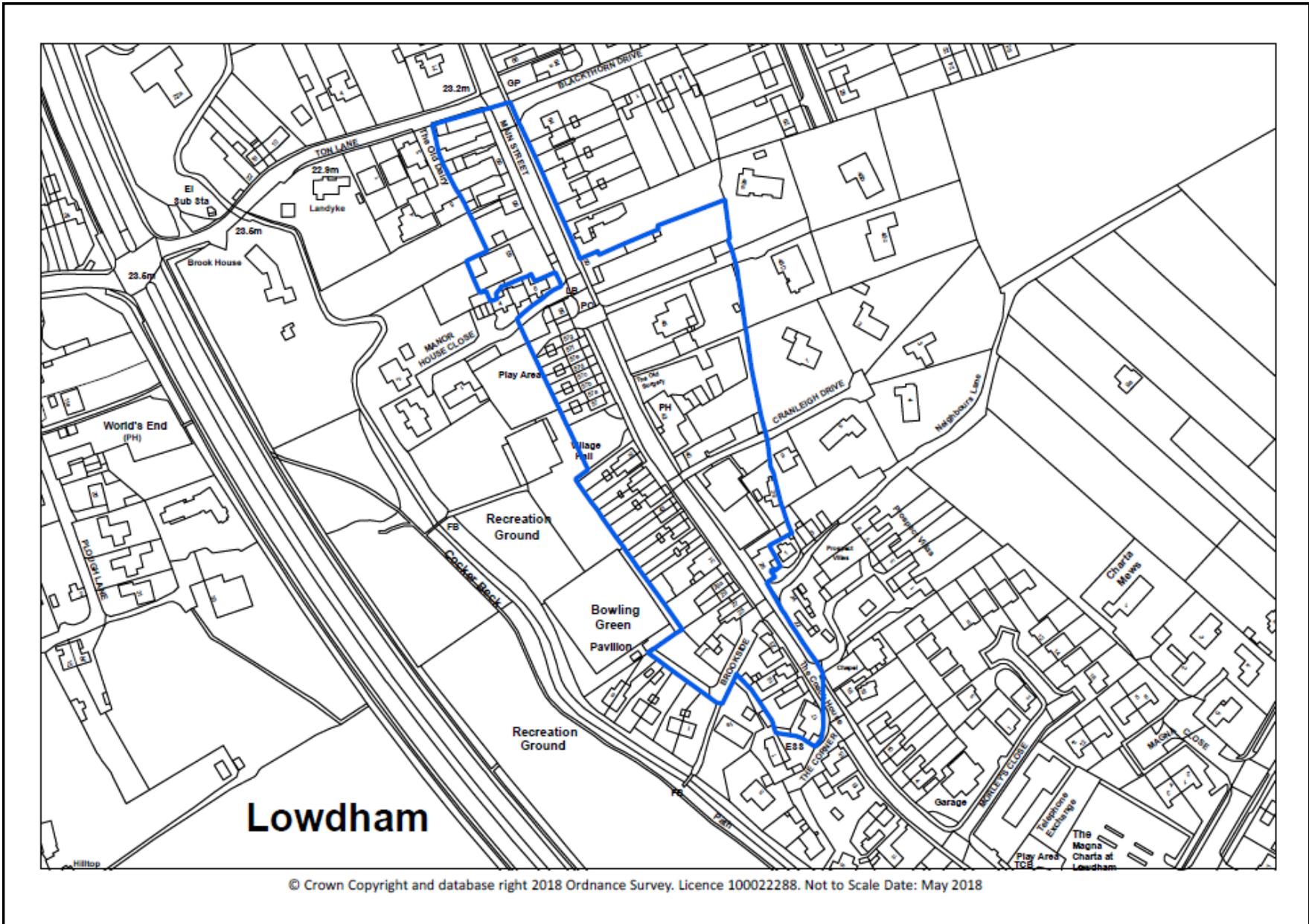


Figure 63: Percentage Split of All Use Classes including Vacant Units within the Local Centres at 1st April 2019

