

2016
Retail and Town Centre Uses Monitoring Report 01/04/2015 to 31/03/2016
and Survey Data (April 2016)



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Blidworth

Boughton

Clipstone

Collingham

Farnsfield

Fernwood (Land at Fernwood NAP 2C)

Lowdham

Some plans include polygons showing Allocated sites, further information can be found in the Allocations and Development Management DPD (Adopted July 2013)

Section One

Introduction



Introduction

This document has been prepared by the Planning Policy Business Unit in accordance with Government guidance set out in the National Planning Policy Framework (NPPF). Paragraph 158 of the NPPF requires local authorities to “use a proportionate evidence base to ensure that the local plan is based on adequate up-to-date and relevant evidence about the economic, social and environmental characteristics and prospects of the area”

Throughout this report floorspace is provided as net, various checks have been carried out to identify the gross/net ratio of units, where it has not been possible to calculate, a ratio of 80% net has been used.

Section Two of this report monitors the provision of retail and town centre floor space including change of use within ‘A’ class and loss of retail use (requiring planning consent) for all areas of the District for the period 01/04/2015 to 31/03/2016.

Section Three of this report specifically monitors the gain and loss of convenience and comparison floorspace in accordance with the requirements of the Newark and Sherwood Core Strategy DPD (Adopted March 2011) (p49, para5.31). GVA Grimley conducted a Retail and Town Centre Study published in 2010. As part of the production of the Allocations & Development Management DPD the Council commissioned a review of retail requirements. This update identified that given the current changes in the retail market the comparison floor space requirement for the District was now 15% lower than originally estimated (see Figure 11).

Section Four of this report provides data for use class percentage in accordance with the criteria set out in Policy DM11: (Retail and Town Centre Uses) of the Allocations & Development Management DPD (Adopted July 2013). Surveys were carried out during April 2016. Comparisons have been made with 2012, 2013, 2014 and 2015 surveys

Location Plans are provided throughout Section Four of this report. A use class order guide is provided in Appendix 1.

Disclaimer

The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given with regard to possible errors.

Data Sources

Data in this document is sourced from Newark and Sherwood District Council planning and building control records using Uniform systems , Approved Inspector data and survey information.

This report is available to view online at www.newark-sherwood-dc.gov.uk/planningpolicy should you require a written copy please contact the Planning Policy Business Unit at the address below: This document can be made available in other forms upon request.

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Retail Hierarchy

Core Policy 8 of the Adopted Core Strategy DPD (March 2011) sets out the Retail Hierarchy to be applied in the development of policies for retail and town centre uses and the determination of planning applications within the District.

Figure 1: Retail Hierarchy

Designation	Role & Function	Location
Sub-Regional Centre/Town Centre	Principal focus of new and enhanced retail and other town centre activity in Newark and Sherwood	Newark Town Centre
District Centres	Primarily used for convenience shopping, with some comparison shopping and they also provide a range of other services for the settlement and the surrounding communities.	Edwinstowe Ollerton Rainworth Southwell
Local Centres	Concerned with the sale of food and other convenience goods to the local community in which they are located.	Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Lowdham, *Sutton-on-Trent, Land South of Newark (NAP 2A) Land East of Newark (NAP 2B) Land at Fernwood (NAP 2C)

*These centres have been defined as part of the Allocations and Development Management DPD (adopted July 2013) process and will be included on the updated Policies Map, (apart from the 3 strategic sites)

Section Two

Retail and Town Centre Provision (01/04/2015 to 31/03/2016)



Figure 2: Newark Town Centre

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
19 Castle Gate	479739/354013	Change of Use	Under Construction	A1, A3 and A4	6	-112.40	11/01046/FUL	Detailed	Conversion of former hotel to provide new bar/restaurant (class A3/A4) and 5 no retail (class a1) units at ground floor level
Lombard Street (Robin Hood Hotel) (Phase 2)	479662/353678	New Build	Under Construction	A1	4	1635	07/01460/FULM	Detailed	Phase 2 New retail units
19 Lombard Street	479755/353727	Change of Use	No Start	A1/A2	1	25.36	13/00801/FUL	Detailed	Change use from Sui Generis to A1 and A2
Castle Gate (22, All Spice Restaurant)	479607/353917	Change of Use	Under Construction	A1, A2,A3,A4 A5	4	21	15/00136/FUL	Detailed	Sub-division of ground floor to form separate unit and change of use to use within Class A1,A2,A3,A4 or A5; new glazed entrance within original carriage arch and erection of single storey extension to rear
45 Stodman Street	479682/353890	Change of Use	No Start	A3	1	No net gain	16/00112/FUL	Detailed	Change of use from A1 retail to A3 restaurant
Barclays Bank Market Place	479861/353835	Change of Use	No Start	A1/A3		66	13/01018/FUL	Detailed	Change of use from A2 to A1 and A3
Carter Gate (3 Belams Bar and Bistro)	479969/353818	Change of Use	No Start	A3	1	54	15/02037/FUL	Detailed	Refurbish existing public house and raise existing atrium to bring first floor into use, new ground floor windows and new shop front also change of use of 2-4 Balderton Gate from Use Class A1 (shops) to A3 (café/restaurant).

Figure 3: District Centres

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
Forest Road Ollerton	466396/397912	Change of Use	No start (Vacant)	A5	1	No net gain	14/00787/FUL	Detailed	Change of Use from A1 to A5
(HSBC) Church Street Southwell	470108/353900	Change of Use	Under construction	A1/SG	1	No net gain	15/01138/FUL	Detailed	Change of use from A2 to mixed use of A1 and Sui Generis combining retail and a Beauty Salon.

