

# 2022 Retail and Town Centre Uses Monitoring Report (1st April 2021 to 31st March 2022)

and

## Survey Data (August 2022)



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## **Location Plans**

### **Newark Town Centre (Page 26)**

Newark Town Centre (North)

Newark Town Centre (South)

### **District Centres (Page 39)**

Edwinstowe

Ollerton

Southwell

### **Local Centres (Page 48)**

Balderton (North)

Balderton (South)

Bilthorpe (North)

Bilthorpe (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 & infrastructure Business Unit in accordance with Government guidance set out in the National Planning Policy Framework (NPPF) 2021. 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.

Section Two of this report monitors the provision of retail and town centre floor space. In September 2020 the Use Class Order was updated and revoked Classes A1/A2/A3. These classes are now covered by Class E. Use Classes A4 & A5 now fall under SG. For the purposes of this monitoring report, the new Use Class Order has been used. The NPPF has also now dropped the requirement for primary and secondary shopping frontages, however we have retained these titles in this report to gain an understanding of what is happening to the individual areas. 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 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 August 2022. Comparisons have been made with previous Monitoring Reports. Location Plans are provided throughout Section Four of this report.

### **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 <https://www.newark-sherwooddc.gov.uk/monitoring/> should you require a written copy please contact the Planning Policy & Infrastructure 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 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/amendedcorestrategy/>

### 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**

	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 (01/04/2021 to 31/03/2022)



Figure 3: Newark Town Centre Commitments 2021/22

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
Chain Lane (14)	479829/353921	Change of Use	Permitted	E(a)	1	19.8sqm	20/02146/FUL	Detailed	Change of use of office to retail units and enlargement of window opening to create new shop front with traditional frontage.
Buttermarket	479775/353929	Change of Use	Permitted	E(a)	1	106.9sqm	21/02589/FUL	Detailed	Change of use of the first floor atrium and old pub areas of the Buttermarket from SG to Mixed Use (Classes E(a), E(b), E(Gg(i), F1(a) and F2 (b)

Figure 4: District Centres Commitments 2021/22

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
None									

Figure 5: Local Centres Commitments 2021/22

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	Permitted	E(a), E(b), E(c), SG	TBC	3,900sqm	10/01586/OUTM	Outline	Two local centres comprising A1 to A5 units.

Figure 6: Provision Outside of Retail Hierarchy Commitments 2021/22

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class)	Planning Reference	Application Type	Description
Eakring Road, Bilsthorpe	464955/360982	New Build	Permitted	E(a)	1	280sqm	20/01965/FUL	Detailed	Single storey convenience store and associated hard and soft landscaping
Station Road, Collingham	483765/361738	New Build	Permitted	E(b)	1	153sqm	20/02366/FULM	Detailed	Office and workshops, a café/deli, a community workshop, and a gym and therapy centre, with associated car parking
Former Thoresby Colliery, Edwinstowe	463289/367513	New Build	Under Construction	E(a)	TBC	Up to 500sqm	16/01273/FULM	Detailed	Residential development up to 800 dwellings, strategic employment and retail uses.
Former Thoresby Colliery, Edwinstowe	463289/367513	New Build	Permitted	E(a) / (E(b))	1	58sqm	21/01631/FULM	Detailed	Erection of cycle hub building and associated facilities.
Eden Hall, Elston	474726/348370	New Build	Under Construction	E(b)	1	229sqm	20/01840/FUL	Detailed	New courtyard spa facilities and café area
Crifin Enterprise Centre, Oxtton Road, Epperstone	463510/349677	Change of Use	Permitted / Part Complete for B8 Uses	E	2	656sqm	21/02008/FUL	Detailed	Change of use of former agricultural buildings to use class B8 and / or Class E

Figure 6 cont.: Provision Outside of Retail Hierarchy Commitments 2021/22

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
White Post Farm, Mansfield Road, Farnsfield	462828/357102	Redevelopment	Permitted	E(a)	1	71sqm	21/01300/FUL	Detailed	Proposed replacement pet centre
Great North Road, Fernwood	481966/350764	New Build	Under Construction	SG	2	1,043sqm	20/01177/FUL	Detailed	Proposed single petrol filling station forecourt with associated drive thru, drive thru kiosk, 6 no. car pump islands, canopy, HGV fuelling, dedicated parking and landscaping
Trentside (No.3), Gunthorpe	468323/343757	Change of Use	Permitted	E(b)	1	280sqm	21/00506/FUL	Detailed	Change of use of part of dwelling to tea rooms
Land off Northgate, Newark	480032/354513	New Build	Under Construction	E(a)	4	1,057	16/01958/RMAM	Detailed	Proposed retail development comprising 6 units for bulk goods/open A1, Open A1 convenience uses and provision of car parking
The Wharf (Warehouse), Newark	479800/354191	Change of Use	Permitted	E(b)	1	36	20/02498/FUL	Detailed	Change of use and internal and external alterations to warehouse to new business hub, co-working office space and café
Thoresby Park (Garden House), Perlethorpe	464397/371413	Change of Use	Permitted	E(b)	1	253sqm	19/00482/FUL	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
Whitemoor Farm, Perlethorpe	465339/370925	New Build	Permitted	E(a) / E(b)	1	748sqm	20/00264/FUL	Detailed	Erection of new farm shop and café (Use A1 and A3)
Halam Road (Norwood Hall), Southwell	468717/354685	Change of Use	Permitted	E(b)	1	747sqm	21/01150/FULM	Detailed	Proposed flexible use between a wedding venue (SG) and a Hotel (C1) with restaurant.

**Figure 7: Increase in Floorspace (2021/22 Commitments)**

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Sqm)	Planning Reference	Application Type	Description
Mansfield Road (Post Office), Blidworth	459127/356178	Extension	Permitted	E(a)	1	38sqm	21/01791/FUL	Detailed	Single storey side extension to existing convenience store and post office
Main Street (COOP), Farnsfield	464782/356539	Change of Use	Permitted	E(a)	1	86sqm	21/01916/FUL	Detailed	Internal alterations to increase retail floorspace
Hockerton Road (Maxeys Farm Shop), Kirklington	469437/357235	Extension	Under Construction	E(a) / E(b)	1	393sqm	20/01159/FUL	Detailed	Proposed new farm shop and tea room including ancillary accommodation and additional car parking facility.
Main Street (47-51), Lowdham	466897/346458	Change of Use / Extension	Permitted	E(a)	3	138sqm	21/02501/FUL	Detailed	Alterations to dwelling at 47 Main Street to form ground floor shop with flat over. Erection of rear storeroom extension to chemist shop at 49 Main Street, and addition of second bedroom to flat over within new roof with rear dormer. Alterations to 51 Main Street to form ground floor shop and erect rear storeroom extension. Change of use of first floor to flat and addition of second bedroom to flat within new roof with rear dormer. Erection of external rear staircase to access flats over 47 and 49.
Main Street (47-51), Lowdham	466897/346458	Change of Use	Permitted	E(a)	1	87sqm	20/01738/FUL	Detailed	Alterations to dwelling at 47 Main Street to form ground floor chemist shop extension. Erection of rear storeroom extension to chemist shop at 49 Main Street, and addition of second bedroom to flat over within new roof with rear dormer. Alterations to 51 Main Street to form ground floor chemist shop extension and erection of rear storeroom extension. Change of use of first floor to flat and addition of second bedroom to flat within new roof with rear dormer. Erection of external rear staircase to access flats over 47 and 49.
King Street (Waterloo Yard), Southwell	470124/354009	Extension	Permitted	E(a)	1	28sqm	21/01180/FUL	Detailed	Proposed extension to form additional treatment room and staff facilities.
Main Street, Walesby	468375/370715	Redevelopment	Under Construction	SG	1	18sqm	21/02609/FUL	Detailed	Erection of new outbuilding to form games room.

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

Core Strategy Reference	Allocation Type	Location	Plan Area	Status at 31/03/2021	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,
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	
ShAP4	Mixed Use	Thoresby Colliery	Sherwood	Planning permission granted		Up to 500sqm

**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 31/03/2022	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	0-5 Years (2022-2027)	5-10 Years (2028-2033)
Bi/MU/1	Mixed Use	East of Kirklington Road, Bilsthorpe	Sherwood	20/01965/FUL	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 01/04/2021 to 31/03/2022

Retail Hierarchy	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Description
Balderton Gate (15), Newark	480015/353784	Change of Use	E(b)	1	323sqm	19/01318/FUL	Proposed change of use from a vacant shop to a Chinese restaurant (A3) and alterations to shop front and installation of extract.
Market Place (19), Newark	479913/353907	Change of Use	E(a)	1	25sqm	20/00025/FUL	Change of use of first floor from B1 to A1 incl. internal alterations and conversion of second and third floors to form 2no. 1 bed residential units and associated works.
Middle Gate (2), Newark	479826/354039	Change of Use	E(b)	1	90sqm	21/01986/CPRIOR	Change of use from betting shop to café
Westgate (5-7), Southwell	470063/353867	Change of Use	E(b)	1	83sqm	20/01211/FUL	Change of use from A2 to A3 (Dessert bar)

Figure 11: Completions Outside of Retail Hierarchy 01/04/2021 to 31/03/2022

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace Sqm	Planning Reference	Description
Jersey Street (30, Cardinals Hat), Newark	479438/352269	Change of Use	SG	1	111sqm	20/01569/FUL	Change of use from A1/A2 to A5, internal fit out and installation of air intake / extraction
Northgate (Land off), Newark	480032/354513	New Build	E(a)	4	1,894sqm	16/01958/RMAM	Proposed retail development comprising 6 units for bulky goods / open A1 convenience uses and provision of car parking
Maltings Retail Park (Unit D), Newark	480099/354482	New Build	E(a)	2	257sqm	21/01466/FUL	Erection of Unit D (as previously approved under 20/00711/S73M)
Westgate (48), Southwell	469821/353618	Change of Use	E(a) / E(b)	1	61sqm	21/01214/FUL	Change of use of beauty rooms (mixed use SG and Use Class E(a) to bakery (E(a)/E(b). Installation of external flue (retrospective)

## Retail and Town Centre Uses Completed between 01/04/2021 and 31/03/2022

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Figure 12: Completions Outside of Retail Hierarchy 01/04/2021 to 31/03/2022 Cont.

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace Sqm	Planning Reference	Description
Halloughton Road (8), Southwell	469477/353513	Change of Use	E(a)	1	12sqm	20/01231/FUL	Change of use from garden gazebo to hairdressing salon
Southwell Road (Millside Country Store), Thurgarton	469903/350006	Extension	E(a)	1	344sqm	19/01166/FUL	Single storey side and rear extensions to existing A1 unit
Fosse Road (JET Garage), Winthorpe	481612/356160	Extension	E(a)/E(b)	1	102sqm	20/00616/FUL	Extension to sales building to house new food offer with associated trash area. Additional filling positions installed with new associated floodlights as shown. New parking spaces and various smaller works across the site
Fosse Road (r/o Friendly Farmer)	481740/356068	New Build	E(b)	1	167sqm	20/00217/FUL	Erection of a coffee shop with drive thru and associated infrastructure.
Godfrey Drive (John Deere), Winthorpe	482293/355906	New Build	SG	1	461sqm	20/01219/FULM	Erection of an agricultural machinery dealership comprising of maintenance, sale and repair with associated infrastructure.

Figure 13 Completed Loss of Retail Capacity 01/04/2021 to 31/03/2022

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace (Sqm)	Planning Reference	Description
Grey Horse Inn Public House, Collingham	483209/362427	Change of Use	C3	1	-327sqm	21/01039/FUL	Change of use of existing Pub to be combined with existing first floor residential accommodation to create a single dwelling.
Main Street (19, Tonic), Farndon	476987/351786	Change of Use	C3	1	-77.5sqm	20/00202/FUL	Change of use of former beauty salon
Radley Road (Halam Salon), Halam	467699/354290	Change of Use	SG	1	-16.81sqm	21/00224/FUL	Change of use from hair salon to dog grooming business
Balderton Gate (Newark Municipal Building), Newark	480021/353688	Change of Use	C3	1	-1,423sqm	19/01460/FULM	Change of use of existing Registry Office to 15 flats and associated development
The Ropewalk (24), St Michael's Court, Southwell	470036/354136	Change of Use	E(e)	1	-181sqm	21/02629/LDC	Application for Lawful Development Certificate for change of use from shop to medical service (Class E)

**Figure 14: Completed Increase of Retail Floorspace Capacity 01/04/2021 to 31/03/2022**

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace Sqm (Use Class A1 to A5)	Planning Reference	Description
None							

## Section Three

### Convenience and Comparison Data

(01/04/2021 to 31/03/2022)



## Convenience and Comparison Requirement Information

The Amended Core Strategy (2019) 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 15 below sets out the proposed capacity for convenience and comparison floorspace over the plan period to 2033.