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3%	A4	A4 %	A5	A5 %	C2	C2 %	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%	0	0.00%
Balderton South	57	2	3.51%	6	10.53%	0	0.00%	0	0.00%	2	3.51%	0	0.00%	0	0.00%	40	70.18%	5	8.77%	0	0.00%	2	3.51%
Bilsthorpe North	7	0	0.00%	2	28.57%	0	0.00%	0	0.00%	0	0.00%	2	28.57%	0	0.00%	1	14.29%	1	14.29%	1	14.29%	0	0.00%
Bilsthorpe 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%	0	0.00%
Blidworth	30	0	0.00%	14	46.67%	0	0.00%	1	3.33%	0	0.00%	4	13.33%	1	3.33%	8	26.67%	2	6.67%	0	0.00%	0	0.00%
Boughton	21	1	4.76%	5	23.81%	0	0.00%	1	4.76%	0	0.00%	1	4.76%	0	0.00%	12	57.14%	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%	0	0.00%	2	8.70%	1	4.35%	1	4.35%	4	17.39%
Collingham	32	1	3.13%	6	18.75%	1	3.13%	0	0.00%	0	0.00%	1	3.13%	0	0.00%	16	50.00%	6	18.75%	0	0.00%	1	3.13%
Farnsfield	38	2	5.26%	13	34.21%	0	0.00%	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%	0	0.00%	3	42.86%	1	14.29%	0	0.00%
Lowdham	47	1	2.13%	6	12.77%	1	2.13%	2	4.26%	1	2.13%	2	4.26%	0	0.00%	32	68.09%	2	4.26%	0	0.00%	0	0.00%
<b>Total</b>	<b>273</b>	<b>10</b>	<b>3.66%</b>	<b>69</b>	<b>25.27</b>	<b>3</b>	<b>1.10%</b>	<b>4</b>	<b>1.47%</b>	<b>3</b>	<b>1.10%</b>	<b>18</b>	<b>6.59%</b>	<b>1</b>	<b>0.37%</b>	<b>133</b>	<b>48.72%</b>	<b>22</b>	<b>8.06%</b>	<b>3</b>	<b>5.13%</b>	<b>7</b>	<b>2.56%</b>

Figure 64: 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	2	20.00%	6	60.00%	0	0.00%	0	0.00%	2	20.00%	0	0.00%
Bilsthorpe North	4	0	0.00%	2	50.00%	0	0.00%	0	0.00%	0	0.00%	2	50.00%
Bilsthorpe 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	1	12.50%	5	62.50%	0	0.00%	1	12.50%	0	0.00%	1	12.50%
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	2	13.33%	13	86.67%	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	1	7.69%	6	46.15%	1	7.69%	2	15.38%	1	7.69%	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>3</b>	<b>2.80%</b>	<b>18</b>	<b>16.82%</b>

**Figure 65: Percentage Split Between Commercial and Residential**

	Residential	Commercial (including vacant units)
Percentage Split	48.91%	51.09%
Number of Dwellings	134	140

**Figure 66: Vacant Units in Local Centres (April 2019)**

Area	Street	Previous Use Class	Net Sqm
Boughton	18 Tuxford Road	Unauthorised MCU	59.04
Balderton South	33 Main Street	A5	129.69
Balderton South	Main Street, Former Balderton Mens Working Club	D2	599.8
Clipstone	139 Mansfield Road	A1	39.8
Collingham	Units 1 and 2 High Street	A1	209.44
Farnsfield	Main Street	A1	125.6
Farnsfield	Main Street	A1	
Land at Fernwood	Unit 1 Rubys Avenue	A1	107.66
Land at Fernwood	Units 6 - 7 Rubys Avenue	A3	270
Lowdham	27 Main Street	A2	62.83

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 67: Vacant Units Comparison 2012 to 2019

