



**2024 Retail Monitoring Report
1st April 2023 – 31st March 2024**

and

Retail Survey (March / April 2024)

Published July 2024

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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.

1 Introduction

1.1 This report presents the results of the monitoring of retail and town centre floorspace (ground floor only) in Newark and Sherwood District for the period 1st April 2023 to 31st March 2024. It forms an important part of the evidence base for the Newark and Sherwood Local Development Framework (LDF). This report is formed of two parts:

- 1) Retail and Town Centre Floorspace Monitoring for 23-24; and
- 2) Retail Survey for 23-24.

A) BACKGROUND

1.2 This Retail Monitoring Report is produced in line with similar reports on Housing and Employment Land that the Council has produced for many years and provides a useful record of the retail development that has occurred in the District. This information is used to see whether the aims and objectives of the Development Plan policies are being met. For the purposes of this monitoring report, the Amended Core Strategy (2019) and supporting evidence base has been used to monitor retail development in the District.

1.3 This report has a number of functions:

- 1) It helps to assess the success of retail / town centre policies within the adopted Development Plan;
- 2) It will be used to assist in the development of town centre and retail policies within the Council's emerging Development Plan;
- 3) It is in accordance with the NPPF which requires Local Planning Authorities to have an evidence base underpinned by up-to-date evidence;
- 4) Provides information to agents, developers and other agencies about the availability of retail units;
- 5) It assists with other monitoring undertaken by the Planning Policy & Infrastructure Business Unit;
- 6) Provides an up-to-date health check on Town/District/Local Centres which allows for trends to be identified.

1.4 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) 2023. 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).

1.5 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. The NPPF has also now dropped the requirement for primary and secondary shopping frontages, however we have retained these titles for the purposes of this report to gain an understanding of what is happening to the individual areas.

B) LOCAL PLANNING POLICY CONTEXT

1.6 The Development Plan is comprised of the Amended Core Strategy (adopted March 2019) and the Allocations and Development Management DPD (adopted 2013). The Development Plan is supported by a number of key evidence base documents.

- 1.7 Based on the requirements of national policy and utilising the findings of the Town Centre and Retail Study (2016) undertaken by Carter Jonas, a retail hierarchy and network of centres has been developed under Core Policy 8 of the Amended Core Strategy and will form the basis for retail and service provision across the district.
- 1.8 Findings of the Town Centre and Retail Study 2016 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) 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.
- 1.9 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) in Newark Urban Area or 350sqm (gross) in the Rest of the District is robustly assessed through the undertaking of an impact assessment proportionate to the scale and type of retail floorspace proposed.
- 1.10 Table 1 below sets out the proposed capacity for convenience and comparison floorspace over the plan period to 2033:

Table 1: 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

- 1.11 As mentioned above, 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. This is outlined below in Table 2.

Table 2: 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, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood, Land South of Newark (NAP2a), Land East of Newark (NAP2b), Land at Fernwood (NAP2c), Lowdham, Rainworth, Sutton-on-Trent

C) DOCUMENT STRUCTURE

- 1.12 Chapter two of this report details the commitments (i.e., with planning permission) of retail and town centre floorspace for 2023-24 across town/district/local centres as well as retail permissions outside the retail hierarchy.
- 1.13 Chapter three monitors completions for the 2023-24 across the across town/district/local centres as well as completions outside the retail hierarchy.
- 1.14 Chapter four specifically monitors the gains and losses of convenience and comparison floorspace in accordance with the requirements of the Amended Core Strategy (2019) (pg54, paragraph 5.31).

1.15 Chapter five reports the findings of the retail survey undertaken in March / April 2024. This provides an up-to-date health check of the town/district/local centres including vacancy rates. Comparisons have been made with previous monitoring reports.

1.16 This report is available to view online at: <https://www.newark-sherwooddc.gov.uk/monitoring/> and should you require a written copy please contact the Planning Policy & Infrastructure Business Unit at the address below:

Planning Policy & Infrastructure Business Unit
Newark & Sherwood District Council
Castle House, Great North Road
Newark, NG24 1BY
E-mail: planningpolicy@nsdc.info
Tel: 01636 650000

1.17 This document can be made available in other forms upon request.

2 Retail and Town Centre Commitments by Retail Hierarchy (2023-24)

- 2.1 The following tables outline the current retail and town centre commitments (gains and losses) for 2023-24 in order of retail hierarchy. These are sites with extant planning permission. Table 3 details all sites within extant planning permission (gains) within the retail hierarchy.

Table 3: Commitments (Gains) within the Retail Hierarchy (2023-24)

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Floorspace (Sqm)	Planning Reference	Description
Newark Town Centre								
Castle Gate (7, The Mayze)	479782 / 354072	Change of Use	Permitted	E(b)	1	311	23/00746/FUL	Change of use from public house to form ground floor bar / restaurant with offices at first floor
Carter Gate (3) & Balderton Gate (2&4) (White Hind Bar)	479969 / 353818	Change of Use	Permitted	E(b)	3	0	23/00851/FUL	Change of use of front section of ground floor pub to café / restaurant. Rearrange internal layout to create 5 separate residential units and subdivide existing retail units into two retail units. Remove atrium, erect new external staircase and minor external alterations.
London Road (23b, Snax)	479906 / 353601	Change of Use	Permitted	E(a)	1	66	23/02119/FUL	Change of use of former Snax premises and public toilets to Class E (commercial) including alterations to internal layout and elevations
District Centres								
Waterloo Yard, King Street, Southwell	470124/354009	New Build	Permitted	SG	1	21	22/01359/FUL	New building to form 2 beauty treatment rooms (resubmission of 21/01180/FUL)
Waterloo Yard, King Street, Southwell	470124/354009	Extension	Permitted	SG	1	27.6	21/01180/FUL	Proposed extension to form additional treatment room and staff facilities
Local Centres								
Bowbridge Lane, Balderton	479873/351173	New Build	Permitted	A1- A5	n/a	3,900	10/01586/OUTM	Two local centres comprising A1 to A5 units
Former Coop, Collingham	483068/361726	Change of Use	Under Construction	E(a)	3	262.60	22/00951/FUL	Change of use from E(a) to E(a/c/g) and alterations to convert unit into 3 independent units

2.2 Table 4 below provides details of all extant planning permission (gains) outside of the retail hierarchy.

Table 4: Commitments (Gains) outside of Retail Hierarchy (2023-24)

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Floorspace (Sqm)	Planning Reference	Description
Fallow Ends Farm, Bathley	477767/359692	Change of Use	Permitted	E(a)	1	14.5	23/00634/FUL	Change of use of portable shipping containers from agricultural use to retail use.
Thoresby Colliery, Edwinstowe	463289/367513	New Build	Under Construction	A1	-	Up to 500sqm	16/02173/OUTM	Residential development up to 800 dwellings, strategic employment and retail uses
Thoresby Colliery, Edwinstowe	463289/367513	New Build	Permitted	E(a/b)	1	58	21/01631/FULM	Erection of cycle hub building and associated facilities
Crifftin Enterprise Centre, Epperstone	463510/348370	Change of Use	Permitted/Part Comp	E	2	656	21/02008/FULM	Change of use of former agricultural buildings to Use Class B8 and / or Class E
White Post Farm, Farnsfield	462828/357102	Redevelopment	Permitted	E(a)	1	71	21/01300/FUL	Proposed replacement pet centre
Coop, Farnsfield	464782/356539	Change of Use	Permitted	E(a)	1	86	21/01916/FUL	Internal alterations to increase retail floorspace
3 Riverside House, Gunthorpe	468323/343757	Change of Use	Permitted	E(b)	1	280	21/00506/FUL	Change of use of part of dwelling to Tea Rooms
47-51 Main Street, Lowdham ¹	466897/346458	Change of Use / Extension	Under Construction	E(a)	3	137.63	21/0250/FUL	Alterations to No. 47 to form ground floor shop with flat over. Erection of rear storeroom extension to chemist shop at No. 49, and addition of 2 nd bedroom to flat over within new roof with rear dormer. Alterations to No. 51 to form ground floor shop & erect rear storeroom extension. Change of use of 1 st floor to flat & addition of 2 nd bedroom to flat within new roof with rear dormer. Erect external rear staircase to access flats over 47 & 49.
47-51 Main Street, Lowdham ²	466897/346458	Change of Use / Extension	Under Construction	E(a)	1	87.3	20/01738/FUL	Alterations to No. 47 to form ground floor chemist shop extension. Erection of rear storeroom extension to chemist shop at No. 49, & addition of 2 nd bedroom to flat over within new roof with rear dormer. Alterations to No. 51 to form ground floor chemist shop extension & erection of rear storeroom extension. Change of use of 1 st floor to flat & addition of 2 nd bedroom to flat within new roof with rear dormer. Erect external rear staircase to access flats over 47&49.
137 Barnby Gate, Newark	480600/353589	New Build	Permitted	E(a)	1	33	23/00816/FUL	New single storey building for Use Class E and associated dropped kerb
Warehouse, The Wharf, Newark	479800/354191	Change of Use	Permitted	E(b)	1	36	20/02498/FUL	Alterations to create new business hub, co-working office space and café (Class E)
Turnbull Builders Merchant, Newark	480586/354656	Redevelopment	Permitted	E(a)	1	356	22/00918/FULM	Alterations to existing premises incl. demolition of ancillary buildings, extension to existing trade shop, new kitchen & bathroom showroom, & associated works.
Norwood Hall, Halam	468717/354685	Change of Use	Permitted	E(b)	1	747	22/01150/FULM	Proposed flexible use between a wedding venue (SG) and a Hotel (C1) with restaurant E(b)

¹ Unclear which of the two permissions is currently under construction

² Unclear which of the two permissions is currently under construction

- 2.3 Tables 5 and 6 outline the current retail floorspace anticipated to come forward from the allocated sites in the Amended Core Strategy (2019) and the Allocations and Development Management DPD (2013).

Table 5: Sites allocated in the Amended Core Strategy (Adopted March 2019)

Core Strategy Reference	Location	Allocation Type	Plan Area	Site Status at 31/03/2023	Allocated Floorspace for Retail Use (Sqm)	Floorspace with a Valid Planning Permission
NAP2a	Land South of Newark	Mixed Use	Newark And Rural South (Sub Area 1)	Under Construction	-	2,230 ³
NAP2b	Land East of Newark	Mixed Use	Newark And Rural South (Sub Area 1)	No Permission	2,500	-
NAP2c	Land at Fernwood	Mixed Use	Newark And Rural South (Sub Area 1)	Under Construction	2,500	-
ShAP4	Thoresby Colliery	Mixed Use	Sherwood	Under Construction	-	Up to 500sqm

- 2.4 Table 6 below provides estimates for floorspace provision in respect of the Site Allocations in the Allocations and Development Management DPD (2013) where sites do not have planning permission.

Table 6: Sites allocated in the Allocations and Development Management DPD (Adopted July 2013)

Allocation Reference	Location	Allocation Type	Plan Area	Status at 31/03/2023	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	0-5 Years (2024-29)	5-10 Years (2030-35)
Bi/MU/1	East of Kirklington Road, Bilsthorpe	Mixed Use	Sherwood	Site Complete	3.95	280 ⁴	0	n/a	n/a
CI/MU/1	Former Clipstone Colliery, Clipstone	Mixed Use	Mansfield Fringe	No planning application	27.64	250	250	0%	100%
NUA/MU/3	NSK Factory, Northern Rd, Newark	Mixed Use	Newark & Sherwood (Sub Area 1)	No planning application	10.11	4,000	4,000	0%	100%
OB/Re/1	Rufford Avenue, Ollerton	Retail	Sherwood	No planning application	0.35	1,962	0	0%	100%
OB/Re/2	Forest Road, Ollerton	Retail	Sherwood	Site Complete	0.17	932	0	n/a	n/a
Ra/MU/1	Land at Kirklington Road, Rainworth	Mixed Use	Mansfield Fringe	No planning application	0.62	250	250	0%	100%
ST/MU/1	East of Hemplands Lane, Sutton on Trent	Mixed Use	Rural North (Sub Area 3)	Safeguarded land for retail (14/00161/FULM)	2.07	250	250	100%	0%

- 2.5 Tables 7 & 8 identify potential losses on the commitments list. These are sites with planning permission but have not yet been delivered as at 31st March 2024.

³ As outlined in 21/01013/NMA

⁴ Estimates amended to reflect planning application

Table 7: Commitments (Losses) within the Retail Hierarchy (2023-24)

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Loss of Floorspace (Sqm)	Planning Reference	Description
Newark Town Centre								
6 Market Place	479840/353921	Redevelopment	Permitted	E(a)	1	-7.78	23/02262/FUL	External alterations to the ground floor to form a new access off Chain Lane. Conversion of upper floors to form four flats with open use comprising short term lets (SG) or independent dwellings (C3).
42-46 Middlegate	479743/353922	Redevelopment	Permitted	E(a)	3	-34.57	23/01143/FUL	Retention and refurbishment of ground floor commercial unit, conversion of first and second floor accommodation to create a 6 bedroom HMO and alterations to the shop front to create a separate access to serve the HMO accommodation.
42-46 Middlegate	479743/353922	Redevelopment	Permitted	E(a)	3	-34.57	24/000022/FUL	Retention and refurbishment of ground floor commercial unit (Use Class E), conversion of first and second floor to create 8-bedroom HMO(SG) and alterations to shop front to create a separate access to residential accommodation
32 Stodman Street	479757/353857	Redevelopment	Permitted	E(a)	1	-804.3	21/00699/FULM	Demolish building (retention of art deco façade) & replacement with mixed-use development (Class E and C3) and associated works.
7 Castle Gate	479782/354072	Change of Use	Permitted	C3	1	-109	21/01869/FUL	Refurb of ground floor bar/restaurant incl. new toilets & bin stores, conversion of 1 st floor to 2 flats
District Centres								
N/A								
Local Centres								
N/A								

Table 8: Commitments (Losses) outside the Retail Hierarchy (2023-24)

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Loss of Floorspace (Sqm)	Planning Reference	Description
Land at the Mill, Mansfield Road, Edingley	466186/356050	Change of Use	Permitted	C3	1	-259	23/01041/FUL	Conversion of existing buildings to 2 dwellings & erection of 1 bungalow. Alterations to existing dwelling incl. demo of existing single storey side projection.
23-25 Portland Street	479722/353606	Change of Use	Permitted	E(a)	1	-93.7	22/02110/FUL	Conversion of existing butchers' shop and rear storage / fridge units to form smaller commercial unit & 2no apartments
202 Barnby Gate	480664/353498	Change of Use	Permitted	C3	1	-78	23/00529/FUL	Change of use of shop to 2 flats
83 Appleton Gate, Newark	480421/354510	Change of Use	Permitted	C3	1	-189	21/00774/FUL	Change of use from community centre, place of worship, café & shop to community centre, place of worship & 9 flats
73 Eton Ave & 65 Beech Ave, Newark	479619/352432	Change of Use	Under Construction	C3	2	-123	21/01295/FUL	Change of use of 2 retail units to 2 affordable dwellings including alterations and extensions
Newcastle Arms, George Street, Newark	480343/354365	Change of Use	Permitted	C3	1	-138	21/01276/FUL	Change of use from public house into seven one-bedroom residential units

3 Completions of Retail and Town Centre Uses (2023-24)

3.1 The following tables detail the completions for 2023-24 in order of retail hierarchy.

Table 9: Completions within Retail Hierarchy 2023-24

Retail Hierarchy	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Sqm)	Planning Reference	Description
Newark Town Centre							
11 and 11c Stodman Street	479711/353900	Change of Use	E(b)	1	130.30	22/01108/FUL	Change of use and conversion of the existing building into a bar / restaurant
District Centres							
16 Queen Street, Southwell	470051/353998	Change of Use	E(a)/E(b)	1	53	23/01363/LDCP	Certificate of lawfulness for proposed change of use from pet shop to games/toy shop/coffee shop
Local Centres							
N/A							

Table 10: Completions outside of Retail Hierarchy 2023-24

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Sqm)	Planning Reference	Description
Station Road, Collingham	483765/361738	New Build	E(b)	1	153	20/02366/FULM	Offices and workshops, café / deli, community workshop, & gym and therapy centre.
Eden Hall, Lodge Lane, Elston	474726/348370	New Build	E(b)	1	229.4	20/01840/FUL	New courtyard spa facilities and café area.
Maxey's Farm Shop, Kirklington	469437/357235	Extension	E(a)	1	393	20/01159/FULM	Proposed new farm shop and tearoom including ancillary accommodation and additional car parking facility.
Flat 1, 58 Albert Street, Newark	479587/353370	Change of Use	E(a)	1	100	23/00307/LDCP	Certificate of lawfulness for proposed change of use of residential flat to hair salon.
Newark Baptist Church, 1 Albert Street, Newark	479816/353635	Change of Use	E(b)	1	464	22/02090/FUL	Change of use of church to antiques centre and tearoom
Unit at Brunel Court, Brunel Drive	481325/354799	Change of Use	E(b)	1	25	23/00521/LDCP	LDC for change of use and for the production of low-risk foods, storage of equipment & café
Sherwood Forest Centre Parcs, Rufford	463222/363725	New Build	E(d)	1	34.5	22/00705/FUL	Refurbishment of existing restaurant and single storey extension
Sherwood Forest Centre Parcs, Rufford	463243/363653	Redevelopment	E(a)	1	99	22/02083/FUL	Replacement of Santa's Grotto and photo collection with new Grotto and retail store / ranger hut and associated external works

3.2 Table 11 below lists the completed losses in 2023-24.

Table 11: Completed Losses of Retail Capacity 2023-24

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace (Sqm)	Planning Reference	Description
24 Main Street, Balderton	481695/351565	Change of Use	SG	1	-56	22/01672/FUL	Change of use from Greengrocers to beauty salon with alterations & replacement windows, doors & works to frontage incl. proposed cycle parking.
Sherwood House, Dale Lane, Blidworth	459430/356067	Demolition	C3	1	-250	21/00637/FUL	Erection of 7 dwellings & demolition of Sherwood House
4 Church Street, Newark	479884/353942	Change of Use	SG	1	-59.3	21/02490/FUL	Change of use of café to tattoo studio with provision for coffee making
22 Albert Street, Newark	479734/353574	Change of Use	C3	1	-402	22/00531/FUL	Change of use from Antiques Centre to 9 residential units with alterations to boundary treatments & the building. Erection of detached bike & bin store.
6-8 Portland Street, Newark	479737/353633	Change of Use	C3	1	-80	20/02168/FUL	Change of use of existing building into 3 no. one bedroom townhouses
34-38 Barnby Gate, Newark	480107/353781	Change of Use	C3	3	-162.6	20/02056/FUL	Conversion of buildings to the rear to form 3 new residential flats, separation of shops 34-38 to form 3 separate units with a new glazed entrance door to shop number 36.
2 Castle Gate, Newark	479773/354113	Change of Use and Extension	C3	1	-105	21/00530/FUL	Part change of use of first and second floor to 2 x self-contained residential units including single storey rear extension.
Northgate House, 14 Northgate, Newark	479870/354164	Change of Use	C3	1	-134	21/00446/FUL	Conversion of existing 'The Vaults' to residential accommodation, providing 1 no. studio unit & 1no. apartment.
96 Whitewater Road, Ollerton	466406/368501	Change of Use	C3	1	-56	21/00525/CPRIOR	Change of use from betting shop to 1 apartment
9 Church Street, Southwell	470132/353921	Change of Use	C3	1	-231	20/01082/FUL	Change of use from A2 to C3, proposed alterations to listed building & construction of proposed outbuildings.

4 Convenience and Comparison Data

- 4.1 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.
- 4.2 Carter Jonas conducted a Town Centre and Retail Study in December 2016 to support the 2019 Amended Core Strategy evidence base. Table 12 below sets out the proposed capacity for convenience and comparison floorspace over the plan period to 2033.

Table 12: Retail Convenience and Comparison Good Capacity by End of Plan Period in 2033

Capacity Type	Newark Urban Area	Service Centres	All Local Centres	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
Total Estimated Requirement	5,624	1,286	676	141	7,726

- 4.3 Data on the following pages detail the commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2023 to 31/03/2024. 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.

A) COMMITMENTS 2023-24

- 4.4 Table 13 provides an overview of the sites with planning permission at 31st March 2024 which are anticipated to provide additional convenience and / or comparison floorspace.