Figure 4: Local Centres

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
(Lakeside Shopping Centre) Balderton	481283/352204	New Build	Under construction	A1	1	56.40	15/02104/FULM	Detailed	Demolition of existing buildings (including the Total Petrol Filling Station) and the erection of a new Lidl food store (Class A1), relocation of existing electricity sub-station and formation of a new access to servicing area, new car parking spaces and associated
8A Lakeside Shopping Centre Balderton	481349/352168	Change of Use	No start	A5	2	No net gain	15/00084/FUL	Detailed	Change of use of part of Unit 8 from a kitchen and bathroom showroom (Use Class A1) to a hot-food takeaway (Use Class A5).
Bowbridge Lane Balderton	479873/351173	New Build	No Start (Outline only)	A1 to A5		3900	14/01978/OUTM	Outline	Two Local centres comprising units A1 to A5 use class

Figure 5: Provision Outside of Retail Hierarchy

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
81 Dale Lane Blidworth	459861/356122	New Build	No Start	A1	1	19.3	15/00163/FUL	Detailed	Change of use and extension of house into a hair salon.
65 London Road Newark	480448/353298	Change of Use	No Start	A2	1	0	15/02163/FUL	Detailed	Change of Use from B1 to A2
Malkiln Lane Newark	480295/354789	New Build	No Start	A3	2	809.60	14/01664/FUL	Detailed	Erection of two drive through restaurant
Land off Northgate Newark	480032/354513	New Build	No Start	A1	4	47528.50	13/00997/OUTM	Outline	Proposed retail development comprising 6 Units for Bulky Goods/ Open A1/ Open A1 Convenience uses and provision of car parking
7 Bar Gate Newark	479786/354125	Change of Use	No Start	A2/A3/A5	1	No net gain	15/02257/FUL	Detailed	Change of use from A1 to A2 or A3 or A5
The Old Vicarage Station Road Rolleston	474134/352544	Change of Use	Under Construction	A3	1	25.22	12/00799/FULM	Detailed	Change of use from domestic to domestic and A3 (tea rooms)

Figure 6: Increase in Floorspace

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
Millside Country Store, Southwell Road , Bleasby	469903/350006	New Build	No Start	A1	1	53.84	14/01380/FUL	Detailed	Single storey side extension to create additional storage space
Lyndhurst Avenue Blidworth	459660/356307	New Build	Under Construction	A1	1	79.2	12/00113/FUL	Detailed	Two storey side extension (ground floor increase in retail floorspace, first floor habitable space). Various alterations to shop frontage.
Mansfield Road Edingley	466186/356085	New Build	Under Construction	A1	1	80	13/00072/FUL	Detailed	Extension to shop
Main Street (Co-op) Farnsfield	464782/356539	New Build	No Start	A1	1	39.2	14/02050/FUL	Detailed	Erection of a single storey rear extension to the existing food store
Hockerton Road, Kirklington (Maxeys Farm Shop)	469528/357339	New Build	No Start	A1	1	499.2	15/00745/FUL	Detailed	Extension to existing farm shop

Figure 7: Increase in Floorspace (Continued)

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
63 Beech Avenue and 73 Eton Avenue Newark	479621/352441	Change of Use (Internal alterations)	No Start	A1	1	49.07	15/01969/FUL	Detailed	Internal alterations to increase the retail area
Eddison Rise (Tesco) Ollerton	466328/367718	New Build	Under Construction	A	1	1916	07/01138/FULM	Detailed	Extension to supermarket

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

Core Strategy Reference	Allocation Type	Location	Plan Area	Status at 01/04/2016	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		3900
NAP2B	Mixed Use	Land East of Newark	Newark and Rural South (Sub Area 1)	Core Strategy Allocation	2500	
NAP2C	Mixed Use	Land at Fernwood	Newark and Rural South (Sub Area 1)	Core Strategy Allocation	2500	

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

Allocation Reference	Allocation Type	Location	Plan Area	Status at 01/04/2016	Total Site Area	Allocated Floorspace (Sqm)	Time Line for Implementation (% expected to be delivered during each period)		
							Available Floorspace (Sqm) without planning permission	0-5 Years (2016-2021)	5-10 Years (2021 - 2026)
Bi/MU/1	Mixed Use	East of Kirklington Road, Bilsthorpe	Sherwood Area		3.95	**460.00	**460.00	0%	100%
Cl/MU/1	Mixed Use	Land at the Former Clipstone Colliery	Mansfield Fringe		27.64	**250.00	**250.00	0%	100%
NUA/MU/3	Mixed Use	NSK Factory, Northern Road, Newark	Newark and Rural South (Sub Area 1)		10.11	4000	4000	0%	100%
OB/Re/1	Retail	Rufford Avenue, Ollerton	Sherwood Area		0.35	1962	0	0%	100%
OB/Re/2	Retail	Forest Road Ollerton	Sherwood Area	Site complete	0.17	932	0	n/a	n/a
Ra/MU/1	Mixed Use	Land at Kirklington Road, Rainworth	Mansfield Fringe		0.62	**250.00	**250.00	0%	100%
ST/MU/1	Mixed Use	East of Hemplands Lane, Sutton on Trent	Rural North (Sub Area 3)		2.07	**250.00	**250.00	0%	100%

** Estimates have been made for floorspace provision

Figure 10: Within Retail Hierarchy

Retail Hierarchy	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Description
Clipstone	4586878/362919	New Build	A1	2	80.57	14/01585/FUL	Demolition of existing building and erection of two retail units
Collingham Local Centre	483186/361692	New Build	A1	1	636	11/01151/FULM	New supermarket

Figure 11: Outside of Retail Hierarchy

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Description
Bowbridge Road Newark	480111/353045	New Build	A1,A2 and A5	3	372	11/01533/FUL	Mixed use development to include A1,A2 and A5 uses
Northern Road Newark	480562/354731	Change of Use	A1 and SG	1	16	14/00781/FUL	Change of use from light industrial and offices to retailing motor homes and offices
Workshop Road Ollerton	465039/367536	New Build	A4	1	413	14/01797/FULM	Demolition of existing building and

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

Location	Retail Hierarchy	Grid Reference	Units	Net Floorspace (Sqm)	Planning Reference	Description
5 to 7 Mansfield Road Edwinstowe	Outside	462531/366834	1	74.4	14/00573/FUL	Change of use of from shop (Class A1) to Takeaway (Class A5) and associated minor works to refurbish and repair the existing building.
36 Lombard Street Newark	Newark Town Centre	479710/353773	1	176	14/01889/FUL	Change of use A1 retail to A5 hot food takeaway
27 Slaughter House Lane Newark	Newark Town Centre	479830/354121	1	66.66	15/00120/CPRIOR	Change of Use from A1 mobility retail sales to A3 restaurant
4 Middle Gate Newark	Newark Town Centre	479822/354030	1	31.77	15/00092/FUL	Change of use with minor alterations from class A1 to class A2
5 Market Place Newark	Newark Town Centre	479841/353912	1	51.6	15/01389/FUL	Change of use from an A1 retail unit to A3 café/bistro