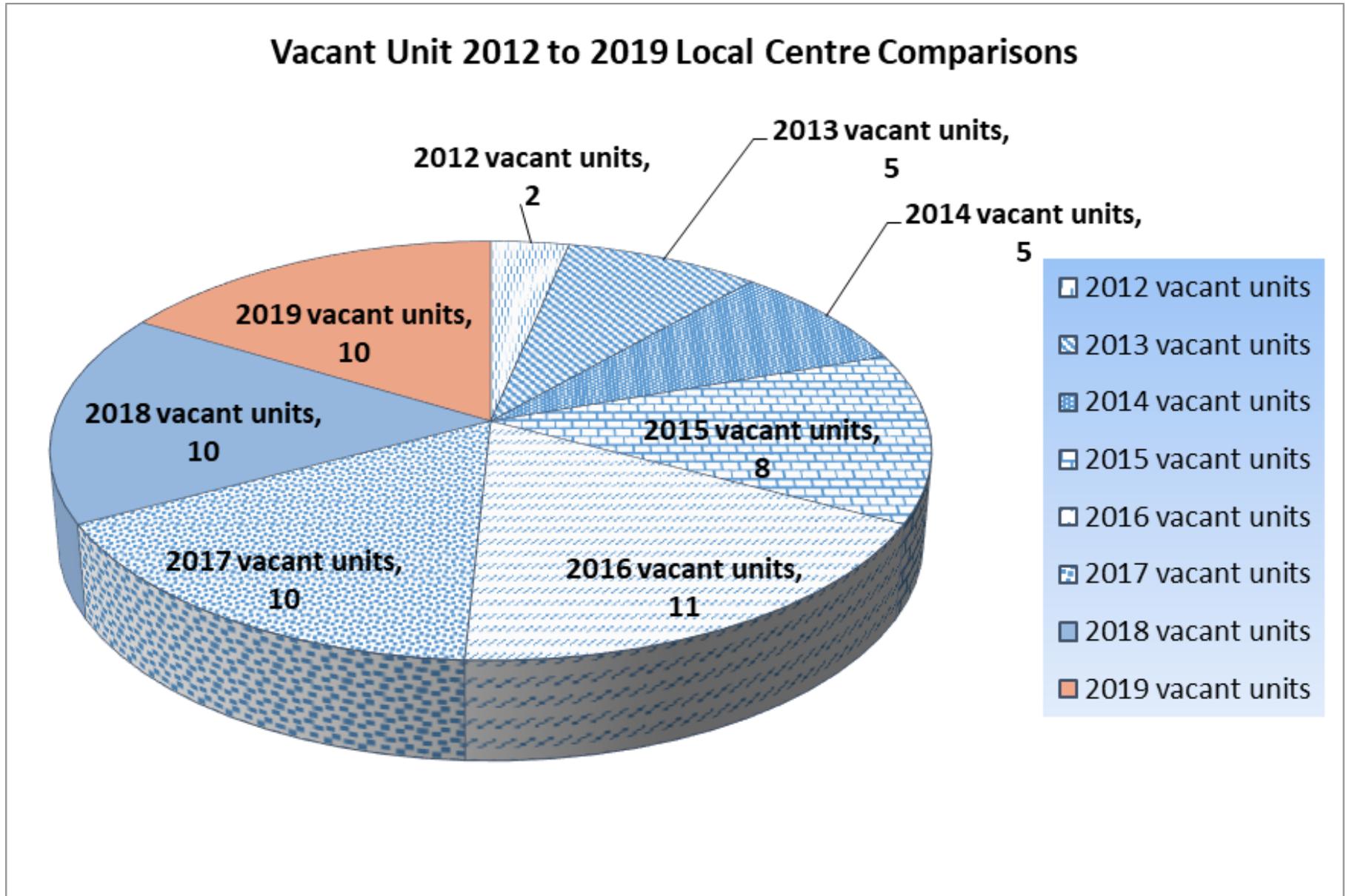