Table 13: Retail Commitments for Proposed Convenience and Comparison Use at 31/03/2024 (Net)

Location	Address	Description	Planning Reference	Total Additional Floorspace	Sqm of Conv Floorspace	Sqm of Comp Floorspace
Newark Urban Area	Bowbridge Lane, Balderton	Two local centres comprising A1 to A5 units	10/01586/OUTM	2,400sqm	1,800	600
Newark Urban Area	Turnbull Builders Merchant, Newark	Alterations to existing builders merchant including demolition of ancillary buildings, extension to existing trade shop, new build kitchen and bathroom showroom, and associated yard works	22/00918/FULM	356sqm		356
Newark Urban Area	Newark Baptist Church, Newark	Change of use to antiques centre and tearoom	22/02090/FUL	250sqm		250
Rest of the District	Fallows End Farm, Bathley	Change of use of existing shipping containers from agricultural use to retail use and erection of signage.	23/00634/FUL	15sqm		15
Rest of the District	Thoresby Colliery, Edwinstowe	Erection of cycle hub building and associated facilities	21/01631/FULM	58sqm		58
Rest of the District	Thoresby Colliery, Edwinstowe	Mixed use development (up to 800 dwellings, strategic employment, local centre)	16/02173/OUTM	500sqm	500	
Rest of the District	White Post Farm, Farnsfield	Proposed replacement pet centre	21/01300/FUL	71sqm		71
Rest of the District	Coop, Farnsfield	Internal alterations to increase retail floorspace	21/01916/FUL	86sqm	86	
Rest of the District	Main Street (47-51), Lowdham	Alterations No. 47 to form ground floor shop with flat over. Erection of rear storeroom extension to chemist shop at No.49, & addition of 2 nd bedroom to flat over within new roof with rear dormer. Alterations to No. 51 to form ground floor shop & erect rear storeroom extension. Change of use of 1 st floor to flat & addition of 2 nd 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	138	
Rest of the District	Main Street (47-51), Lowdham	Alterations to No. 47 to form ground floor chemist shop extension. Erection of rear storeroom extension to chemist shop at No. 49, & addition of 2 nd bedroom to flat over within new roof with rear dormer. Alterations to No. 51 to form ground floor chemist shop extension & erection of rear storeroom extension. Change of use of 1 st floor to flat & addition of 2 nd 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	87 ⁵	
Total				3,961sqm	2,611sqm	1,350sqm

⁵ Only the smaller of the two Lowdham applications has been counted in any calculations to avoid double counting as only one permission can be implemented.

B) COMPLETIONS 2023-24

- 4.5 Table 14 provides a list of all the completions in 2023-24 that have provided additional convenience and comparison floorspace. Table 15 details the completed losses of comparison and / or convenience floorspace for 2023-2.

Table 14: Convenience and Comparison Completions (Net)

Location	Address	Description	Planning Reference	Total Additional Floorspace	Sqm of Conv Floorspace	Sqm of Comp Floorspace
Rest of the District	16 Queen Street, Southwell	Certificate of lawfulness for proposed change of use from pet shop to games / toy shop / coffee shop	23/01363/LDCP	53		53
Rest of the District	Brickfield Farm (Maxeys), Kirklington	Proposed new farm shop and tearoom including ancillary accommodation and additional car parking facility	20/01159/FULM	393	393	
Newark Urban Area	1 Albert Street, Newark	Change of use of church to antiques centre and tearoom	22/02090/FUL	464	464	
Rest of the District	Centre Parcs, Old Rufford Road, Rufford	Replacement of Santa's Grotto and photo collection with new Grotto and retail store / ranger hut and associated external works	22/02083/FUL	99	99	
Total Additional Floorspace (Net) Sqm				1,009sqm	956sqm	53sqm

Table 15: Convenience and Comparison Losses 2023-24 (Net)

Location	Street	Description	Planning Reference	Total Loss Floorspace	Sqm Loss of Conv Floorspace	Sqm Loss of Comp Floorspace
Newark Urban Area	24 Main Street, Balderton	Change of use from greengrocers to a beauty salon	22/01672/FUL	-56	-56	
Rest of the District	Sherwood House, Dale Lane, Blidworth	Erection of seven dwellings and demolition of existing Sherwood House	21/00637/FUL	-250		-250
Newark Urban Area	22 Albert Street, Newark	Change of use from Antiques Centre to 9 residential units	22/00351/FUL	-402		-402
Newark Urban Area	34-38 Barnby Gate, Newark	Conversion of buildings to the rear to form 3 new residential flats, separation of shops 34-38 to form three separate shop units with a new glazed entrance door to shop number 36.	20/02056/FUL	-163		-163
Total Additional Floorspace (Net) Sqm				-871sqm	-56sqm	-815sqm

- 4.6 The table below identifies the contribution to convenience and comparison floorspace anticipated from the allocated sites which do not currently have planning permission. When sites obtain planning permission, figures will be updated accordingly.

Table 16: Assumption of Convenience / Comparison Split for Retail Allocations in the Amended Core Strategy and the Allocations and Development Management DPD - Without Planning Permission (Net)

Location	Allocation Reference	Location	Plan Area	Total Floorspace (Sqm)	Convenience Floorspace (Sqm)	Comparison Floorspace (Sqm)
Newark Urban Area	NUA/MU/3	NSK Factory Northern Road	Newark and Rural South (Sub Area 1)	4,000		4,000
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	Newark and Rural South (Sub Area 1)	2,500	1,000	1,500
Rest of the District	CI/MU/1	Land at the Former Clipstone Colliery	Mansfield Fringe	250	250	
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	
Total (sqm)				11,319	3,950	7,369

- 4.7 Table 17 provides an overview of the current position of convenience and comparison data since the start of the plan period in 2013. This enables the Council to establish whether there has been an over provision or under provision against the requirement in the Development Plan.

Table 17: Overall Summary of Convenience / Comparison Data at 31st March 2024 (Net)

Area	Requirement of Conv / Comp Floorspace	Sqm of Committed Floorspace at 31/03/2024	Sqm of Allocated Floorspace (Without PP)	Sqm of Commitments + Allocations	01/04/13 to 31/03/23	01/04/23 to 31/03/24	Sqm of Comps at 31/03/2024 ⁶	Under/Over Provision
Source	Table 12		Table 16	(C+D)			(F+G)	(E+H-B)
Newark Urban Area Convenience	1,235	1,800	2,000	3,800	4,176	408	4,584	7,149
Rest of the District Convenience	1,132	811	1,950	2,761	1,660	492	2,152	3,781
All of the District Comparison	5,359	1,350	7,369	8,719	2,924	-762	2,162	5,522

⁶ Including losses

5 Retail Survey

- 5.1 Retail Surveys are undertaken annually covering Newark Town Centre, the District Centres and Local Centres as defined in Core Policy 8 of the Amended Core Strategy (2019). The retail survey involves an audit of all centres in the District and monitors the change in use class of all units in the defined centres, analyses overall trends of uses by retail sectors and records the number of vacancies within the areas. This year's survey was conducted between March – April 2024. This is in accordance with the criteria set out in Policy DM11 (Retail and Town Centre Uses) of the Allocations and Development Management DPD (2013). In addition to areas within the Retail Hierarchy, survey work was also carried out for Northgate Retail Park.
- 5.2 The results are used to update the use class tables for each area and to calculate the average figures for the area. The retail survey also monitors vacancy rates and provides a good insight into how a centre is performing. As of 2023/24, the results are now also used to provide maps which show a visual geographic representation of the use class distribution in the defined centres.
- 5.3 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. The indicative location for a newly defined Local Centre in the village of Sutton on Trent has been identified through the Development Plan. This is shown on the Policies Map but has not been delivered yet.
- 5.4 The appendices comprise of a number of Retail Area maps which show the retail hierarchy areas. Where appropriate, areas have been divided into North and South. Land at Fernwood (as set out in Policy NAP2c) is not defined on the Policies Map, but a Local Centre has been proposed as part of the Submission Version of the Amended Allocations & Development Management DPD. For the purposes of this report, this area has been used.
- 5.5 During the winter of 2023/24, an exercise was undertaken to map all the ground floor retail and non-retail units in GIS. As a result, the number of units has increased in most retail centres. In most instances this was a result of subdivisions that had not been picked up or units behind the main road which had not been identified on the walkabout.
- 5.6 The Survey Area for Northgate Retail Park has been rationalised to reflect the current retail offer on the ground. As such, the survey area has been increased to include The Maltings Retail Park.

A) NEWARK TOWN CENTRE

- 5.7 Core Policy 8 (Retail & Town Centres) of the Amended Core Strategy (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.
- 5.8 Policy NAP 1 of the Amended Core Strategy (2019) seeks 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.*

5.9 Retail proposals in this area should have regard to Policy DM11 (Retail and Town Centre Uses) which states:

‘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 Policies Map.

Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the Policies 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 Policies 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.’

- 5.10 Other specific policies may apply in relation to Conservation Areas and Listed Buildings.
- 5.11 Appendix 3 to 4 include area plans which detail the extent of all the Newark Town Centre.
- 5.12 The table below (Table 18) provides the headline data for all use classes within the defined Newark Town Centre as of March / April 2024.

Table 18: Percentage Split for All Units within the Defined Newark Town Centre⁷

Area	Town Centre	%	Primary Shopping Frontage	%	Secondary Shopping Frontage	%	Primary Shopping Area	%
Total Units	697	100.00%	165	100.00%	179	100.00%	381	100.00%
Vacant Units	88	12.63%	22	13.33%	37	20.67%	63	16.54%
E(a)	214	30.70%	98	59.39%	60	33.52%	172	45.14%
E(b)	31	4.45%	13	7.88%	11	6.15%	25	6.56%
E(c)	48	6.89%	19	11.52%	8	4.47%	28	7.35%
E(d)	6	0.86%	0	0.00%	2	1.12%	2	0.52%
E(e)	7	1.00%	1	0.61%	2	1.12%	2	0.52%
E(f)	1	0.14%	0	0.00%	0	0.00%	0	0.00%
C2	4	0.57%	0	0.00%	1	0.56%	1	0.26%
C3	205	29.41%	0	0.00%	14	7.82%	27	7.09%
F1(a)	5	0.72%	0	0.00%	1	0.56%	1	0.26%
F1(c)	1	0.14%	0	0.00%	0	0.00%	0	0.00%
F1(e)	1	0.14%	1	0.61%	0	0.00%	1	0.26%
F1(f)	5	0.72%	0	0.00%	1	0.56%	2	0.52%
SG	81	11.62%	11	6.67%	42	23.46%	57	14.96%

- 5.13 Table 19 provides an overview of the vacant units within Newark Town Centre at the time the survey was undertaken in March / April 2024.

Table 19: Percentage of Vacant Units with the Defined Newark Town Centre

	Total Units	Vacant Units	Percentage	2021/22	2022/23
Town Centre (all)	697	88	12.63%	9.37%	10.40%
Primary Shopping Frontage	165	22	13.33%	11.73%	11.66%
Secondary Shopping Frontage	179	37	20.67%	13.25%	17.06%
Primary Shopping Area	381	63	16.54%	11.91%	13.66%

⁷ Use Class percentage by street of Newark Town Centre can be provided on request.

- 5.14 Table 20 provides a unit-by-unit breakdown of all vacant units in Newark Town Centre at the time of the survey.

Table 20: Newark Town Centre Vacant Units

	Number and Street	Previous Use Class in 22-23	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
1	1 Bridge Street	GH Porter Provision	18.05	Yes	No	Yes
2	10 Market Place	Sir John Arderne Pub	n/a	Yes	No	Yes
3	10 Saracens Head Yard	Vacant	72.27	Yes	No	Yes
4	10a Stodman Street	Vacant	n/a	No	Yes	Yes
5	11 Saracens Head Yard	Vacant	52.90	Yes	No	Yes
6	12 Saracens Head Yard	Vacant	n/a	Yes	No	Yes
7	12-13 Buttermarket	Not Previously Monitored	n/a	No	No	Yes
8	13 The Arcade	Vacant	21.00	No	No	Yes
9	14 Market Place	Vacant	69.89	Yes	No	Yes
10	14A Barnby Gate	Vacant	n/a	No	Yes	Yes
11	14d Barnby Gate	Vacant	21.30	No	Yes	Yes
12	15 Balderton Gate	Vacant	327.60	No	Yes	Yes
13	15 Castle Gate	Castle Restaurant	n/a	No	Yes	Yes
14	16 Barnby Gate	Vacant	17.73	No	Yes	Yes
15	16 to 20 Middelgate	Strays Coffee	348	Yes	No	Yes
16	17 to 21 Boar Lane	Strays Coffee		No	Yes	Yes
17	18 Stodman Street	Vacant	112.30	Yes	No	Yes
18	2 and 4 Balderton Gate	Vacant	103.63	No	Yes	Yes
19	2 Middelgate	Vacant	97.80	Yes	No	Yes
20	2 White Hart Yard	Simply Ink	30.57	No	Yes	Yes
21	21 Appleton Gate	Vacant	71.99	No	Yes	Yes
22	21a Castle Gate	Dragon City Takeaway	33.90	No	Yes	Yes
23	22 Barnby Gate	Vacant	113.16	No	No	No
24	22a Barnby Gate	Vacant	36.40	No	No	No
25	23 and 25 Kirk Gate	Vacant	512.20	No	Yes	Yes
26	23a London Road	Vacant	361.95	No	No	No
27	25 & 27 Appleton Gate	Vacant	198.00	No	Yes	Yes
28	25 Balderton Gate	Vacant	47.70	No	No	No
29	25a Castle Gate	Vacant	42.65	No	Yes	Yes
30	27 and 29 Kirk Gate	Vacant	99.50	No	Yes	Yes
31	27 Carter Gate	Vacant	n/a	No	Yes	Yes
32	27b Carter Gate	Ladbroke's	134.94	No	Yes	Yes
33	3 Bridge Street	GH Porter Provision	18.05	Yes	No	Yes
34	3 Carter Gate	Vacant	n/a	Yes	No	Yes
35	3 White Hart Yard	X Tends Hair	13.56	No	Yes	Yes
36	32 Stodman Street	Vacant	3222.80	Yes	No	Yes
37	33 Barnby Gate	Vacant	77.20	No	No	No
38	35 Middelgate	Vacant	63.17	Yes	No	Yes
39	35/36 Market Place	Vacant	77.50	Yes	No	Yes
40	35a Carter Gate	Vacant	n/a	No	Yes	Yes
41	36 Kirkgate	Osborne's	92.60	No	Yes	Yes
42	36 Lombard Street	Pizza Hot	355.90	No	No	No
43	37 Appleton Gate	Kings Flooring	111.76	No	Yes	Yes
44	37 Castle Gate	TSB Bank	n/a	No	Yes	Yes
45	37 Kirk Gate	Newark Art Gallery	34.10	No	Yes	Yes
46	37-39 Carter Gate	Vacant	290.60	No	Yes	Yes
47	37a Stodman Street	Wise Guys	n/a	Yes	No	Yes
48	4 Stodman Street	Vacant	60.20	No	Yes	Yes
49	40 Stodman Street	Vacant	43.62	No	Yes	Yes
50	41 Market Place	Barclays Bank	n/a	Yes	No	Yes

	Number and Street	Previous Use Class in 22-23	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
51	41 Stodman Street	Vacant	74.02	No	Yes	Yes
52	42 Stodman Street	Vacant	74.02	No	Yes	Yes
53	44-45 Stodman Street	Oak Amusements	276.01	No	Yes	Yes
54	46 and 48 Castle Gate	Vacant	90.10	No	No	No
55	46 Middlegate	Vacant	75.62	Yes	No	Yes
56	48 Kirk Gate	Sweetpea by Design	69.80	No	Yes	Yes
57	4a Northgate	Maya Beauty Zone	27.10	No	No	No
58	5 Appleton Gate	Davisons Bakery	112.00	No	Yes	Yes
59	5 Balderton Gate	Vacant	31.30	No	Yes	Yes
60	5 Castle Gate	Vacant	243.59	No	Yes	Yes
61	5 Kirk Gate	Vacant	443.11	No	Yes	Yes
62	50a Lombard Street	Delikatasy	184.41	No	No	No
63	57 and 59 Castle Gate	Antiques Shop	146.68	No	No	No
64	6 Lombard Street	Vacant	66.92	No	No	No
65	69 (Unit 2) Castle Gate	Vacant	n/a	No	No	No
66	7 and 9 Appleton Gate	Vacant	88.99	No	Yes	Yes
67	7 Castle Gate	Vacant	307.60	No	Yes	Yes
68	7 St Mark's Lane	Vacant	n/a	Yes	No	Yes
69	9 and 10 Paxton's Court	Hair by Him	163.86	No	Yes	Yes
70	Adj Swan & Salmon	Vacant	n/a	No	No	No
71	Church House, 3 Church Walk	CFR Consulting	n/a	No	No	No
72	Clinton House, 12 Lombard St	Vacant	195.10	No	No	No
73	Garage, Bede House Lane	Vacant	180.93	No	No	No
74	The Buttermarket	Not Previously Monitored	n/a	No	No	Yes
75	The Buttermarket	Not Previously Monitored	n/a	No	No	Yes
76	Mount Annex, Lincoln College	Vacant	n/a	No	No	No
77	Unit 1, 23 London Road	Vacant	349.78	No	No	No
78	Unit 1, London Road	Vacant	215.40	No	No	No
79	Unit 15, St Marks Place	Wilko	n/a	Yes	No	Yes
80	Unit 20, St Marks Place	Vacant	76.80	Yes	No	Yes
81	Unit 21, St Marks Place	Vacant	n/a	Yes	No	Yes
82	Unit 2b, Robin Hood Walk	Vacant	n/a	No	No	No
83	Unit 4, 23 London Road	ALG Bakery	81.94	No	No	No
84	Unit 4, Old Coach House, Castle Gate	Not Previously Monitored	n/a	No	No	No
85	Unit 6 Martindale Lane	Vacant	55.83	No	No	No
86	Unit 6, St Marks Place	Vacant	n/a	Yes	No	Yes
87	Unit 8 Beaumond Cross, Robin Hood Walk	Vacant	50.00	No	No	No
88	Units 1-3, Coach House, Castle Gate	Not Previously Monitored	122.7	No	No	No

5.15 Table 21 demonstrates that in Newark Town Centre, approximately 71% of units are commercial units.

Table 21: Percentage Split between Commercial and Residential Units in Newark Town Centre

	Residential	Commercial (incl. Vacant Units)
Percentage Split	29.41%	70.59%
No.	205	492

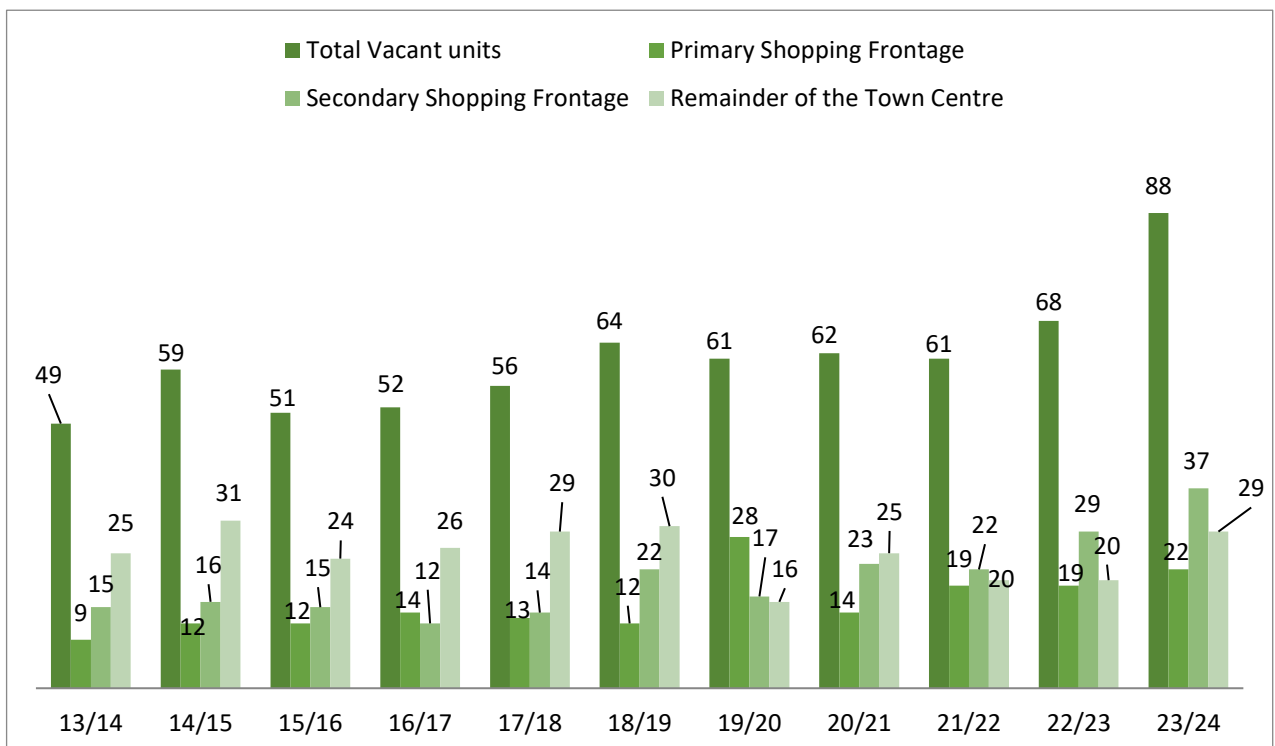
5.16 Table 22 provides a useful overview of vacancy rate trends since the start of the plan period in 2013. Whilst there have been some fluctuations, vacancy rates remain fairly stable in the primary shopping frontage and the remainder of the town centre over the last five years.