**Figure 15: Retail 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 Floor space Capacity for Convenience Goods (Sqm)	1,235	627	384	122	2,367
Additional Floor space Capacity for Comparison Goods (Sqm)	4,389	659	292	19	5,359
<b>Total Estimated Requirement</b>	<b>5,624</b>	<b>1,286</b>	<b>676</b>	<b>141</b>	<b>7,726</b>

Data on pages 19 to 22 details commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2021 to 31/03/2022. 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 31/03/2022**

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	14 Chain Lane	Newark	Change of use of office to retail unit and enlargement of window opening to create new shop front with traditional frontage	20/02146/FUL	19.8sqm		19.8sqm
Newark Urban Area	Buttermarket	Newark	Change of use of the first floor atrium and old pub area of the Buttermarket from SG to mixed use (Classes E(a), E(b), E(G(i)), F1 (a) and F2(b))	21/02589/FUL	106.9sqm		106.9sqm
Newark Urban Area	Land off Northgate (Units A&B)	Newark	Proposed retail development comprising 6 units for bulky goods/ open A1/Open A1 convenience uses and provision of car parking	16/01958/RMAM	1,057sqm		1,057sqm
Newark Urban Area	Bowbridge Lane	Balderton	Two local centres comprising A1 to A5 units	10/01586/OUTM	2,400sqm	1,800sqm	600sqm
Rest of the District	Eakring Road	Bilthorpe	Single storey convenience store and associated hard and soft landscaping	20/01965/FUL	280sqm	280sqm	
Rest of the District	Thoresby Colliery	Edwinstowe	Mixed use development up to 800 dwellings and strategic employment and local centre with retail spaces	16/02173/OUTM	500sqm	500sqm	
Rest of the District	Mansfield Road (White Post Farm)	Farnsfield	Proposed replacement pet centre	21/01300/FUL	71sqm		71sqm
Newark Urban Area	Great North Road	Fernwood	Proposed single petrol filling station with associated drive thru, drive thru kiosk, 6no car pump islands, canopy, HGV fuelling, dedicated parking and landscaping	20/01177/FULM	183sqm	183sqm	
Rest of the District	Blyth Road	Perlethorpe	Erection of a new farm shop and café (Use A1 and A3)	20/00264/FUL	244sqm	244sqm	
Rest of the District	Mansfield Road (Post Office)	Blidworth	Single storey side extension to existing convenience store and post office	21/01791/FUL	38sqm	38sqm	
Rest of the District	Main Street (COOP)	Farnsfield	Internal alterations to increase retail floorspace	21/01916/FUL	86sqm	86sqm	
Rest of the District	Hockerton Road (Brickfield Farm, Maxeys)	Kirklington	Proposed new farm shop and tearoom including ancillary accommodation and additional car parking facility	20/01159/FULM	254sqm	254sqm	

Figure 16 cont.: Retail Commitments for Proposed Convenience and Comparison Use at 31/03/2022

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	Main Street (47-52)	Lowdham	Alterations to dwelling at 47 Main Street to form ground floor shop with flat over. Erection of rear storeroom extension to chemist shop at 49 Main Street, and addition of second bedroom to flat over within new roof with rear dormer. Alterations to 51 Main Street to form ground floor shop and erect rear storeroom extension. Change of use of first floor to flat and addition of second bedroom to flat within new roof with rear dormer. Erection of external rear staircase to access flats over 47 and 49.	21/02501/FUL	138sqm	138sqm*	
Rest of the District	Main Street (47-52)	Lowdham	Alterations to dwelling at 47 Main Street to form ground floor chemist shop extension. Erection of rear storeroom extension to chemist shop at 49 Main Street, and addition of second bedroom to flat over within new roof with rear dormer. Alterations to 51 Main Street to form ground floor chemist shop extension and erection of rear storeroom extension. Change of use of first floor to flat and addition of second bedroom to flat within new roof with rear dormer. Erection of external rear staircase to access flats over 47 and 49.	20/01738/FUL	87sqm	87sqm*	
<b>Total Additional Floorspace (Net) Sqm</b>					<b>5,327sqm**</b>	<b>3,472sqm**</b>	<b>1,855sqm</b>

\*Only the smaller of the two Lowdham applications will be counted in any calculations to avoid double counting as only one permission can be implemented.#

\*\* Numbers corrected to reflect Lowdham applications

## Completions—Gains and Losses 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
Newark Urban Area	Land off Northgate (Unit C)	Newark	Proposed retail development comprising 6 units for bulky goods/open A1/Open A1 Convenience uses and provision of car parking	16/01958/RMAM	1,894sqm	1,894sqm	
Newark Urban Area	19 Market Place	Newark	Change of use of first floor from B1 to A1 including internal alterations and conversion of second and third floors to form 2no. 1 bed residential units and associated works	20/00025/FUL	25sqm		25sqm
Rest of the District	Millside Country Store	Thurgarton	Single storey side and rear extensions to existing A1 unit	19/01166/FUL	343.6sqm		343.6sqm
Rest of the District	Fosse Road (Jet)	Winthorpe	Extension to sales building to house new food offer with new associated trash area. Additional filling positions installed with new associated floodlights as shown. New parking spaces and various smaller works across the site	20/00616/FUL	102sqm	102sqm	
Rest of the District	Godfrey Drive	Winthorpe	Erection of an agricultural machinery dealership comprising of maintenance, sale and repair with	20/01219/FUL	461sqm		461sqm
<b>Total Additional Floorspace (Net) Sqm</b>					<b>2,825.6sqm</b>	<b>1,996sqm</b>	<b>829.6sqm</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	15 Balderton Gate	Newark	Change of use from a vacant shop to a Chinese restaurant (Use Class A3). Alterations to shop front and installations of extract.	19/01318/FUL	323sqm		323sqm
Rest of the District	The Ropewalk	Southwell	Application for Lawful Development Certificate for change of use from shop to medical service (Class E)	21/02629/LDC	181sqm		181sqm
Newark Urban Area	Bullpit Road (Unit 5, Brisbane Court)	Balderton	Change of use to takeaway (SG) and erection of external ventilation system	20/02176/FUL	50.5sqm	50.5sqm	
Newark Urban Area	Martindale lane (Unit 5)	Newark	Change of use from shop to nail bar	21/00874/FUL	25sqm		25sqm
<b>Total Additional Floorspace (Net) Sqm</b>					<b>579.5sqm</b>	<b>50.5sqm</b>	<b>529sqm</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 31/03/2022**

Area	Net Requirement of Sqm of Convenience or Comparison Floorspace by Area (See Figure 16)	Net Sqm of Committed Floorspace with planning permission at 31/03/2021	(Net Sqm) of Allocated Floorspace (See Figure 20)	Net Sqm of Commitments + Allocations (C + D)	01/04/12 to 31/03/21	01/04/21 to 31/03/22	Net Sqm of Completions and Losses at 31/03/2022 (F+G)	Under / Over Provision E+H-B
Newark Urban Area Convenience	1,235	1,983	2,000	3,983	271.87	1,843.5	2,115.37	<b>437.37</b>
Rest of the District Convenience	1,132	1,489	1,950	3,439	1,530.56	102	1,632.56	<b>-1,635.44</b>
All of the District Comparison	5,359	1,855	7,369	9,224	1,057.79	300.6	1,358.39	<b>-5,107.61</b>

\* Indicates Floorspace taken from application form

# Section Four

## Survey Data

(Carried out August 2022)



Retail surveys were carried out during August 2022 for the Newark and Sherwood District Council Retail Hierarchy as detailed in Core Policy 8 of the Amended Core Strategy (Adopted March 2019). 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 Amended 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 town centre uses.

**Extract from Policy NAP 1** of the Amended 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 centre 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)).

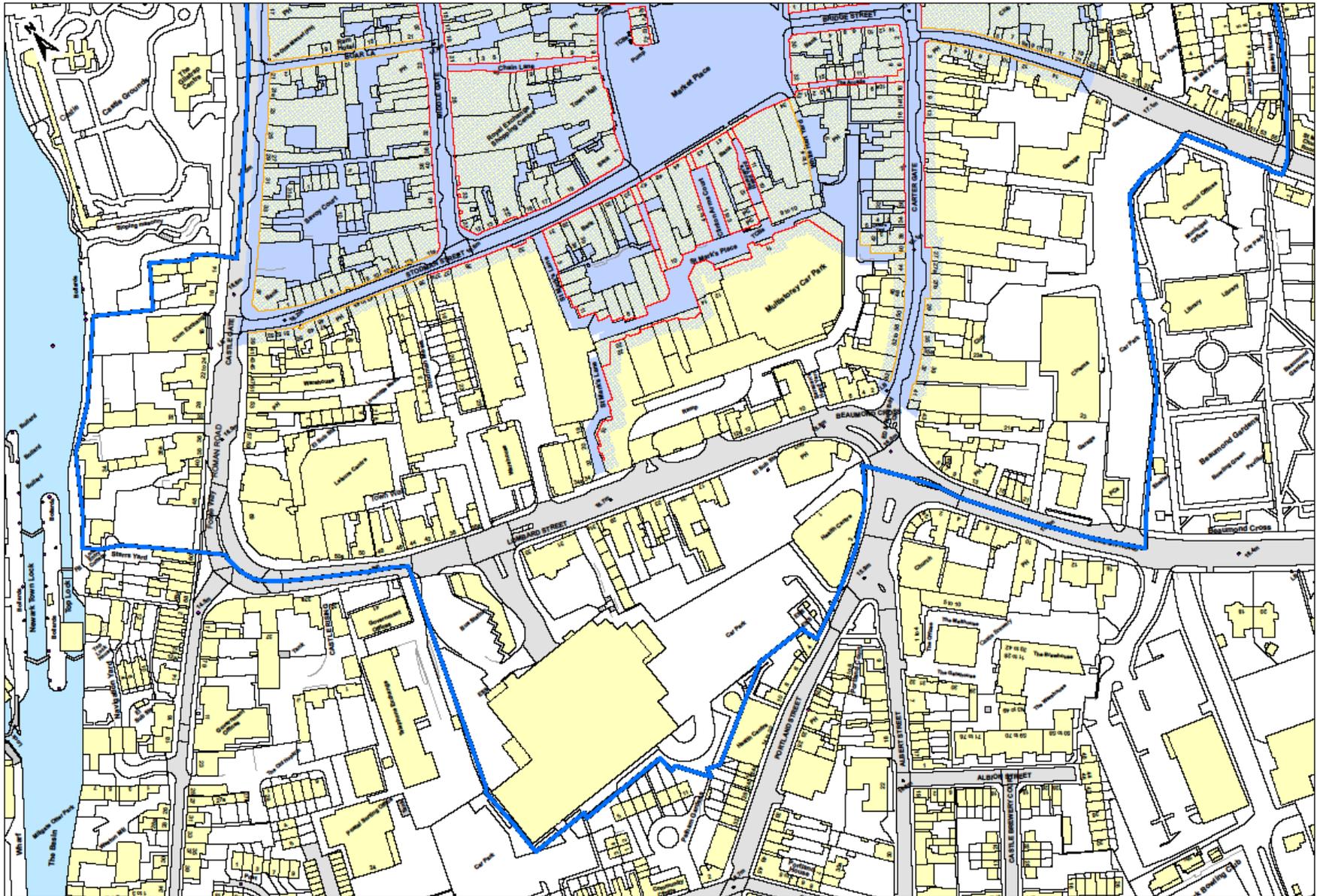
*‘New and enhanced retail development and other town centre uses that consolidate the composition of the town centre will be supported within the Town Centre Boundary, as defined on the proposals map.*

*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





## Headline Data for All Use Classes within the Defined Newark Town Centre at 31st March 2022

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

Area	Town Centre	%	Primary Shopping Frontage	%	Secondary Shopping Frontage	%	Primary Shopping Area	%
Total Units	651	100.00%	162	100.00%	166	100.00%	361	100.00%
Vacant Units	61	9.37%	19	11.73%	22	13.25%	43	11.91%
E(a)	216	33.18%	99	61.11%	67	40.36%	179	49.58%
E(b)	37	5.68%	14	8.64%	14	8.43%	30	8.31%
E(c)	45	6.91%	16	9.88%	8	4.82%	24	6.65%
E(d)	6	0.92%	0	0.00%	1	0.60%	1	0.28%
E(e)	9	1.38%	2	1.23%	2	1.20%	3	0.83%
E(f)	9	1.38%	0	0.00%	0	0.00%	0	0.00%
C2	2	0.31%	0	0.00%	1	0.60%	1	0.28%
C3	180	27.65%	0	0.00%	7	4.22%	21	5.82%
F1(a)	2	0.31%	0	0.00%	1	0.60%	1	0.28%
F1(c)	1	0.15%	0	0.00%	0	0.00%	0	0.00%
F1(e)	1	0.15%	1	0.62%	0	0.00%	1	0.28%
F1(f)	5	0.77%	0	0.00%	1	0.60%	2	0.55%
SG	77	11.16%	11	6.79%	42	25.30%	55	15.24%

\* Use class percentage by street of Newark Town Centre by street can be provided on request

## Headline Data for Vacant Units within the Defined Newark Town Centre at 31st March 2022

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

	Total Units	Vacant Units	Percentage	2020/21	2019/20
Town Centre (all)	651	61	9.37%	9.54%	9.21%

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

	Total Units	Vacant Units	Percentage	2020/21	2019/20
Primary Shopping Frontage	162	19	11.73%	8.70%	17.39%

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

	Total Units	Vacant Units	Percentage	2020/21	2019/20
Secondary Shopping Frontage	166	22	13.25%	13.78%	10.18%

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

	Total Units	Vacant Units	Percentage	2020/21	2019/20
Primary Shopping Area	361	43	11.91%	11.70%	12.06%

Figure 26: Newark Town Centre Vacant Units (at 31st March 2022)

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
10 Saracens Head Yard	E(b)	72.27	Yes	No	Yes
11 Saracens Head Yard	E(b)	52.90	Yes	No	Yes
11 Stodman Street	E(a)	85.60	No	Yes	Yes
11b Barnby Gate	E(a)	28.10	No	Yes	Yes
12 and 14 Bridge Street	E(c)	92.40	Yes	No	Yes
12 Saracens Head Yard	E(a)	88.68	Yes	No	Yes
13 and 15 Castle Gate	E(b)	190.65	No	Yes	Yes
13 and 15 Kirk Gate	E(a)	243.45	No	Yes	Yes
13 Carter Gate	E(a)	154.20	Yes	No	Yes
13 The Arcade	E(a)	21.00	No	No	Yes
14 Barnby Gate	E(b)	74.80	No	Yes	Yes
14 Chain Lane	N/A	15.80	Yes	No	Yes
15 Market Place	E(c)	18.59	Yes	No	Yes
16 Barnby Gate	E(b)	17.73	No	Yes	Yes
19 St Marks Place	E(a)	n/a	Yes	No	Yes
2 and 4 Balderton Gate	E(a)	82.60	No	Yes	Yes
20 Barnby Gate	E(a)	113.16	No	No	No
21-23 Bridge Street	E(a)	129.08	Yes	No	Yes
22 and 23 St Marks Place	E(a)	n/a	Yes	No	Yes
22 Barnby Gate	E(c)	43.36	No	No	No
23 and 24 Stodman Street	E(a)	505.39	Yes	No	Yes
23 and 25 Kirk Gate	E(a)	512.20	No	Yes	Yes
25 and 27 Appleton Gate	E(a)	198	No	Yes	Yes
27 and 29 Kirk Gate	E(a)	99.50	No	Yes	Yes
27 Carter Gate	E(c)	221.50	No	Yes	Yes
28 Middlegate	E(a)	147.60	Yes	No	Yes

Where available net square metres have been taken from sales/to let boards, plans and the valuation office website. If it has not been possible to find information from these sources then an estimate has been made using GIS mapping and deducting between 20% and 50% from the total area depending on type of the unit

Figure 26 cont.: Newark Town Centre Vacant Units (at 31st March 2022)

