

2020 Retail and Town Centre Uses Monitoring Report (1st April 2019 to 31st March 2020)



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Section One

Introduction



Introduction

This document has been prepared by the Planning Policy Business Unit in accordance with Government guidance set out in the National Planning Policy Framework (NPPF) 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).

The Amended Core Strategy was adopted in March 2019 and for the purposes of this monitoring report, the Amended Core Strategy and supporting evidence base has been used to monitor retail development.

For this monitoring period (01/04/2019 to 31/03/2020) convenience and comparison floorspace is monitored against the 2019 Core Strategy (Table 4, pg55).

Section Two of this report monitors the provision of retail and town centre floorspace including change of use within ‘A’ class and loss of retail use (requiring planning consent) for all areas of the District for the period 01/04/2019 to 31/03/2020. 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 Amended Core Strategy DPD (Adopted March 2019) (p54, 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 2020. Comparisons have been made with 2012, 2013, 2014, 2015, 2016, 2017, 2018 and 2019 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 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 Amended Core Strategy DPD (March 2019) 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 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, Rainworth 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).

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.

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

Type	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 (01/04/2019 to 31/03/2020)



Figure 3: Newark Town Centre Commitments 2019/20

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 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 2019/20

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
No Commitments									

Figure 5: Local Centres Commitments 2019/20

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 (NAP2a)	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 store into three independent units.

Figure 6: Provision Outside of Retail Hierarchy Commitments 2019/20

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
Cavendish Way (Land off), Clipstone	458767/363868	New Build	Under Construction	A1, A3, A5	3	510	19/00490/FULM	Detailed	Proposed local centre including retail units, car parking, service yard and new site entrance.
Land off Northgate, Newark	480032/354513	New build	Under Construction	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
Thoresby Park (Garden House), Perlethorpe	464397/371413	Change of Use	Not Started	A3	1	253	19/00482/FULM	Detailed	Change of use of ground floor of residential house to use as a tea room and associated operations and use of first floor as meeting rooms.
Eakring Road / East of Kirklington Road Bilsthorpe (Bi/MU/1)	464971/361108	New Build	Not Started	A1	1	280	17/01139/OUTM	Outline	Residential development of up to 85 dwellings, up to 280sqm retail development (Class A1) and associated access works including details of a new access junction into the site from Eakring Road.

Figure 7: Increase in Floorspace (2019/20 Commitments)

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.
Oscars Inn, 105 Balderton Gate, Newark	480217/353483	Increase in floorspace	Not Started	A4	1	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 southwest boundary wall.
Millside Country Store, Southwell Road, Thurgarton	469903/350006	Increase in floorspace	Not Started	A1	1	74	19/01166/FUL	Detailed	Single storey side and rear extension to existing A1 unit.

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

Core Strategy Reference	Allocation Type	Location	Plan Area	Status at 01/04/2020	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	

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 01/04/2019	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	0-5 Years (2020-2025)	5-10 Years (2026-2030)
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	19/01877/FULM pending but includes no retail	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 01/04/2019 to 31/03/2020

Retail Hierarchy	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Description
27b Carter Gate, Newark	479901/353731	Change of Use	A1	1	165	19/01024/FUL	Change of use from SG to flexible uses with potential sub-division A1 or A2 or A3 and A5
Edwinstowe House, Edwinstowe	462563/366544	New Build	A3	1	136	16/00135/FULM	Mixed Use Development comprising remodeling of Edwinstowe House and café/restaurant facility.

Figure 11: Completions Outside of Retail Hierarchy 01/04/2019 to 31/03/2020

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace Sqm	Planning Reference	Description
Land South of Newark (NAP2A)	479854/351181	New Build	A3	1	45	19/01377/RMA	Construction of two storey building for use as an office and café with provision of access, parking and landscaping (part retrospective).
22 Blatherwick Road, Newark (Londis)	481860/353682	New Build Extension	A1	0	49	19/00432/FUL	Extension to existing Londis shop

Figure 12: Completed Change of Use Within 'A' Retail Use Class Requiring Planning Permission 01/04/2019 to 31/03/2020

Location	Grid Reference	Change of Use	Total Units	Net Floorspace 'A' Use Class Sqm	Planning Reference	Description
3b Appleton Gate, Newark	479981/353870	A1 to A3	1	90	19/01942/FUL	Change of use from retail unit to coffee shop
Main Street (Former Coop), Farnsfield	464703/356554	A1 to A3/A4	1	182	19/00208/FUL	Change of use of former Co-op retail store (A1) to pizza restaurant, café bar (A3 & A4) including interior and exterior alterations and refurbishments, new shopfront and new access door to courtyard.
Middlegate (The Buttermarket), Newark	479783/353919	To A1, A2, A3	1	890	19/01410/FUL	Alterations and conversion of units 4, 9, 10 and 11 to form a single unit; blocking up window and door on Chain Lane, re-design of shop front on Middlegate, change of allowable uses within the building to incorporate uses within the building to A1, A2, A3, B1, D1 and D2.
15 St Marks Lane, Unit 24 (Former Yorkshire Bank)	479740/353777	A2 to A1/A2/A3	1	491	18/02104/FUL	Change of use from A2 to a flexible A1/A2/A3 Use.

Figure 13: Completed Loss of Retail Capacity 01/04/2019 to 31/03/2020

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace Sqm	Planning Reference	Description
Warwick Brewery (The Cavalier Building, Blessed Fashion, Retail Unit 1, Newark)	480146/354540	Change of Use	D2	1	370	19/00891/FUL	Change of use from A2 to D2 to use as a gym and health establishment with additional shower and WC cubicles.
Beacon Hill Road (Units 2 and 3, Beacon Hill Retail Park)	480857/353948	Change of Use	D2	2	825	19/00825/FUL	Change of use from A1 units to a gym/health and fitness centre (D2)

Figure 14: Completed Increase of Retail Floorspace Capacity 01/04/2019 to 31/03/2020

Location	Grid Reference	Type	Land Use	Total Units	Net Increase of Retail Floorspace Sqm (Use Class A1 to A5)	Planning Reference	Description
Dr Bike, Unit 1, Hardys Business Park, Hawton Lane, Farndon	477333/351570	Change of Use	A1, B2, D2	1	300	19/00216/FUL	Application to use building for a mixed use of A1, B1 and D2
Hills Farm Shop, Edingley Hill, Edingley	466897/355498	Conversion	A1 & A3	1	83.62	17/01053/FUL	Refurbishment and conversion of existing building to form café facilities for existing farm shop.
Tesco Express, Blidworth	459264/356053	Warehouse Extension	A1	1	0	17/01297/FUL	Proposed warehouse extension with foster insulated panels to form secure and pest proof enclosure at east side of the store by retaining the existing canopy.

Section Three

Convenience and Comparison Data (01/04/2019 to 31/03/2020)



Convenience and Comparison Information

The 2019 Amended Core Strategy and supporting evidence base has been used to monitor retail development. Retail provision will be monitored against Table 4 in the Amended Core Strategy.

Carter Jonas conducted a Town Centre and Retail Study in December 2016 to support the 2019 Amended Core Strategy evidence base. Figure x below sets out the proposed capacity for convenience and comparison floorspace over the plan period to 2033.

Figure 15: Amended Core Strategy (2019): Retail Floorspace Requirements

Capacity Type	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

Figure 16: Convenience and Comparison Goods Capacity by End of Plan Period (2033)

Capacity Type	Newark Urban Area	Service Centres	All Local Centres	All Other Out-of-Centre Floorspace	Totals
Additional Floorspace Capacity for Convenience Goods (Sqm)	1,235	627	384	122	2,367
Additional Floorspace Capacity for Comparison Goods (Sqm)	4,389	659	292	19	5,359
Total Estimated Requirement	5,624	1,286	676	141	7,726

Data on pages 18 to 20 details commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2019 to 31/03/2020. 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 17: Retail Commitments for Proposed Convenience and Comparison Use at 31/03/2020

Newark Urban Area or Rest of the District	Address	Town	Description	Planning Reference	Total Net Additional Floorspace	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Newark	Former Robin Hood Hotel	Newark	Mixed use development including 3 units for flexible rental	18/01020/FULM	1,030		1,030
Newark	Bowbridge Lane (NAP2a)	Balderton	Two local centres comprising units A1 to A5	14/01978/OUTM	2,400	1,800	600
Rest of the District	Coop Supermarket	Collingham	Change of use from A1 to A1, A2, A5 and B1 uses and alterations	18/02236/FUL	262.6	262.2	
Rest of the District	Cavendish Way	Clipstone	Proposed local centre including retail units, car parking, service yard and new site entrance.	19/00490/FUL	510	510	
Newark	Land off Northgate	Newark	Retail development comprising 6 units for bulky goods, open A1, open A1 convenience and parking	16/01958/RMAM	6,753	1,520	5,233
Rest of the District	Eakring Road (Bi/MU/1)	Bilthorpe	Residential development of up to 85 dwellings, up to 280sqm retail development (Class A1) and associated access works including details of a new access junction into	17/01139/OUTM	280	280	
Rest of the District	25-27 Lyndhurst Avenue	Blidworth	Two storey 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	Millside Country Store	Thurgarton	Single storey side and rear extension to existing A1 unit.	19/01166/FUL	109	109	
Newark	The Cardinal's Hat	Newark	Change of use from A4 public house to A1 and A2 use with small extension of 23sqm	17/01248/FUL	357	357	
Rest of the District	Former Thoresby Colliery (SHaP4)	Edwinstowe	Mixed use development up to 800 dwellings and strategic employment and local centre with retail spaces.	16/02173/OUTM	500	500	
Total Additional Floorspace (Net) Sqm					12,208	5,344	6,863