Table 22: Vacant Unit Comparison by Year

Year	Total Vacant Units	Primary Shopping Frontage	Secondary Shopping Frontage	Remainder of Town Centre
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
2022-23	68	19	29	20
2023-24	88	22	37	29

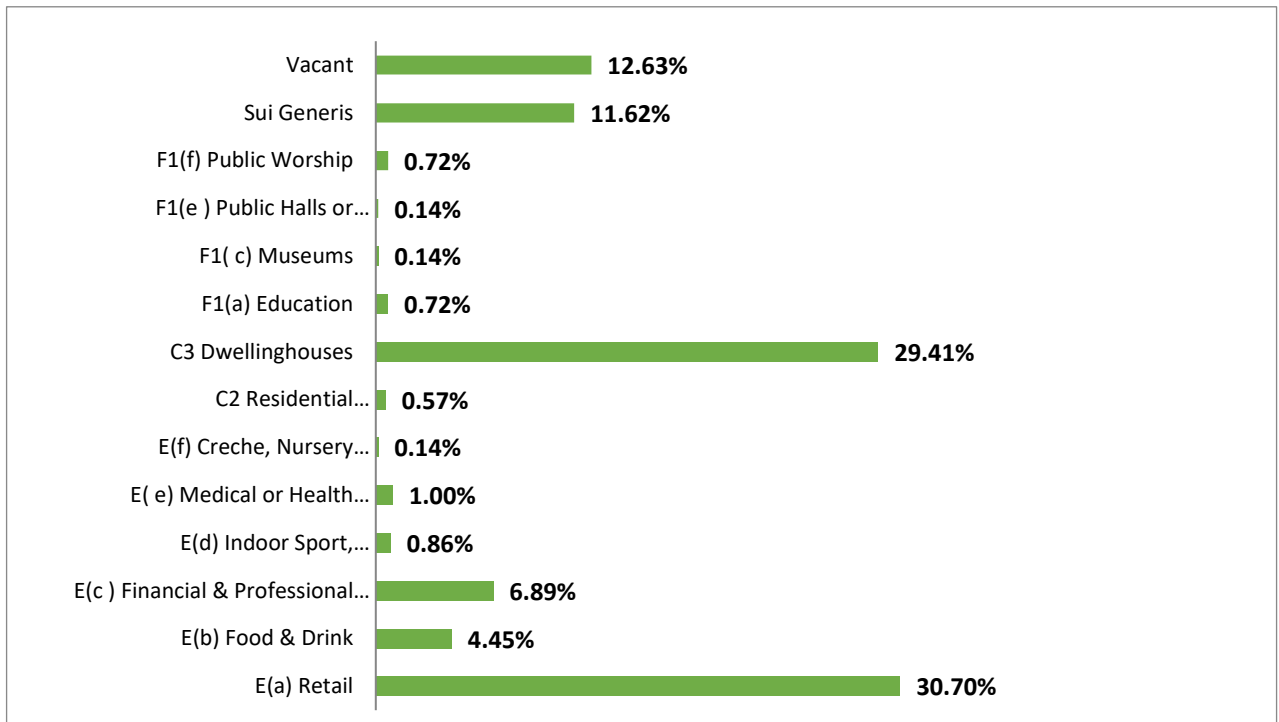
5.17 Figure 1 provides an insight into the trends in vacant units since the start of the plan period.

Figure 1: Vacant Units in Newark Town Centre by Year



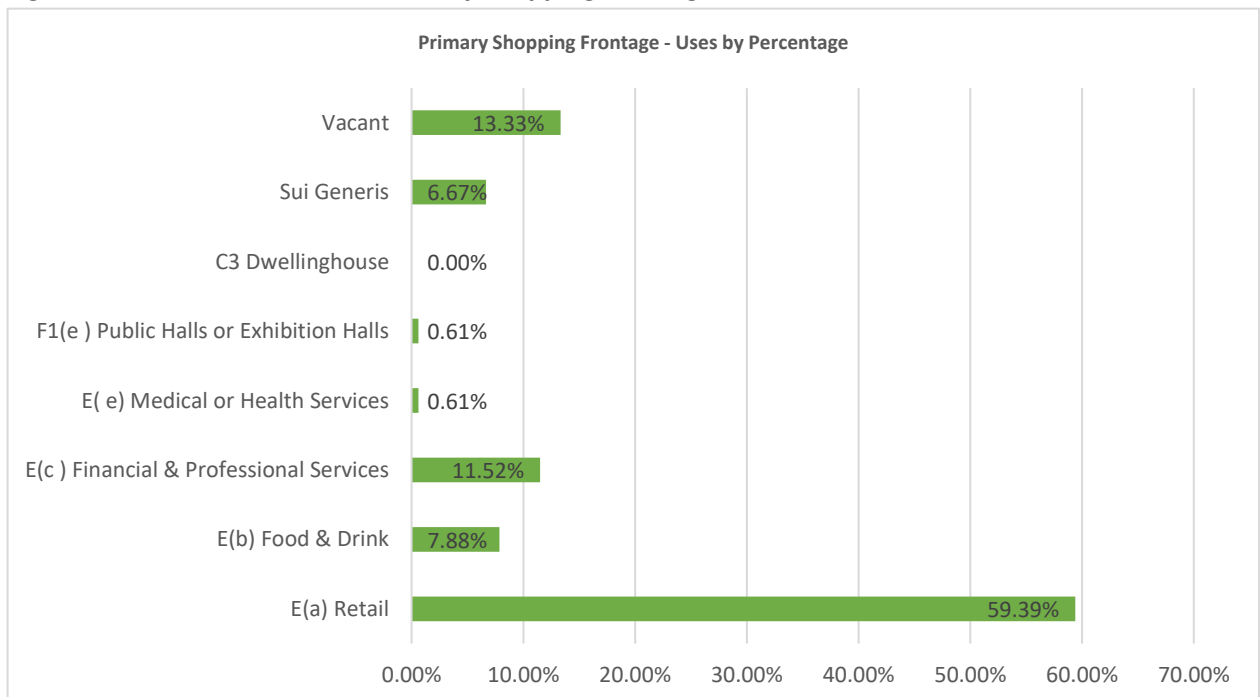
5.18 Figure 2 highlights the percentage of units in Newark Town Centre by use class.

Figure 2: Newark Town Centre Use Class Percentage Split



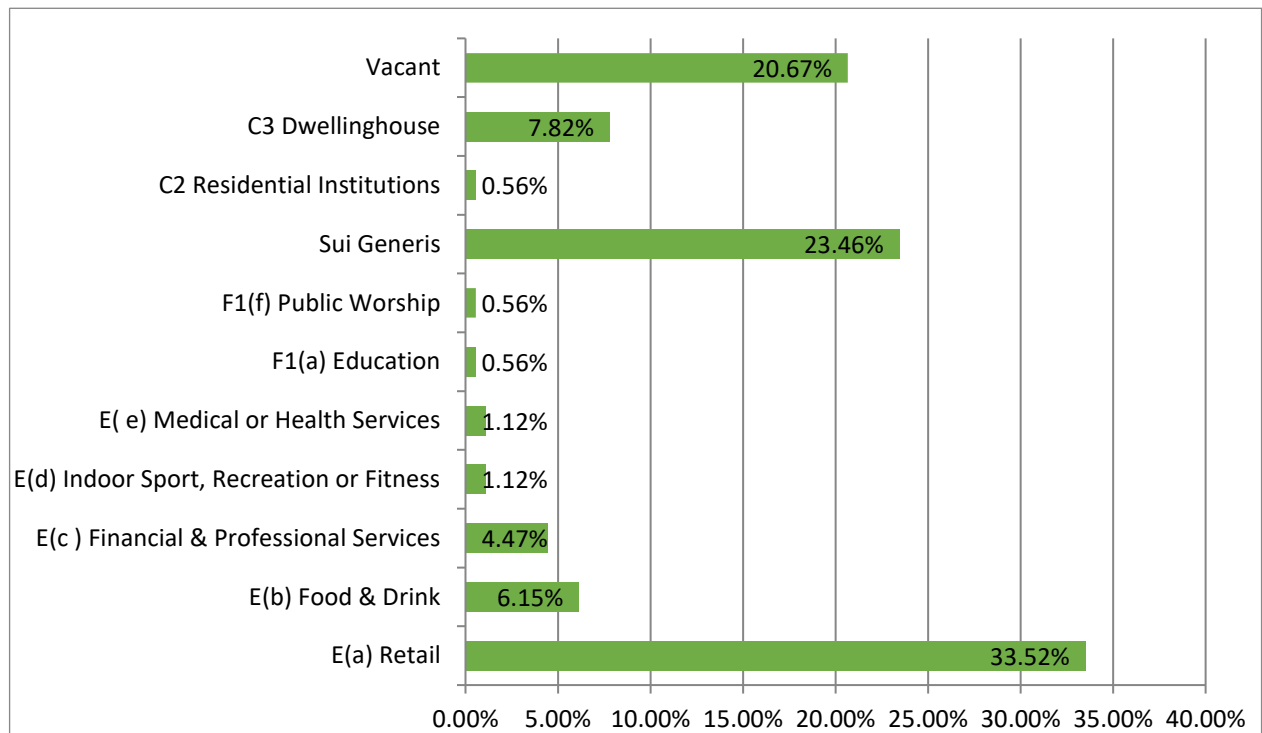
5.19 Figure 3 provides an insight into the percentage of units in the Primary Shopping Frontage by use class.

Figure 3: Newark Town Centre Primary Shopping Frontage - Use Class %



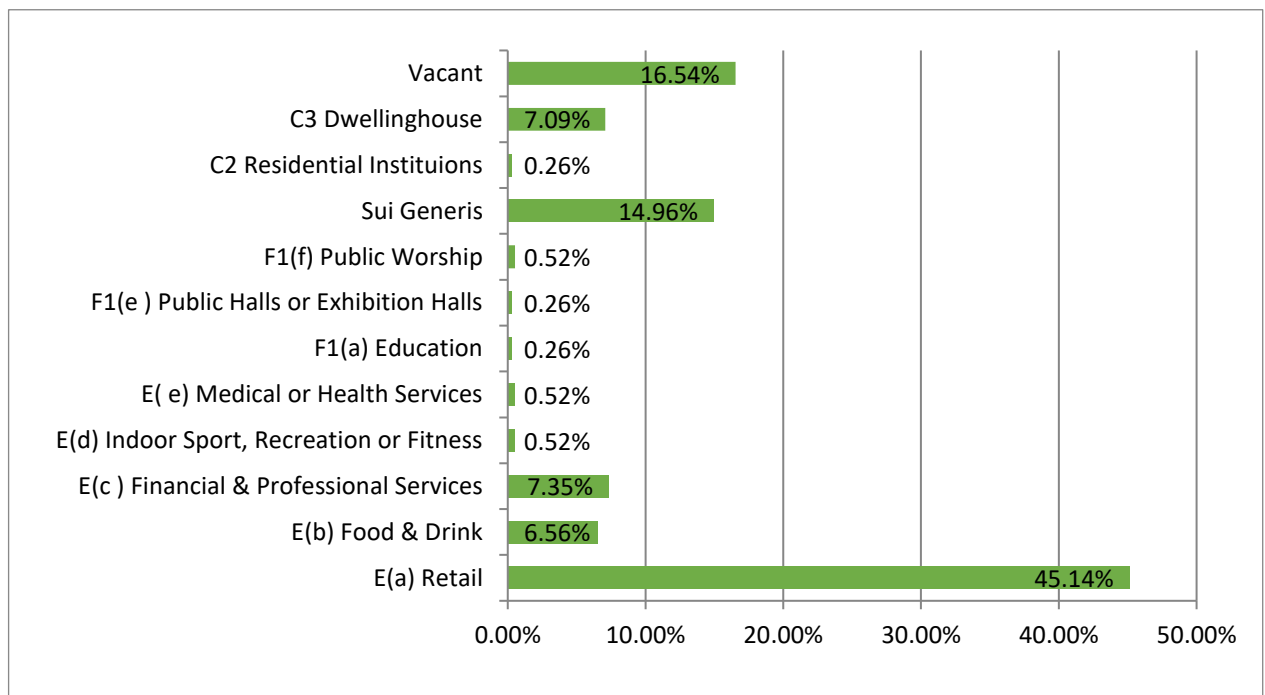
5.20 Figure 4 provides an insight into the percentage of units in the Secondary Shopping Frontage by use class.

Figure 4: Newark Town Centre Secondary Shopping Frontage - Use Class %



5.21 Figure 5 provides an insight into the percentage of units in the Primary Shopping Area by use class.

Figure 5: Newark Town Centre Primary Shopping Area - Use Class %



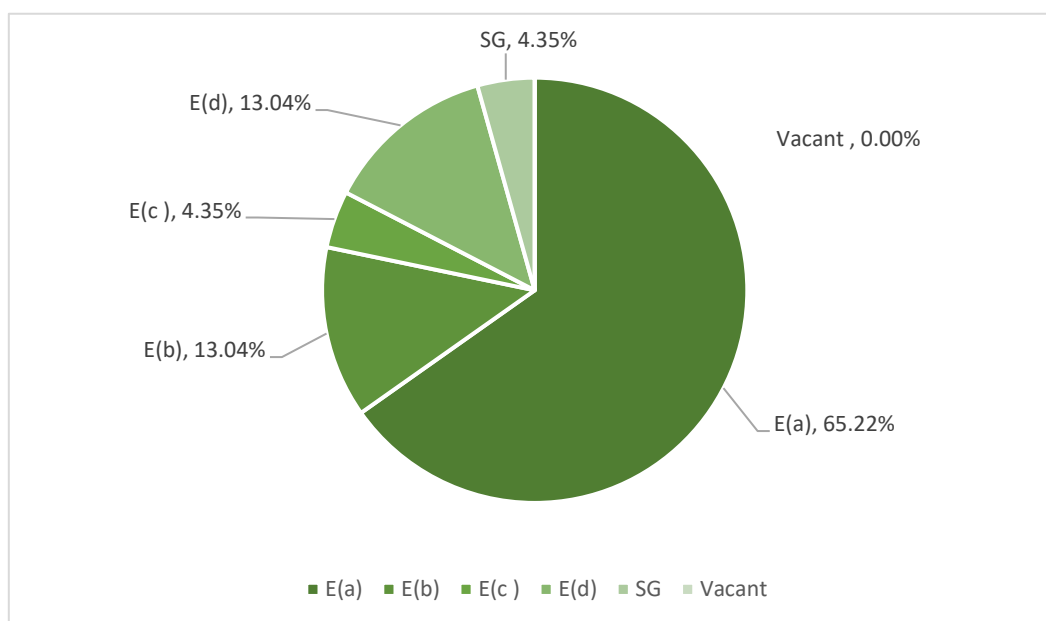
B) NORTHGATE RETAIL PARK

- 5.22 In 2023-24, the survey area for Northgate Retail Park was rationalised to reflect the current retail offer on the ground. The survey area has been increased to include The Maltings Retail Park and therefore the number of units has also increased.
- 5.23 The following tables and figures outline the position of Northgate Retail Park at the time of the survey in March / April 2024.

Table 23: Northgate Retail Park - Use Class Split

Total Units	E(a)	E(a)%	E(b)	E(b)%	E(c)	E(c)%	E(d)	E(d)%	SG	SG%	Vacant	Vacant %
23	15	65.22%	3	13.04%	1	4.35%	3	13.04%	1	4.35%	0	0%

Figure 6: Use Class Split of Northgate Retail Park



- 5.24 Table 24 shows a year-by-year comparison of the use classes at Northgate Retail Park since the start of the plan period in 2013.

Table 24: Northgate Retail Park Comparison by Year

Year	E(a)	E(b)	E(c)	E(e-f)	E(d) / F2(c-d)	SG	Vacant	Total Units
2013/14	12	1	0	1	0	0	0	14
2014/15	15	1	0	1	0	0	0	17
2015/16	13	1	0	1	2	0	0	17
2016/17	13	1	0	1	2	0	0	17
2017/18	13	0	0	0	2	0	0	17
2018/19	11	1	0	1	2	0	2	17
2019/20	Not possible due to COVID-19 Pandemic							
2020/21	11	1	1	0	3	0	1	17
2021/22	11	1	1	0	3	0	1	17
2022/23	11	1	1	0	3	1	0	17
2023/24	15	3	1	0	3	1	0	23

C) DISTRICT CENTRES

- 5.25 Core Policy 8 of the Amended Core Strategy DPD (2019) identifies Edwinstowe, Ollerton and Southwell as the designated District Centres and 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.
- 5.26 Policy ShAP2 (Role of Ollerton & Boughton) of the Amended Core Strategy (2019) states that:
- '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.'*
- 5.27 In relation to retail, Policy ShAP2 states 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 A3⁸... and A4⁹... 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.*
- 5.28 Policy SoAP1 (Role and Setting of Southwell) of the Amended Core Strategy (2019) seeks to:
- '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'.*
- 5.29 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.*
- 5.30 Retail proposals in the District Centres (Edwinstowe, Ollerton and Southwell) would be assessed by reference to Policy DM11 of the Allocations and Development Management DPD (2013) which states:
- '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'.*

⁸ Now Use Class E(b)

⁹ Now Use Class SG

- 5.31 The Forest Centre, whilst it has been included in the survey area in Ollerton, has been earmarked for redevelopment in the next couple of years and therefore it should be noted that no long-term tenancies are being sought by the owner and there is currently a 50% vacancy rate.
- 5.32 Other specific policies may apply in relation to conservation areas and listed buildings.
- 5.33 Appendix 5 to 7 include plans which detail the extent of all the designated District Centres.

Table 25: Edwinstowe District Centre - Use Class Split for All Units

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	58	3	5.17%	21	36.21%	15	25.86%	2	3.45%	3	5.17%	2	3.45%	1	1.72%	11	18.97%
Primary Shopping Frontage	34	3	8.82%	5	14.71%	13	38.24%	2	5.88%	2	5.88%	2	5.88%	1	2.94%	6	17.65%

Table 26: Ollerton District Centre - Use Class Split for All Units

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	94	9	9.57%	20	21.28%	36	38.30%	4	4.26%	6	6.38%	1	1.06%	1	1.06%	1	1.06%	1	1.06%	2	2.13%	13	13.83%
Primary Shopping Frontage	39	2	5.13%	1	2.56%	25	64.10%	3	7.69%	1	2.56%	1	2.56%	1	2.56%	0	0.00%	0	0.00%	0	0.00%	5	12.82%

Table 27: Southwell District Centre - Use Class Split for All Units

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	143	8	5.59%	41	28.67%	59	41.26%	8	5.59%	9	6.29%	0	0.00%	0	0.00%	1	0.70%	0	0.00%	2	1.40%	2	1.40%	13	9.09%
Primary Shopping Frontage	53	2	3.77%	1	1.89%	37	69.81%	5	9.43%	3	5.66%	0	0.00%	0	0.00%	1	1.89%	0	0.00%	0	0.00%	0	0.00%	4	7.55%

Table 28: Percentage Split between Commercial and Residential Units in the District Centres

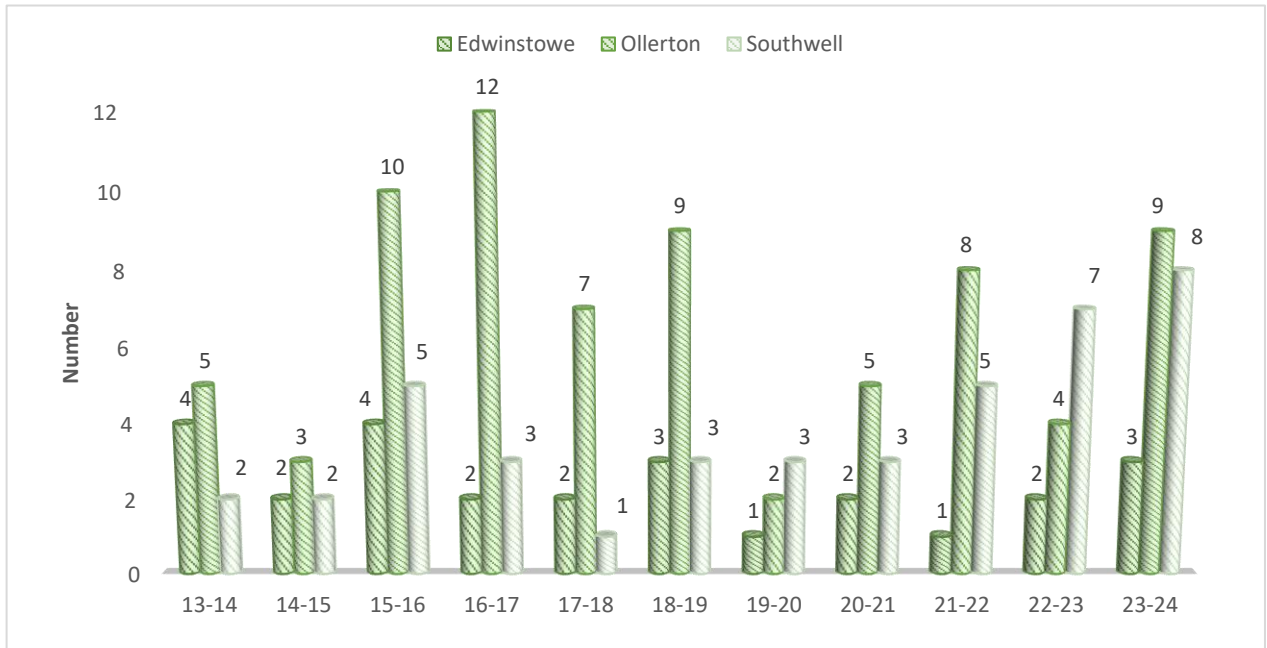
	Residential	Commercial (including vacant units)
Percentage Split	27.80%	72.20%
Number of Dwellings	82	213