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
32 Stodman Street	E(a)	3,222.8	Yes	No	Yes
35 Market Place	E(c)	77.50	Yes	No	Yes
36a Castlegate	N/A	49.71	No	No	No
37 Carter Gate	E(b)	266.02	No	Yes	Yes
39 Kirk Gate	E(a)	41.80	No	Yes	Yes
4 Carter Gate	E(c)	177.83	Yes	No	Yes
40 Stodman Street	E(b)	43.62	No	Yes	Yes
41 and 42 Stodman Street	E(a)	281.94	No	Yes	Yes
44 Kirk Gate	E(c)	n/a	No	Yes	Yes
46 and 48 Castle Gate	E(b)	90.10	No	No	No
46 Middlegate	E(a)	232.60	Yes	No	Yes
47 and 48 Stodman Street	E(c)	99.50	No	Yes	Yes
5 and 7 Kings Road	D2	355.63	No	No	No
5 Kirk Gate	E(a)	443.11	No	Yes	Yes
57 and 59 Castle Gate	E(a)	146.68	No	No	No
5-7 Barnby Gate	E(a)	18	No	Yes	Yes
6 Middlegate	E(a)	23.80	Yes	No	Yes
6 St Mark's Place	E(a)	n/a	Yes	No	Yes
7 and 9 Appleton Gate	N/A	103.14	No	Yes	Yes
7 St Mark's Lane	E(a)	50.45	Yes	No	Yes
8 Stodman Street	E(a)	19	No	Yes	Yes
9 Barnby Gate	E(a)	104.80	No	Yes	Yes
9 The Arcade	n/a	157.94	No	No	Yes
Clinton House, 12 Lombard Street	E(c)	318.07	No	No	No
Court House, Appleton Gate	D1	n/a	No	No	No
Former Bede House Garage, 2 Bede House Court	SG	187.04	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 26 cont.: Newark Town Centre Vacant Units (at 31st March 2021)**

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
Morton House, 12 Appleton Gate	E(c)	144.44	No	No	No
Queens Road (former Gym)	D2	258.30	No	No	No
The Corn Exchange, 18 Castle Gate	n/a	733.60	No	No	No
Unit 1, 23 London Road	n/a	352	No	No	No
Unit 4, Beaumont Cross	E(a)	362	No	No	No
Unit 4, Martindale Lane	E(a)	24.87	No	No	No
Unit 6, Beaumont Cross	N/A	100.50	No	No	No
Unit 6, Martindale Lane	E(a)	44.32	No	No	No
Unit 8, Beaumont Cross	N/A	n/a	No	No	No

**Figure 27: Percentage Split between Commercial and Residential Units in Newark Town Centre at 31st March 2022**

	Residential	Commercial (incl. Vacant Units)
Percentage Split	27.65%	72.35%
No.	180	471

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 Vacant Units 2011/12 to 2021/22

Figure 28: Vacant Unit Comparison Table

Year	Total Vacant Units	Primary Shopping Frontage	Secondary Shopping Frontage	Remainder of Town Centre
2011-12	51	9	20	22
2012-13	48	12	15	21
2013-14	49	9	15	25
2014-15	59	12	16	31
2015-16	51	12	15	24
2016-17	52	14	12	26
2017-18	56	13	14	29
2018-19	64	12	22	30
2019-20	61	28	17	16
2020-21	62	14	23	25*
2021-22	61	19	22	20

Figure 29: Newark Town Centre Vacant Units 2011 to 2022

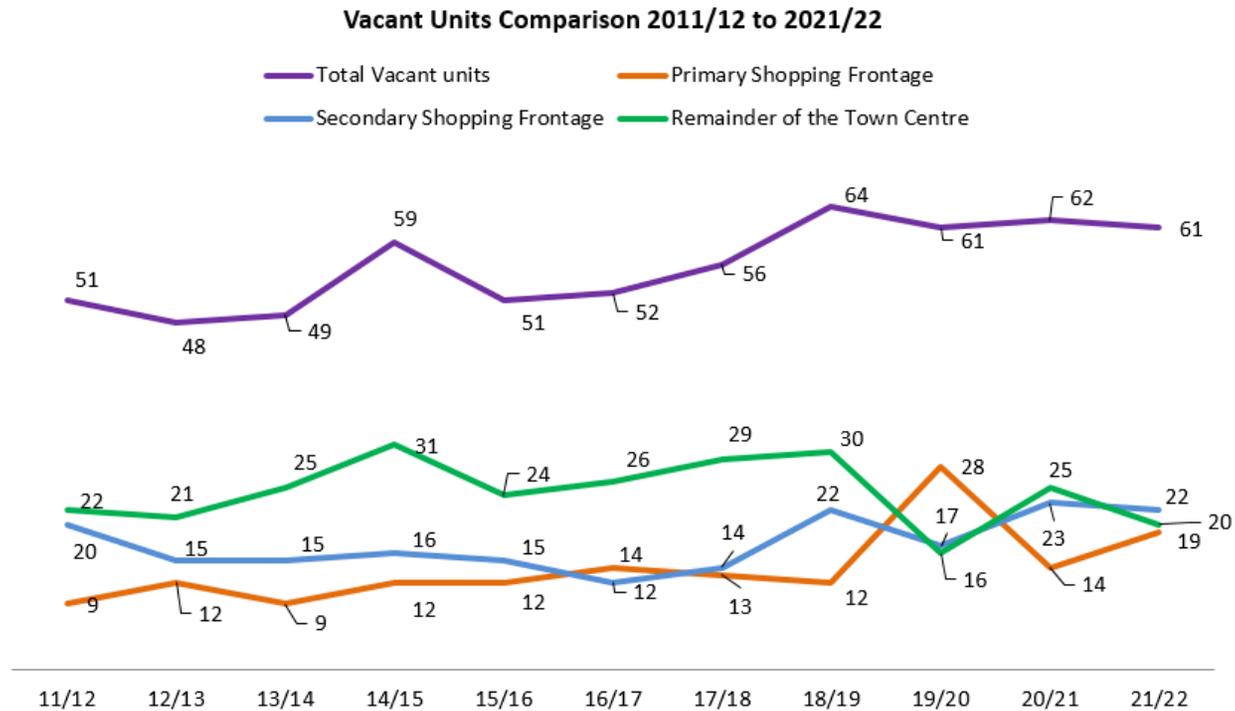
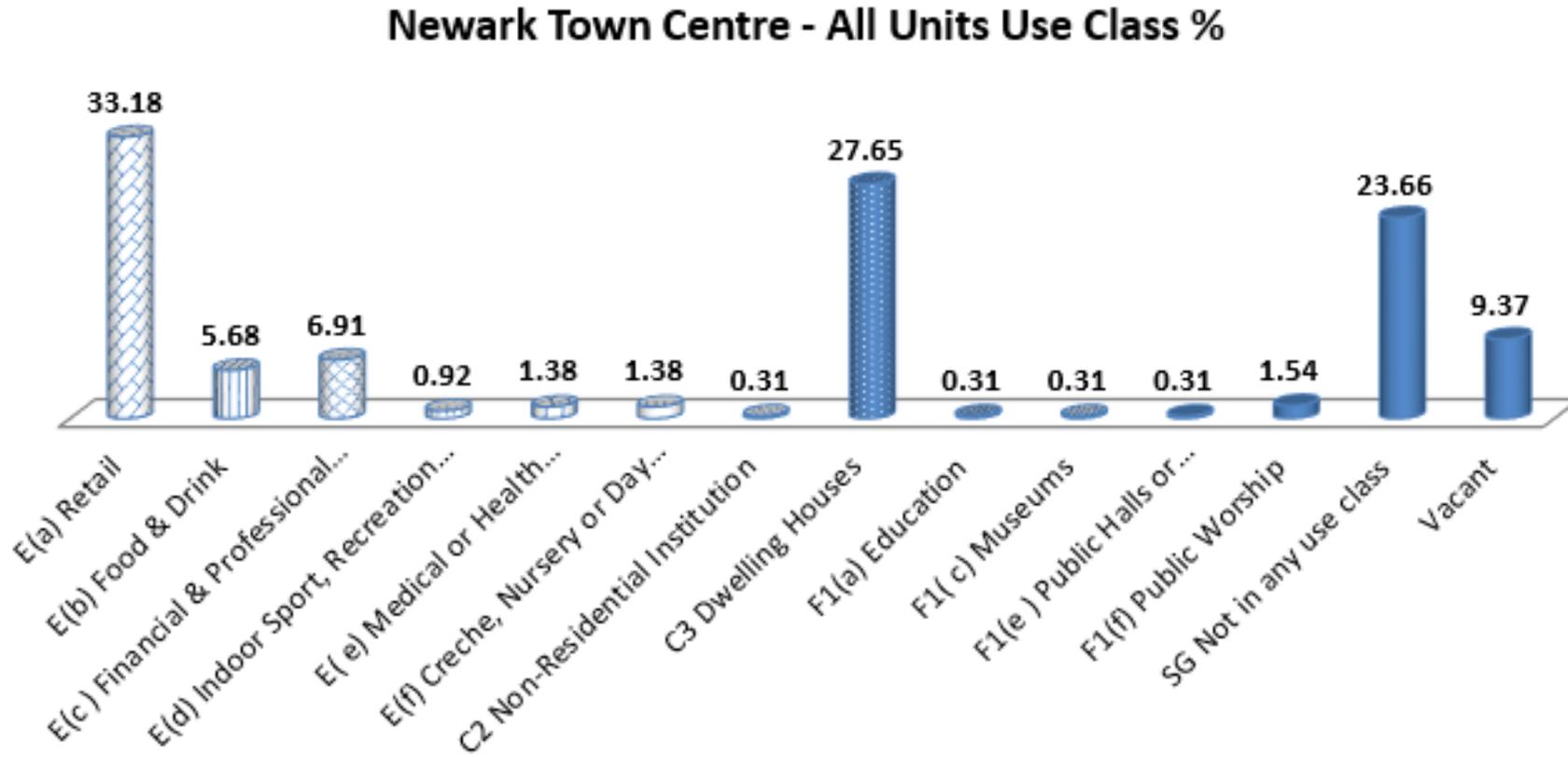


Figure 30: Newark Town Centre Use Class Percentage Split at 31st March 2022



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

Figure 31: Primary Shopping Frontage - Use Class %

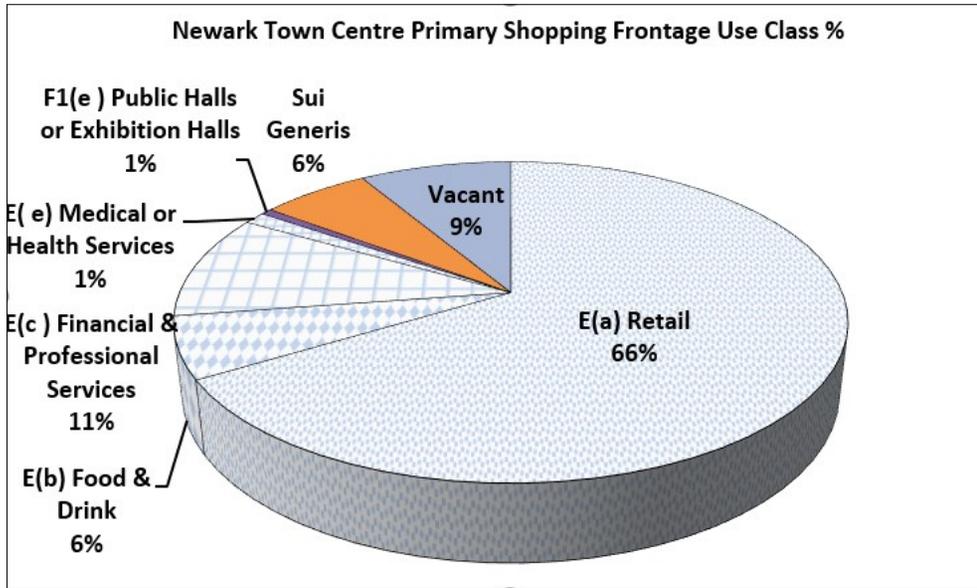


Figure 32: Secondary Shopping Frontage - Use Class %

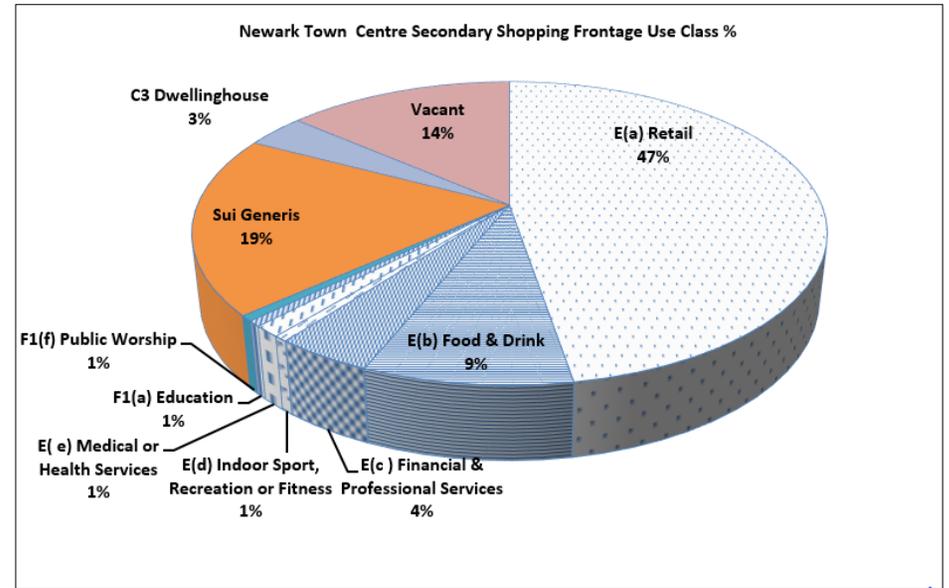
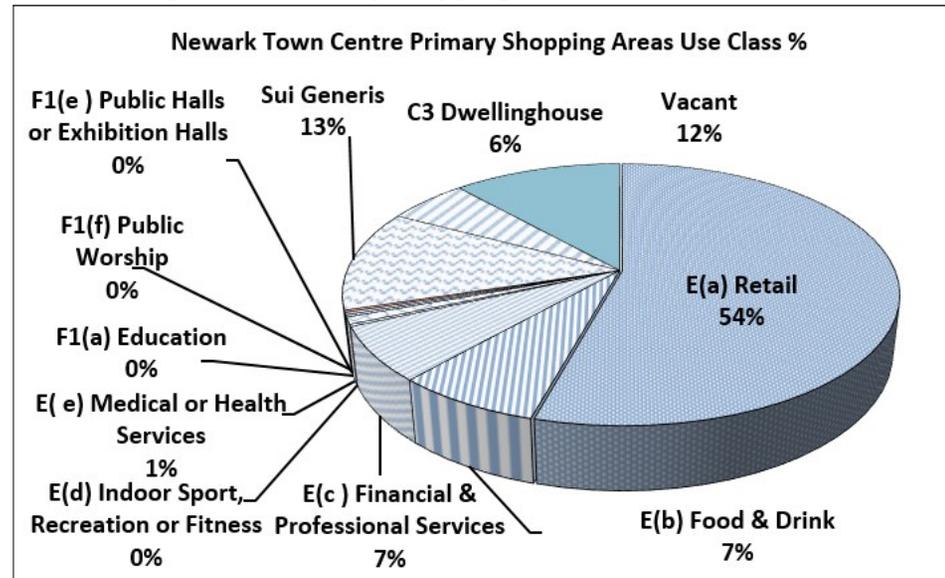