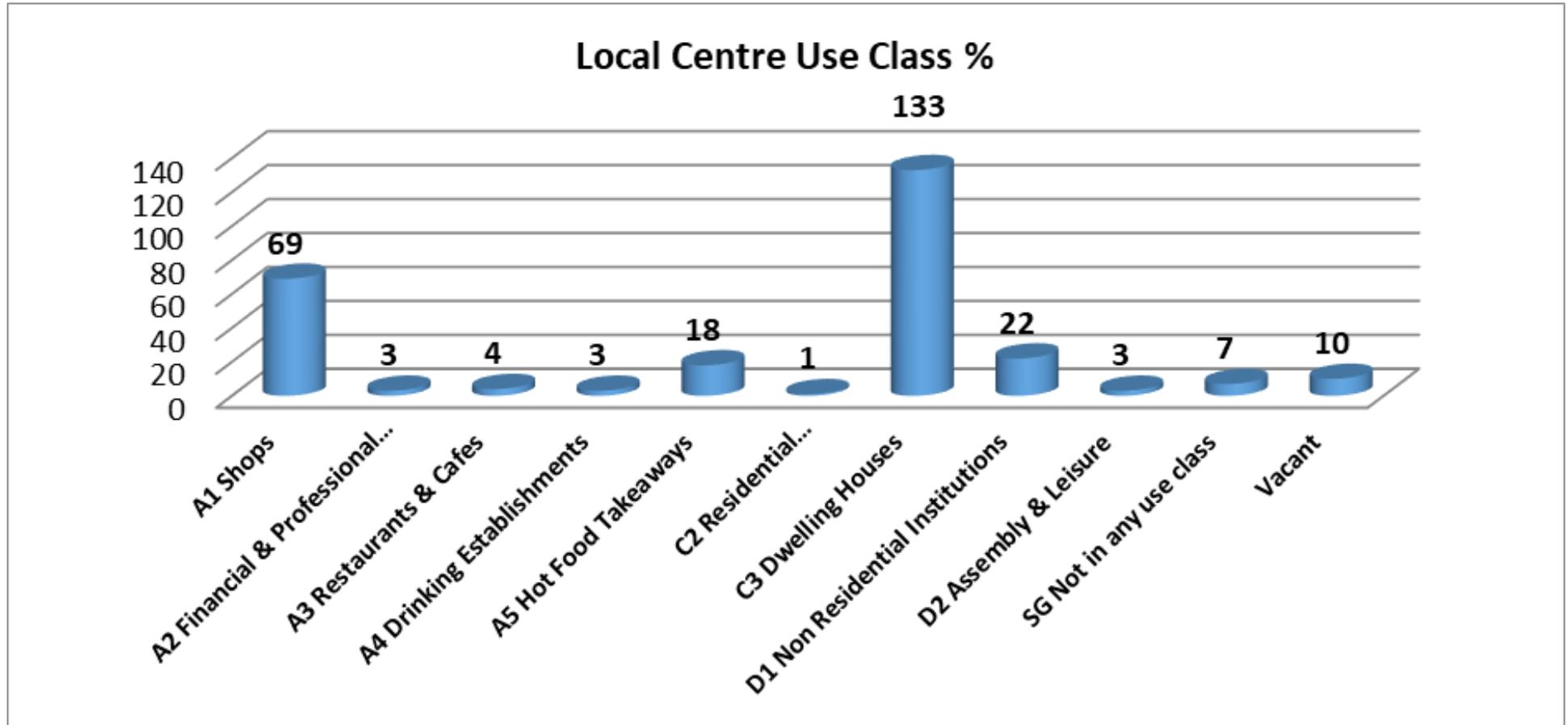