Completions—Gain and Loss of Convenience and Comparison Uses in the District 2019/20

Figure 18: Convenience and Comparison Gains in 2019/20

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	27b Carter Gate	Newark	Change of use from Sui Generis to E-Cigarette Shop	19/01024/FUL	165	165	
Newark	Londis, 22 Blatherwick Road	Newark	Extension to existing shop	19/00432/FUL	49	49	
Rest of the District	Dr Bike, Hardy's Business Park, Hawton Lane	Farndon	Change of use to mixed uses including A1 Retail for second hand bike shop	19/00216/FUL	300		300
Rest of the District	Hills Farm Shop	Edingley	Refurbishment and conversion to shop and café	17/01053/FUL	17.52	17.52	
Total Additional Floorspace (Net) Sqm					531.52	231.52	300

Figure 19: Convenience and Comparison Losses in 2019/20

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	Unit 1, Warwick Brewery	Newark	Change of use from A1 (Clothing shop) to D2 (Gym)	19/00891/FUL	369.66		-369.66
Total Additional Floorspace (Net) Sqm					369.66		-369.66

Figure 20: 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 Floor-space (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
Total (sqm)				11,319	3,950	7,369

Figure 21: Convenience/Comparison Status at 31/03/2020

A	B	C	D	E	F	G	H	I
Area	Net Requirement of Sqm of Convenience or Comparison Floorspace (See Figure 16)	Net Sqm of Committed Floorspace with planning permission at 01/04/2019	(Net Sqm) of Allocated Floorspace (See Figure 20)	Net Sqm of Commitments + Allocations (C + D)	01/04/12 to 31/03/19	01/04/19 to 31/03/20	Net Sqm of Completions and Losses at 31/03/2020 (F+G)	Under / Over Provision E+I-B
Newark Urban Area Convenience	1,235	3,677	2,000	5,677	44.17	214	258.17	4,700.17
Rest of the District Convenience	1,132	1667.2	1,950	3,617	904.29	17.52	921.81	3,407.01
All of the District Comparison	5,359	6,863	7,369	14,232	1,127.45	-69.66	1,057.79	9,930.79

* Indicates Floorspace taken from planning application

Section Four

Survey Data



Retail surveys are usually carried out in April and May each year as detailed in Core Policy 8 of the Amended Core Strategy (Adopted March 2019). The survey was unable to be carried out as usual due to the COVID-19 pandemic. Instead, business rate records were used to identify vacant properties for the purposes of this monitoring year. It is the intention that the next monitoring year will revert to the usual methodology used in previous years.

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 Amended Core Strategy DPD (Adopted March 2019) identifies Newark Town Centre as the districts designated Regional Centre/Town Centre, and as such its role and function is to be the principal focus of new and enhanced retail and other main town centre uses.

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 competitive and healthy town centre which is host to an appropriate composition of main town centres uses through:

- i. Managing retail and other main town centre use development in line with Core Policy 8 and Policy DM11;
- ii. Seeking to address the shortage within the town centre of larger format units which meet the requirements of modern retail and office uses;
- iii. Promoting the re-use of vacant and underused shops and other buildings within the town centre, and securing the redevelopment of vacant sites for appropriate main town centre uses;
- iv. Supporting the continuation of a viable Newark market;
- v. Promoting Newark town centre as a key tourism and leisure destination including expansion of restaurant and café uses around the Market Place.

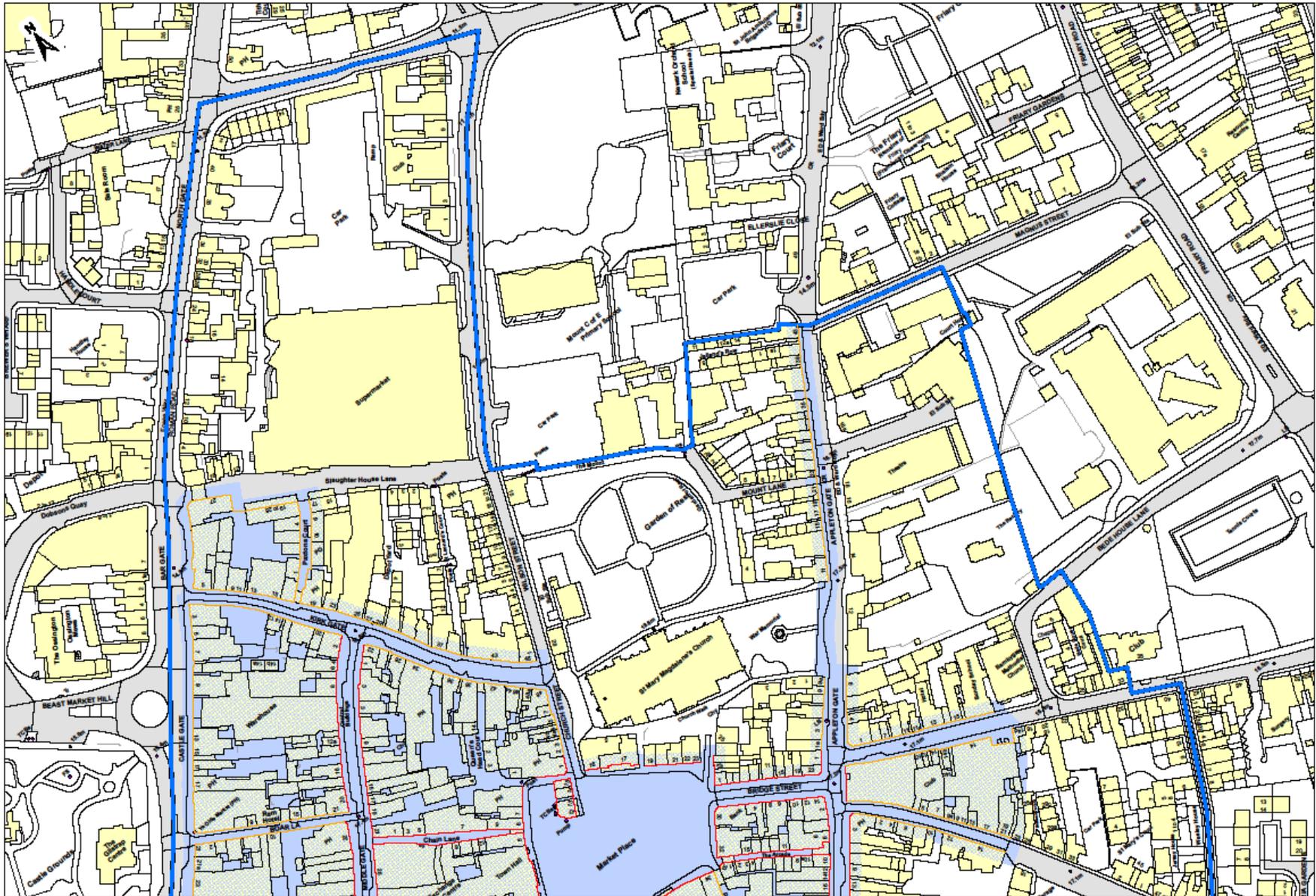
Retail proposals in this area would be assessed by reference to **Policy DM11– Newark** (Allocations & Development Management DPD (Adopted July 2013)).

‘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.