Figure 33: Primary shopping Areas - Use Class %

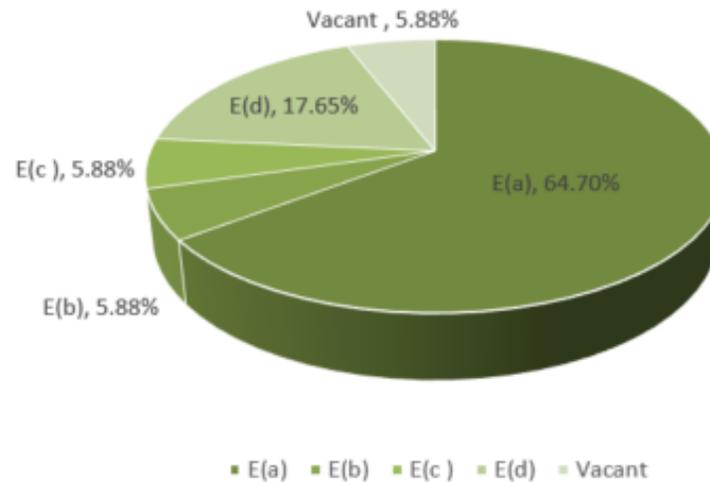


**Figure 34: Northgate Retail Park –Use Class Split for All Units (at 31st March 2022)**

Total Units	E(a)	E(a)%	E(b)	E(b)%	E(c)	E(c)%	E(d)	E(d)%	Vacant	Vacant %
17	11	64.70%	1	5.88%	1	5.88%	3	17.65%	1	5.88%

**Figure 35: Use Class Split (at 31st March 2022)**

Northgate Retail Park Use Class %



**Figure 35: Northgate Retail Park 2012 to 2022 Comparison**

Year	E(a)	E(b)	E(c)	E(e-f)	E(d) / F2(c-d)	Vacant	Total Units
2012/13	11	1	0	1	0	1	14
2013/14	12	1	0	1	0	0	14
2014/15	15	1	0	1	0	0	17
2015/16	13	1	0	1	2	0	17
2016/17	13	1	0	1	2	0	17
2017/18	13	0	0	0	2	0	17
2018/19	11	1	0	1	2	2	17
2019/20	Not possible due to COVID-19 Pandemic						
2020/21	11	1	1	0	3	1	17
2021/22	11	1	1	0	3	1	17

## 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 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 Amended 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 Amended 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 Amended 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**

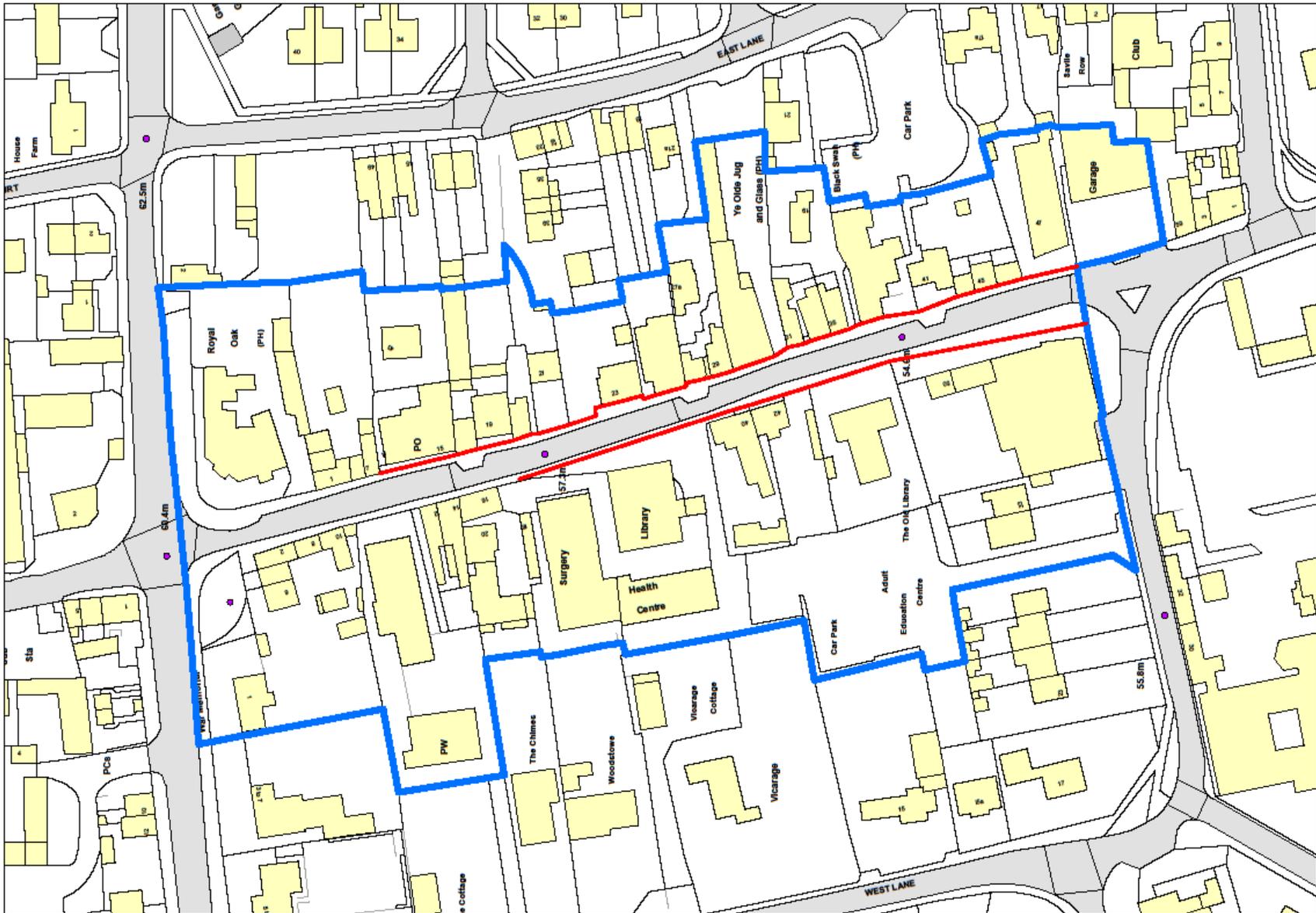
#### **Key**

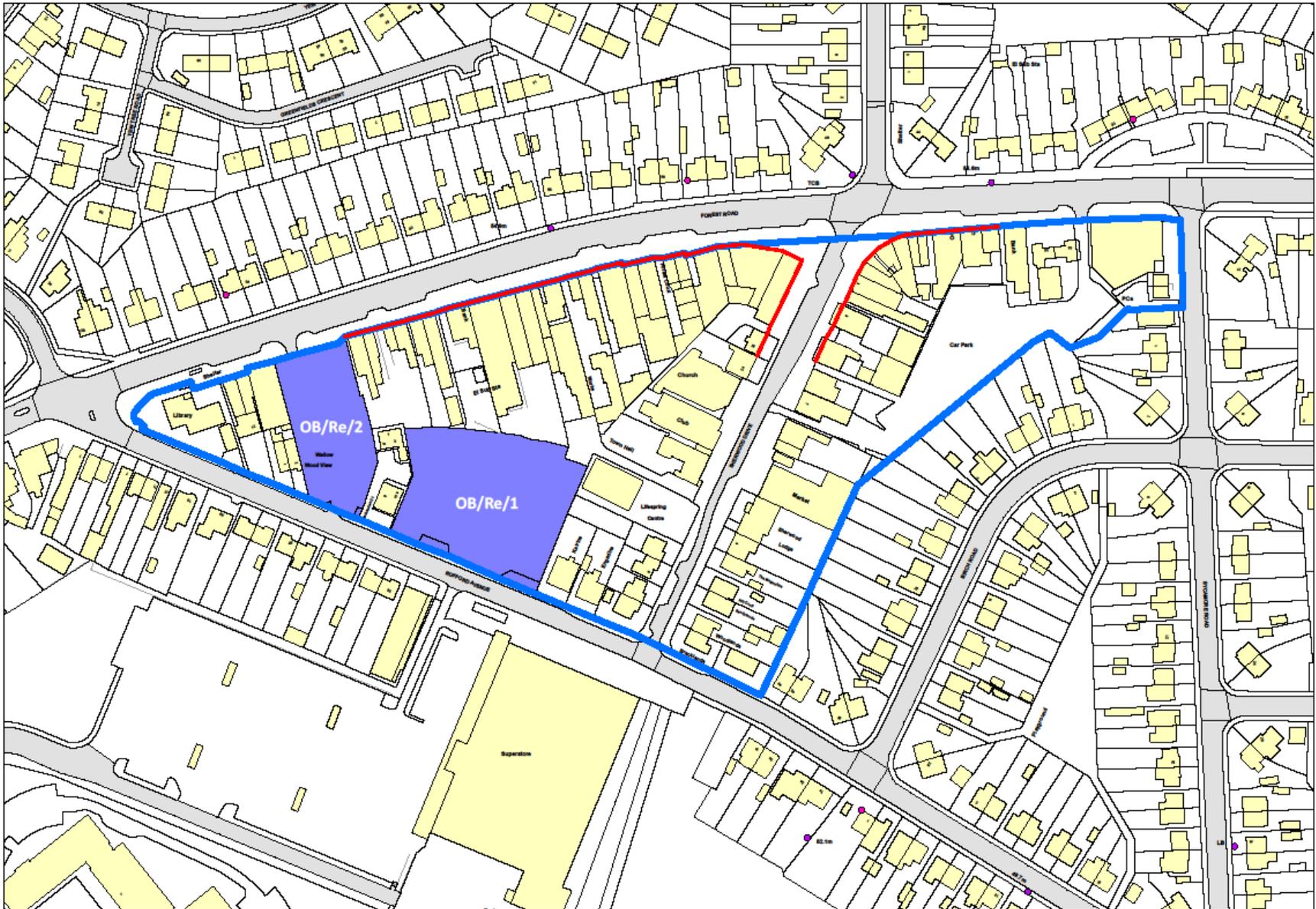
District Centre



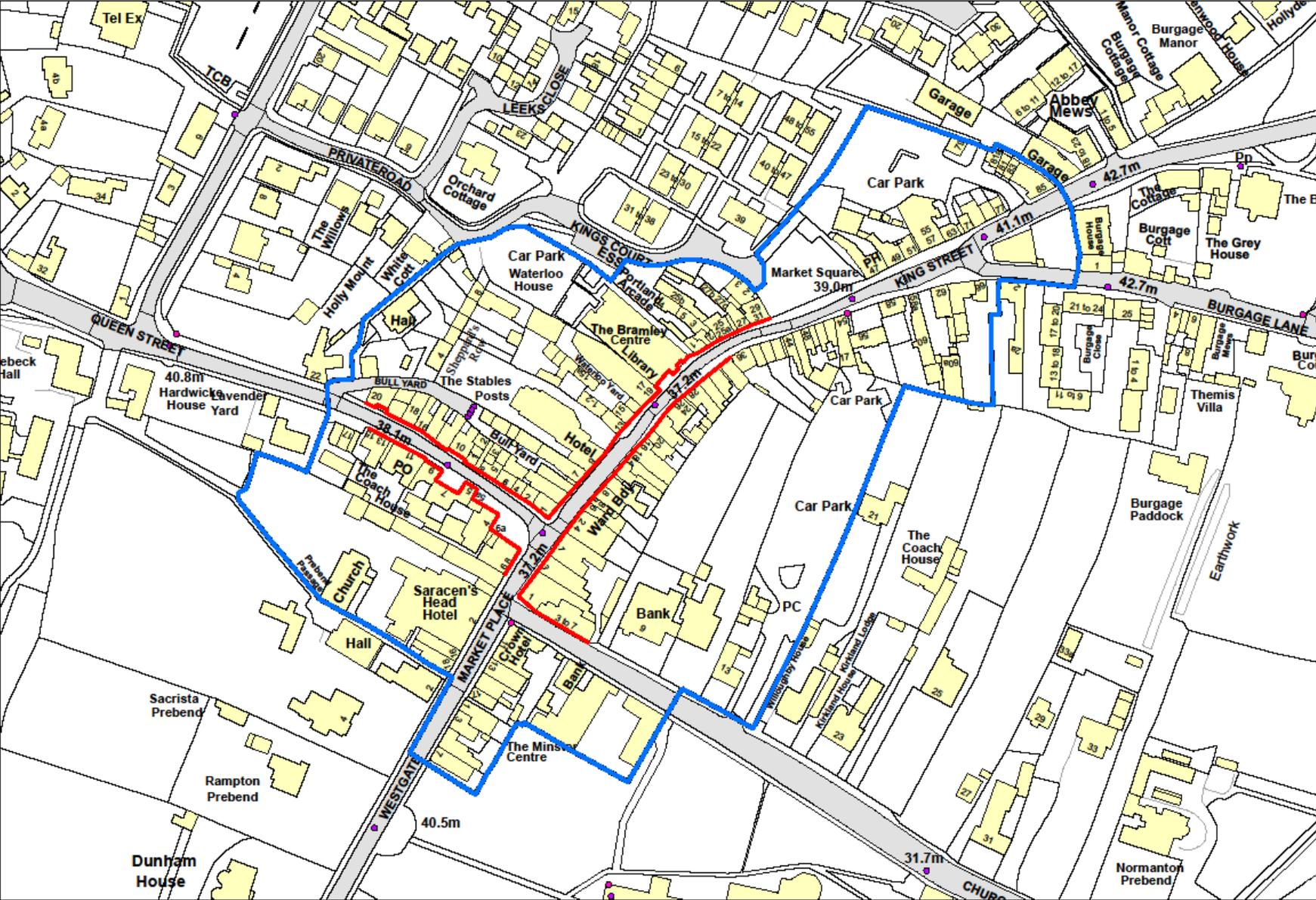
Primary Shopping







Plan Five: Swithell District Centre



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## Headline Data for All Use Classes including Vacant Units within the District Centres at 31st March 2022