Figure 13: Completed Loss of Retail Capacity 01/04/2015 to 31/03/2016

Location	Retail Hierarchy	Grid Reference	Use Class Change	Units Lost	Loss of Retail Floorspace (Net Sqm)	Planning Reference	Description
Sherwood House Ollerton Road Edwinstowe	Outside	462635/366881	A1 retail to B1 office	1	119.20	14/00504/FUL	Change of use from retail A1 use to B1 office use
Kirstall Lodge, High Street Edwinstowe	Edwinstowe District Centre	462621/366730	A1 retail to sui-generis	1	16.97	15/00450/FUL	Change of use from retail A1 use to Sui Generis –tattoo studio
Unit 2 Barnby House 14 Barnby Gate Newark	Newark Town Centre	480041/353797	A2 office to Sui Generis tanning salon	1	78.10	15/01358/FUL	Change of use from A2 office to Sui Generis –tanning studio
Sherwood Lodge Ollerton	Outside	466426/367817	A2 office to A1 retail and C3 residential	1	135	15/02134/FUL	Change of use of A2 office to C3 residential and A1 retail
2A Whitewater Road Ollerton	Outside	466127/368232	Change of use of A1 retail to C3 residential	1	91.75	14/01250/FUL	Change of use of A1 retail and C3 residential to C3 residential
Waterloo Yard King Street Southwell	Southwell District Centre	470124/354009	Change of use from A2 office to Sui Generis - tattoo parlour	1	61.3	15/02134/FUL	Change of use from A2 office to Sui Generis -tattoo parlour

Section Three

Convenience and Comparison Data (01/04/2015 to 31/03/2016)



Convenience and Comparison Information

The Newark and Sherwood Core Strategy DPD (Adopted March 2011) (p49, para5.31) reports on the amount of additional estimated convenience and comparison floorspace that will be required for the remainder of the plan period to 2026. GVA Grimley conducted a Retail and Town Centre Study which was published in 2010. As part of the production of the Allocations and Development Management DPD the Council commissioned a review of retail requirements. This update identified that given the current changes in the retail market the comparison floor space requirement for the District was now 15% lower than originally estimated. This reduction is reflected through this report. Figure 14 below shows the updated Requirements

Figure 14: Retail Convenience and Comparison to 2026

Capacity Type	Newark Urban Area	Rest of the District	District Wide	Totals
Additional Floor space Capacity for Convenience Goods (Sqm)	5661	6707		12368
Additional Floor space Capacity for Comparison Goods (Sqm)			15690	15690
Total Estimated Requirement				28058

Data on pages 16 to 19 details commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2015 to 31/03/2016. Floorspace is provided as net, various checks have been carried out to identify the gross/net ratio of units, where it has not been possible to calculate, a ratio of 80% net has been used.

In line with the Core Strategy, information is provided by plan area, identifying whether it falls within Newark Urban Area or the rest of the District to show whether targets are being met.

Figure 15: Retail Commitments for Proposed Convenience and Comparison Use at 01/04/2016

Newark Urban Area or the Rest of the District	Unit and Street	Town	Description	Planning Reference	Total Net Floor Space	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Newark Urban Area	Lakeside Shopping Centre	Balderton	Demolition of existing buildings (including petrol filling (station) and the erection of a new Lidl food store (class A1) relocation of existing electricity sub-station and formation of a new access to servicing area, new car parking spaces and associated landscaping.	15/02104/FULM	403.20	56.40	
Newark Urban Area	Bowbridge Lane	Balderton	Two local centres comprising units A1 to A5	14/01978/OUTM	3900	1112	387
Rest of the District	Lyndhurst Avenue	Blidworth	Two storey extension (ground floor increase in retail floor-space) alterations to shop frontage	12/00113/FUL	79.20	79.20	
Rest of the District	Mansfield Road	Edingley	Extension to shop	13/00072/FUL	80		80
Rest of the District	Main Street (Co-op)	Farnsfield	Erection of a single storey extension to the rear of the shop	14/02050/FUL	39.20	39.20	
Rest of the District	Hockerton Road (Maxey's Farm Shop)	Kirklington	Extension to existing farm shop	15/00745/FUL	499.20	499.20	
Newark Urban Area	63 Beech Avenue and 73 Eton Avenue	Newark	Internal alterations to increase retail area	15/01969/FUL	49.07	49.07	
Newark Urban Area	19 Castle Gate	Newark	Conversion of former hotel to provide new bar/restaurant and 5 number retail (class A1) units at ground floor level	11/01046/FUL	198.60		198.60
Newark Urban Area	Lombard Street Robin Hood Hotel (Phase 2)	Newark	Phase 3 new retail units	07/01640/FUL	1635		1635
Newark Urban Area	Land off Northgate	Newark	Retail development comprising 6 units for bulky goods, open A1, open A1 conveniences and provision of car parking	13/00997/OUTM	4728.50	1434	3294.50
Rest of the District	Eddison Rise (Tesco)	Ollerton	Extension to supermarket	07/01138/FULM	1916	1916	
Total Floorspace (Net)					13527.97	5185.07	5595.10

Figure 16: Convenience and Comparison Gains Requiring Planning Permission

Newark Urban Area or the Rest of the District	Retail Hierarchy	Location	Planning Reference	Details	Net Gain in Convenience Floorspace (Sqm)	Net Gain in Comparison Floorspace (Sqm)
Rest of the District	Clipstone Local Centre	Mansfield Road Clipstone	14/01585/FUL	Demolition of existing buildings and erection of two retail units	80.57	
Rest of the District	Collingham Local Centre	Local Centre Collingham	11/01151/FULM	New supermarket	636	
Newark Urban Area	Outside	Bowbridge Road Newark	11/01533/FUL	Mixed use development A1,A2 and A3 uses	271	
Total (Sqm)					987.57	

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

Newark Urban Area or the Rest of the District	Retail Hierarchy	Location	Planning Reference	Details	Net Loss in Convenience Floorspace (Sqm)	Net Loss in Comparison Floorspace (Sqm)
Rest of the District	Outside	5 to 7 Mansfield Road Edwinstowe	14/00573/FUL	Change of use from A1 convenience to A5 hot food take away	74.4	
Rest of the District	Edwinstowe District Centre	Kirstall Lodge High Street	15/00450/FUL	Change of use from A1 to sui-generis		16.97
Newark Urban Area	Newark Town Centre	27 Slaughter House Lane	15/00120/CPRIOR	Change of use from A1 comparison to A3 restaurant		66.66
Newark Urban Area	Newark Town Centre	4 Middle Gate	15/00092/FUL	Change of use from A 1 comparison to A2 office	21.69	
Newark Urban Area	Newark Town Centre	5 Market Place	15/01389/FUL	Change of use from A1 comparison to A3 restaurant		51.60
Rest of the District	Outside	2A Whitewater Road Ollerton	14/01250/FUL	Change of use from A1 to C3	91.75	
					187.84	135.23

Figures 16 and 17 details gains and losses of convenience and comparison uses within the defined retail centres at the time of survey. Gain of net floorspace has only been included where the last use was not classed as convenience or comparison.