Table 29: Vacant Units in the District Centres

	Area	Street	Previous Use in 22-23	Net Sqm	Primary Shopping Frontage
1	Edwinstowe	19 High Street	Fruits of the Earth	24.3	Yes
2	Edwinstowe	25a High Street	Vacant	32.23	Yes
3	Edwinstowe	Unit 6, Kirkstall Lodge, High Street	Goldcrest Properties	16.60	Yes
4	Ollerton	Adj Library, Forest Road	Vacant	n/a	No
5	Ollerton	Forest Road (Former Lloyds)	Vacant	102.20	Yes
6	Ollerton	Unit 6a, Forest Centre	Grandma's Front Room	60.50	No
7	Ollerton	Unit 6, Forest Centre	Grandma's Front Room	60.50	No
8	Ollerton	Unit 7, Forest Centre	Something Old Something New	53.60	No
9	Ollerton	Unit 8, Forest Centre	Something Old Something New	60.50	No
10	Ollerton	Unit 9, Forest Centre	Pink Hair	60.50	No
11	Ollerton	Forest Court	Not Previously Monitored	n/a	No
12	Ollerton	9 Forest Road	Munchies	43.60	Yes
13	Southwell	5 Westgate	BSweet	40.32	No
14	Southwell	1 Westgate	Vacant	74.72	No
15	Southwell	7b Church Street	Vacant	81.10	No
16	Southwell	29-31 King Street	Southwell Dry Cleaners	58.40	Yes
17	Southwell	2-3 Market Square	Country Home Interiors	53.33	No
18	Southwell	4 Portland Arcade	Building Cosmetic Services	57.80	No
19	Southwell	4 Queen Street	Beaumont House Hospice	23.80	Yes
20	Southwell	17 Queen Street	Vacant	40.34	No

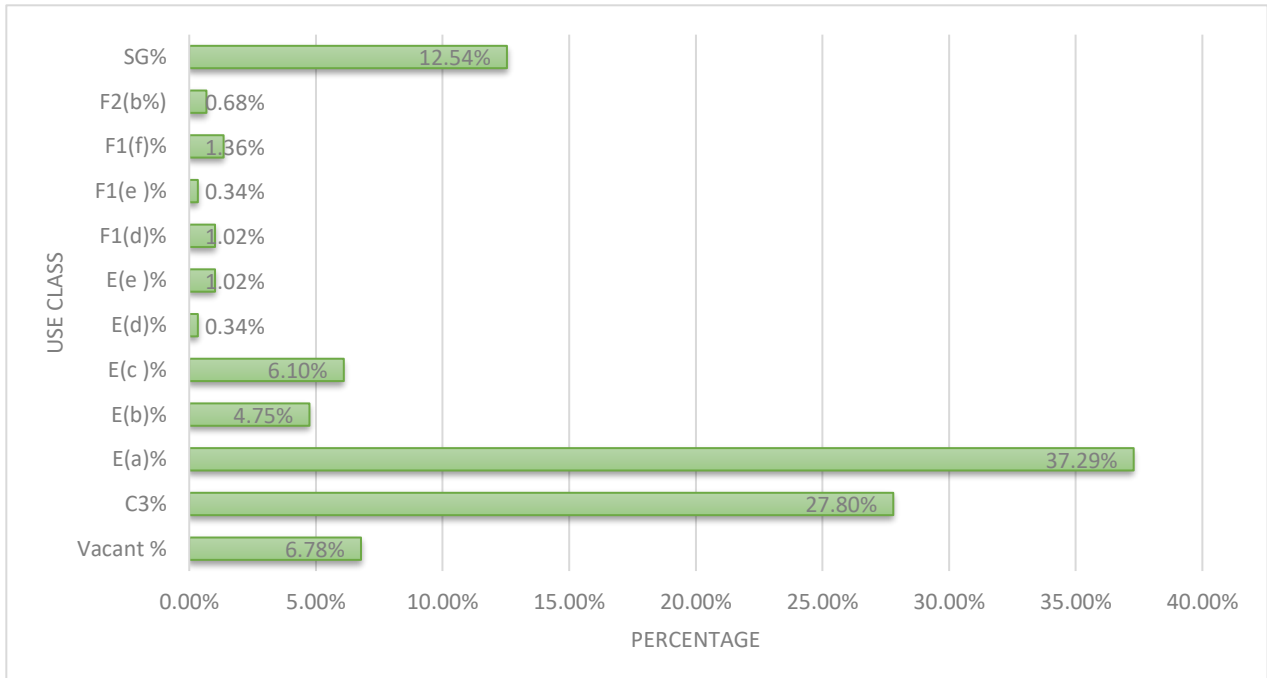
- 5.34 Where available net square metres have been taken from sales/to let boards, plans and the valuation office website. If it has not been possible to find information from these sources then an estimate has been made using GIS mapping and deducting 20 to 50% from the total area of the unit, dependant on unit type
- 5.35 Figure 7 provides an overview of the vacant units in the District Centres by year since the start of the Plan period in 2013.

Figure 7: District Centre Vacant Units Comparison by Year



5.36 Figure 8 highlights the breakdown of use classes in the District Centres (Edwinstowe, Ollerton and Southwell). A more detailed Use Class Order Guide can be found in Appendix 1 of this Report.

Figure 8: District Centre Use Class Percentage Split



5.37 Figures 9 and 10 provide a breakdown of units in the District Centre and Primary Shopping Frontage in Edwinstowe by use class.

Figure 9: Edwinstowe District Centre - Breakdown of Units by Use Class (%)

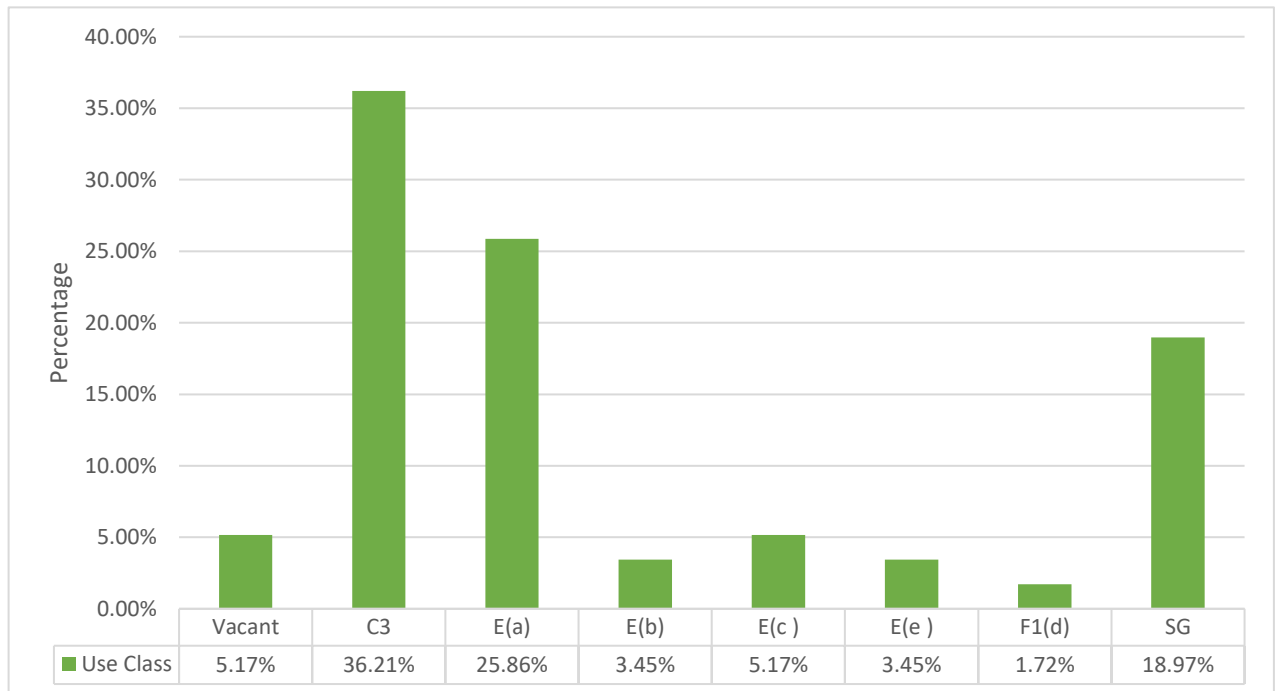
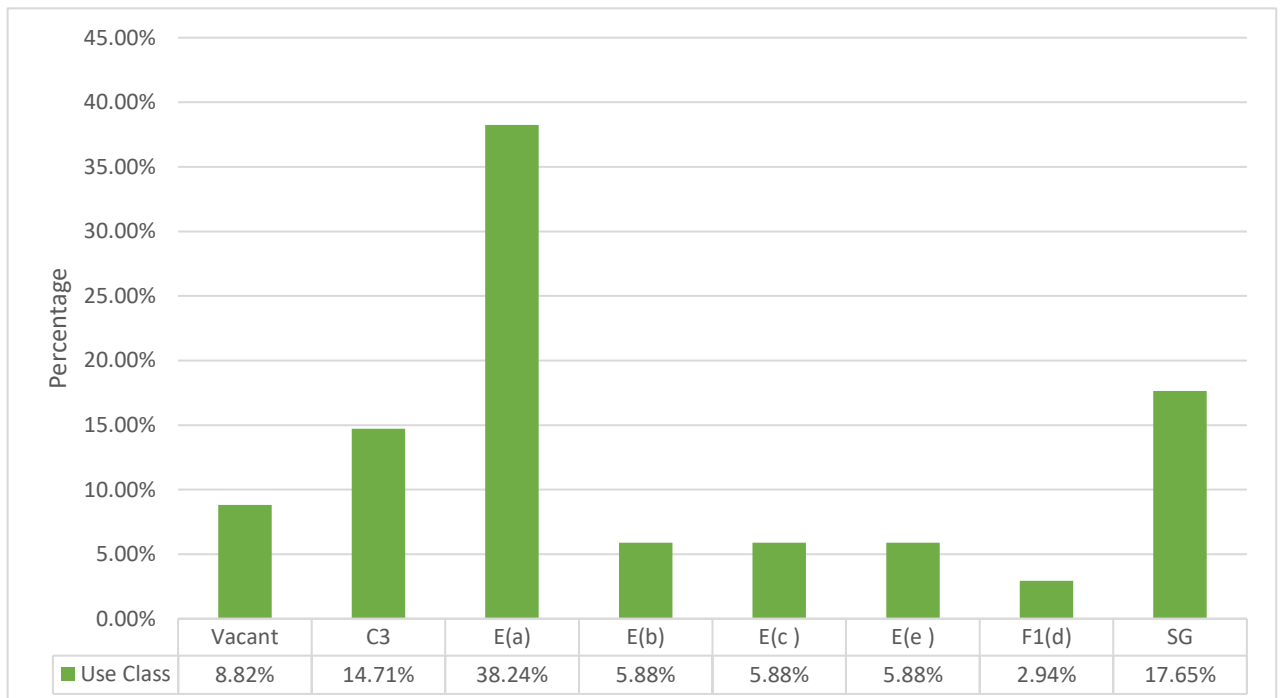


Figure 10: Edwinstowe District Centre – Breakdown of Units in the Primary Shopping Frontage by Use Class (%)



5.38 Figures 11 and 12 provide a breakdown of units in the District Centre and Primary Shopping Frontage in Ollerton by use class.

Figure 11: Ollerton District Centre – Breakdown of Units by Use Class (%)

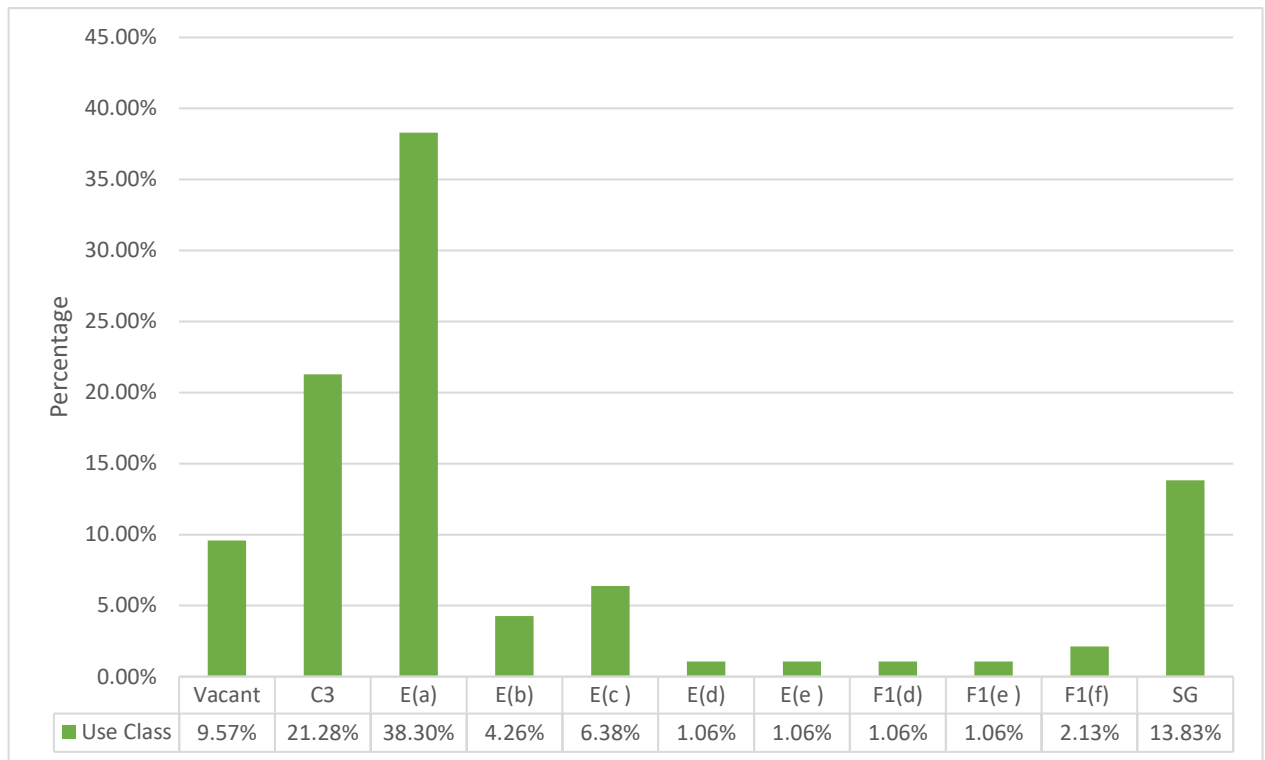
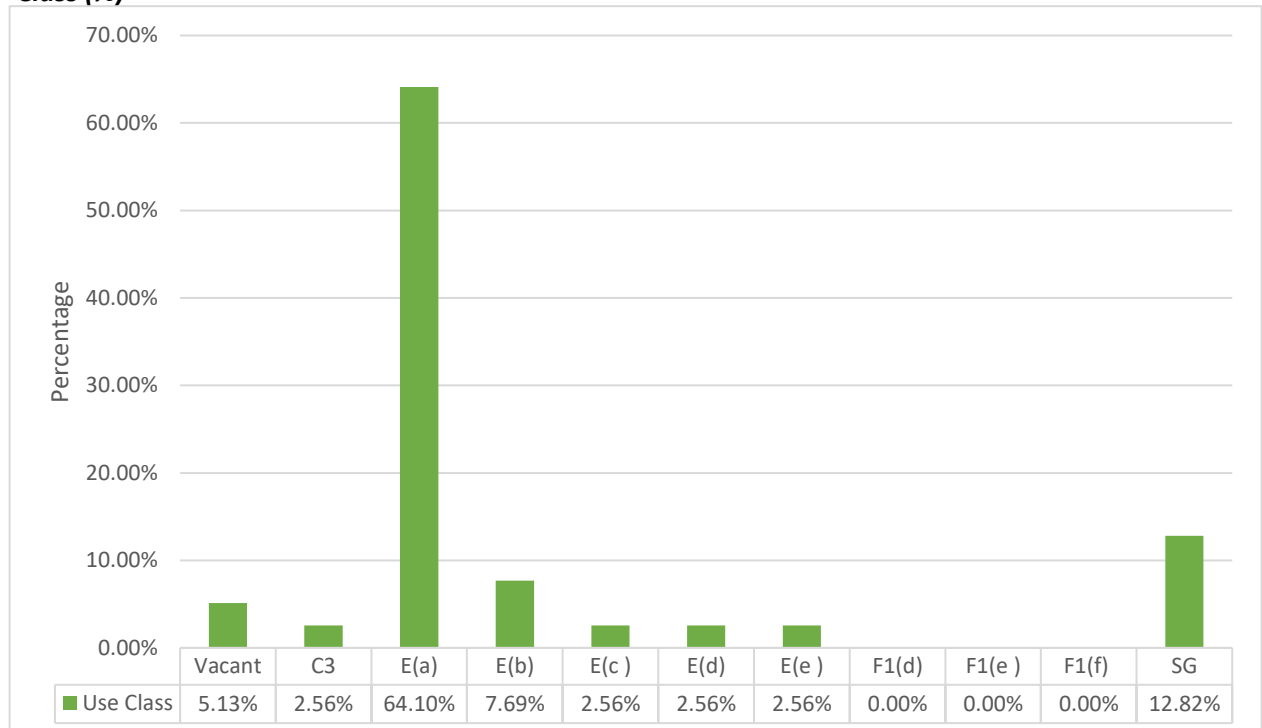


Figure 12: Ollerton District Centre – Breakdown of Units in the Primary Shopping Frontage by Use Class (%)



5.39 Figures 13 and 14 provide a breakdown of units in the District Centre and Primary Shopping Frontage in Southwell by use class.