Figure 68: Local Centres Use Class Percentage Split at 1st April 2019



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

### Local Centres Use Class Percentage Split at 1st April 2019

Figure 69: Balderton (North)

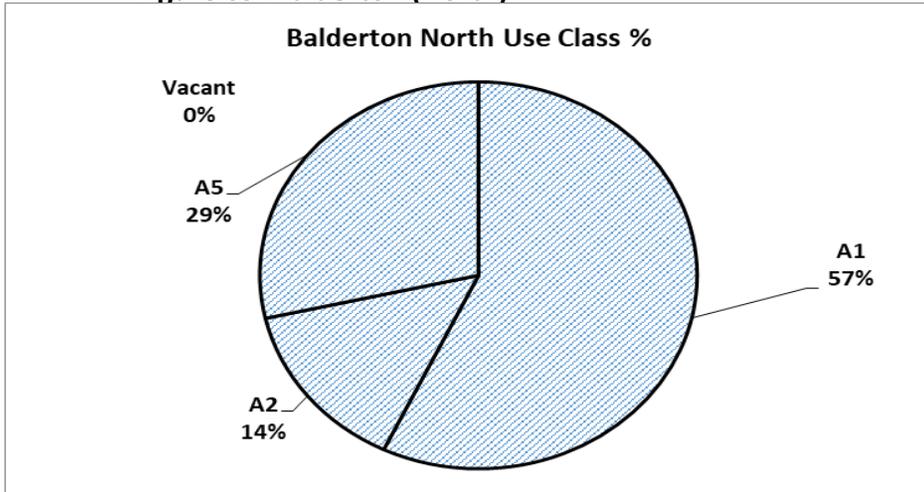


Figure 70: Balderton South

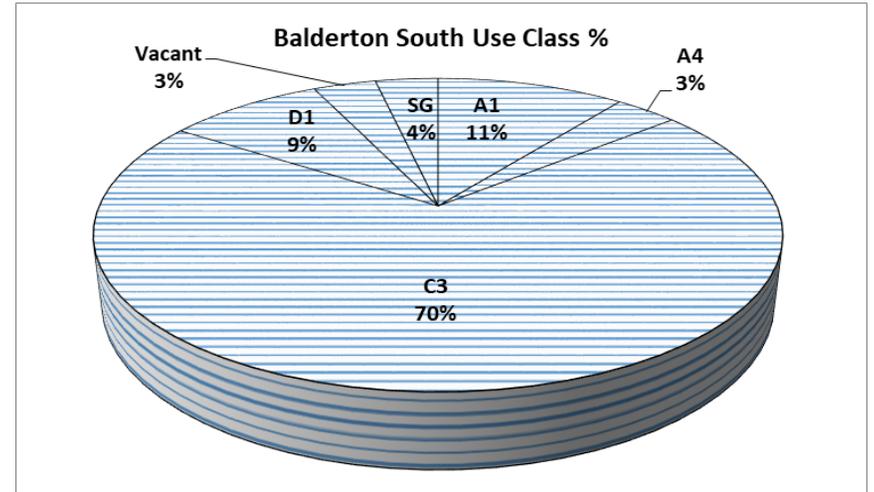


Figure 71 : Bilsthorpe North

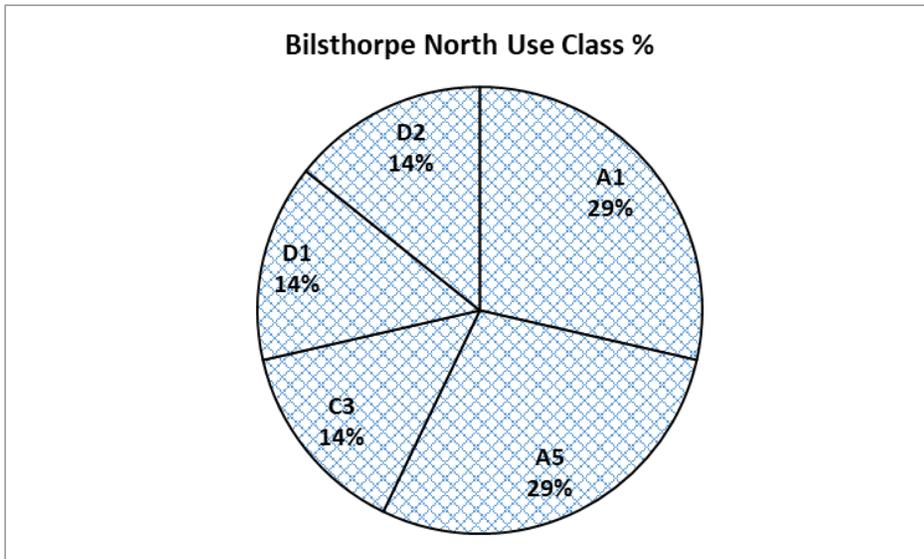
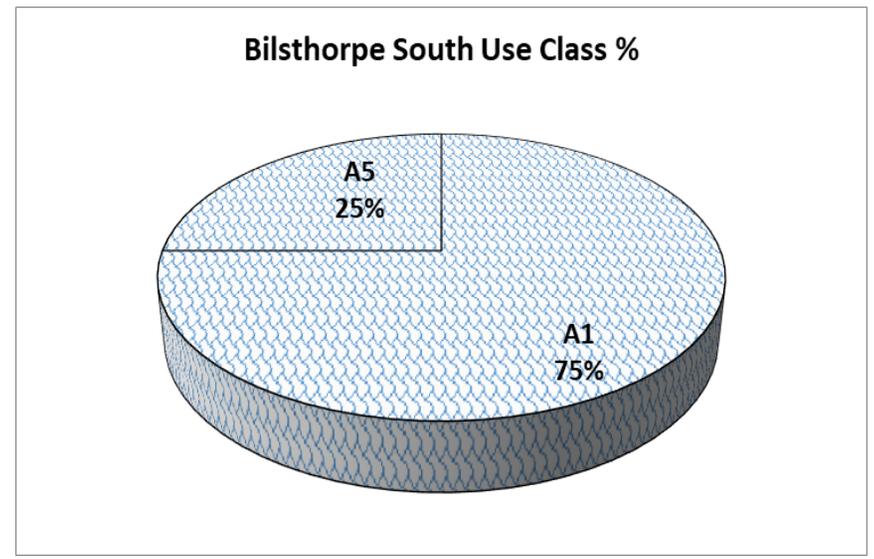