Figure 18: Assumption of Convenience/Comparison Split for Retail Allocations in the Core Strategy and the Allocations & Development Management DPD (Adopted July 2013) -without a valid planning permission

Newark Urban Area or the Rest of The District	Core Strategy/ Allocation Reference	Location	Plan Area	Total Floorspace (Sqm)	Net Convenience Floorspace (Sqm)	Net Comparison Floorspace (Sqm)
Rest of the District	Bi/MU/1	East of Kirklington Road Bilsthorpe	Sherwood Area	**460	**460	
Rest of the District	Cl/MU/1	Land at the former Clipstone Colliery	Mansfield Fringe	**250	**250	
Newark Urban Area	NUA/MU/3	NSK Factory Northern Road	Newark and Rural South (Sub Area 1)	4000		4000
Rest of the District	OB/Re/1	Rufford Avenue Ollerton	Sherwood Area	1569	1200	369
Rest of the District	Ra/MU/1	Land at Kirklington Road Rainworth	Mansfield Fringe	**250	**250	
Rest of the District	ST/MU/1	East of Hemplands Lane Sutton on Trent	Rural North (Sub Area 3)	**250	**250	
Newark Urban Area	NAP2B	Land East of Newark	Newark and Rural South (Sub Area 1)	**2500	**1000	**1500
Newark Urban Area	NAP2C	Land at Fernwood	Newark and Rural South (Sub Area 1)	**2500`	**1000	**1500
Total (Sqm)				11779	4410	7369

Figure 19: Convenience/Comparison Status at 01/04/2016

					Net Sqm Completions and Losses						
A	B	C	D	E	F	G	H	I	J	K	L
Area	Net Requirement of Sqm of Convenience or Comparison Floor-space by Area (See Figure 11)	Net Sqm of Committed Floor space with planning permission at 01/04/2016	(Net Sqm) of Allocated Floorspace (See Figure 15)	Net Sqm of Commitments +Allocations (C+D)	01/04/2010 and 31/03/2012 (Post Grimley Study See page 13 for explanation)	01/04/2012 and 31/03/2013	01/04/2013 and 31/03/2014	01/04/2014 and 31/03/2015	01/04/2015 and 31/03/2016	Net Sqm of Completions and Losses at 31/03/2016 (F+G+H+I)	Under/Over Provision (E+K -B)
Newark Urban Area Convenience	5661	2651.47	2250	4901	738	536	-157	-129.32	157.56	1145.24	385.24
Rest of the District Convenience	6707	2533	2160	4693	70	944	0	60.29	642.17	1716.46	-297.54
All of the District Comparison	15690	5595	7370	12965	8	744	759	610.76	135.23	2256.99	-468.01

** Indicates estimated Floorspace, completions between 01/04/2010 and 31/03/2012 takes account of floor space already accounted for in the GVA Grimley Study (2010)

Section Four

Survey Data

(Carried out April 2016)



Retail surveys were carried out during March 2015 for the Newark and Sherwood District Council Retail Hierarchy as detailed in Core Policy 8 of the Core Strategy Development Plan Document (Adopted March 2011). In addition to areas within the Retail Hierarchy, survey work was also carried out for Northgate Retail Park.

Section Four of this document provides data for use class percentage in accordance with the criteria set out in Policy DM11: (Retail and Town Centre Uses) of the Allocations & Development Management DPD (Adopted July 2013).

Data for vacant retail units and net square metres of available floor space is also provided.

The Core Strategy identifies Sutton-on-Trent, Land South of Newark (as set out in Policy NAP2A), and Land East of Newark (as set out in Policy NAP2B) as designated Local Centres. As yet no retail development has taken place in Land South of Newark or Land East of Newark. However Sutton on Trent has an existing retail presence which is currently spread throughout the village. Proposals are intended to define a more central retail location for Sutton on Trent.

Location maps are provided in the Appendix showing the retail hierarchy areas,. Where appropriate, areas have been divided into North and South. Land at Fernwood (as set out in Policy NAP 2C) has only recently been developed and as such the configured defined retail area has not been finalised.

Key for Retail Area Plans



Newark Town Centre

Core Policy 8 of the Newark and Sherwood Core Strategy DPD (Adopted March 2011) identifies *'Newark Town Centre as the districts designated Sub-Regional Centre/Town Centre, and as such its role and function is to be the principal focus of new and enhanced retail and other town centre activity'*.

Extract from Policy NAP 1 of the Core Strategy specifically deals with this area and in relation to Newark Town Centre (Paragraph D) states to *'Promote Newark Town Centre as a focus for retail, leisure and office development in the District by:*

1. *Identifying a town centre boundary, Primary Shopping Area and Primary and Secondary Shopping Frontages in the Allocations & Development Management DPD:*
2. *Identifying opportunities for improving the retail provision in and on the edge of the centre to reduce travel to other centres outside the district. The Allocations and Development Management DPD should identify capacity for new and improved convenience/comparison goods, including opportunities to improve the provision of home, furnishing, gardening and other bulky goods:*
3. *Attract national and independent retailers, cafes and restaurants that are willing to occupy historic properties:*

Promote Newark Town Centre as one of the District's key tourism destinations by developing and enhancing cultural, leisure and entertainment facilities and heritage assets and uses which attract visitors and residents to the area including tourist accommodation and facilities.