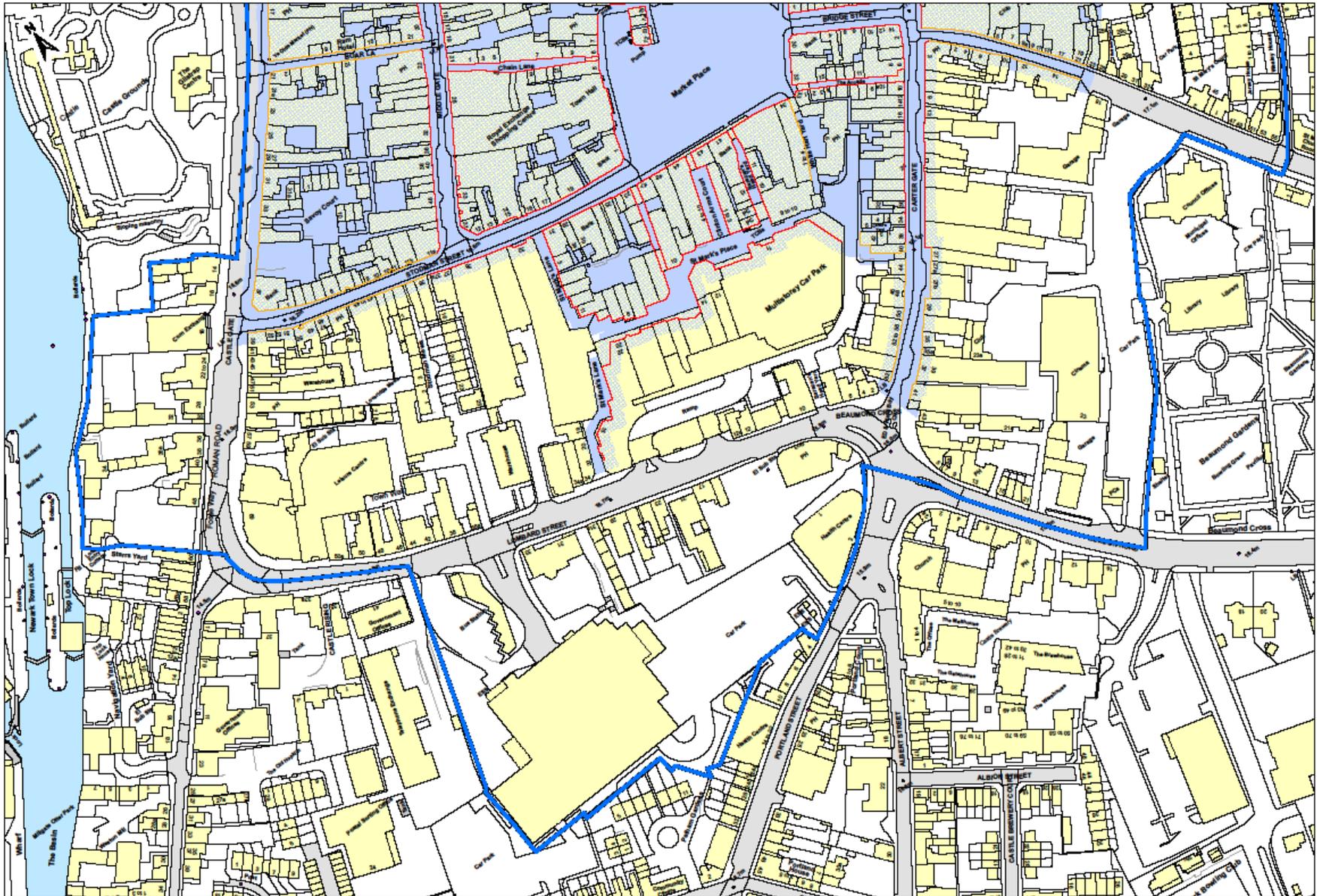
Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the proposals map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the town centre.

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 31st March 2020

Figure 22: Percentage of Vacant Units in the Defined Newark Town Centre

Area	Total Units	Vacant Units	Vacant %	2018/19
Town Centre (All)	662	61	9.21%	9.67%

Figure 23: Percentage of Vacant Units within the Primary Shopping Frontage

Area	Total	Vacant	Vacant %	2018/19
Primary Shopping Frontage	161	28	17.39%	8.07%

Figure 24: Percentage of Vacant Units within the Secondary Shopping Frontage

Area	Total	Vacant	Vacant %	2018/19
Secondary Shopping Frontage	167	17	10.18%	13.17%

Figure 25: Percentage of Vacant Units falling within the Primary Shopping Area

Area	Total	Vacant	Vacant %	2018/19
Primary Shopping Area	373	45	12.06%	11.80%

Figure 26: Newark Town Centre - Vacant Units Percentage by Street at 31st March 2020

Area	Total Units	Vacant Units	Vacant %	2018/19
Town Centre (All)	662	61	9.21%	9.67%
Appleton Gate & Jallands Row	40	10	25.00%	12.50%
Balderton Gate, St Mary's Court, Guildhall Street	41	1	2.44%	2.44%
Barnby Gate, Bede House Court	39	2	5.13%	15.38%
Boar Lane	6	0	0.00%	0.00%
Bridge Street	13	0	0.00%	7.69%
Carter Gate, Carters Yard, The Arcade	63	3	4.76%	9.52%
Castle Gate, Savoy Court	61	8	13.11%	1.64%
Chain Lane	10	0	0.00%	10.00%
Church Street	5	0	0.00%	0.00%
Church Walk	6	0	0.00%	0.00%
Clinton Arms Court	8	1	12.5%	0.00%
Kings Road	9	0	0.00%	11.11%
Kirk Gate	33	1	3.03%	15.15%
Beaumont Cross, Lombard Street, Martindale Lane	45	6	13.33%	22.22%
London Road	18	0	0.00%	0.00%
Market Place	25	3	12%	8.00%
Middlegate	33	2	6.06%	0.00%
Mount Lane	10	0	0.00%	0.00%
Northgate	20	0	0.00%	20.00%
Paxton's Head Court	5	0	0.00%	0.00%
Queens Head Court	5	0	0.00%	0.00%
Queens Road	8	0	0.00%	12.50%
Slaughter House Lane, St Leonards Court, Depot Yard,	28	1	3.57%	7.14%
St Marks Lane	7	1	14.29%	42.86%
St Marks Place	15	1	6.67%	6.67%
Saracen's Head Yard	3	0	0.00%	0.00%
Stodman Mews	30	0	0.00%	0.00%
Stodman Street	41	6	14.63%	12.20%
The Buttermarket / Royal Exchange	13	9	69.23%	50.00%
White Hart Yard	5	0	0.00%	20.00%
Wilson Street	14	0	0.00%	0.00%

Figure 27: Newark Town Centre Use Class Percentage of Primary Shopping Frontages at 31st March 2020

Area	Total Units	Vacant Units	Vacant %	2018.19
Town Centre PSF	161	28	17.39%	8.07%
Appleton Gate	2	0	0.00%	0.00%
Bridge Street	13	0		7.69%
Carter Gate	25	0	0.00%	4.00%
Chain Lane	10	0	0.00%	10.00%
Clinton Arms Court	8	1	12.50%	0.00%
Market Place	25	3	12.00%	8.00%
Middlegate	33	2	6.06%	0.00%
St Mark's Lane	7	1	14.29%	42.86%
St Mark's Place	15	1	6.67%	6.67%
Saracen's Head Court	3	0	0.00%	0.00%
Stodman Street	17	2	11.76%	5.88%
Buttermarket /Royal Exchange	3	2	66.67%	66.67%

Figure 28: Newark Town Centre Use Class Percentage of Secondary Shopping Frontages at 31st March 2020

Area	Total Units	Vacant Units	Vacant %	2018/19
Town Centre	167	17	10.18%	13.17%
Appleton Gate	21	4	19.05%	19.05%
Balderton Gate	12	1	8.33%	8.33%
Barnby Gate	13	2	15.38%	30.77%
Boar Lane	6	0	0.00%	0.00%
Carter Gate	18	0	0.00%	11.11%
Castle Gate	23	5	21.74%	0.00%
Church Street	5	0	0.00%	0.00%
Kirk Gate	33	1	3.03%	15.15%
Paxton's Court	5	0	0.00%	0.00%
Slaughter House Lane	4	1	25%	50.00%
Stodman Street	23	4	17.39%	17.39%
White Hart Yard	4	0	0.00%	0.00%

Newark Town Centre 'A Class' Vacant Units 2012/13 to 2019/20 Comparison

Figure 29: Vacant Unit Comparison Table

Year	Total Vacant Units	Primary Shopping Frontage	Secondary Shopping Frontage	Remainder of Town Centre
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	30*
2019-20 Vacant Units	61	28	17	16