Figure 36: Edwinstowe District Centre - Use Class Split for All Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	C3	C3%	E(a)	E(a)%	E(b)	E(b)%	E(c)	E(c)%	E(e)	E(e)%	F1(d)	F1(d)%	SG	SG%
Edwinstowe	55	1	1.82%	18	32.73%	17	30.91%	3	5.45%	2	3.64%	3	5.45%	1	1.82%	10	18.18%
Primary Shopping Frontage	30	0	0.00%	4	13.33%	15	50.00%	3	10.00%	2	6.67%	3	10.00%	1	3.33%	2	6.67%

Figure 37: Ollerton District Centre - Use Class for All Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	C3	C3%	E(a)	E(a)%	E(b)	E(b)%	E(c)	E(c)%	E(d)	E(d)%	E(e)	E(e) %	F1(d)	F1(d)%	F1(e)	F1(e)%	F1(f)	F1(f)%	SG	SG%
Ollerton	92	8	8.70%	22	23.91%	37	40.22%	2	2.17%	5	5.43%	1	1.09%	1	1.09%	1	1.09%	1	1.09%	2	2.17%	12	13.04%
Primary Shopping Frontage	34	1	2.94%	1	2.94%	22	64.71%	1	2.94%	2	5.88%	1	2.94%	1	2.94%	0	0.00%	0	0.00%	0	0.00%	5	14.71%

Figure 38: Southwell District Centre - Use Class Split for All Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	C3	C3%	E(a)	E(a)%	E(b)	E(b)%	E(c)	E(c)%	E(d)	E(d)%	E(e)	E(e)%	F1(d)	F1(d)%	F1(e)	F1(e)%	F1(f)	F1(f)%	F2(b)	F2(b)%	SG	SG%
Southwell	132	5	3.79%	31	23.48%	60	45.45%	8	6.06%	7	5.30%	0	0.00%	1	0.76%	1	0.76%	0	0.00%	2	1.52%	2	1.52%	15	11.36%
Primary Shopping Frontage	54	1	1.85%	1	1.85%	38	70.37%	5	9.26%	3	5.56%	0	0.00%	0	0.00%	1	1.85%	0	0.00%	0	0.00%	0	0.00%	5	9.26%

Figure 39: Percentage Split between Commercial and Residential

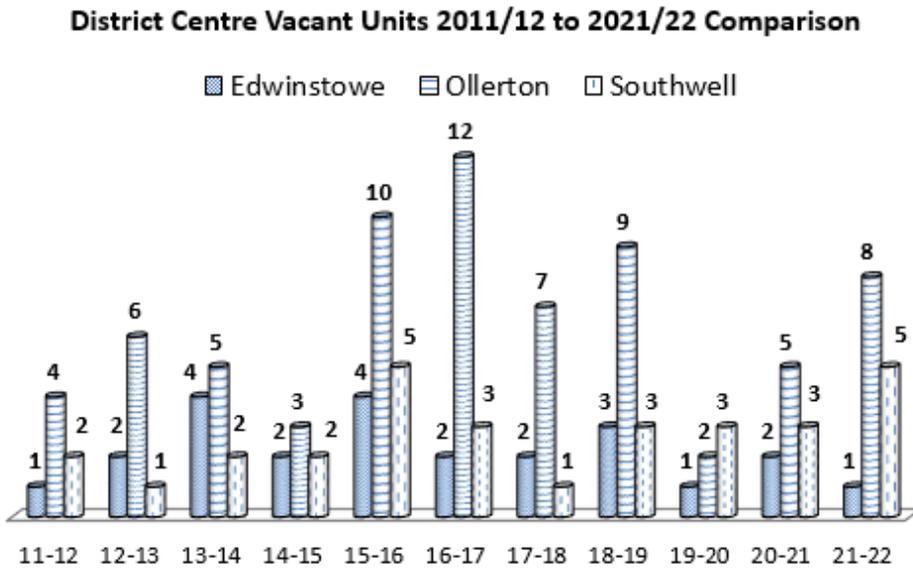
	Residential	Commercial (including vacant units)
Percentage Split	25.45%	74.55%
Number of Dwellings	71	208

**Figure 40: Vacant Units in District Centres (at 31st March 2022)**

Area	Street	Previous Use Class	Net Sqm	Primary Shopping Frontage
Edwinstowe	Unit 7, Kirkstall Lodge, 40 High Street	E(a)	110	No
Ollerton	The Forest Centre (Unit 2), Forest Road	E(a)	53.6	No
Ollerton	The Forest Centre (Unit 3/4), Forest Road	E(a)	n/a	No
Ollerton	The Forest Centre (Unit 7), Forest Road	E(a)	53.6	No
Ollerton	The Forest Centre (Unit 8), Forest Road	E(a)	60.5	No
Ollerton	The Forest Centre (Unit 9), Forest Road	E(a)	60.5	No
Ollerton	9 Forest Road	SG	n/a	Yes
Ollerton	37 Ollerton Road	E(c)	n/a	No
Southwell	17 Market Place	E(c)	19.2	No
Southwell	1 Westgate	E(b)	107.65	No
Southwell	6-8 Queen Street	E(a)	n/a	Yes
Southwell	7a King Street	E(a)	n/a	Yes

Where available net square metres have been taken from sales/to let boards, plans and the valuation office website. If it has not been possible to find information from these sources then an estimate has been made using GIS mapping and deducting 20 to 50% from the total area of the unit, dependant on unit type

**Figure 41: District Centres Vacant Units 2011/12 to 2021/22 Comparison**



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

**Figure 42: District Centre Use Class Percentage Split (at 31st March 2022)**

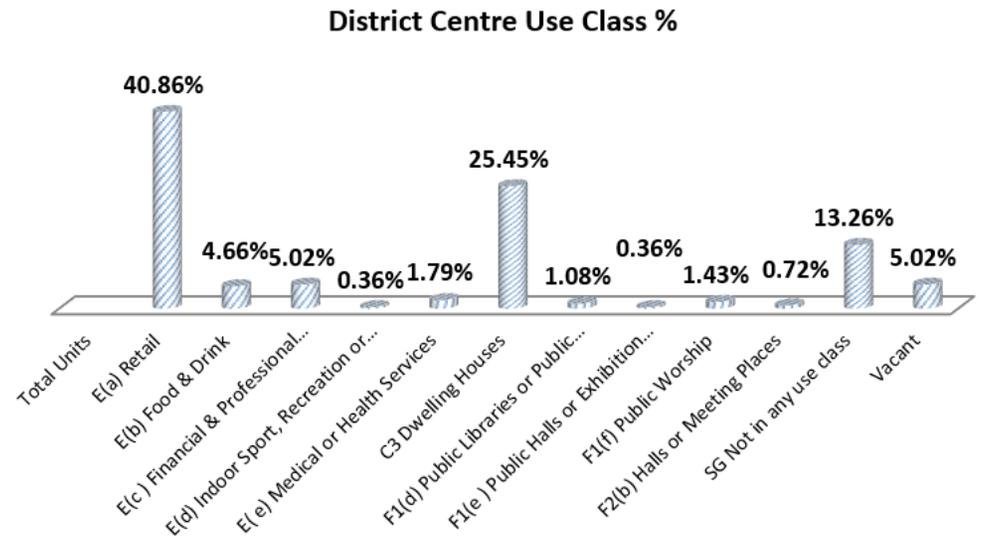


Figure 43: Edwinstowe District Centre - (All Units) Use Class %

Edwinstowe District Centre All Units Use Class %

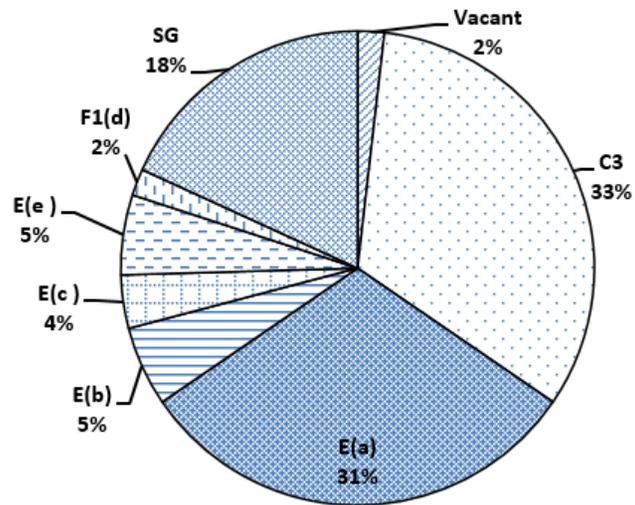


Figure 45: Ollerton District Centre (All Units) Use Class %

Ollerton District Centre All Units Use Class %

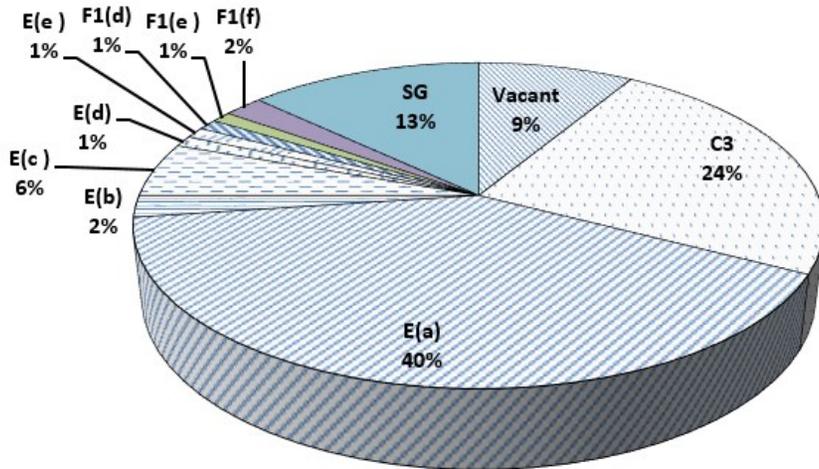


Figure 44: Edwinstowe District Centre - (Primary Shopping Frontage) Use Class %<sup>45</sup>

Edwinstowe District centre Primary Shopping Frontage Use Class %

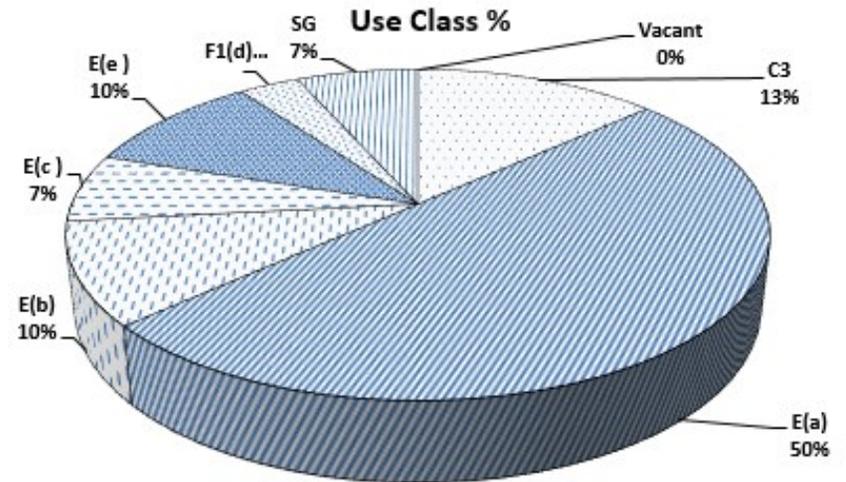


Figure 46: Ollerton District Centre (Primary Shopping Frontage) Use Class %

Ollerton District Council Primary Shopping Frontage Use Class %

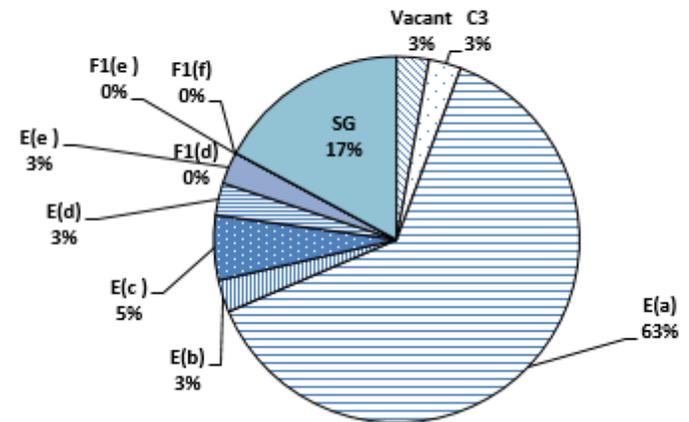


Figure 47: Southwell District Centre (All Units) Use Class %

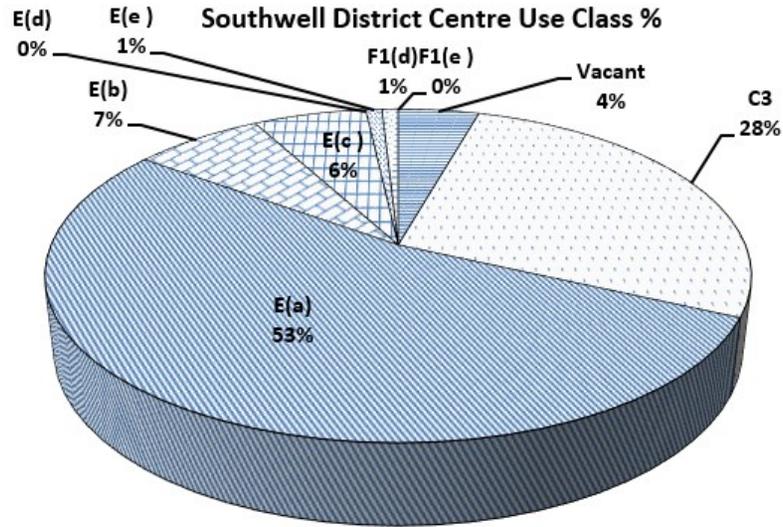
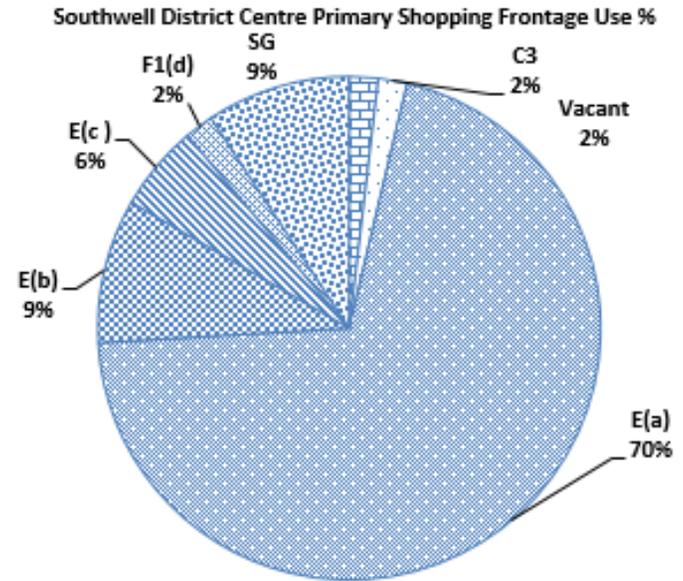