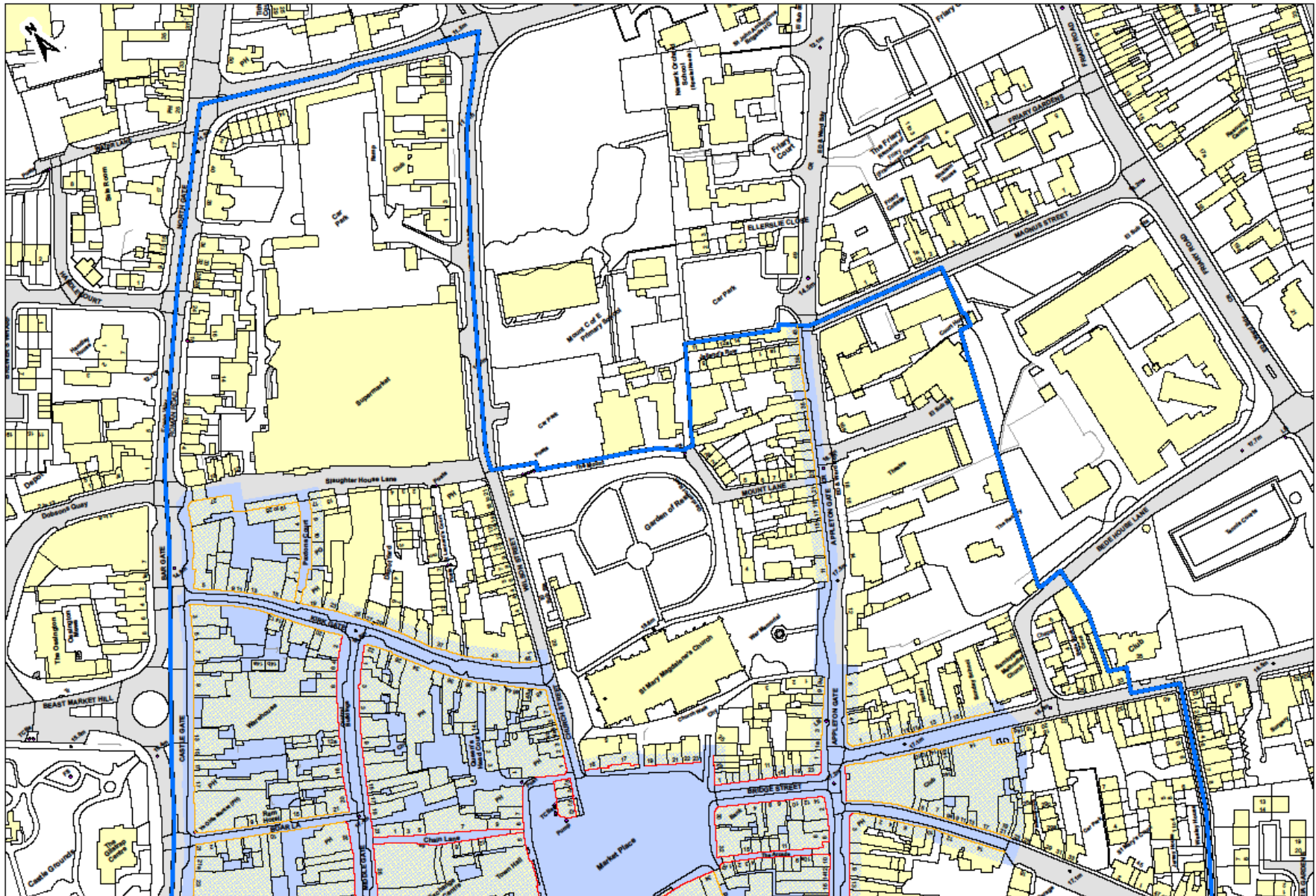
Retail proposals in this area would be assessed by reference to **Policy DM11– Newark** (Allocations & Development Management DPD (Adopted July 2013).

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

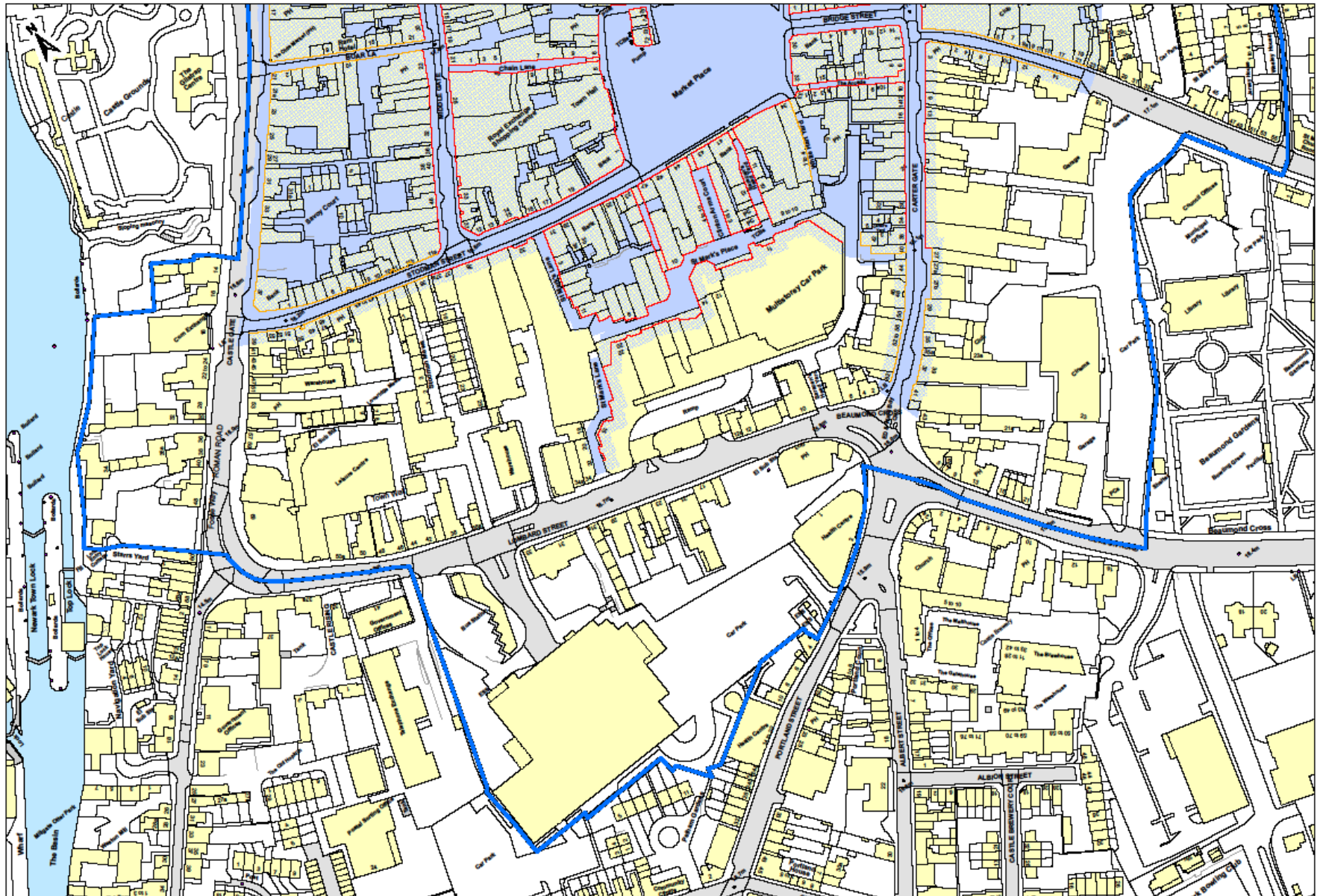
Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the proposals map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the town centre.