*amended to correct error in reporting in 2018/19

Figure 30: Newark Town Centre Vacant Units 2011/12 to 2019/20 Comparison

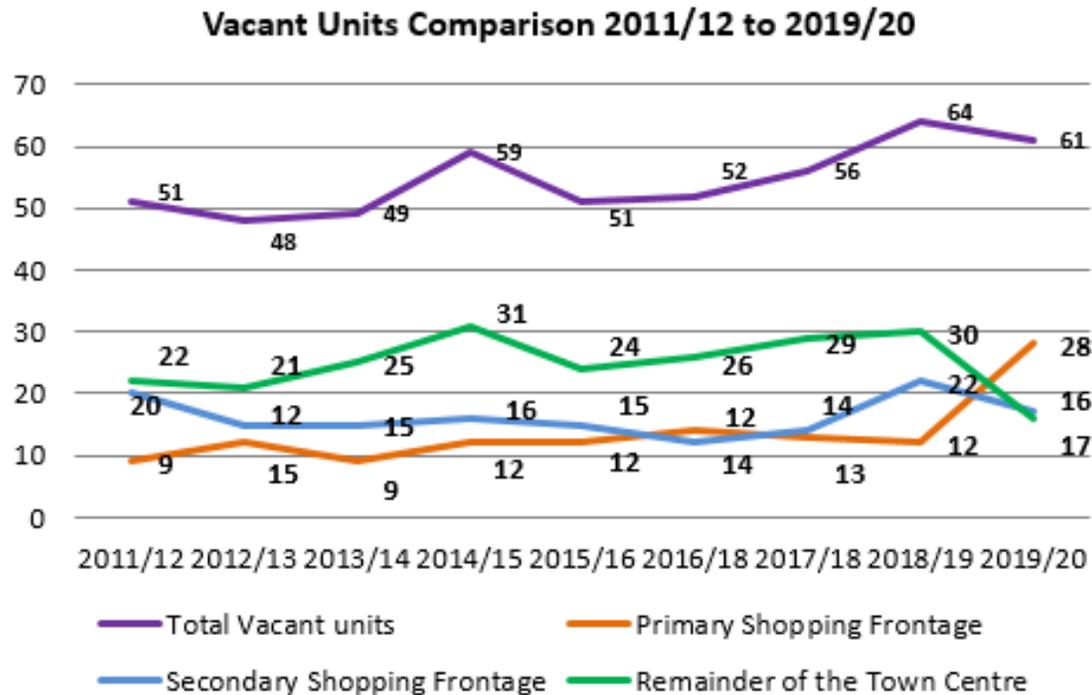


Figure 31: Northgate Retail Park—Vacant Units at 31st March 2020

Year	Total Vacant Units
2012-13 Vacant Units	1
2013-14 Vacant Units	0
2014-15 Vacant Units	0
2015-16 Vacant Units	0
2016-17 Vacant Units	0
2017-18 Vacant Units	0
2018- 19 Vacant Units	2
2019-20 Vacant Units	0

District Centres

Core Policy 8 of the Newark and Sherwood Amended Core Strategy DPD (Adopted March 2019) identifies Edwinstowe, 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:

- *Managing retail and other main town centre use development;*
- *Seeking to improve comparison retail representation within the town centre, promoting a healthier balance between convenience and comparison retail uses;*
- *Supporting the opportunities to deliver additional leisure uses within the Town Centre, particularly those falling within A3... and A4... use classes;*
- *Promoting the re-use of vacant and underused shops and other buildings.. And securing the redevelopment of vacant sites for appropriate main town centre uses.*

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;*
- *Promote a competitive and healthy Town Centre which is host to an appropriate composition of main town centre uses;*
- *Promoting the re-use of vacant and underused shops and other buildings within the town centre and securing the redevelopment of vacant sites for appropriate main town centre uses;*
- *Deliver additional leisure uses within the Town Centre;*
- *Protect and enhance the historic character of Southwell Conservation Area.*

Extract from –Policy MFAP-1 of the Core Strategy specifies *‘The Core Strategy seeks to promote the Service Centres of Rainworth* and Clipstone and the Principal Village of Blidworth as sustainable settlements for their residents, promoting new housing and employment opportunities and 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 July 2013) *‘New and enhanced retail development and other town centre uses that are consistent with the size and function of the centre and maintain and enhance its role will be supported within the District Centres, as defined on the Policies Map. Proposals for non retail uses within Primary Shopping Frontages, where defined on the Policies Map, will be resisted unless they can demonstrate a positive contribution to the vitality and viability of the District Centres.’*

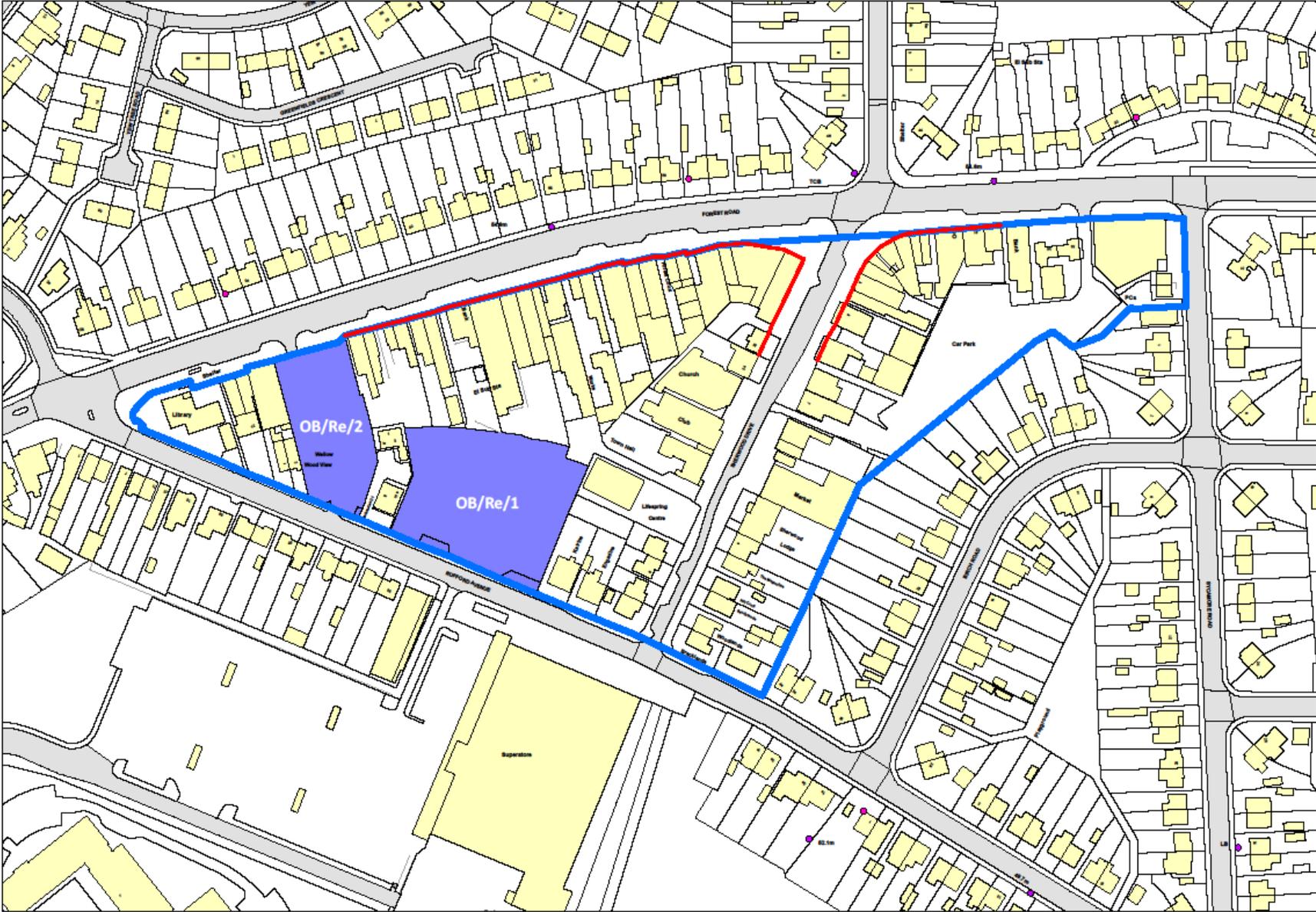
Other specific policies may apply in relation to conservation areas and listed buildings.