Figure 13: Southwell District Centre – Breakdown of Units by Use Class (%)

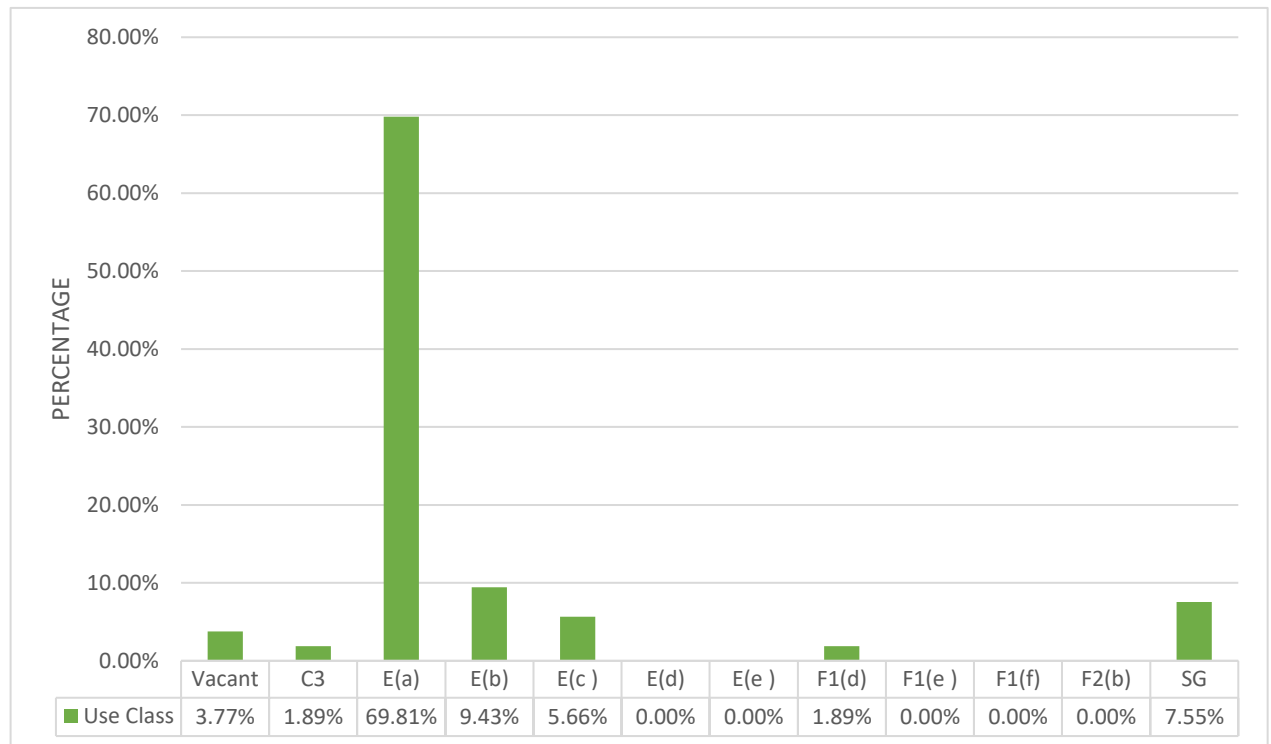
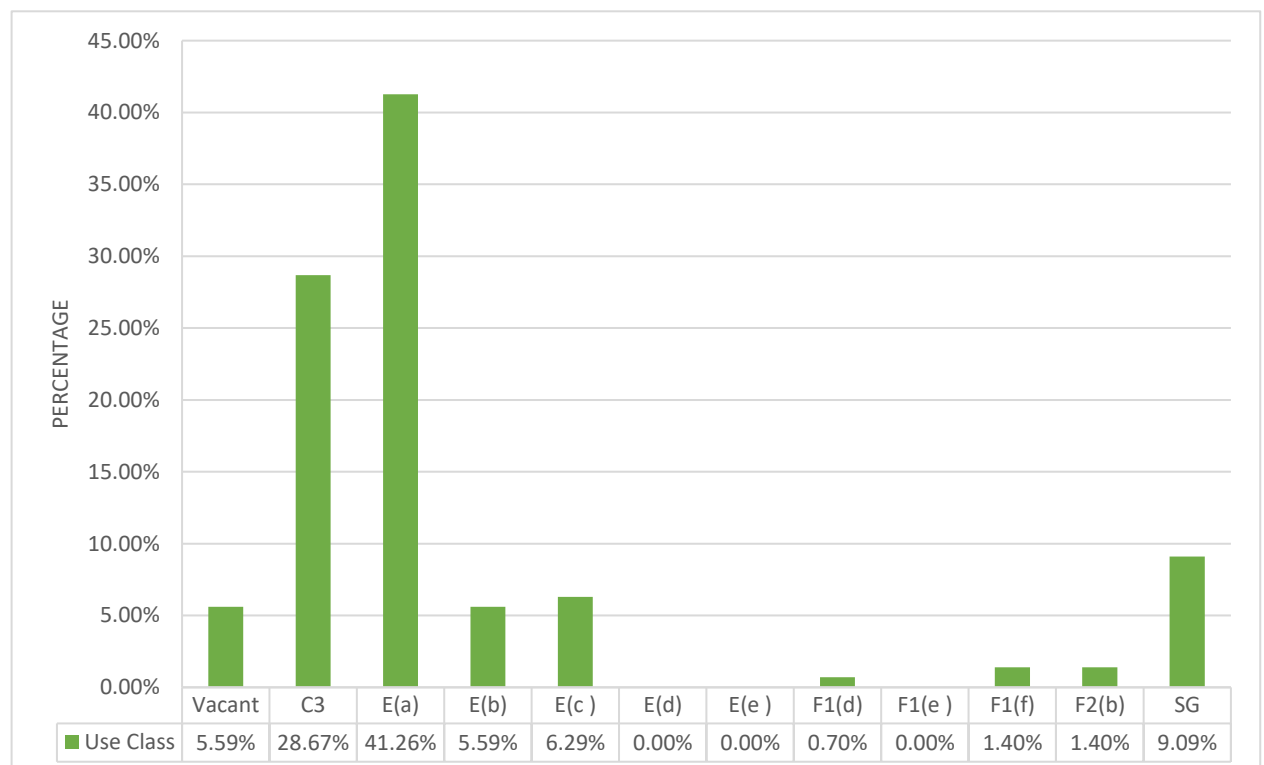


Figure 14: Southwell District Centre – Breakdown of Units in the Primary Shopping Frontage by Use Class (%)



5.40 Figures 15, 16 and 17 indicate the vacancy rate trends in each of the District Centres since the start of the Plan Period in 2013.

Figure 15: Vacancy Rate Trends in Edwinstowe District Centre

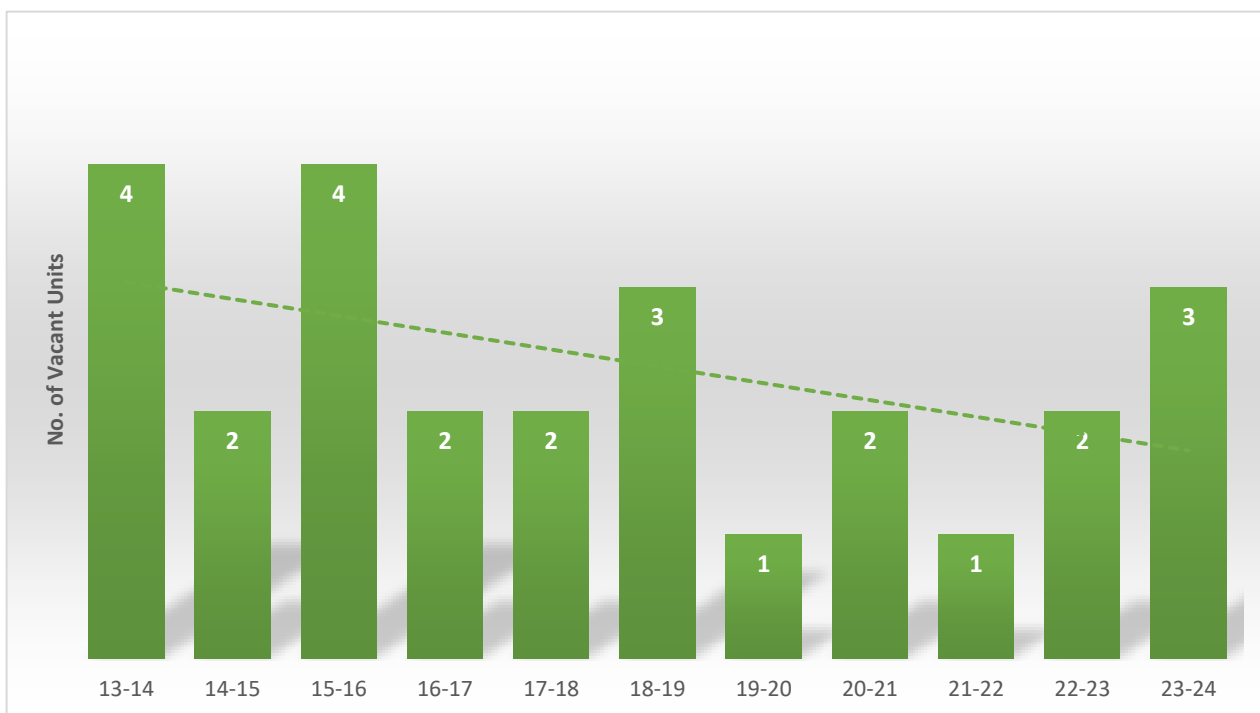


Figure 16: Vacancy Trends in Ollerton District Centre

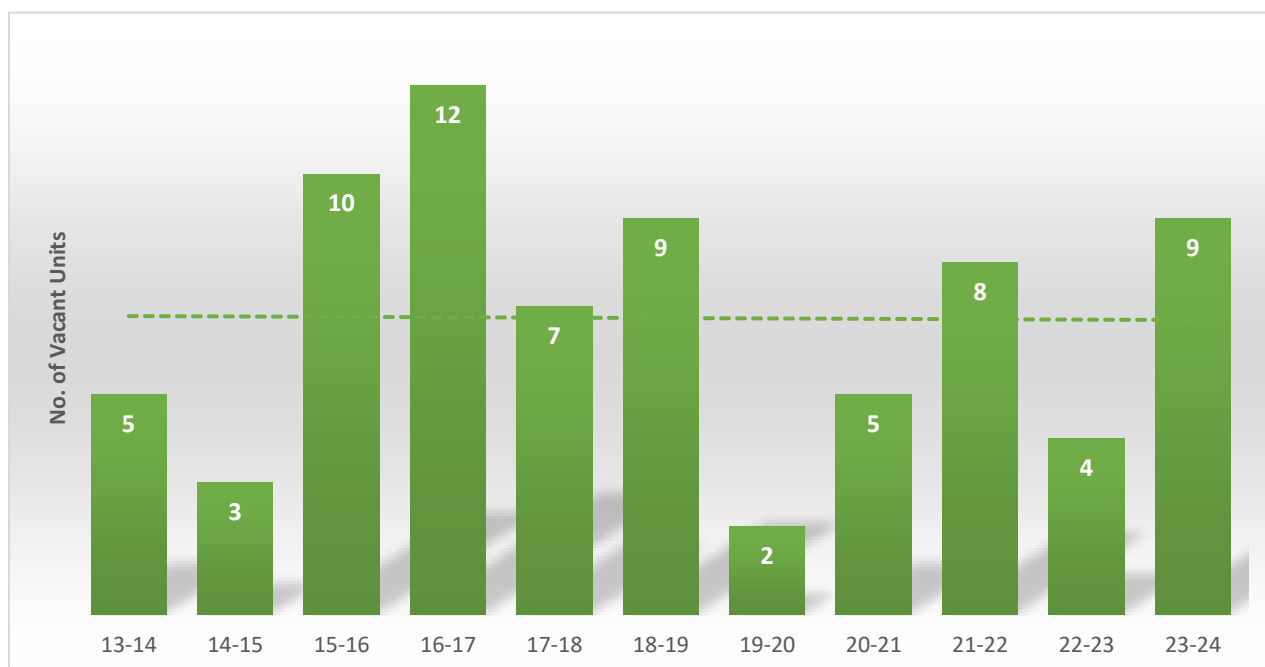
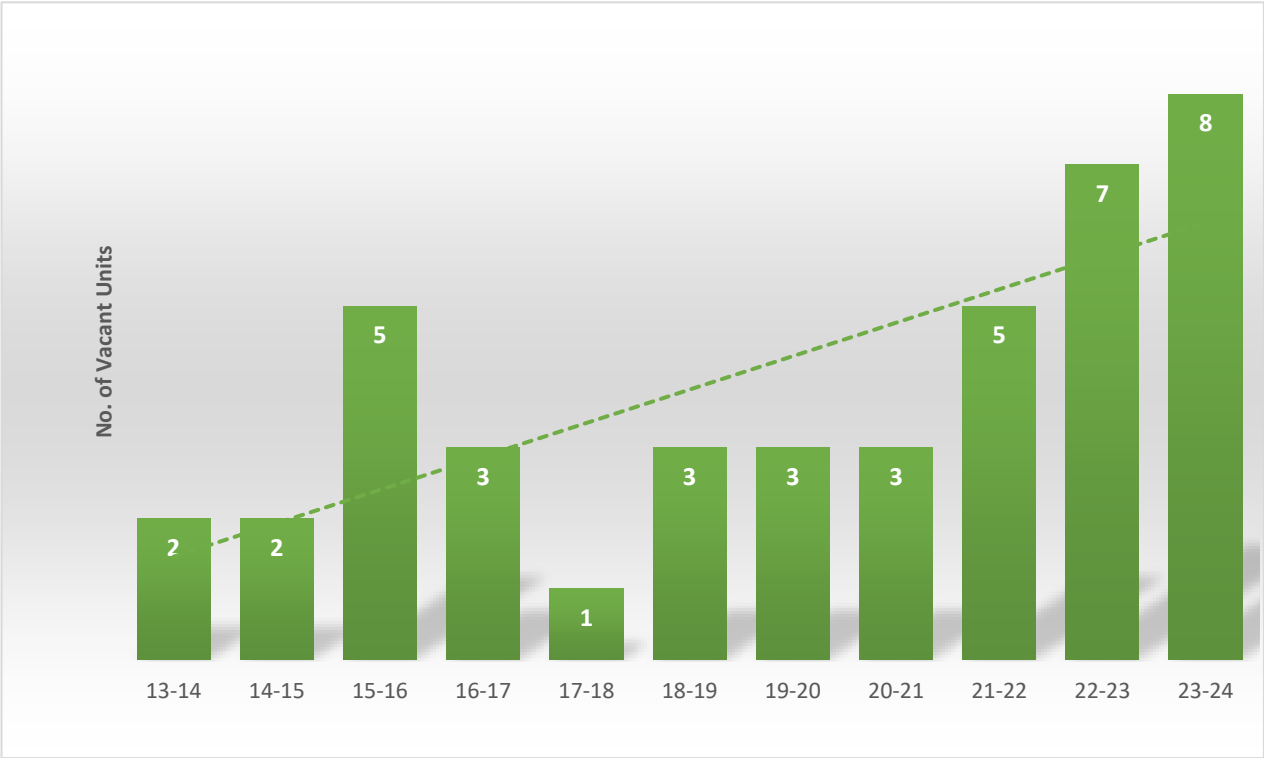


Figure 17: Vacancy Trends in Southwell District Centre



D) LOCAL CENTRES

- 5.41 Core Policy 8 (Retail & Town Centres) of the Amended Core Strategy (2019) identifies Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood, Lowdham, Rainworth and Sutton on Trent as designated Local Centres. Their role 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. Land South of Newark (NAP2a), Land East of Newark (NAP2b) and Land at Fernwood (NAP2c) are also designated as local centres.
- 5.42 Appendix 8 to 19 include site plans which detail the extent of all the designated local centres.
- 5.43 Policy DM11 (Retail and Town Centre Uses) of the Allocations & Development Management DPD (2013) in respect of local centres states that:
- “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.”*
- 5.44 Other specific policies may apply in relation to conservation areas and listed buildings.
- 5.45 Policy MFAP1 (Mansfield Fringe Area) of the Amended Core Strategy states (2019) that *‘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... the provision of new community infrastructure appropriate to their size.’*

Table 30: Percentage Split of All Use Classes including Vacant Units within the Local Centres

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	73	1	1.37%	0	0.00%	56	76.71%	5	6.85%	1	1.37%	1	1.37%	0	0.00%	0	0.00%	1	1.37%	1	1.37%	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	1	25.00%	0	0.00%	0	0.00%	2	50.00%	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	17	2	11.76%	0	0.00%	9	52.94%	2	11.76%	1	5.88%	0	0.00%	0	0.00%	0	0.00%	1	5.88%	0	0.00%	0	0.00%
Clipstone	28	2	7.14%	0	0.00%	6	21.43%	9	32.14%	0	0.00%	0	0.00%	1	3.57%	0	0.00%	1	3.57%	0	0.00%	0	0.00%
Collingham	41	4	9.76%	0	0.00%	19	46.34%	6	14.63%	1	2.44%	1	2.44%	0	0.00%	2	4.88%	1	2.44%	1	2.44%	0	0.00%
Farnsfield	40	1	2.50%	0	0.00%	25	60.50%	11	27.50%	2	5.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Fernwood	10	0	0.00%	0	0.00%	0	0.00%	2	20.00%	0	0.00%	2	20.00%	1	10.00%	0	0.00%	1	10.00%	0	0.00%	0	0.00%
Lowdham	49	1	2.04%	0	0.00%	35	71.43%	6	12.24%	1	2.04%	1	2.04%	0	0.00%	0	0.00%	1	2.04%	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	5.56%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	323	13	4.02%	0	0.00%	164	50.77%	68	21.05%	8	2.48%	5	1.55%	4	1.24%	3	0.93%	6	1.86%	4	1.24%	0	0.00%

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	2.74%	1	1.37%	4	5.48%
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	11.76%
Clipstone cont.	0	0.00%	0	0.00%	9	32.14%
Collingham cont.	1	2.44%	1	2.44%	4	9.76%
Farnsfield cont.	0	0.00%	1	2.50%	0	0.00%
Fernwood cont.	0	0.00%	1	10.00%	3	30.00%
Lowdham cont.	0	0.00%	0	0.00%	4	8.16%
Rainworth cont.	0	0.00%	0	0.00%	4	22.22%
Total	3	0.93%	4	1.24%	41	12.69%

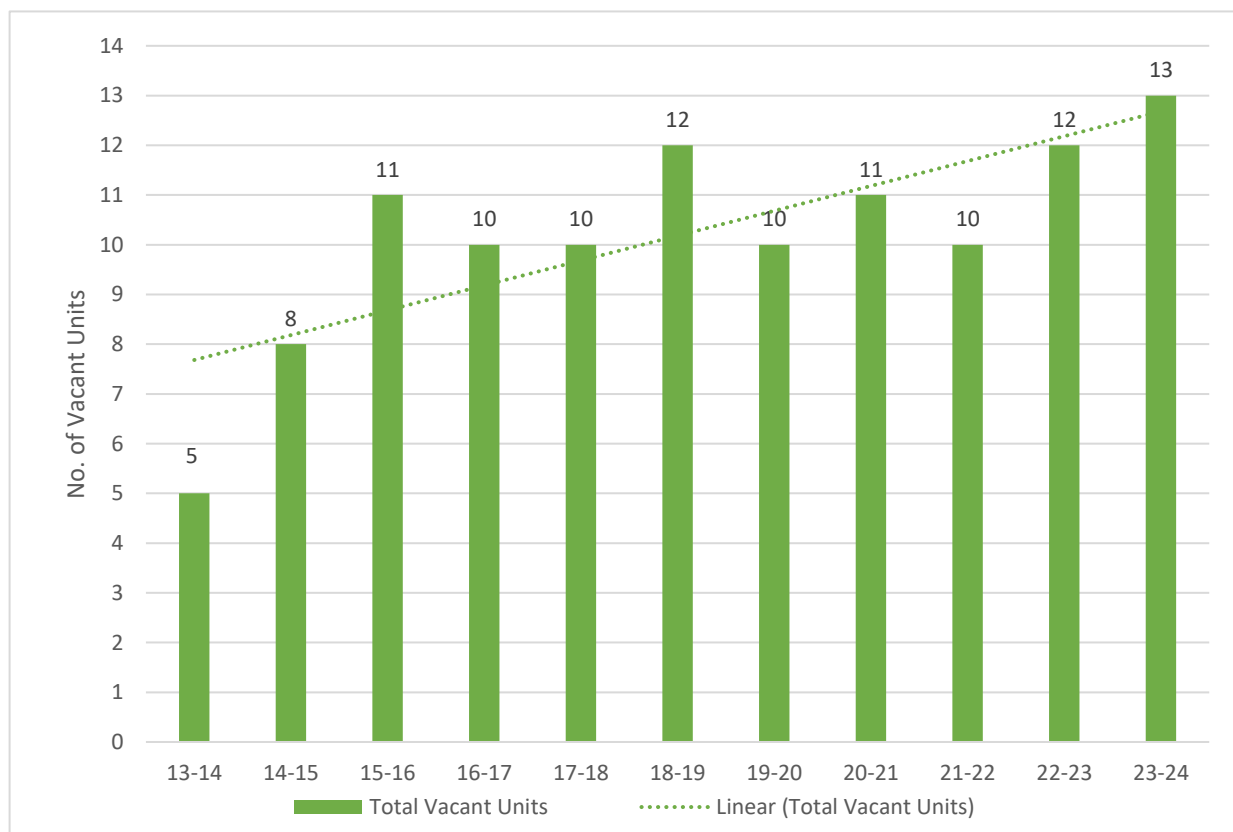
Table 31: Percentage Split between Commercial and Residential

	Residential	Commercial (including vacant units)
Percentage Split	50.77%	49.23%
Number of Dwellings	164	159

Table 32: Vacant Units in Local Centres

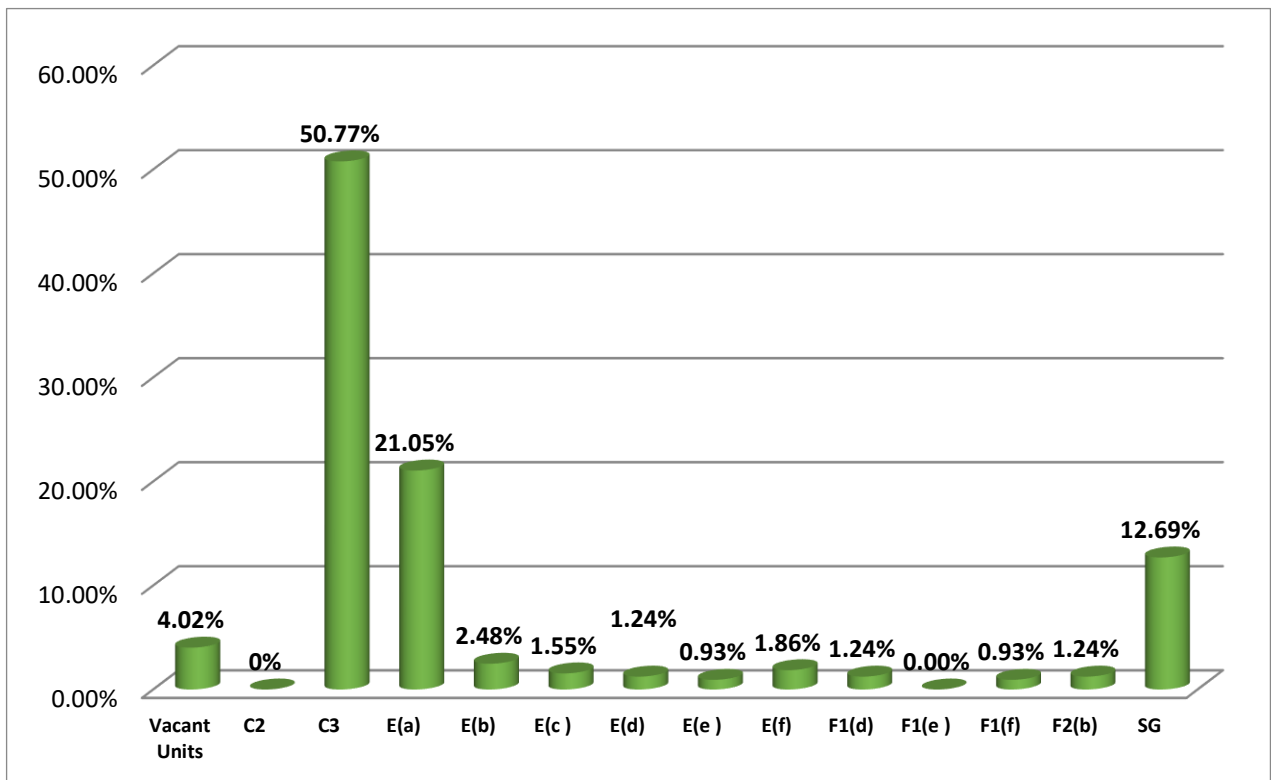
	Area	Street	Previous Use Class	Net Sqm
1	Balderton South	33 Main Street	Vacant	39.00
2	Bilsthorpe South	72 Kirklington Road	Vacant	38.55
3	Blidworth	65 Mansfield Road	The Kutting Rooms	n/a
4	Boughton	16a Tuxford Road	Vacant	n/a
5	Boughton	18 Tuxford Road	Vacant	59.04
6	Clipstone	133 Mansfield Road	Vacant	74.23
7	Clipstone	151 Mansfield Road	Turnaround Charity Shop	61.13
8	Collingham	Units 1 and 2, Former Coop	Village Food Pantry	209.44
9	Collingham	Unit 2, 58 High Street	Vacant	n/a
10	Collingham	Unit 3, 58 High Street	Vacant	n/a
11	Collingham	United House, 113 High Street	Vacant	n/a
12	Farnsfield	43 Main Street	Vacant	n/a
13	Lowdham	31a Main Street	Johnson & Partners	n/a

5.46 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 18: Vacant Units in Local Centres by Year

5.47 Table 33 provides an overview of the use class split in the Local Centres. A more detailed Use Class Order Guide can be found in the Appendix.