Figure 48: Southwell District Centre (Primary Shopping Frontage) Use



## 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) and 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 principally 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

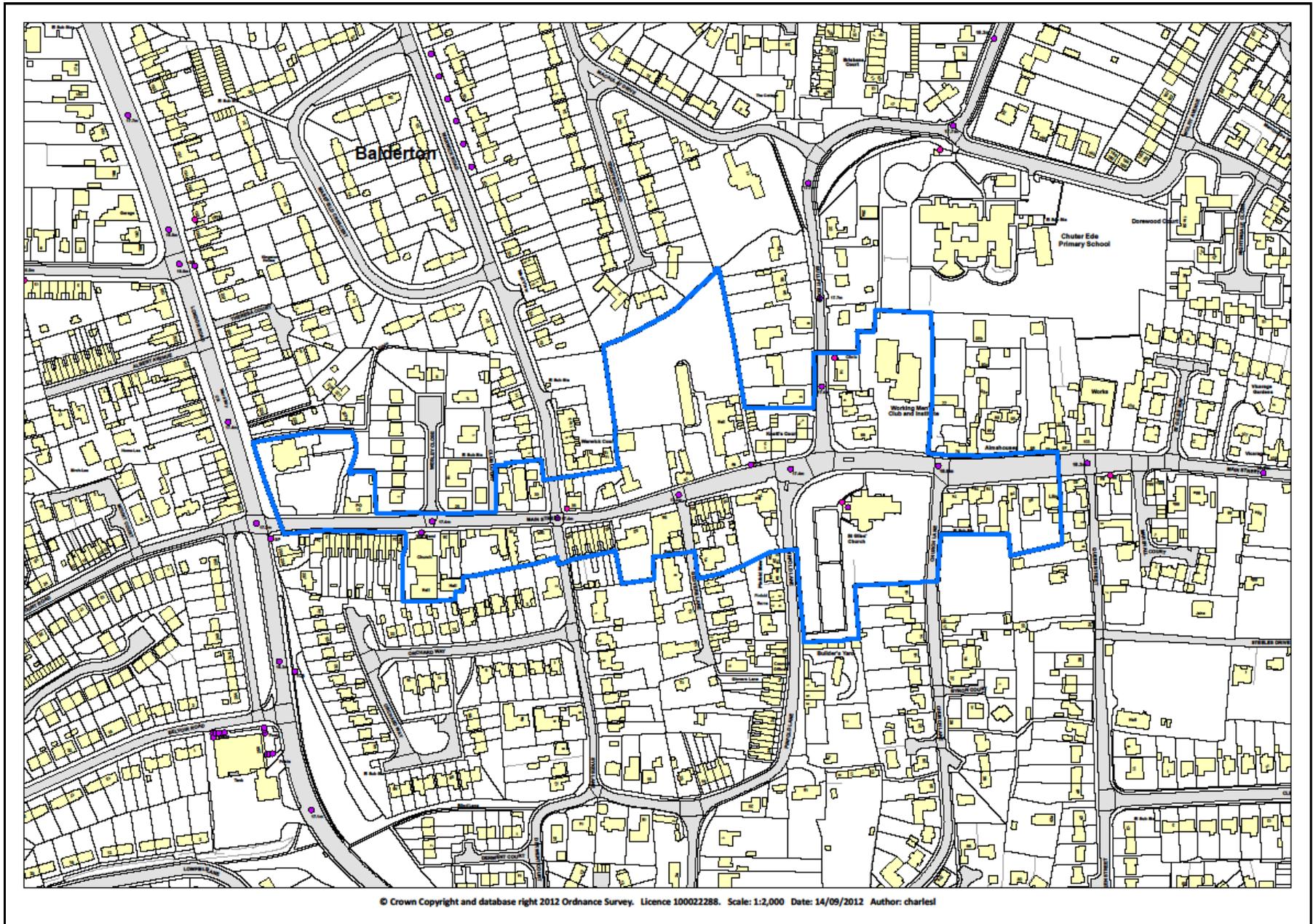
#### Key

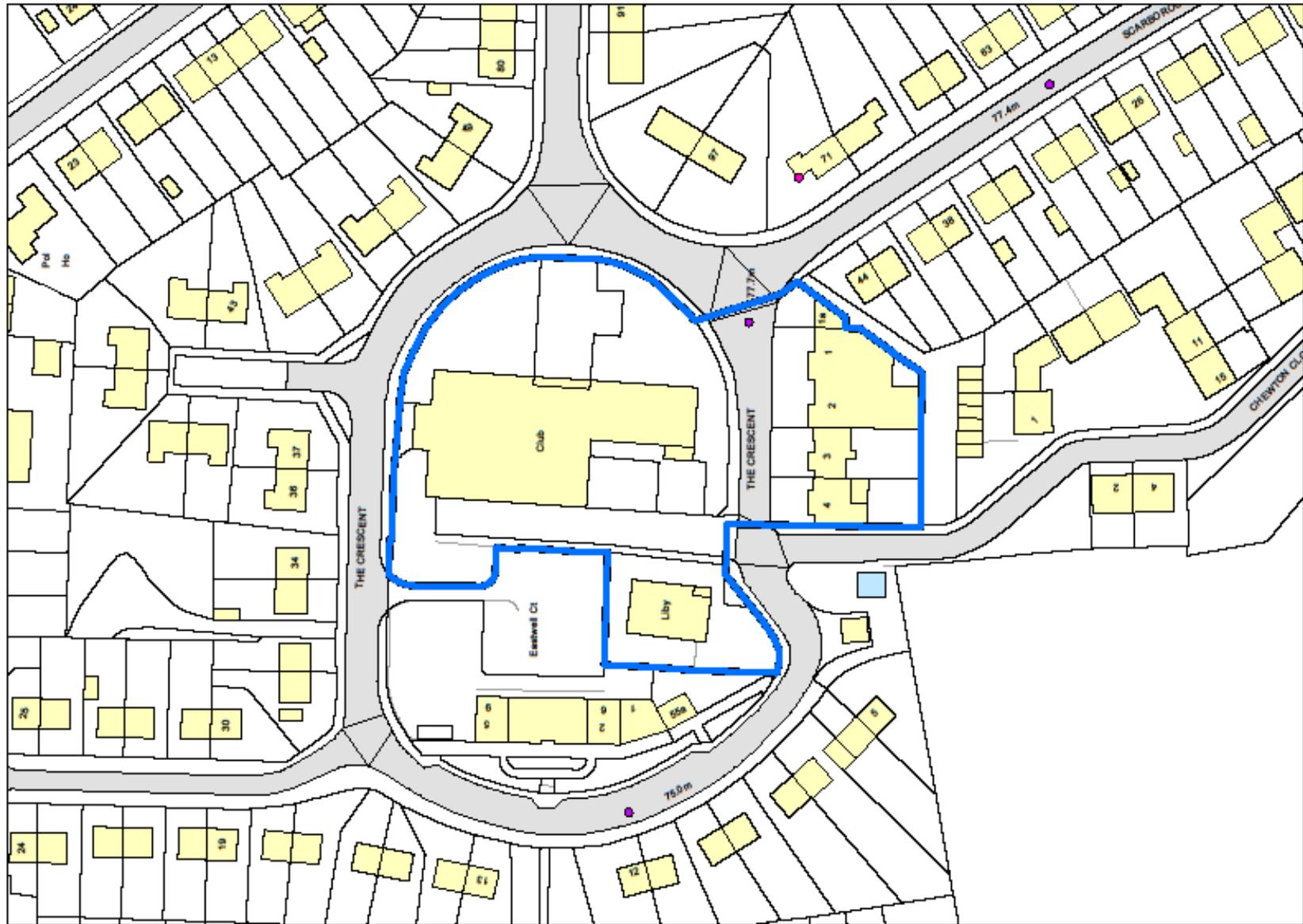
Local Centre





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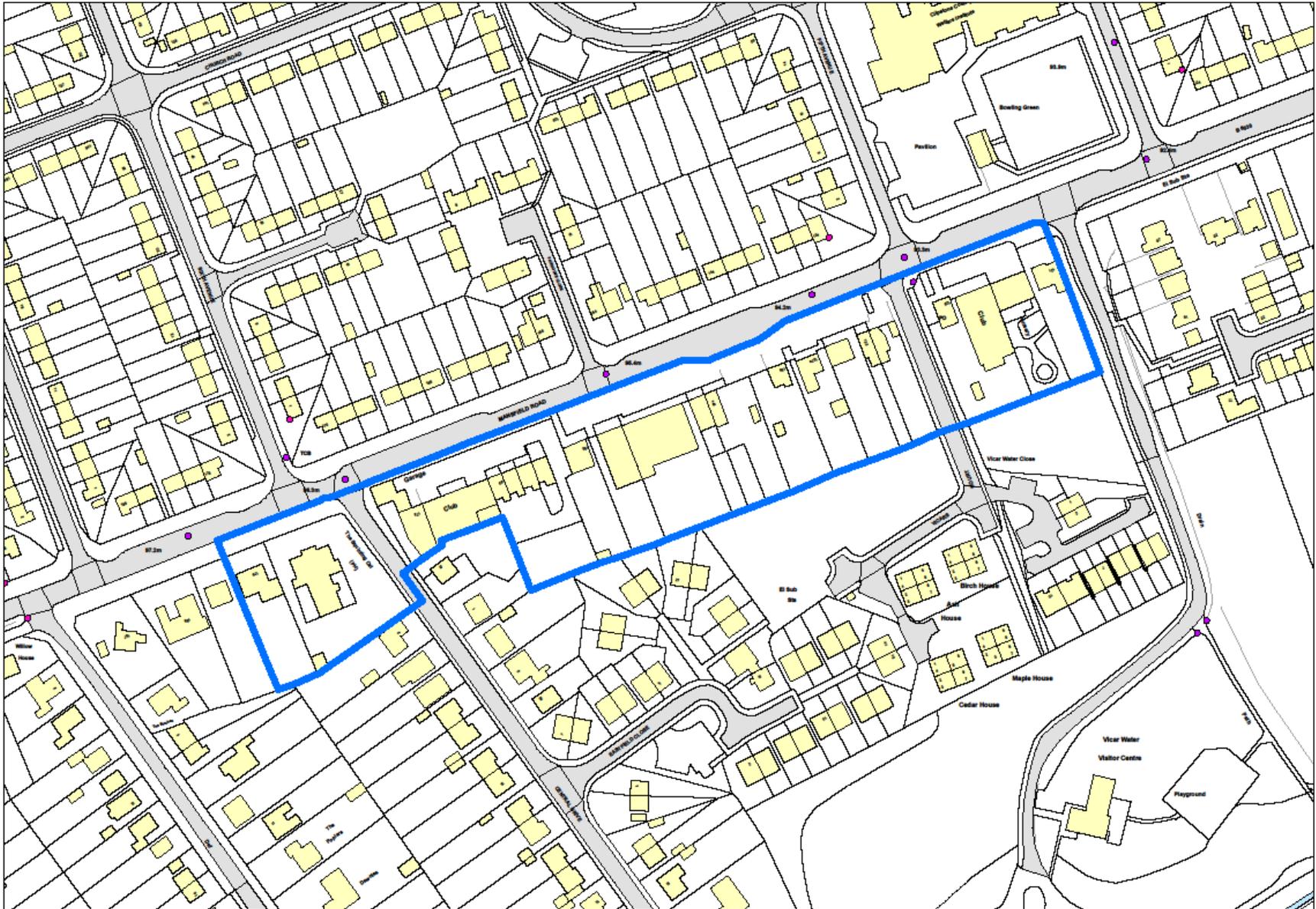