Figure 72: Bilsthorpe South



### Local Centres Use Class Percentage Split at 1st April 2019

Figure 73: Blidworth

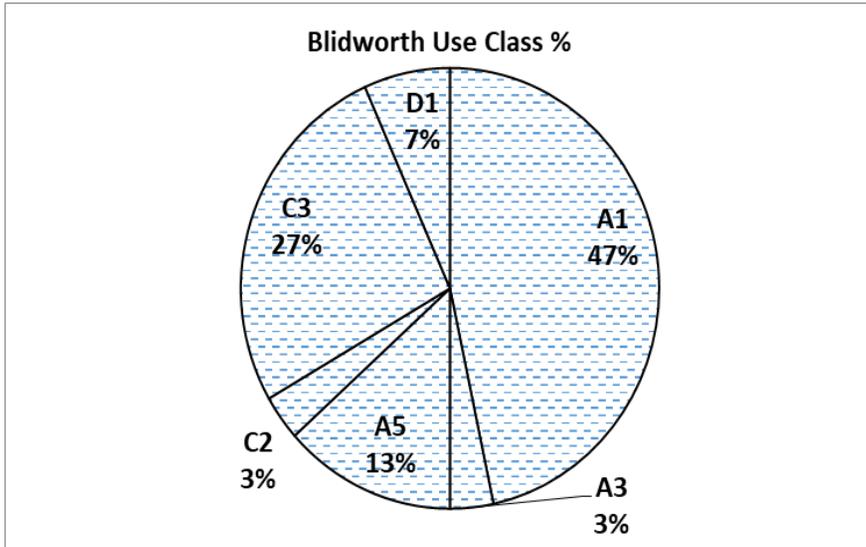