Table 33: Local Centres Use Class Percentage Split



E) SUMMARY OF RESULTS

5.48 This section provides a summary of the key trends when compared to previous years.

Headlines

- Vacancy rates in Newark Town Centre rose by 1.85% to 12.25% in 2023/24.
- Vacancy rates in the District Centres rose by 2.52% to 6.78% in 2023/24.
- Vacancy rates in the Local Centres stayed static at 3.72% in 2023/24.
- The biggest decline of uses in 2023/24 in Newark Town Centre was Use Class E(a) (Retail) which dropped by 2.25%.
- The biggest increase of uses in 2023/24 in Newark Town Centre was Sui Generis by 0.44%.
- The biggest decline of uses in 2023/24 in the District Centres was Use Class E(a) (Retail) which dropped by 3.14%.
- The biggest increase of uses in 2023/24 in the District Centres was Use Class C3 (Residential) by 1.56%.
- There was no significant change of uses in the local centres.

District Wide Vacancy Trends

5.49 The vacancy rate has been monitored since the start of the plan period in 2013 and this is illustrated below in Table 34. It demonstrates that across Newark Town Centre and all District and Local Centres, the percentage of vacant units has been creeping up from 5.70% recorded in 2013/14 to 9.20%. The table also compares the district data to the national average.

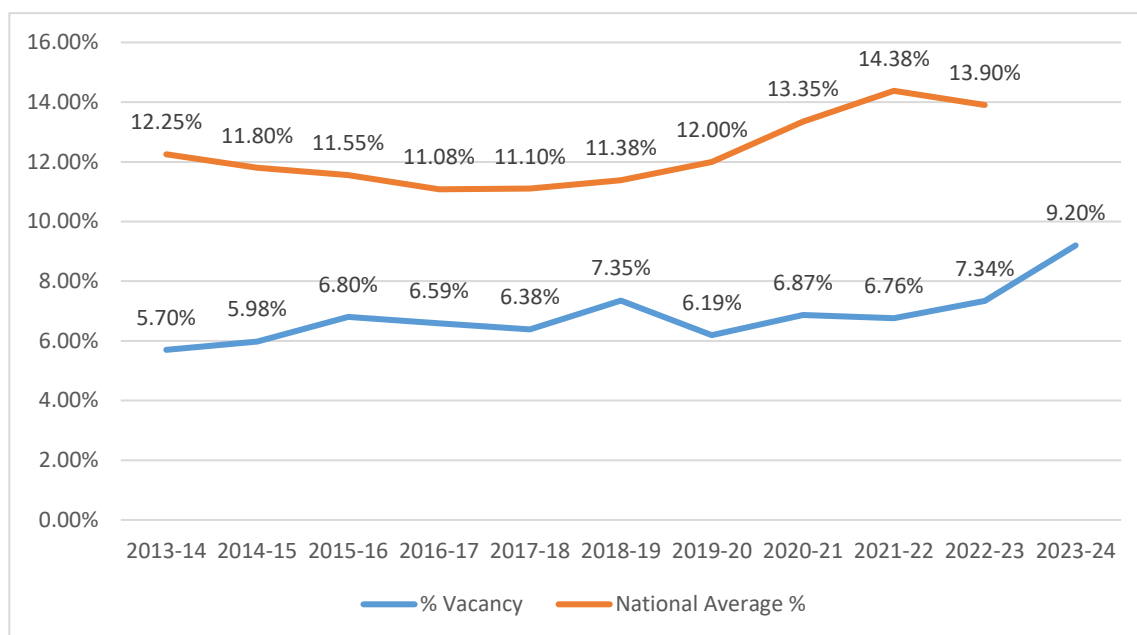
Table 34: Percentage Uses by Survey Year

Survey Year	% Vacancy	% National Average Vacant ¹⁰
2023-24	9.20%	Data Not Available
2022-23	7.34%	13.90%
2021-22	6.76%	14.38%
2020-21	6.87%	13.35%
2019-20	6.19%	12.00%
2018-19	7.35%	11.38%
2017-18	6.38%	11.10%
2016-17	6.59%	11.08%
2015-16	6.80%	11.55%
2014-15	5.98%	11.80%
2013-14	5.70%	12.25%

5.50 Figure 19 illustrates the changes to the vacancy rate (Newark Town Centre, District and Local Centres) since the start of the Plan Period in 2013 in comparison to the national average. It shows that since 2013, vacancy rates have been gradually increasing but remain comfortably below the National Average.

¹⁰ Data from British Retail Consortium / Local Data Company

Figure 19: Vacant Units NSDC Comparison to National Average



Long Term Vacancy Trends

- 5.51 There is a total of 121 vacant units across Newark Town Centre, the District Centres and Local Centres. Of these, 66 units (55%) are considered long term vacancies (2 years or more).

Figure 20: Type of Vacancies

Types of Vacancy	Number of Vacant Units
Newly Vacant (since 2022/23)	45
Long Term Vacant (2 years +)	64
Vacant since before Retail Monitoring Began in 2013	2
Vacant since Newly Built	3
Unknown	7
Total	121

- 5.52 Of the 88 vacant units in Newark Town Centre, 61% are long term vacancies (two or more years). Of the 54 long term vacancies in Newark Town Centre, 43% are in the Secondary Shopping Frontage.
- 5.53 Of the 20 vacant units in the District Centres, 25% are long term vacancies (two or more years). Of the 5 long term vacancies in the District Centres, 40% are in the Primary Shopping Frontage.
- 5.54 Of the 13 vacant units in the Local Centres, 69% are long term vacancies (two or more years). Of the 9 long term vacancies, 2 units have been vacant since they were built in 2019/20.

Appendix 1: Use Class Order Guide¹¹

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"> • 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 • 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 • 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
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"> • E(a) Display or retail sale of goods, other than hot food • E(b) Sale of food and drink for consumption (mostly) on the premises • E(c) Provision of: <ul style="list-style-type: none"> ○ E(c)(i) Financial services, ○ E(c)(ii) Professional services (other than health or medical services), or ○ E(c)(iii) Other appropriate services in a commercial, business or service locality • E(d) Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,) • E(e) Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner) • E(f) Creche, day nursery or day centre (not including a residential use) • E(g) Uses which can be carried out in a residential area without detriment to its amenity: <ul style="list-style-type: none"> ○ E(g)(i) Offices to carry out any operational or administrative functions, ○ E(g)(ii) Research and development of products or processes ○ E(g)(iii) Industrial processes
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>F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts:</p>

¹¹ Use Classes Order 2020

	<ul style="list-style-type: none"> • F1(a) Provision of education • F1(b) Display of works of art (otherwise than for sale or hire) • F1(c) Museums • F1(d) Public libraries or public reading rooms • F1(e) Public halls or exhibition halls • F1(f) Public worship or religious instruction (or in connection with such use) • F1(g) Law courts <p>F2 Local community – Use as defined in 4 parts:</p> <ul style="list-style-type: none"> • F2(a) 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 • F2(b) Halls or meeting places for the principal use of the local community • F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms) • F2(d) Indoor or outdoor swimming pools or skating rinks
Sui Generis (No class specified)	'Sui generis' is a Latin term that, in this context, means 'in a class of its own'. Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'.

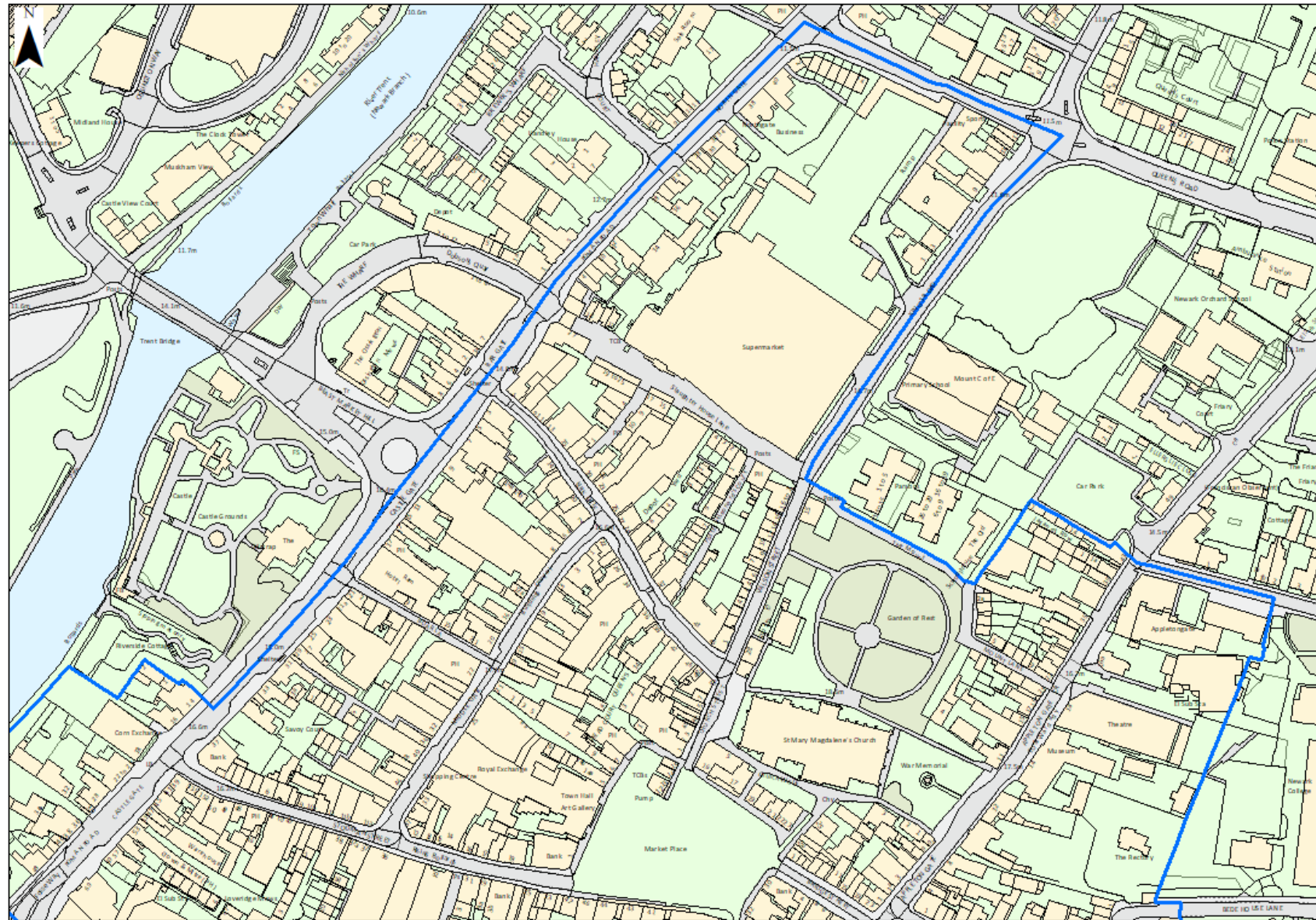
Appendix 2: Key for Retail Area

Figure 19 below provides a key for the retail area maps Appended to this report.

Figure 21: Key for Retail Area

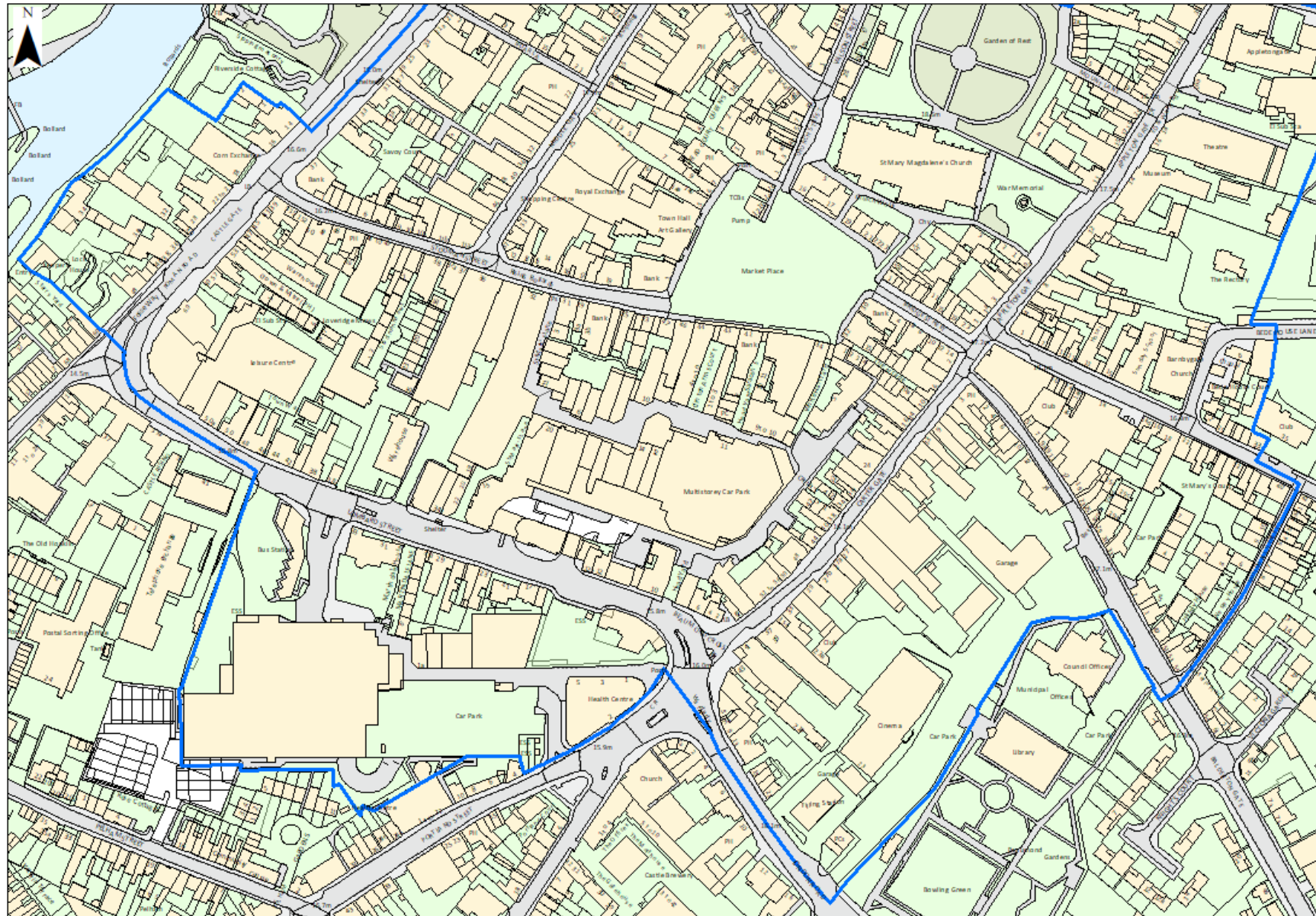


Appendix 3: Newark Town Centre (North) Map



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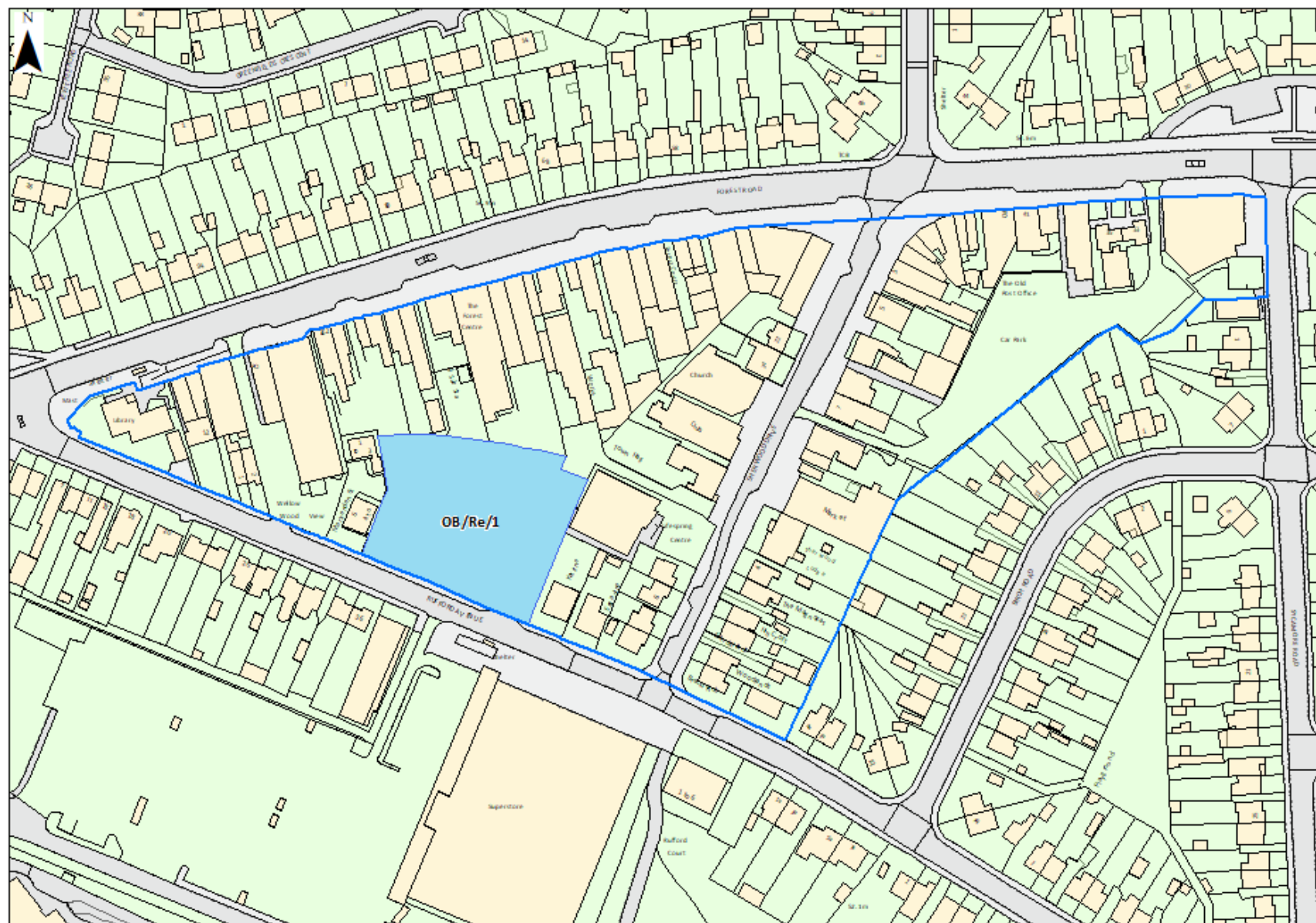
Appendix 4: Newark Town Centre (South) Map