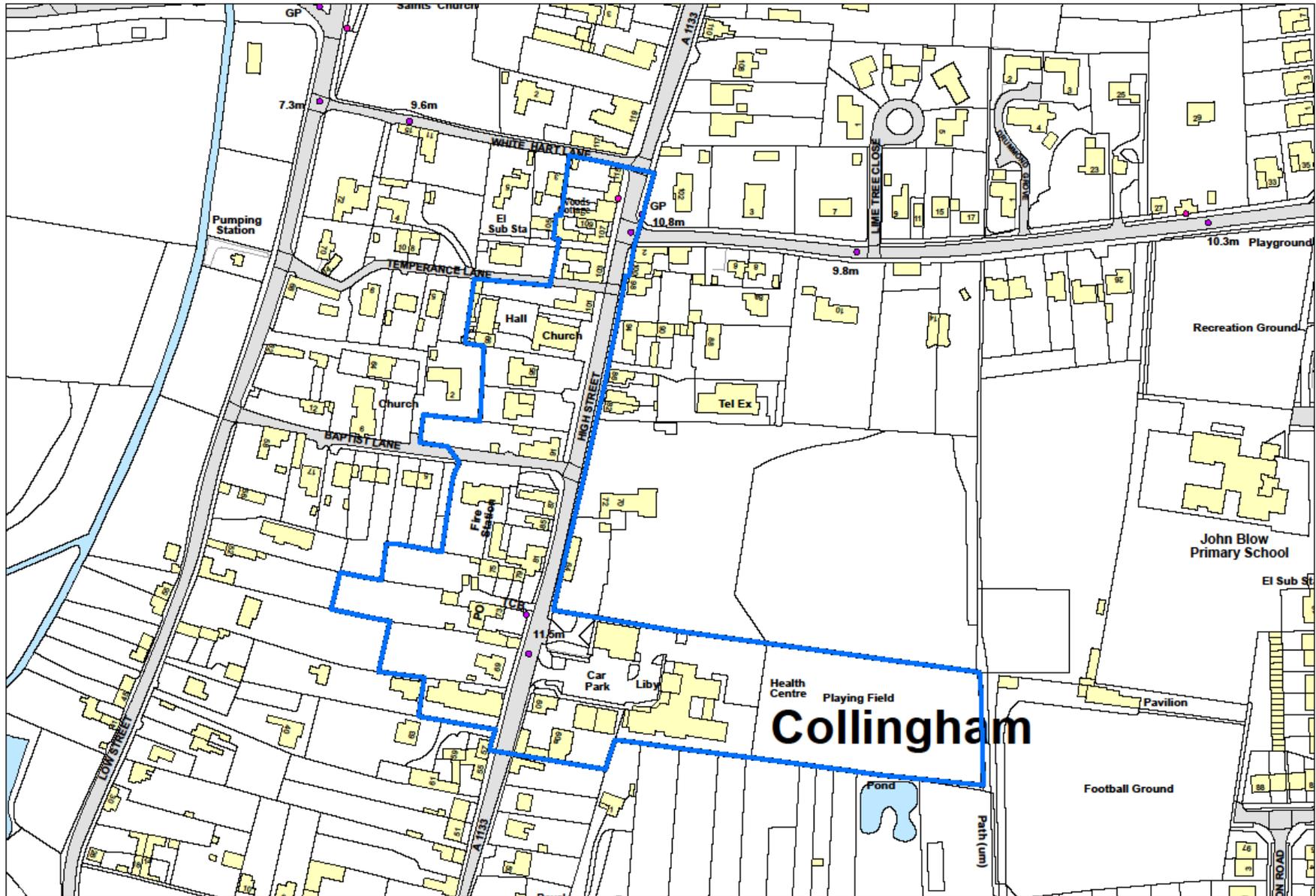


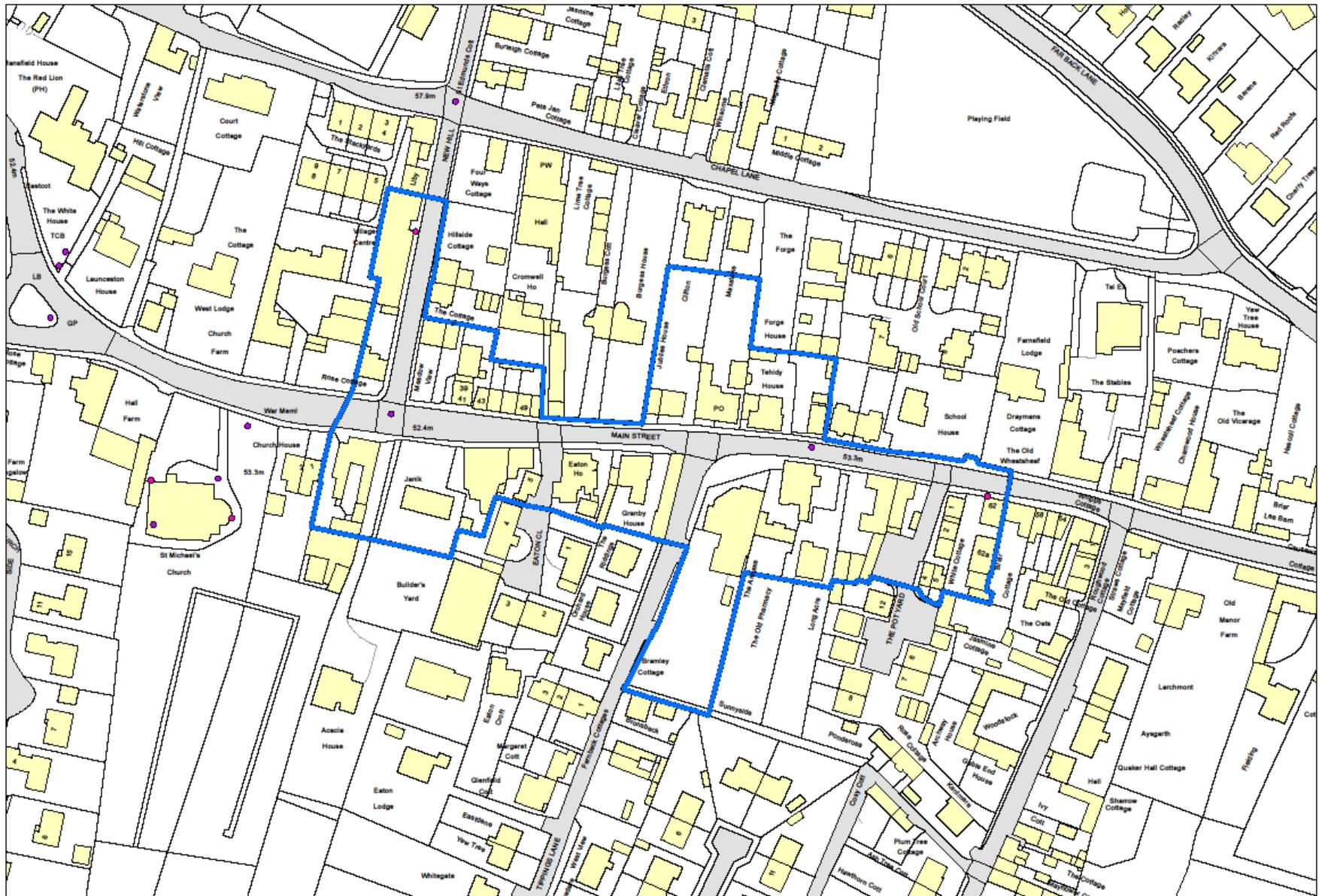




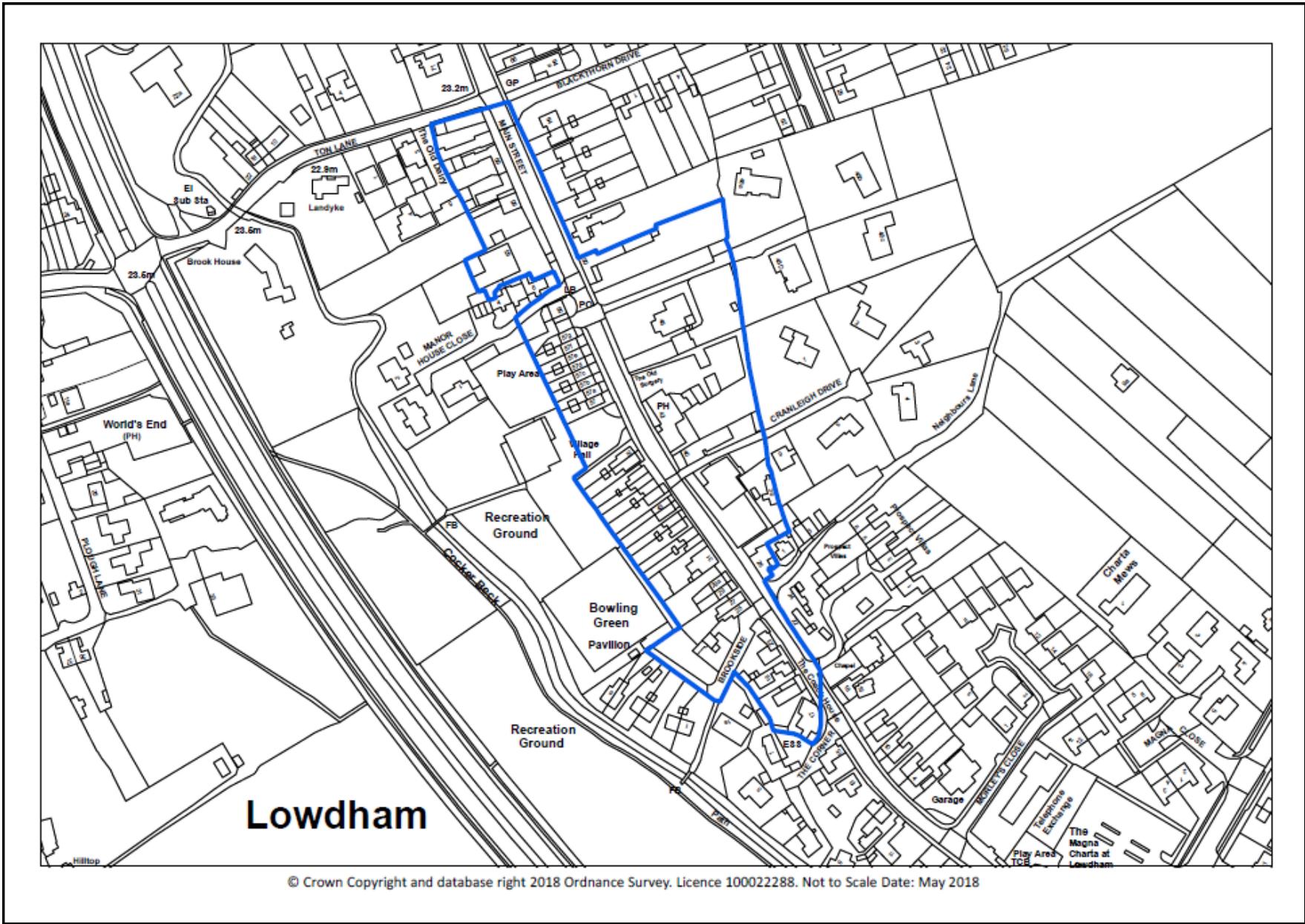


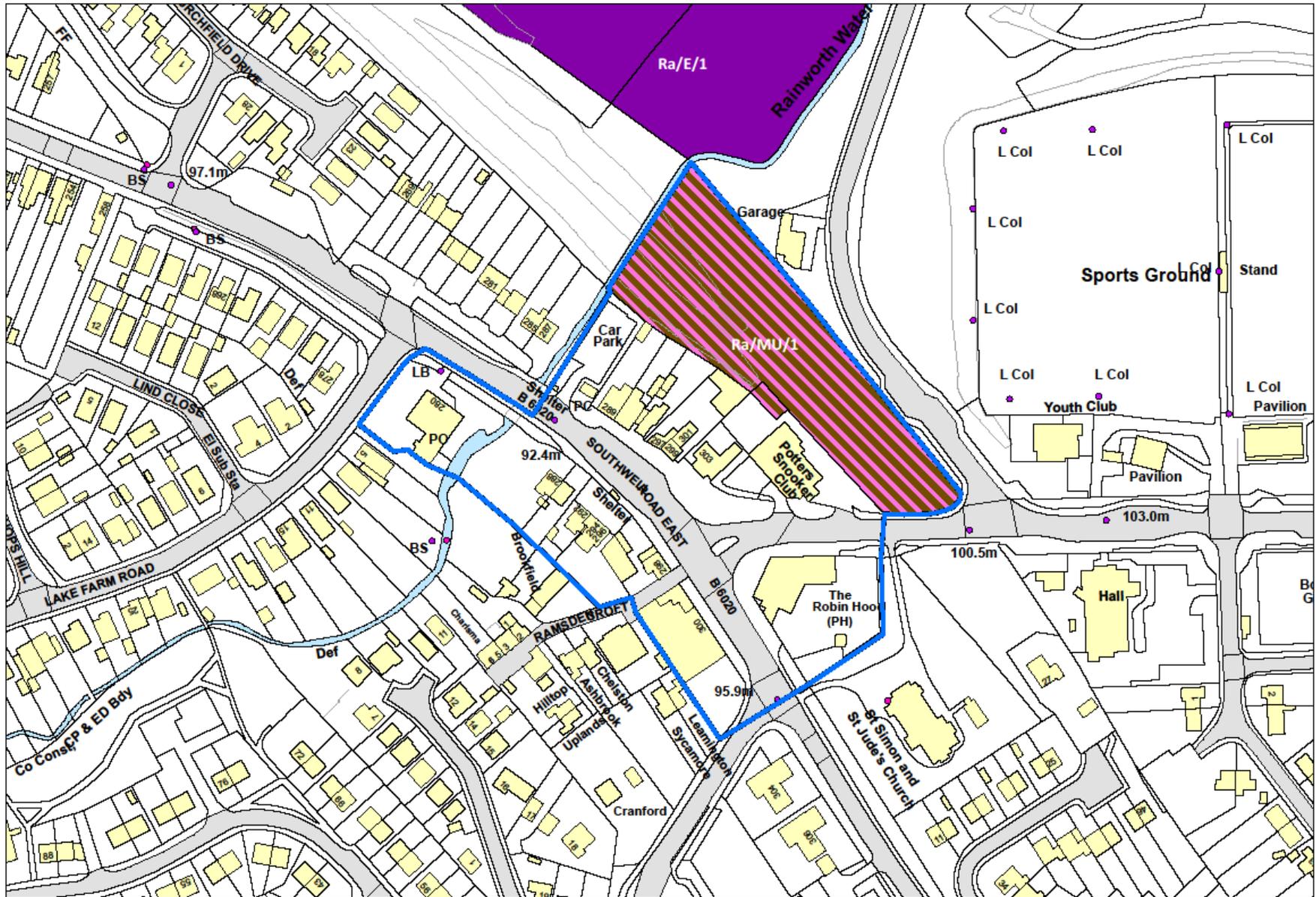












**Figure 49: Percentage Split of All Use Classes including Vacant Units within the Local Centres at 31st March 2022**

Area	Total Units	Vacant Units	Vacant %	C2	C2 %	C3	C3 %	E(a)	E(a) %	E(b)	E(b) %	E(c)	E(c) %	E(d)	E(d) %	E(e)	E(e) %	E(f)	E(f) %	F1(d)	F1(d) %	F1(e)	F1(e) %
Balderton North	7	0	0.00%	0	0.00%	0	0.00%	4	57.14%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Balderton South	75	1	1.33%	0	0.00%	58	77.33%	5	6.67%	1	1.33%	1	1.33%	0	0.00%	0	0.00%	1	1.33%	1	1.33%	0	0.00%
Bilthorpe North	7	0	0.00%	0	0.00%	1	14.29%	2	28.57%	0	0.00%	0	0.00%	1	14.29%	0	0.00%	0	0.00%	1	14.29%	0	0.00%
Bilthorpe South	4	0	0.00%	0	0.00%	0	0.00%	3	75.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Blidworth	29	1	3.45%	0	0.00%	8	27.59%	12	41.38%	1	3.45%	0	0.00%	0	0.00%	1	3.45%	0	0.00%	1	3.45%	0	0.00%
Boughton	20	1	5.00%	0	0.00%	12	60.00%	2	10.00%	2	10.00%	0	0.00%	0	0.00%	0	0.00%	1	5.00%	0	0.00%	0	0.00%
Clipstone	23	1	4.35%	0	0.00%	2	8.70%	9	39.13%	0	0.00%	0	0.00%	1	4.35%	0	0.00%	1	4.35%	0	0.00%	0	0.00%
Collingham	37	5	13.51%	0	0.00%	16	43.24%	6	16.22%	0	0.00%	1	2.70%	0	0.00%	2	5.41%	1	2.70%	1	2.70%	0	0.00%
Farnsfield	38	0	0.00%	0	0.00%	23	60.53%	12	31.58%	1	2.63%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Fernwood	7	0	0.00%	0	0.00%	0	0.00%	1	14.29%	0	0.00%	1	14.29%	1	14.29%	0	0.00%	1	14.29%	0	0.00%	0	0.00%
Lowdham	48	0	0.00%	0	0.00%	34	70.83%	6	12.50%	1	2.08%	1	2.08%	0	0.00%	0	0.00%	1	2.08%	0	0.00%	0	0.00%
Rainworth	18	0	0.00%	0	0.00%	5	27.78%	7	38.89%	1	5.56%	0	0.00%	1	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>313</b>	<b>9</b>	<b>2.88%</b>	<b>0</b>	<b>0.00%</b>	<b>159</b>	<b>50.80%</b>	<b>69</b>	<b>22.04%</b>	<b>7</b>	<b>2.24%</b>	<b>4</b>	<b>1.28%</b>	<b>4</b>	<b>1.28%</b>	<b>3</b>	<b>0.96%</b>	<b>6</b>	<b>1.92%</b>	<b>4</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>