The Council will support a greater diversity of town centre uses that contribute to the overall vitality and viability of the town centre within the Secondary Shop Frontages, as defined on the proposals map, providing that there is no overall dominant use other than retail (A1). Within the lower part of Stodman Street and along Castle Gate, the Council will not resist a dominance of restaurant and cafe (A3) uses.

Other specific policies may apply in relation to Conservation Areas and Listed Buildings.



Plan Two: Newark Town Centre (South)



Headline Data for All Use Classes within the Defined Newark Town Centre

Figure 20: Percentage Split for All Units within the Defined Newark Town Centre

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	666	51	7.66	252	37.84	62	9.31	37	5.56	19	2.85	14	2.10	186	27.93	23	3.45	10	1.50	12	1.80

Figure 21: Percentage Split for Units falling within the Primary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	165	12	7.27	111	62.27	22	13.33	12	7.27	3	1.82	2	1.21	0	0	3	1.82	0	0	0	0

Figure 22: Percentage Split for Units falling within the Secondary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	161	15	9.32	82	50.93	16	9.94	13	8.07	9	5.59	7	4.35	7	4.35	5	3.11	1	0.62	6	3.73

Figure 23: Percentage Split for Units falling within the Primary Shopping Area

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	362	34	9.39	206	56.91	39	10.77	28	7.73	14	3.87	9	2.49	20	5.52	6	1.66	1	0.28	5	1.38

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

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

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	435	51	11.72	252	57.93	62	14.25	37	8.51	19	4.37	14	3.22

Figure 25: Percentage Split for 'A' Use Class Units including Vacant Units within the Primary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	162	12	7.41	111	68.52	22	13.58	12	7.41	3	1.85	2	1.23

Figure 26: Percentage Split for 'A' Use Class Units including Vacant Units within the Secondary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	142	15	10.56	82	57.75	16	11.27	13	9.15	9	6.34	7	4.93

Figure 27: Percentage Split for 'A' Use Class Units including Vacant Units within the Primary Shopping Area

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	330	34	10.30	206	62.42	39	11.82	28	8.48	14	4.24	9	2.73

Figure 28: Continued

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Queens Head Court	5	0	0.00	4	80.00	0	0.00	1		0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Queens Road	8	1	12.50	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	7	87.50	0	0.00	0	0.00	0	0.00
Slaughter House Lane, St Leonards Court, Depot Yard,	28	0	0.00	3	10.71	0	0.00	1	3.57	1	3.57	0	0.00	23	82.14	0	0.00	0	0.00	0	0.00
St Marks Lane	7	0	0.00	4	57.14	1	14.29	2	28.57	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
St Marks Place	15	2	13.33	13	86.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Saracen's Head Yard	3	0	0.00	2	66.67	0	0.00	1	33.33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Stodman Mews	33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	33	100.00	0	0.00	0	0.00	0	0.00
Stodman Street	40	1	2.50	27	67.50	4	10.00	4	10.00	1	2.50	0	0.00	0	0.00	1	2.50	0	0.00	2	5.00
The Buttermarket/ Royal Exchange	16	7	43.75	4	25.00	2	12.50	1	6.25	0	0.00	0	0.00	0	0.00	1	6.25	0	0.00	1	6.25
White Hart Yard	5	0	0.00	4	80.00	0	0.00	0	0.00	1	20.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Wilson Street	14	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	14	100.00	0	0.00	0	0.00	0	0.00

Figure 31: Newark Town Centre Use Class Percentage in Primary Shopping Areas

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre (All)	362	35	9.67	206	56.91	38	10.50	28	7.73	14	3.87	9	2.49	20	5.52	6	1.66	1	0.28	5	1.38
Appleton Gate	23	2	8.70	11	47.83	2	8.70	1	4.35	1	4.35	1	4.35	4	17.39	1	4.35		0.00	0	0.00
Balderton Gate	12	1	8.33	7	58.33	1	8.33	1	8.33	0	0.00	2	16.67	0	0.00	0	0.00	0	0.00	0	0.00
Barnby Gate	12	2	16.67	6	50.00	1	8.33	1	8.33	1	8.33	0	0.00	0	0.00	1	8.33	0	0.00	0	0.00
Boar Lane	6	2	33.33	4	66.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Bridge Street	12	1	8.33	11	91.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Carter Gate	57	6	10.53	38	66.67	3	5.26	2	3.51	1	1.75	1	1.75	4	7.02	0	0.00	1	1.75	1	1.75
Castle Gate	29	2	6.90	3	10.34	3	10.34	4	13.79	5	17.24	2	6.90	9	31.03	0	0.00	0	0.00	1	3.45
Chain Lane	9	2	22.22	6	66.67	0	0.00	1	11.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Church Street	4	0	0.00	3	75.00	0	0.00	0	0.00	0	0.00	0	0.00	1	25.00	0	0.00	0	0.00	0	0.00
Clinton Arms Court	8	1	12.50	5	62.50	1	12.50	1	12.50	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Kirk Gate	33	3	9.09	14	42.42	6	18.18	1	3.03	2	6.06	2	6.06	2	6.06	2	6.06	0	0.00	1	3.03
Market Place	25	1	4.00	9	36.00	8	32.00	5	20.00	2	8.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Middlegate	32	1	3.13	22	68.75	7	21.88	1	3.13	0	0.00	1	3.13	0	0.00	0	0.00	0	0.00	0	0.00
Paxton's Court	6	0	0.00	6	100.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Queens Head Court	5	0	0.00	4	80.00	0	0.00	1	20.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Saracen's Head Court	3	0	0.00	2	66.67	0	0.00	1	33.33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Slaughter House Lane	4	0	0.00	3	75.00	0	0.00	1	25.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
St Marks Lane	7	0	0.00	4	57.14	1	14.29	2	28.57	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
St Marks Place	15	2	13.33	13	86.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Stodman Street	39	1	2.56	27	69.23	4	10.26	4	10.26	1	2.56	0	0.00	0	0.00	1	2.56	0	0.00	1	2.56
The Butter market / Royal Exchange	16	7	43.75	4	25.00	2	12.50	1	6.25	0	0.00	0	0.00	0	0.00	1	6.25	0	0.00	1	6.25
White Hart Yard	5	0	0.00	4	80.00	0	0.00	0	0.00	1	20.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00