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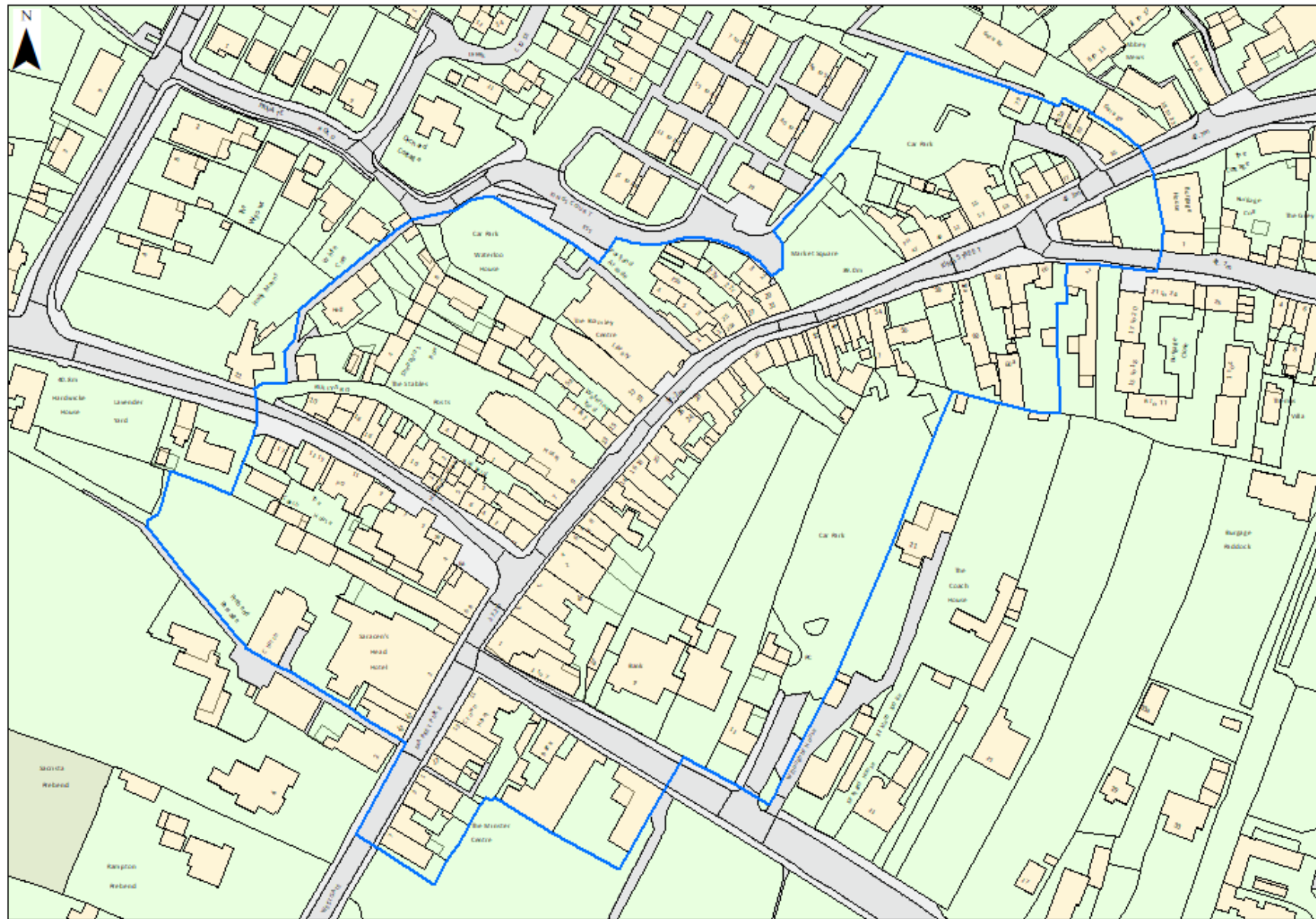
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Appendix 6: Ollerton District Centre Map



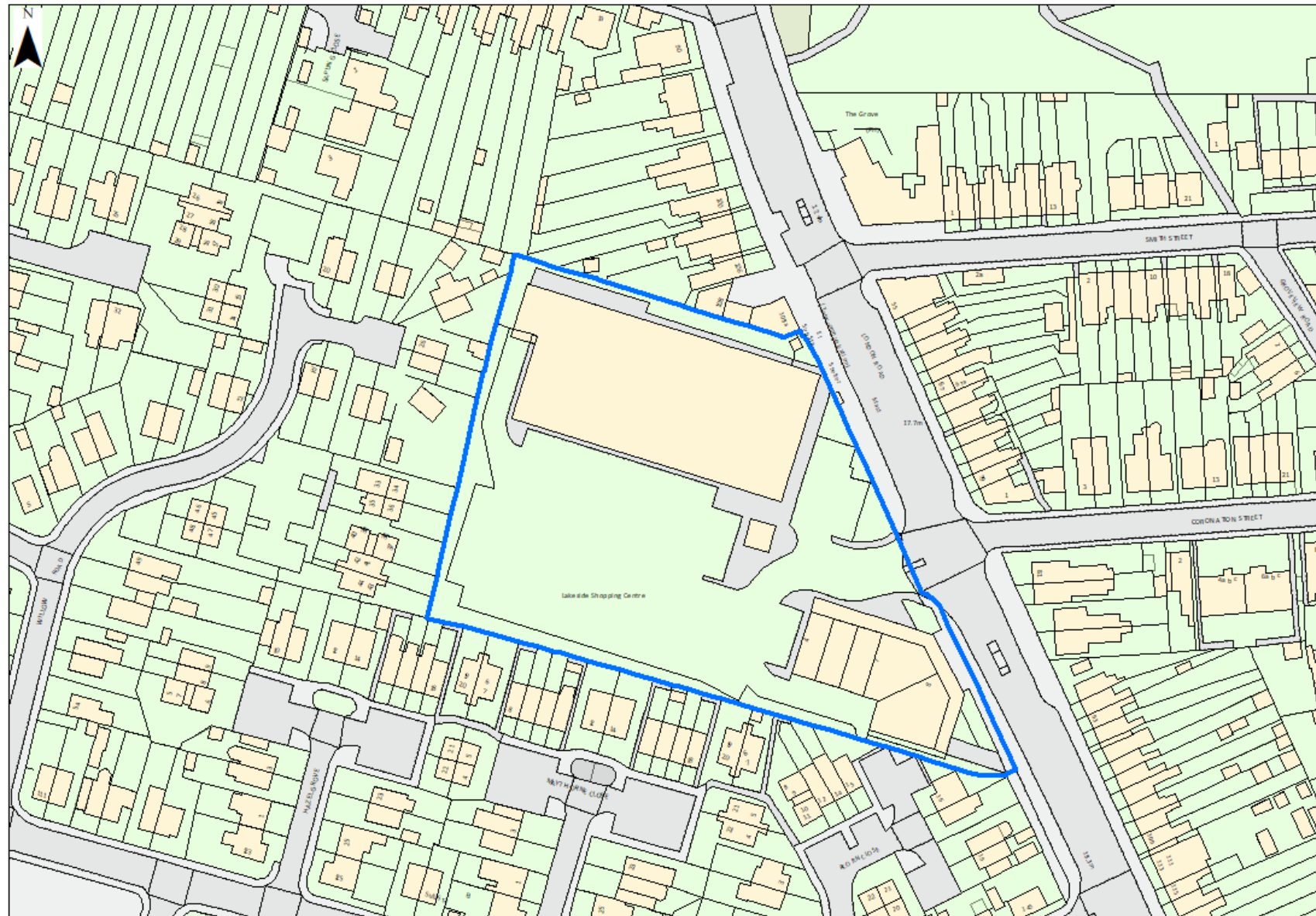
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Appendix 7: Southwell District Centre Map



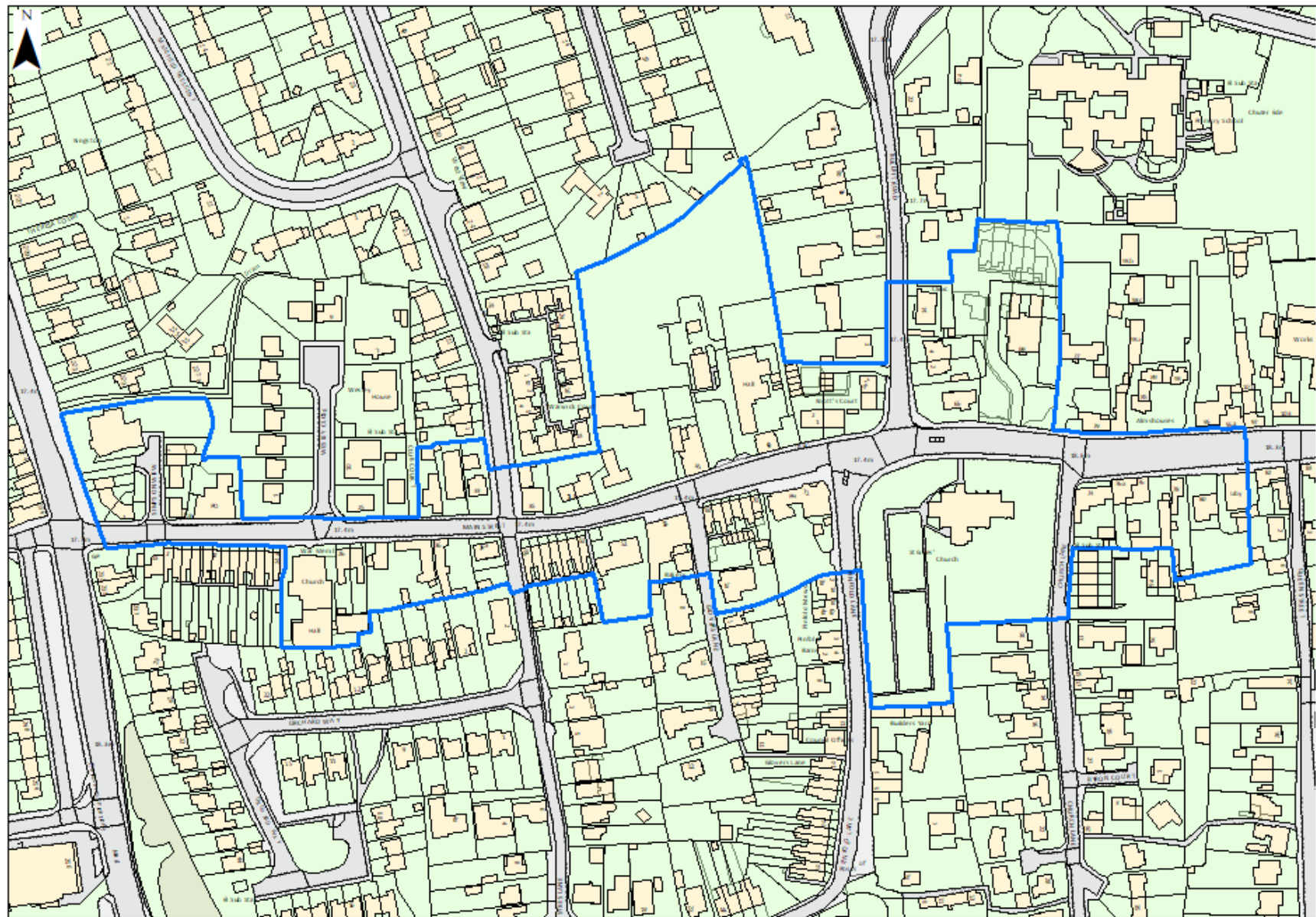
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Appendix 8: Balderton North Local Centre



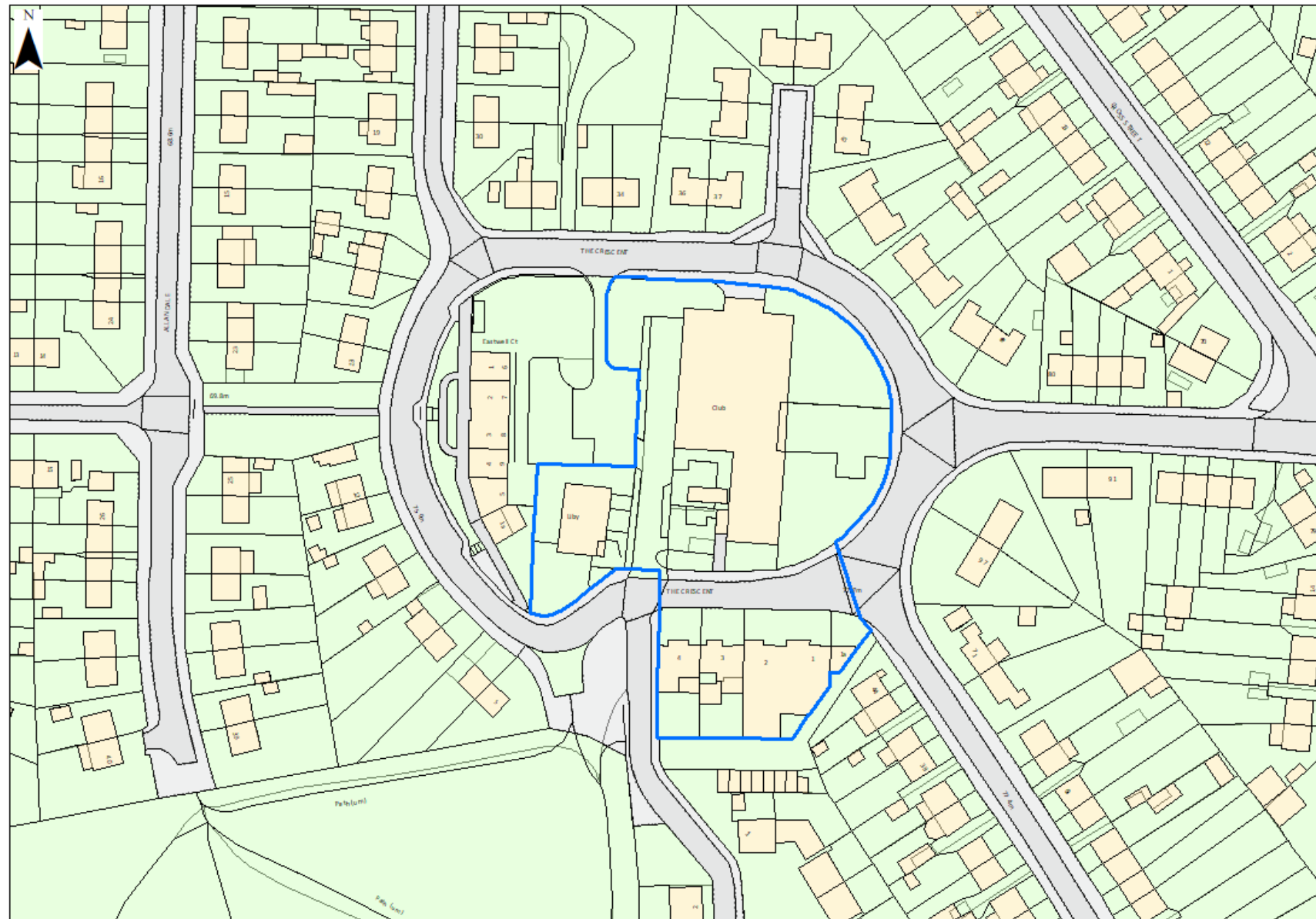
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Appendix 9: Balderton South Local Centre



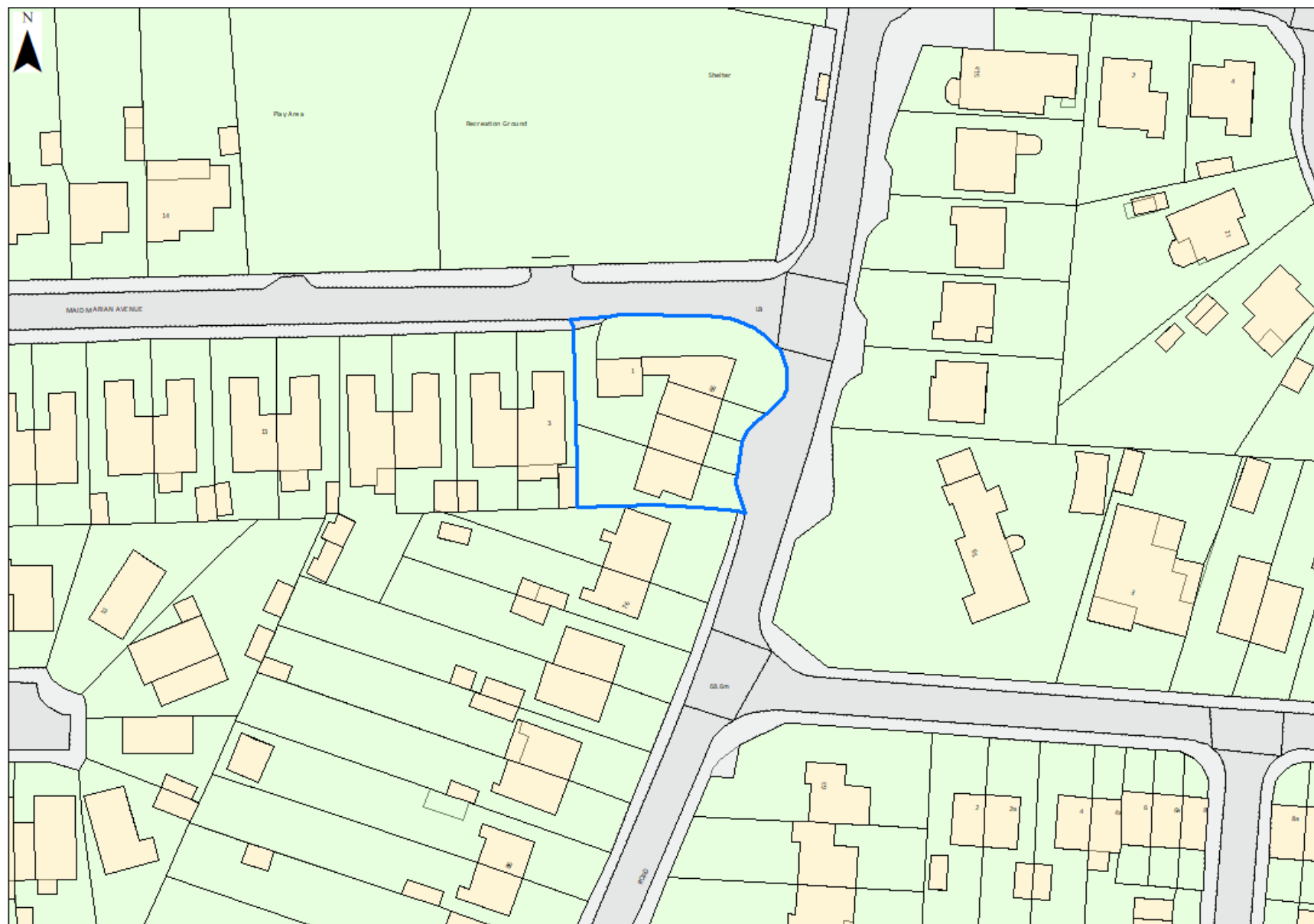
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Appendix 10: Bilsthorpe North Local Centre



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Appendix 11: Bilsthorpe South Local Centre



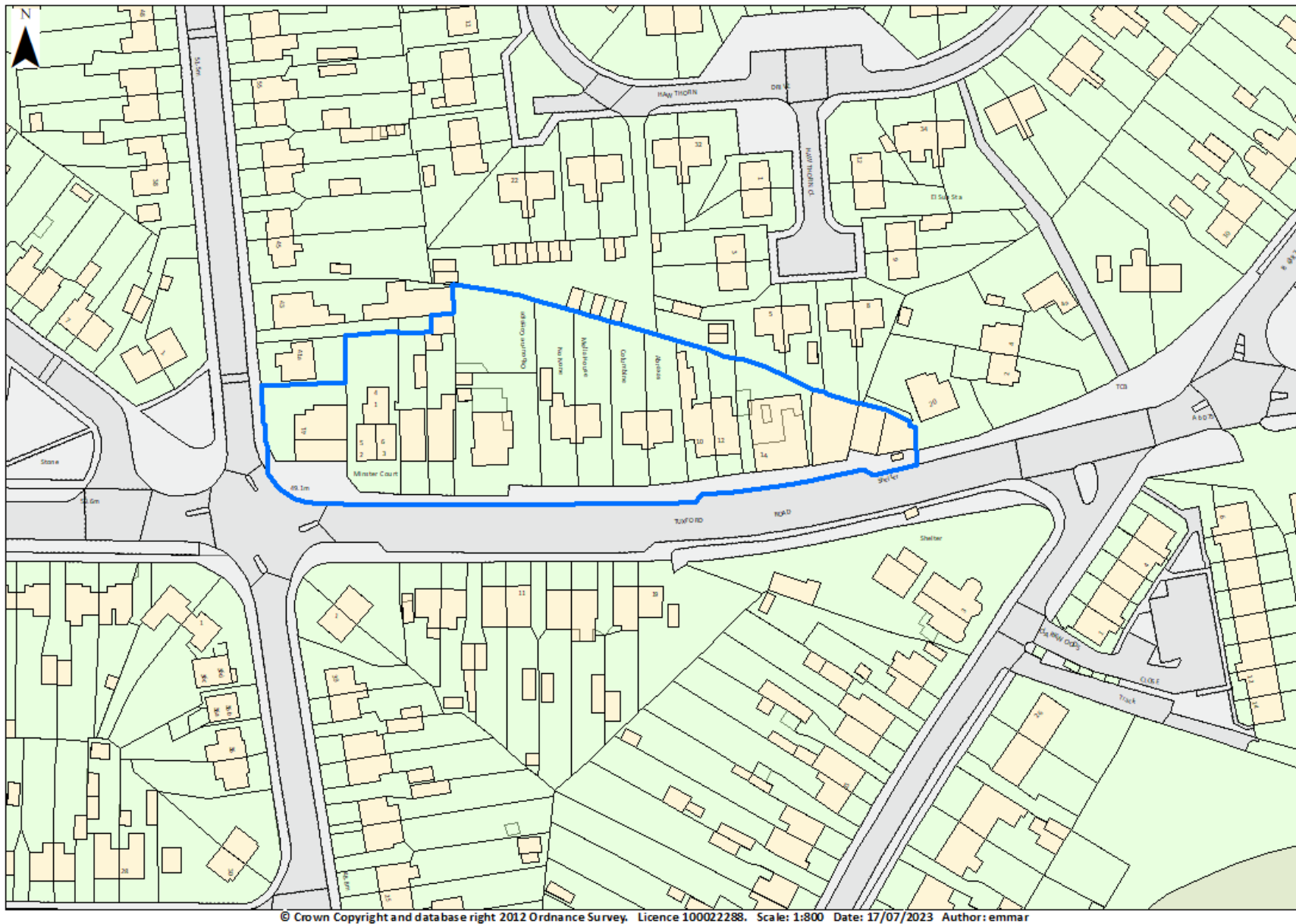
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Appendix 12: Blidworth Local Centre