Figure 74: Boughton

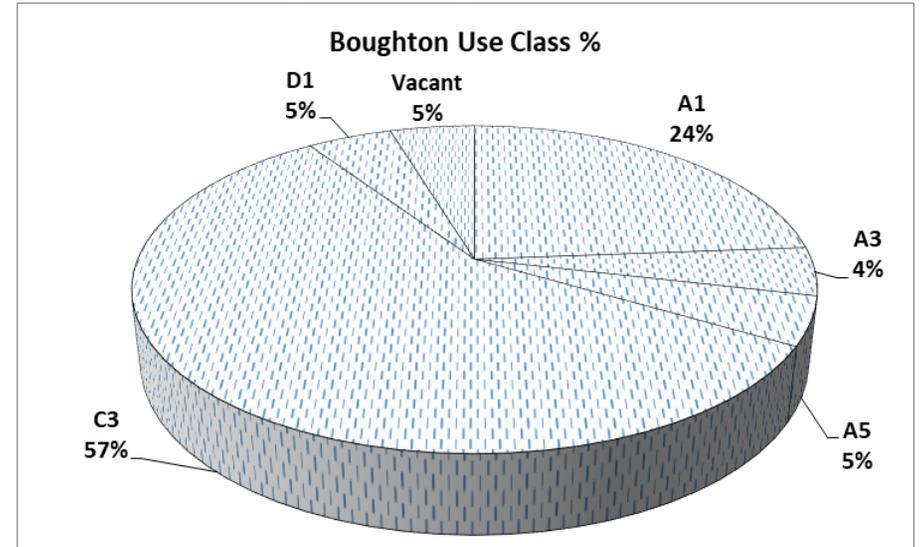


Figure 75: Clipstone

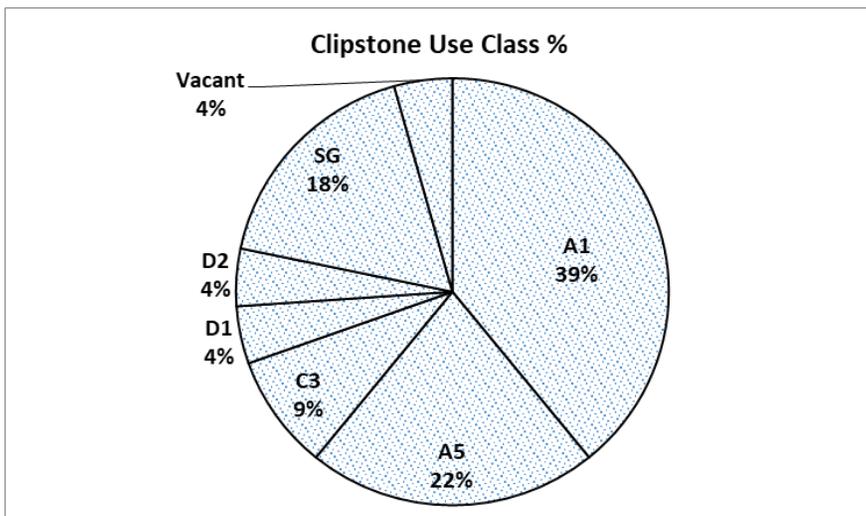
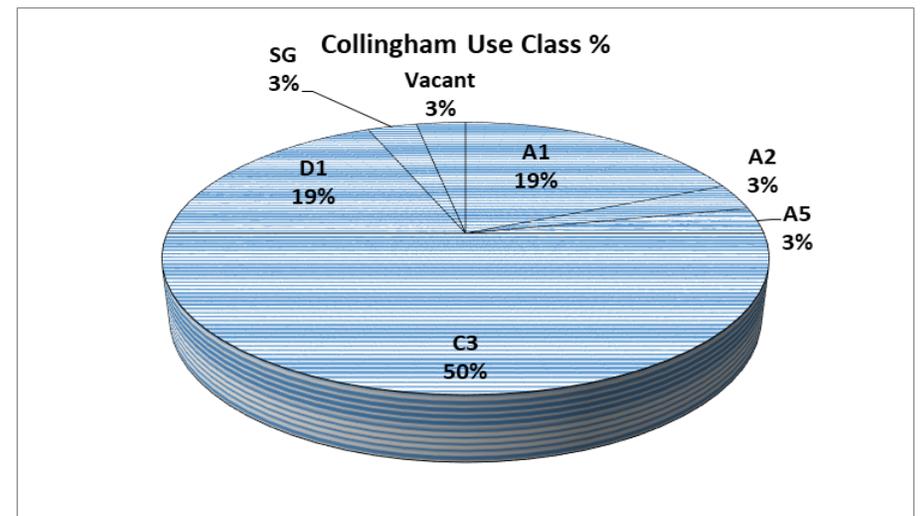