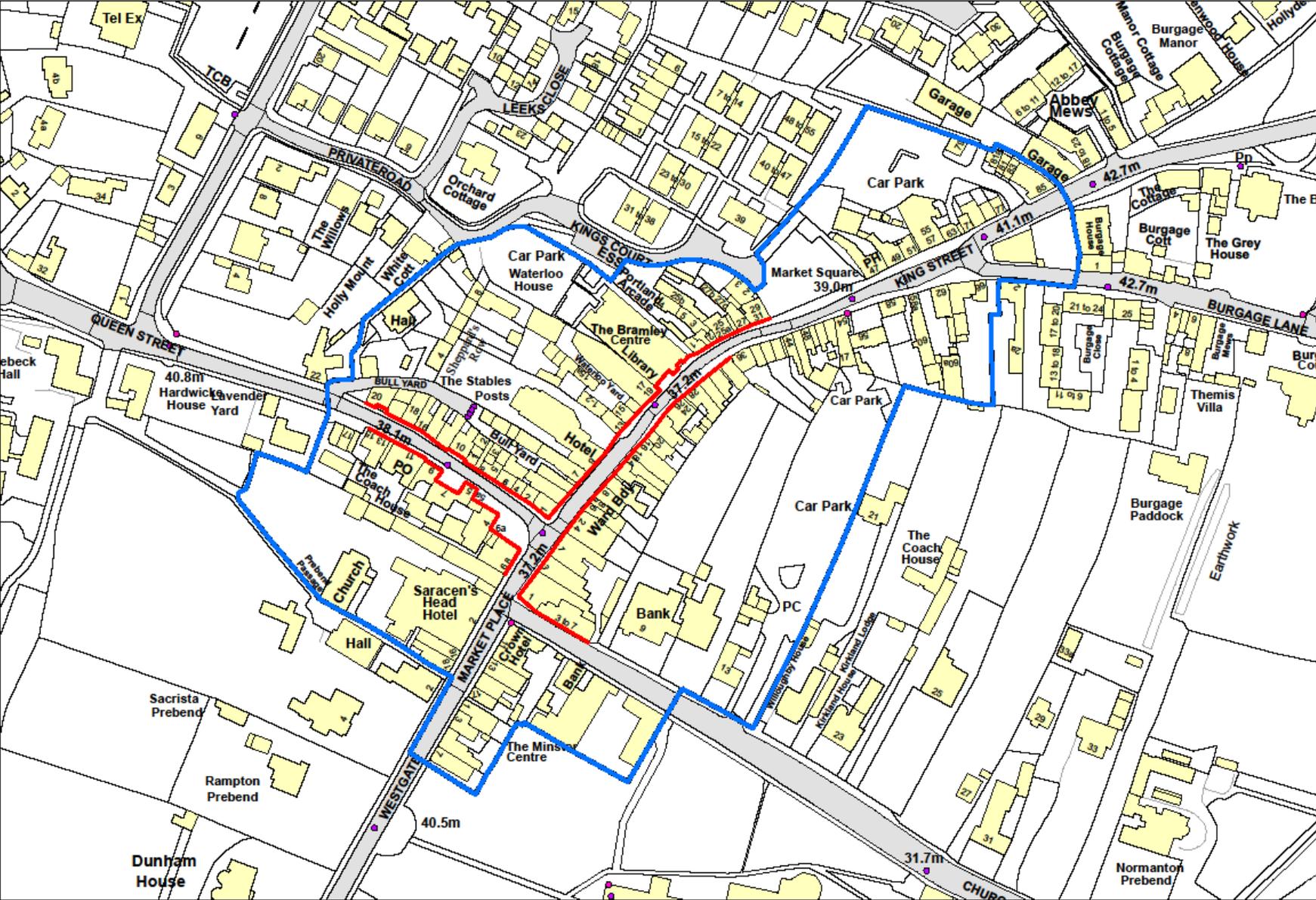
Key for Retail Area Plans

Key

District Centre	
Primary Shopping	

*following the adoption of the 2019 Amended Core Strategy, Rainworth was downgraded to a local centre





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Headline Data for All Use Classes including Vacant Units within the District Centres at 31st March 2020

Figure 32: Edwinstowe District Centre - Use Class Split for All Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	2018/19
Edwinstowe	54	1	1.85%	5.56%
Primary Shopping Frontage	29	1	3.45%	6.90%

Figure 33: Ollerton District Centre - Use Class for All Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	2018/19
Ollerton	92	2	2.17%	9.78%
Primary Shopping Frontage	34	2	5.88%	5.88%

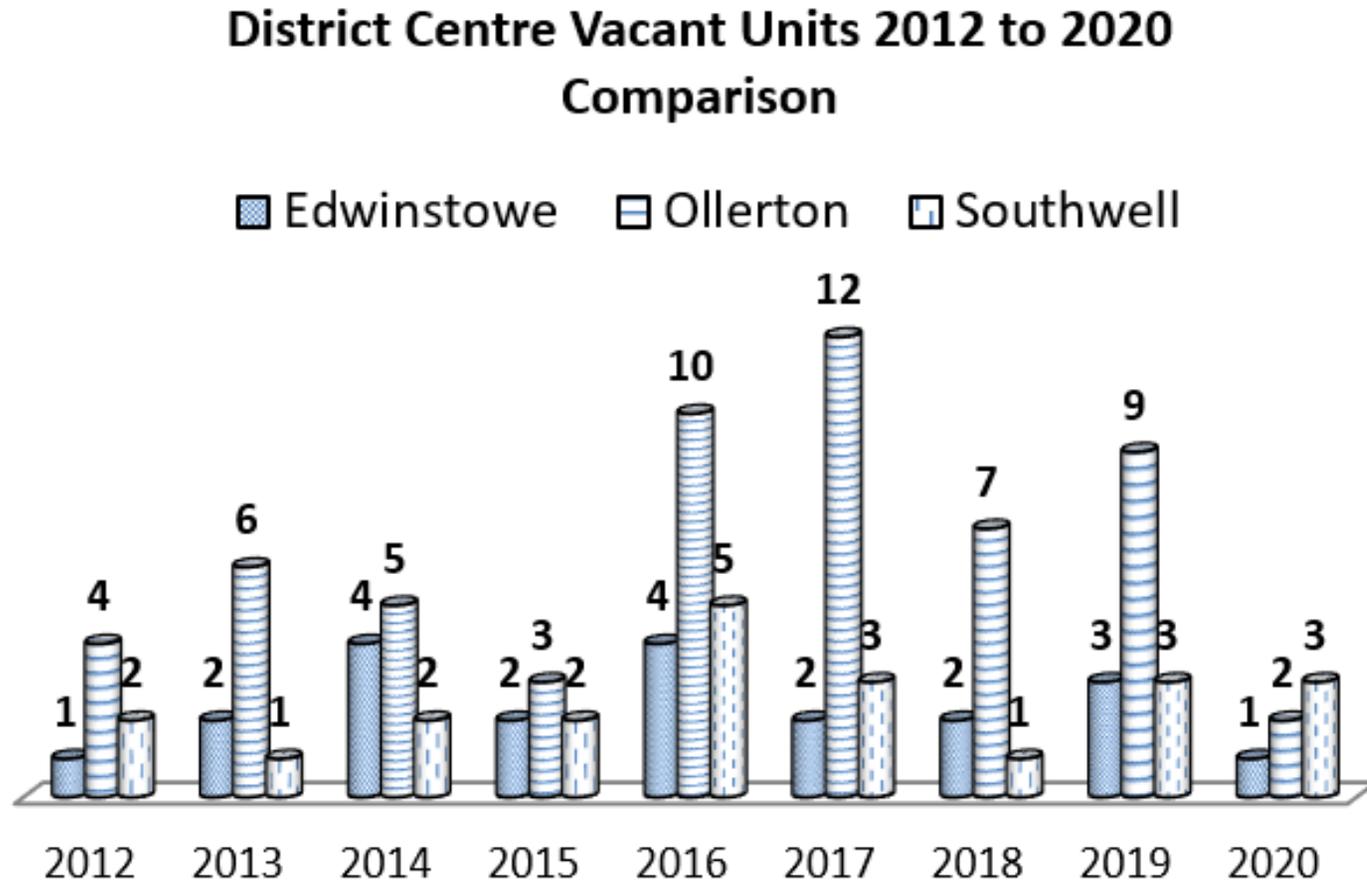
Figure 34: Rainworth District Centre - Use Class Split for All Units

Area	Total Units	Vacant Units	Vacant %	2018/19
Rainworth	18	0	0.00%	11.11%

Figure 35: Southwell District Centre - Use Class Split for All Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	2018/19
Southwell	126	3	2.38%	2.38%
Primary Shopping Frontage	52	1	1.92%	0.00%

Figure 36: District Centres Vacant Units 2012 to 2020 Comparison



Local Centres

Core Policy 8 of the Newark and Sherwood Amended Core Strategy DPD (Adopted March 2019) identifies *Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood Village Centre, Lowdham, Rainworth, 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 policies 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