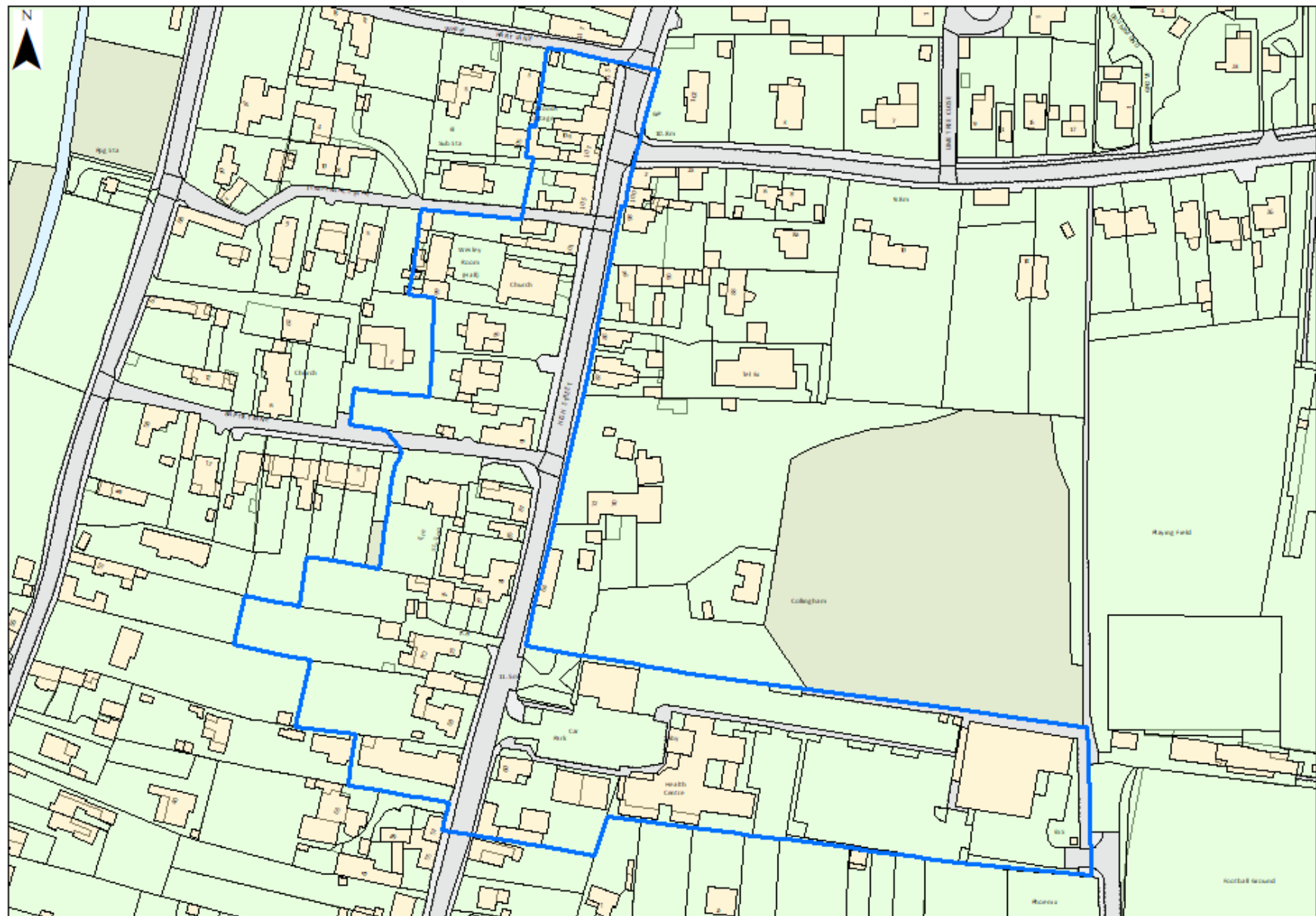


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Appendix 13: Boughton Local Centre

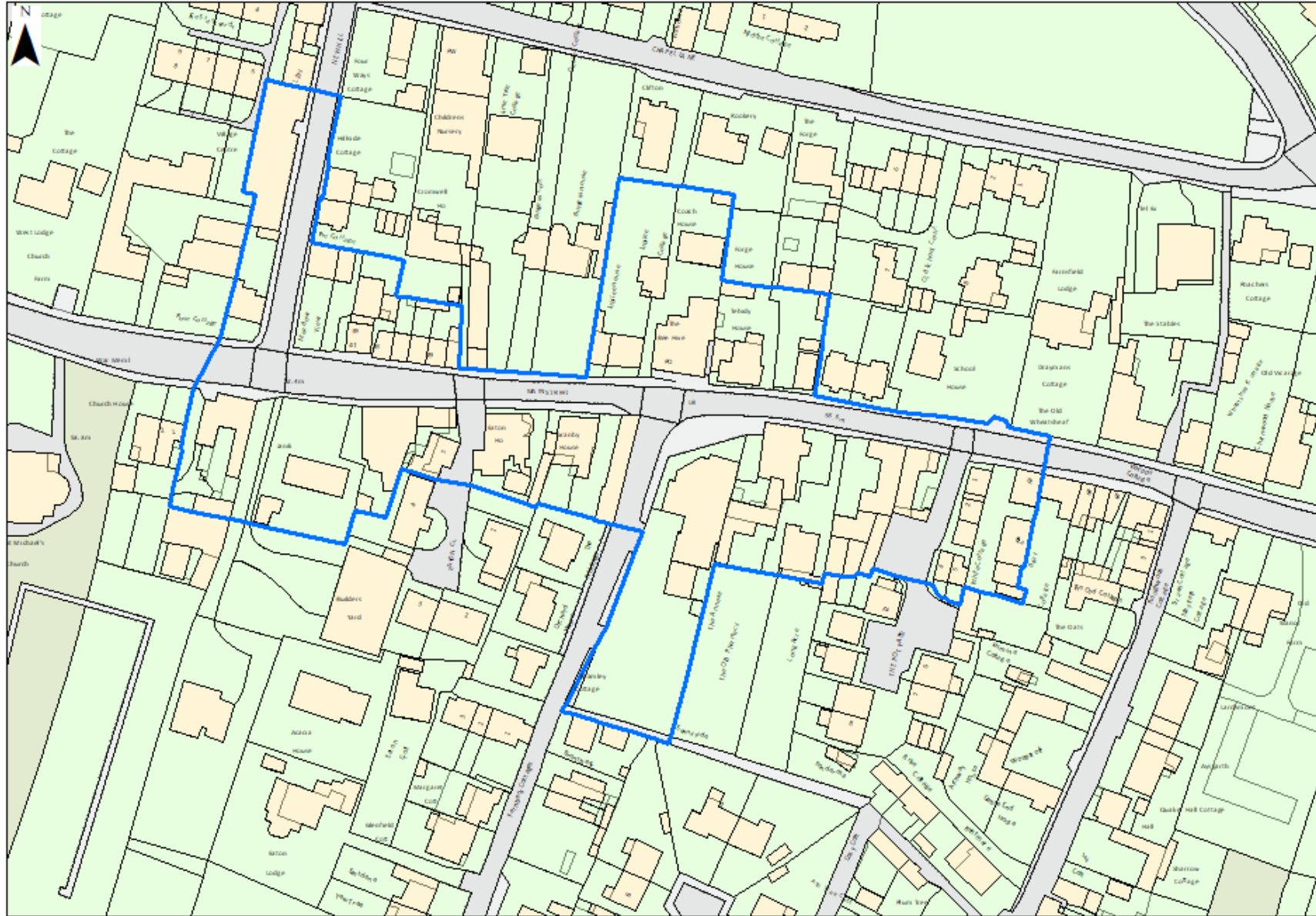


Appendix 15: Collingham Local Centre

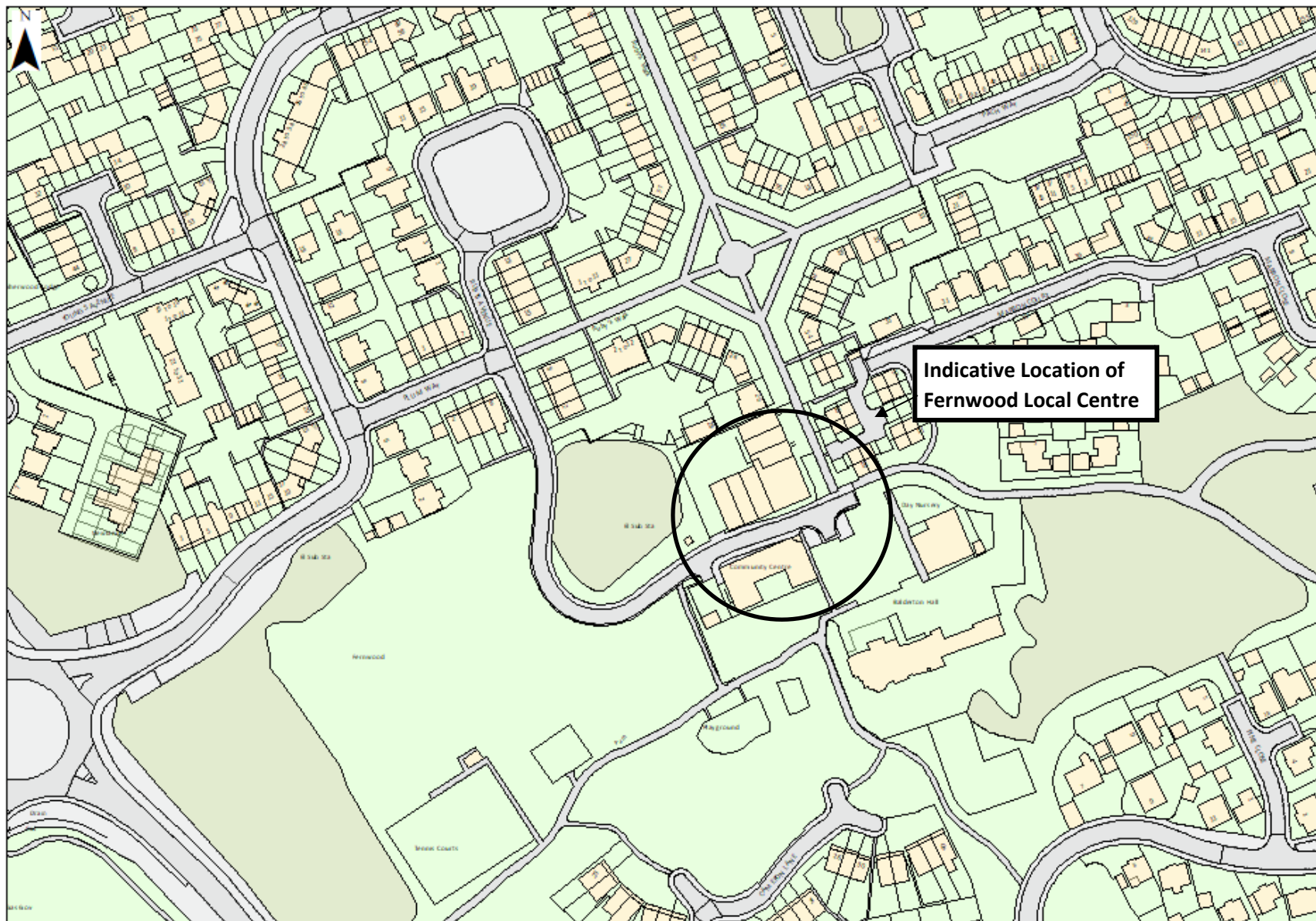


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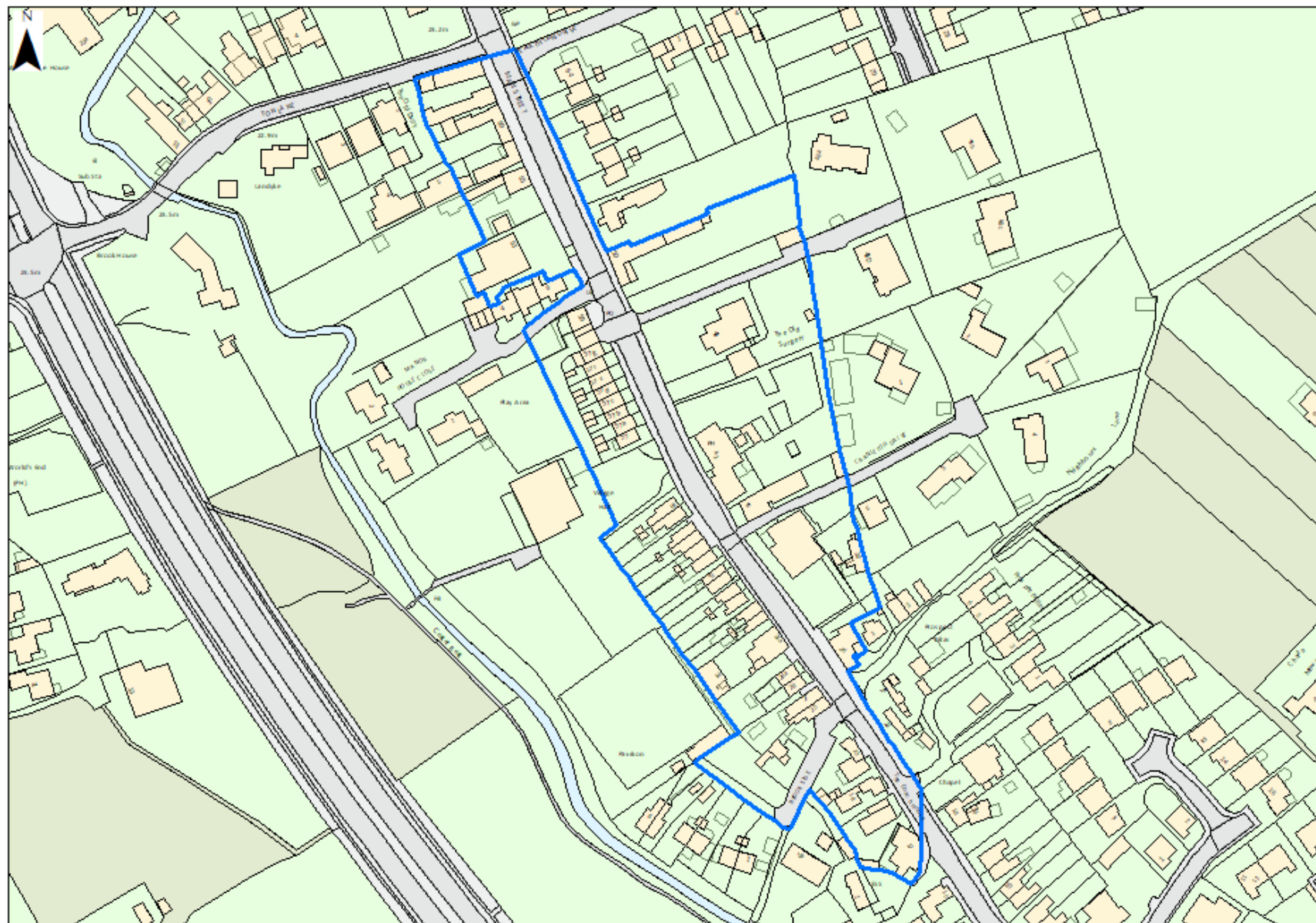
Appendix 16: Farnsfield Local Centre



Appendix 17: Fernwood Local Centre

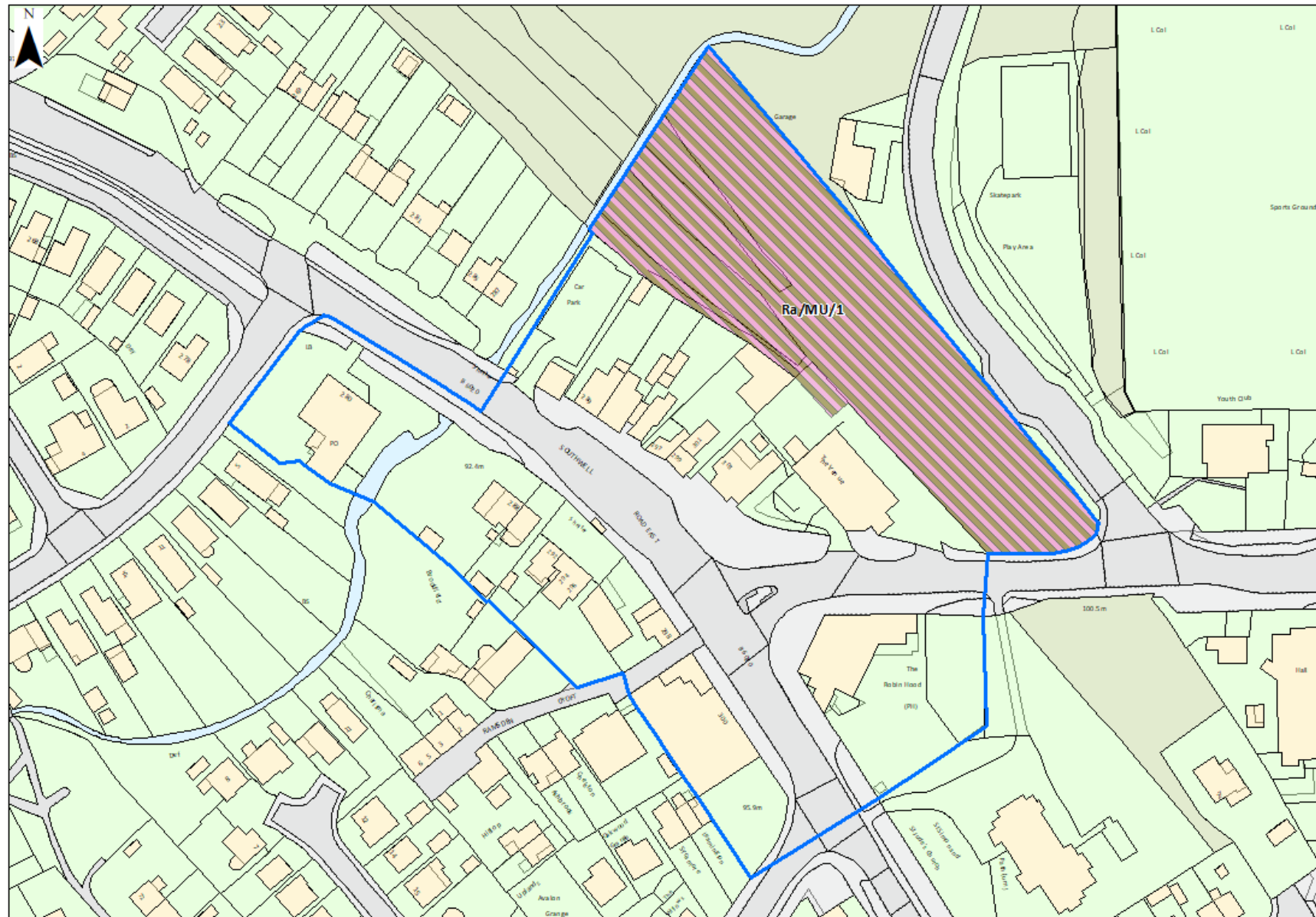


Appendix 18: Lowdham Local Centre



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Appendix 19: Rainworth Local Centre



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