Figure 76: Collingham



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

Figure 77: Farnsfield

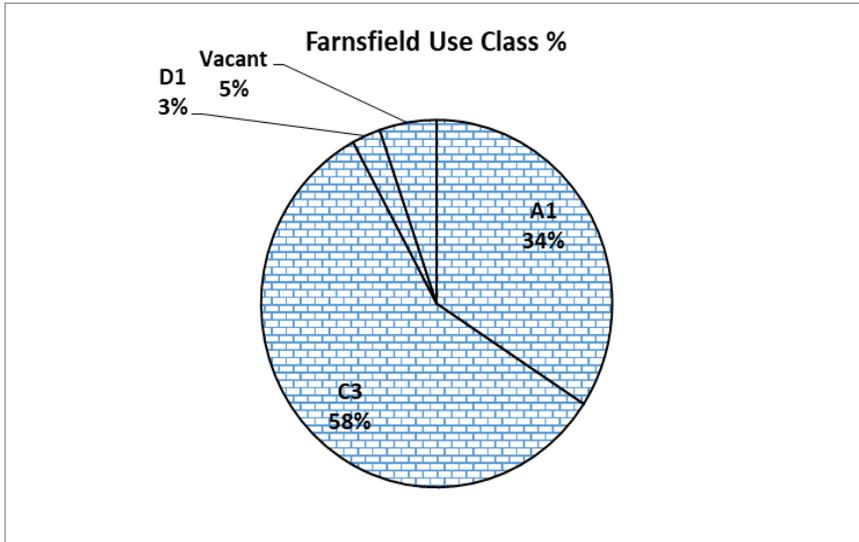


Figure 78: Fernwood

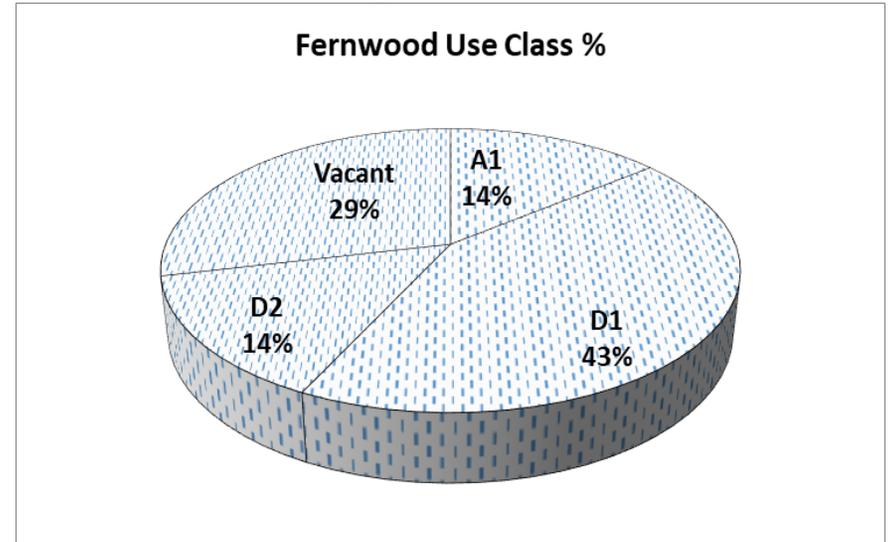
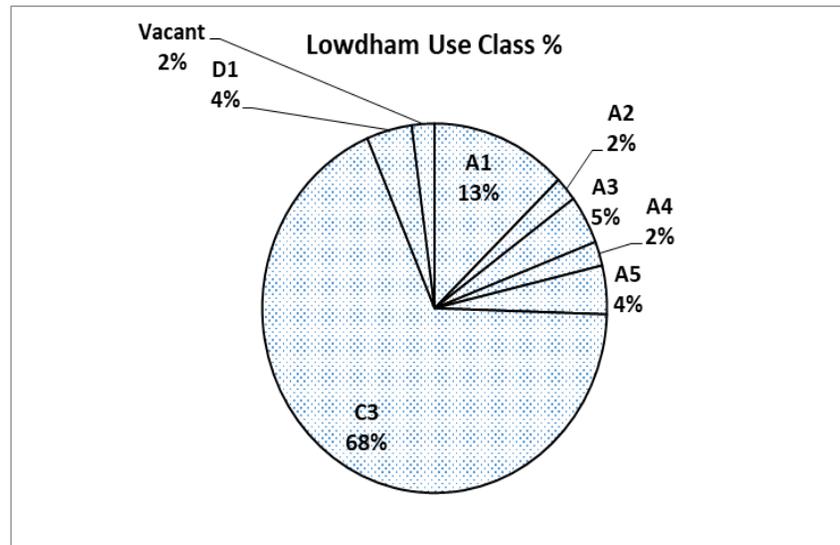


Figure 79: Lowdham





## Use Class Order Guide

Use Class	Description
A1 Shops	Shops, retail warehouses, hairdressers, undertakers, travel and ticket agencies, post offices, pet shops, sandwich bars, showrooms, domestic hire shops, dry cleaners, funeral directors and internet cafes .
A2 Financial and Professional Services	Banks and building societies, professional services (other than health and medical services) and including estate and employment agencies.
A3 Restaurant and Cafes	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 (but not night clubs) including drinking establishments with expanded food provision .
A5 Hot Food Takeaways	For the sale of hot food for consumption off the premises.
C2 Residential Institutions	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres.
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 (other than for sale or hire), museums, libraries, halls, places of worship, church halls, law court. Non-residential education and training centres .
D2 Assembly and Leisure	Cinemas, music and concert halls, bingo and dance halls (but not night clubs), swimming baths, skating rinks, gymnasiums or area for indoor or outdoor sports and recreations (except for motor sports, or where firearms are used).
SG Sui Generis (Not in any use class)	Uses include for example; betting offices/shops, pay day loan shops, theatres, larger houses in multiple occupation, hostels providing no significant element of care, scrap yards. Petrol filling stations and shops selling and/or displaying motor vehicles. Retail warehouse clubs, nightclubs, launderettes, taxi businesses and casinos.

Extracted from the Use Classes Order (2016)