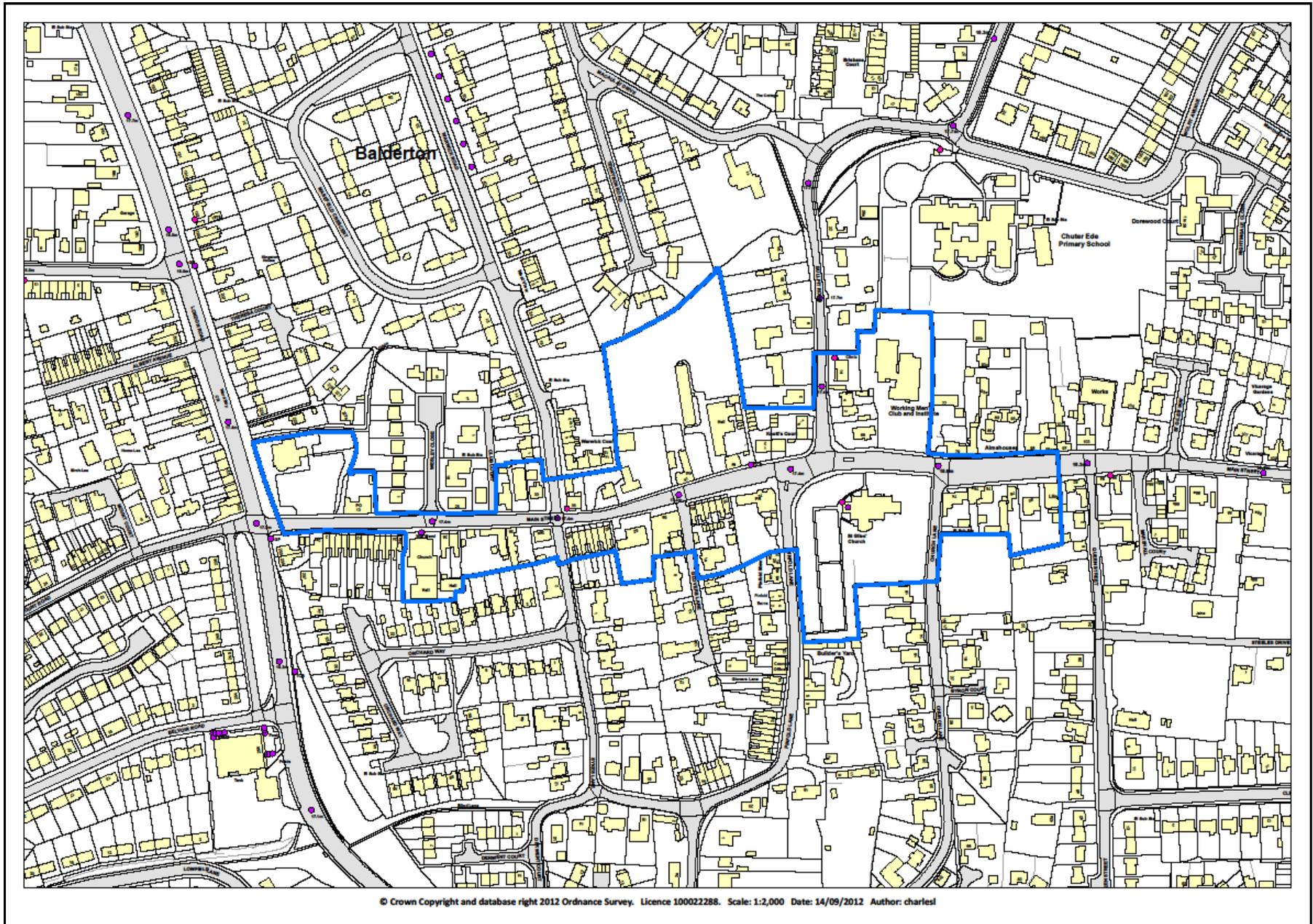
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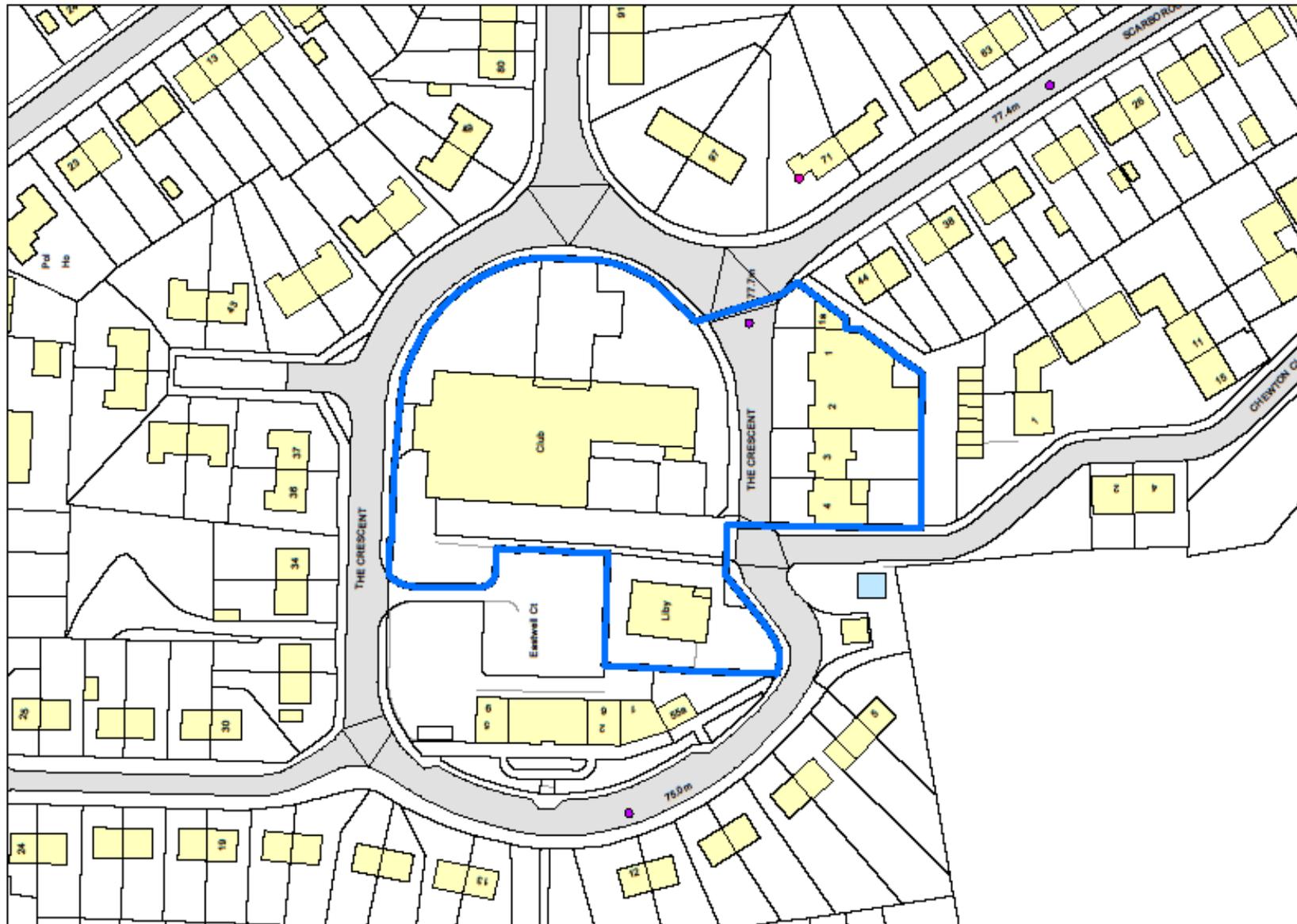
Local Centre





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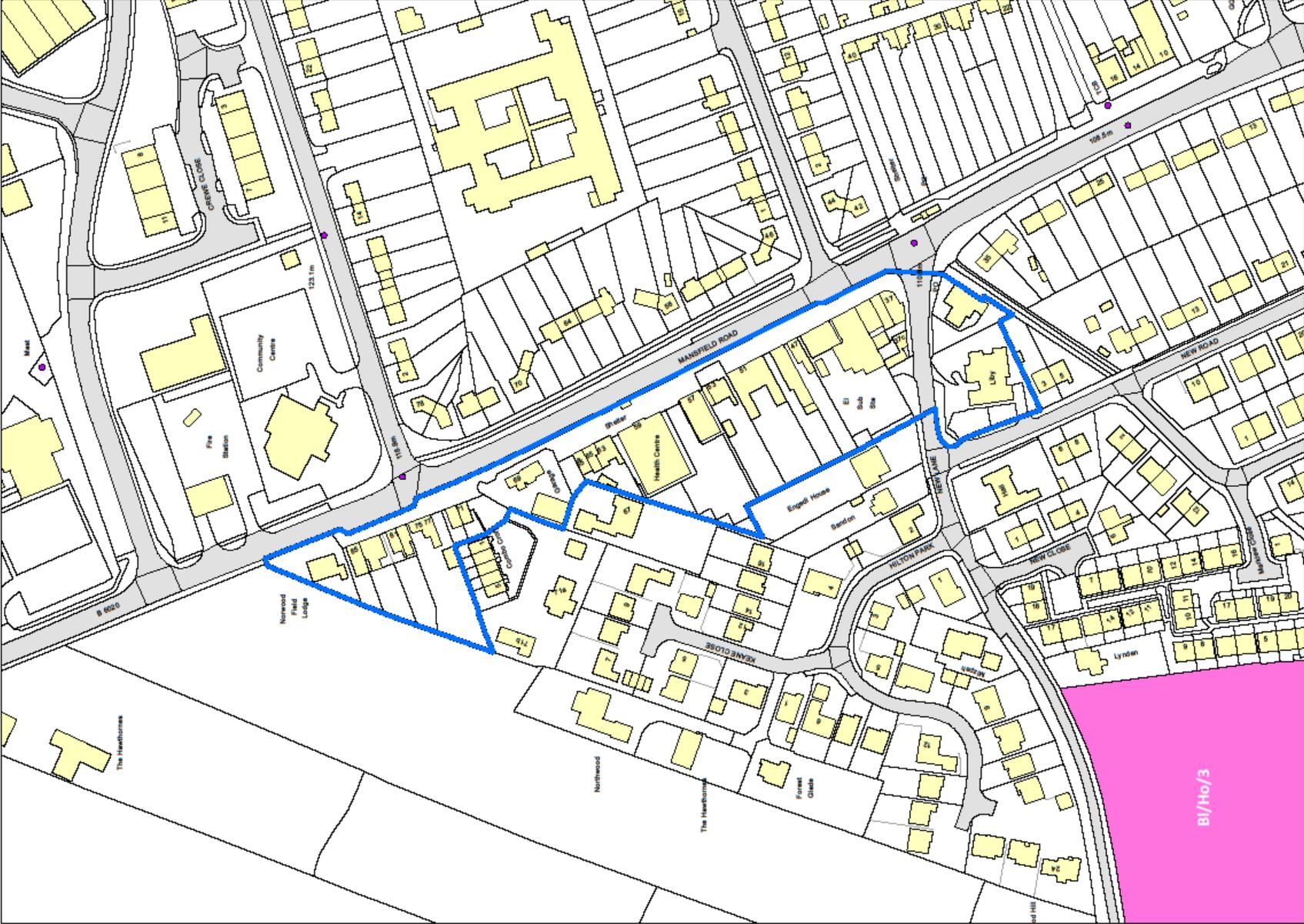