Figure 32: Newark Town Centre Vacant Units (April 2016)

Number & Street	Previous Use Class	Net Sqm	Primary Shop Frontage	Secondary Shop Frontage	Primary Shopping Area
1 Appleton Gate	A2	52.96	Yes	No	Yes
25 and 27 Appleton Gate	A1	198	No	No	Yes
Morton House 12 Appleton Gate	A2	144.44	No	No	No
47-49 Balderton Gate	A2	64.30	No	No	No
8 Balderton Gate	A1	22.46	No	Yes	Yes
11b Barnby Gate	A1	28.10	Yes	No	Yes
33 Barnby Gate	A1	77.20	No	No	No
Chapel Bede House Court	A2	18.70	No	No	No
14 Barnby Gate	A5	74.80	No	Yes	Yes
16 Barnby Gate	A1	17.73	No	No	No
4 Boar Lane	A1	66.98	No	Yes	Yes
12 Boar Lane	A1	29.50	No	Yes	Yes
19 Bridge Street	A2	83.90	Yes	No	Yes
40 Carter Gate	A3	103.70	Yes	No	Yes
44 Carter Gate	A1	74.30	No	Yes	Yes
50 Carter Gate	A1	82.20	No	Yes	Yes
54 Carter Gate	A1	96.63	No	Yes	Yes
15 The Arcade	A1	22.88	No	No	Yes
27A Carter Gate	A1	68.80	No	Yes	Yes
Clinton Arms Court	A1	76.86	Yes	No	Yes
27 Castle Gate	A1	42.65	No	Yes	Yes
39 Castle Gate	A1	31.13	No	Yes	Yes
22 Castle Gate	A3	190.20	No	Yes	Yes
7 and 9 Chain Lane	A1	109.24	Yes	No	Yes
4 Chain Lane	A1	25.74	Yes	No	Yes
5 Kirk Gate	A3	443.11	No	Yes	Yes
37 Kirk Gate	A1	112.13	No	Yes	Yes

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

Figure 33: Newark Town Centre Vacant Units Continued

Number & Street	Previous Use Class	Net Sqm	Primary Shop Frontage	Secondary Shop Frontage	Primary Shopping Area
39 Kirk Gate	A3	42.41	No	Yes	Yes
5 and 7 Kings Road	D2	499.88	No	No	No
11 and 13 Kings Road	A1	55.30	No	No	No
Unit 3 Beaumont Cross	A1	357	No	No	No
Unit 4 Beaumont Cross	A1	362	No	No	No
21 Lombard Street	D1	353.10	No	No	No
31a Lombard Street (Unit 1 Martindale Lane)	A1	55.83	No	No	No
Unit 2 Martindale Lane	A1	55.83	No	No	No
Unit 5 Martindale Lane	A2	55.83	No	No	No
46 Middlegate	A3	64.63	Yes	No	Yes
19 Market Place	A1	104.50	Yes	No	Yes
30 and 32 Northgate	B1	157.50	No	No	No
34 Northgate	A2	56.76	No	No	No
(Former Gym) Queens Road	D2	295.90	No	No	No
Royal Exchange Shopping Centre	A1	17.36	No	No	Yes
Royal Exchange Shopping Centre	A1	23.89	No	No	Yes
Royal Exchange Shopping Centre	A1	11.78	No	No	Yes
Royal Exchange Shopping Centre	A1	113.48	No	No	Yes
Royal Exchange Shopping Centre	A1	21.73	No	No	Yes
Royal Exchange Shopping Centre	A1	21.70	No	No	Yes
Royal Exchange Shopping Centre	A1	32.70	No	No	Yes
11 St Marks Place	A1	107.10	Yes	No	Yes
7 St Marks Place	A1	40.44	Yes	No	Yes
45 Stodman Street	A1	138	No	Yes	Yes

Figure 34: Vacant Unit Comparison Table

Year	Total Vacant units	Primary Shopping Frontage	Secondary Shopping Frontage	Remainder of the Town Centre
2012 vacant units	51	9	20	22
2013 vacant units	48	12	15	21
2014 vacant units	49	9	15	25
2015 vacant units	59	12	16	31
2016 vacant units	51	12	15	24