Area	F1(f)	F1(f) %	F2(b)	F2(b) %	SG	SG %
Balderton North cont.	0	0.00%	0	0.00%	3	42.86%
Balderton South cont.	2	2.67%	1	1.33%	4	5.33%
Bilthorpe North cont.	0	0.00%	0	0.00%	2	28.57%
Bilthorpe South cont.	0	0.00%	0	0.00%	1	25.00%
Blidworth cont.	0	0.00%	0	0.00%	5	17.24%
Boughton cont.	0	0.00%	0	0.00%	2	10.00%
Clipstone cont.	0	0.00%	0	0.00%	9	39.13%
Collingham cont.	1	2.70%	1	2.70%	3	8.11%
Farnsfield cont.	0	0.00%	1	2.63%	1	2.63%
Fernwood cont.	0	0.00%	1	14.29%	2	28.57%
Lowdham cont.	0	0.00%	1	2.08%	4	8.33%
Rainworth cont.	0	0.00%	0	0.00%	4	22.22%
<b>Total</b>	<b>3</b>	<b>4.47%</b>	<b>5</b>	<b>1.70%</b>	<b>40</b>	<b>12.78%</b>

**Figure 50: Percentage Split Between Commercial and Residential**

	Residential	Commercial (including vacant units)
Percentage Split	50.80%	49.20%
Number of Dwellings	159	154

**Figure 51: Vacant Units in Local Centres (at 31st March 2022)**

Area	Street	Previous Use Class	Net Sqm
Boughton	18 Tuxford Road	Unauthorised MCU	59.04
Balderton South	33 Main Street	SG	121.69
Blidworth	77 Mansfield Road	E(a)	12.30
Clipstone	133 Mansfield Road	SG	74.23
Collingham	Unit 2, 58 High Street	n/a	n/a
Collingham	Unit 3, 58 High Street	n/a	n/a
Collingham	United House, 113 High Street	E(c)	n/a
Collingham	Units 1 and 2 High Street (Former COOP)	E(a)	209.44
Collingham	Unit 1, 58 High Street	n/a	n/a
Edwinstowe	Unit 7, Kirkstall Lodge, 40 High Street	E(a)	n/a

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 52: Vacant Units Comparison 2012 to 2022

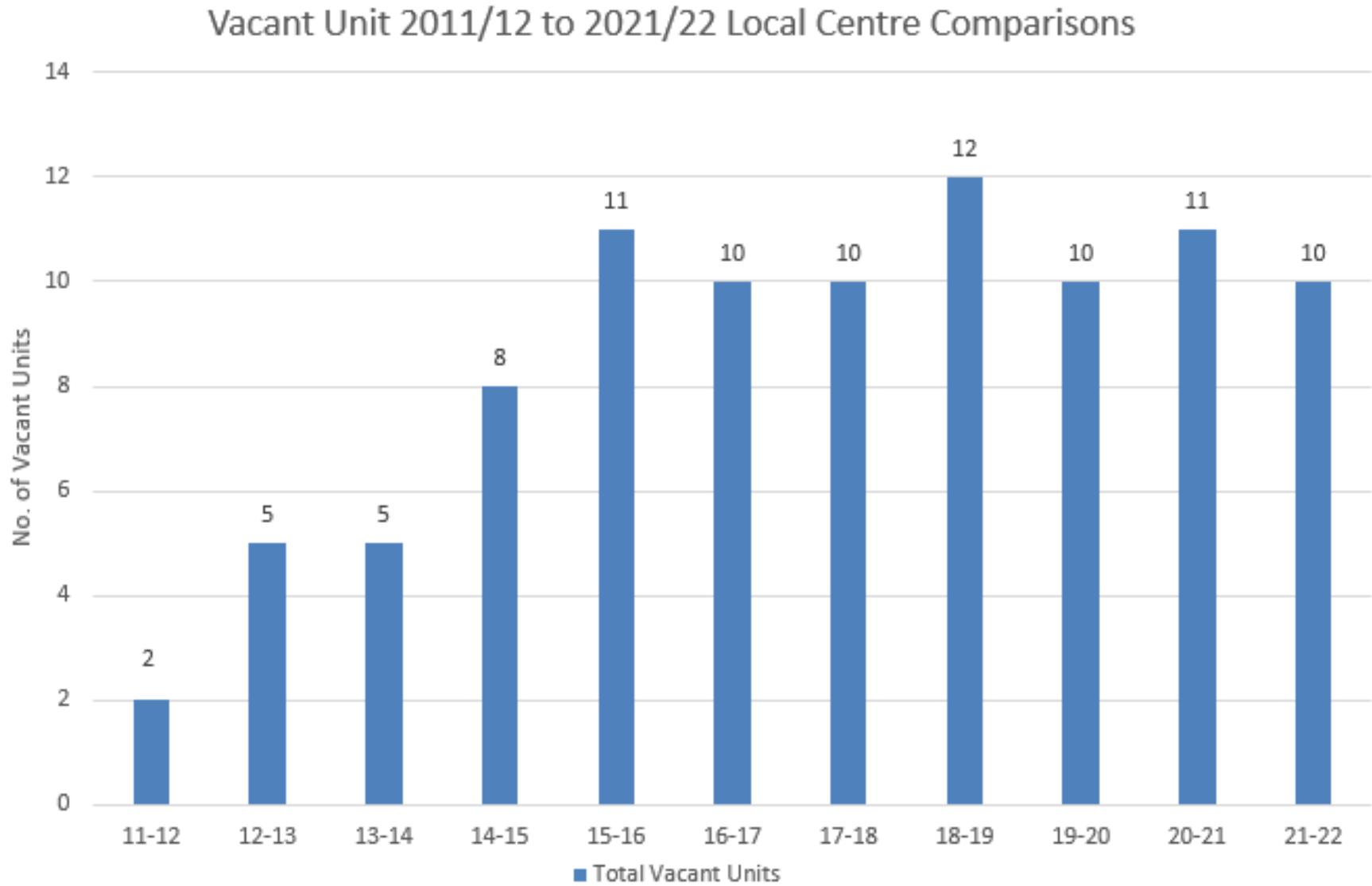
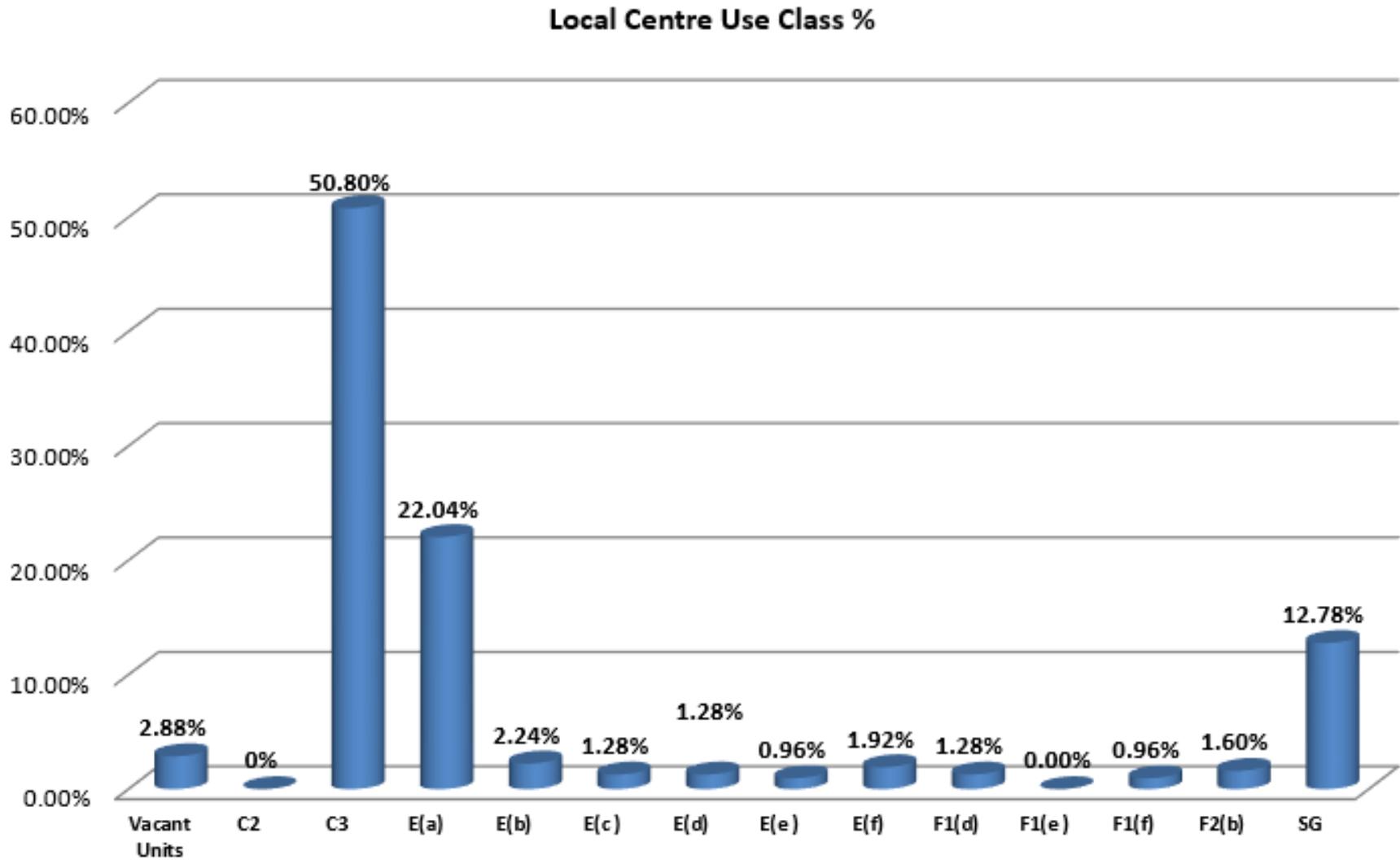


Figure 53: Local Centres Use Class Percentage Split at 1st April 2022



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



## Use Class Order Guide

Use Class	Description
B2 (General Industrial)	Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
B8 (Storage or Distribution)	This class includes open air storage.
C1 (Hotels)	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
C2 (Residential institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
C2a (Secure residential institutions)	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
C3 (Dwellinghouses)	<p>This class is formed of three parts</p> <ul style="list-style-type: none"> <li>• C3(a) covers use by a single person or a family (a couple whether married or not, a person related to one another with members of the family of one of the couple to be treated as members of the family of the other), an employer and certain domestic employees (such as an au pair, nanny, nurse, governess, servant, chauffeur, gardener, secretary and personal assistant), a carer and the person receiving the care and a foster parent and foster child</li> <li>• C3(b) covers up to six people living together as a single household and receiving care e.g. supported housing schemes such as those for people with learning disabilities or mental health problems</li> <li>• C3(c) allows for groups of people (up to six) living together as a single household. This allows for those groupings that do not fall within the C4 HMO definition, but which fell within the previous C3 use class, to be provided for i.e. a small religious community may fall into this section as could a homeowner who is living with a lodger</li> </ul>
C4 (Houses in Multiple Occupation)	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
E (Commercial, Business and Service)	<p>in 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):</p> <ul style="list-style-type: none"> <li>• <b>E(a)</b> Display or retail sale of goods, other than hot food</li> <li>• <b>E(b)</b> Sale of food and drink for consumption (mostly) on the premises</li> <li>• <b>E(c)</b> Provision of: <ul style="list-style-type: none"> <li>◇ <b>E(c)(i)</b> Financial services,</li> <li>◇ <b>E(c)(ii)</b> Professional services (other than health or medical services), or</li> <li>◇ <b>E(c)(iii)</b> Other appropriate services in a commercial, business or service locality</li> </ul> </li> </ul>

## Use Class Order Guide

Use Class	Description
	<ul style="list-style-type: none"> <li>• <b>E(d)</b> Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)</li> <li>• <b>E(e)</b> Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</li> <li>• <b>E(f)</b> Creche, day nursery or day centre (not including a residential use)</li> <li>• <b>E(g)</b> Uses which can be carried out in a residential area without detriment to its amenity: <ul style="list-style-type: none"> <li>◇ <b>E(g)(i)</b> Offices to carry out any operational or administrative functions,</li> <li>◇ <b>E(g)(ii)</b> Research and development of products or processes</li> <li>◇ <b>E(g)(iii)</b> Industrial processes</li> </ul> </li> </ul>
F (Local Community and Learning)	<p>In two main parts, Class F covers uses previously defined in the revoked classes D1, 'outdoor sport', 'swimming pools' and 'skating rinks' from D2(e), as well as newly defined local community uses.</p> <p><b>F1 Learning and non-residential institutions</b> – Use (not including residential use) defined in 7 parts:</p> <ul style="list-style-type: none"> <li>• <b>F1(a)</b> Provision of education</li> <li>• <b>F1(b)</b> Display of works of art (otherwise than for sale or hire)</li> <li>• <b>F1(c)</b> Museums</li> <li>• <b>F1(d)</b> Public libraries or public reading rooms</li> <li>• <b>F1(e)</b> Public halls or exhibition halls</li> <li>• <b>F1(f)</b> Public worship or religious instruction (or in connection with such use)</li> <li>• <b>F1(g)</b> Law courts</li> </ul> <p><b>F2 Local community</b> – Use as defined in 4 parts:</p> <ul style="list-style-type: none"> <li>• <b>F2(a)</b> Shops (mostly) selling essential goods, including food, where the shop's premises do not exceed 280 square metres and there is no other such facility within 1000 metres</li> <li>• <b>F2(b)</b> Halls or meeting places for the principal use of the local community</li> <li>• <b>F2(c)</b> Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)</li> <li>• <b>F2(d)</b> Indoor or outdoor swimming pools or skating rinks</li> </ul>
Sui Generis (No class specified)	<p>'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.</p> <p>Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'.</p>

Extracted from the Use Classes Order (2020)