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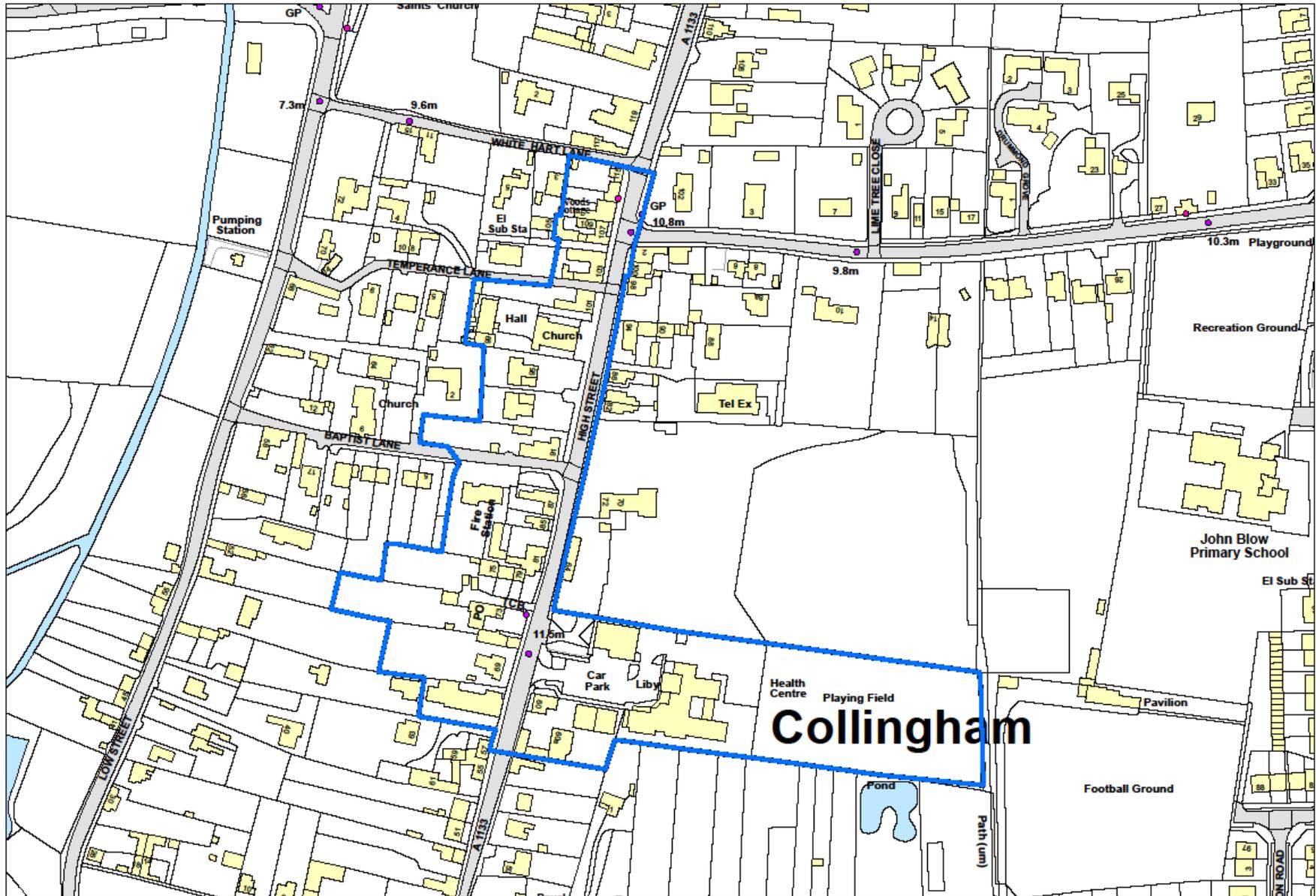


Plan Ten: Blidworth Local Centre

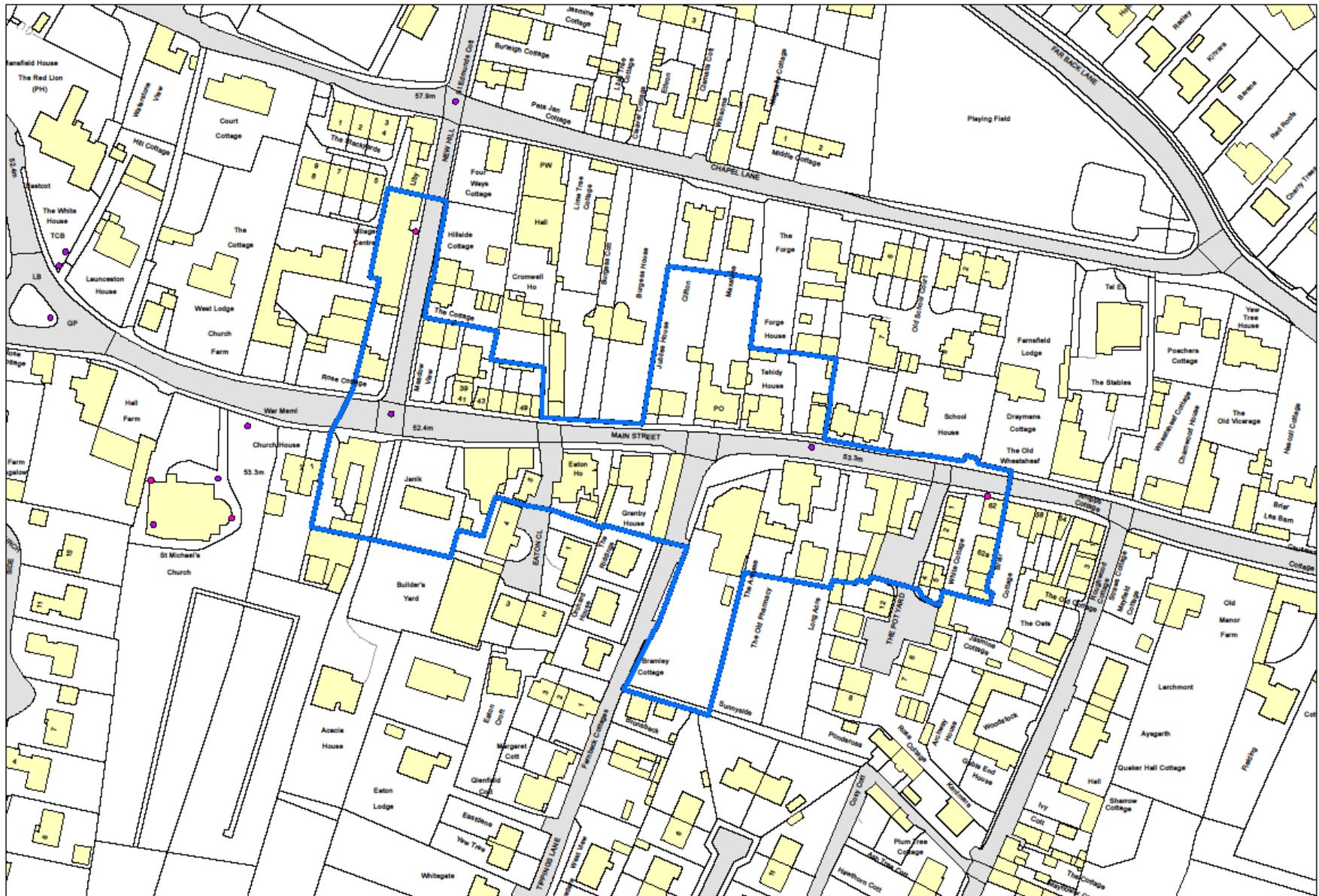


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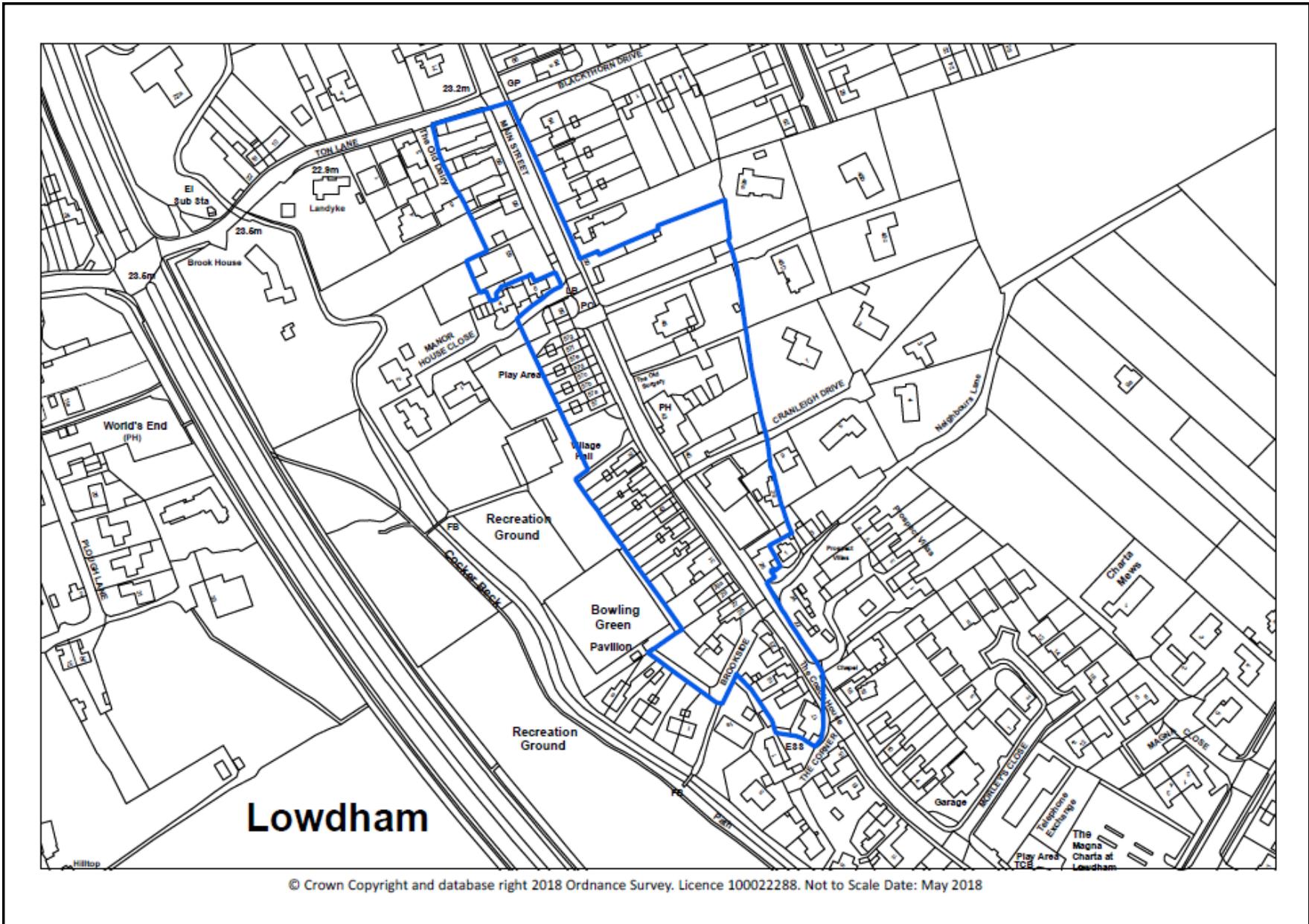




Plan Fourteen: Farnsfield Local Centre







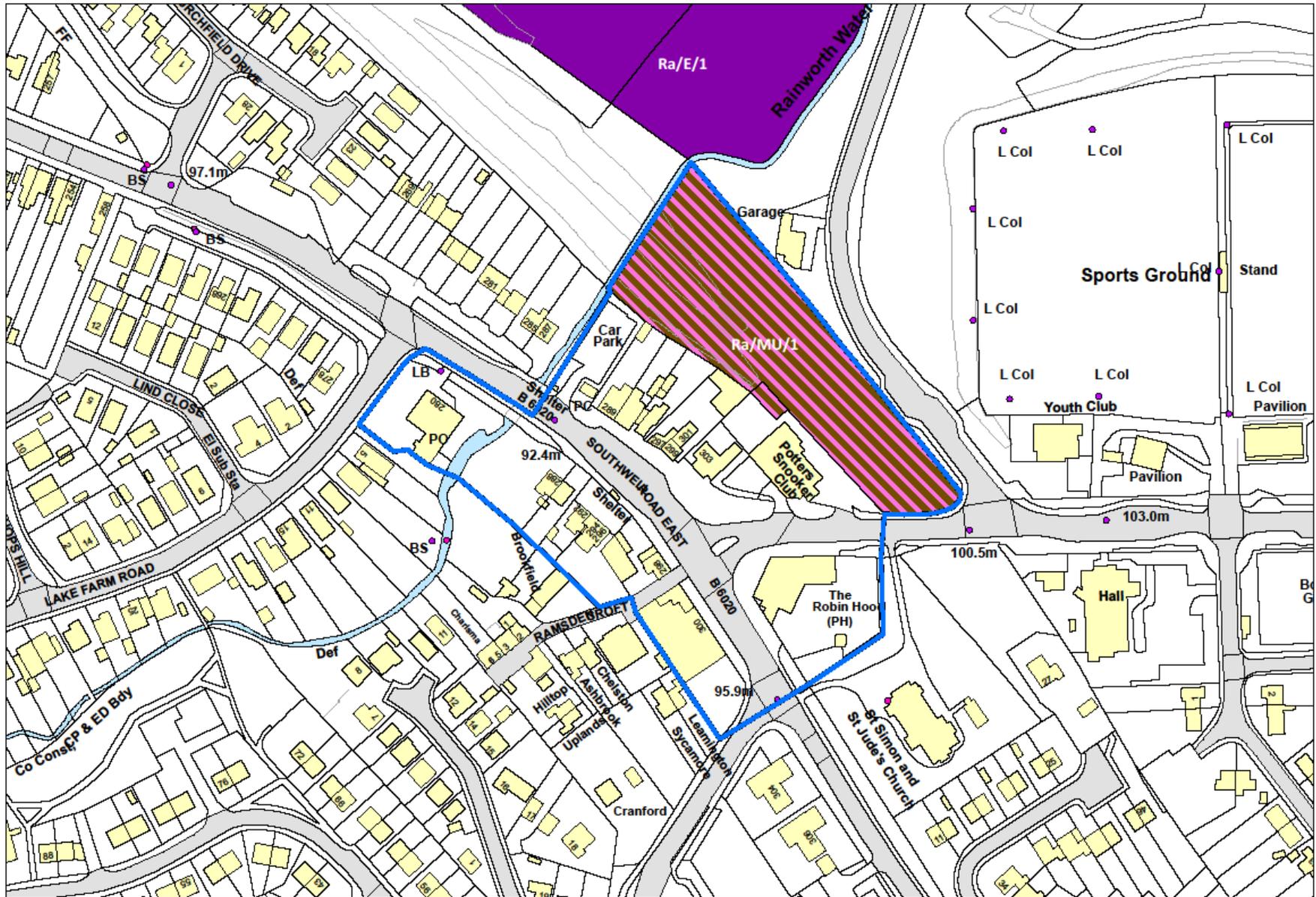
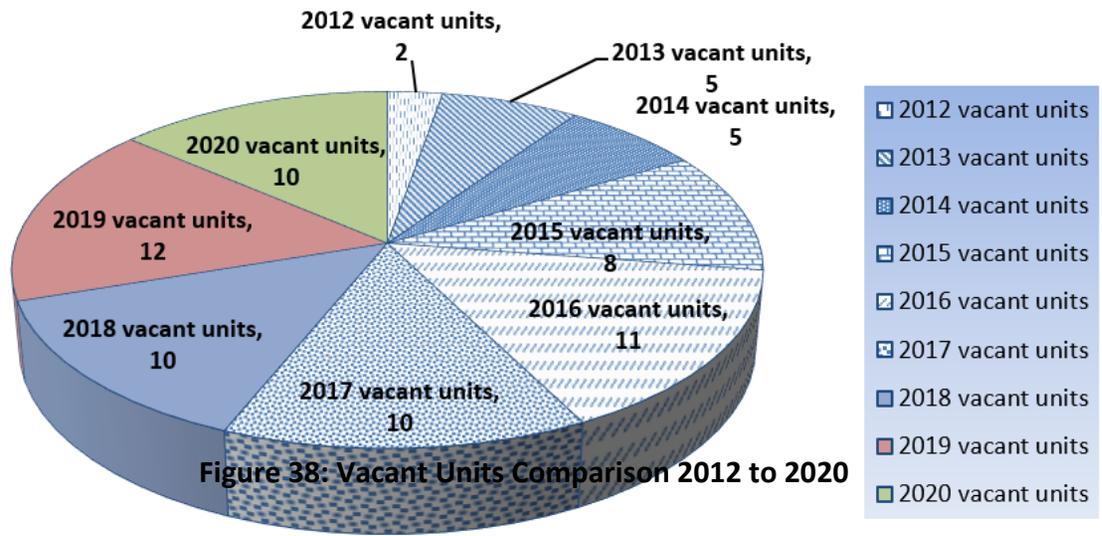


Figure 37: Percentage Split of All Use Classes including Vacant Units within the Local Centres at 31st March 2020

Area	Total Units	Vacant Units	Vacant %	2018/19
Balderton North	7	0	0%	0.00%
Balderton South	57	1	1.75%	2.51%
Bilsthorpe North	7			
Bilsthorpe South	4			
Blidworth	30			
Boughton	21			
Clipstone	23			
Collingham	32			
Farnsfield	38			
Fernwood	7			
Lowdham	47			
Rainworth	18			
Total	291			

Vacant Unit 2012 to 2020 Local Centre Comparisons



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)