Figure 35: Newark Town Centre Vacant Units 2012 to 2016 Comparison

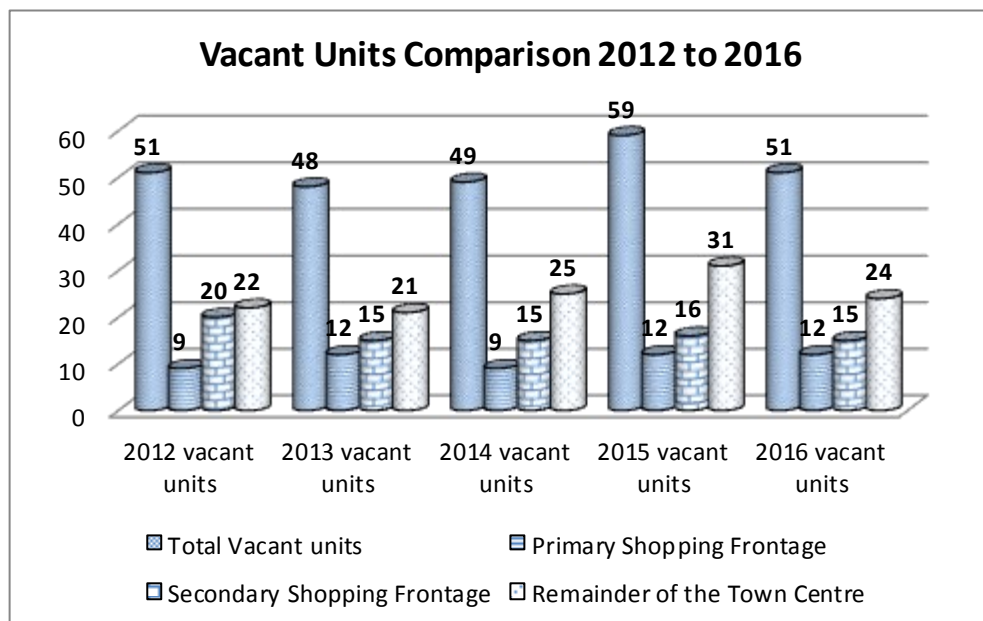
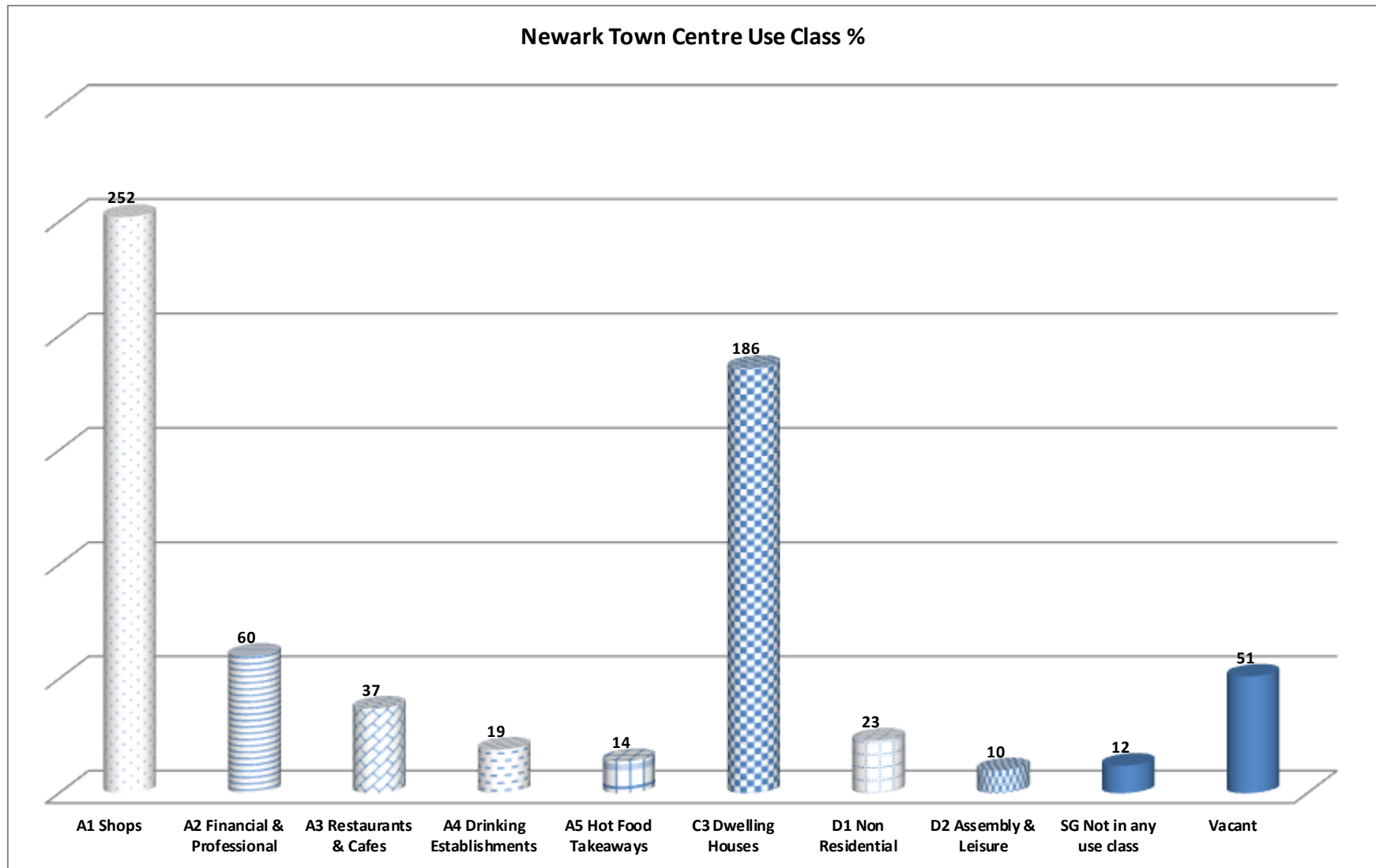


Figure 36: Newark Town Centre Use Class Percentage Split



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

Figure 37: Primary Shopping Frontage - Use Class %

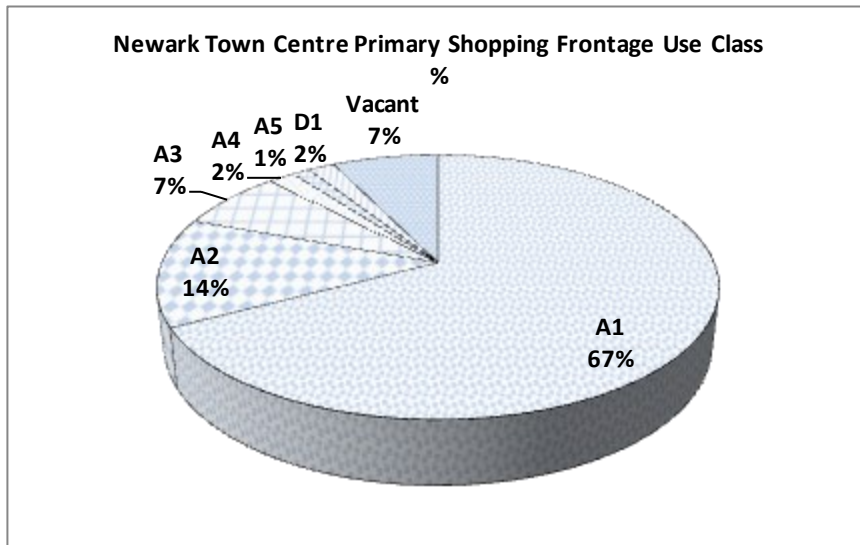


Figure 38: Secondary Shopping Frontage - Use Class %

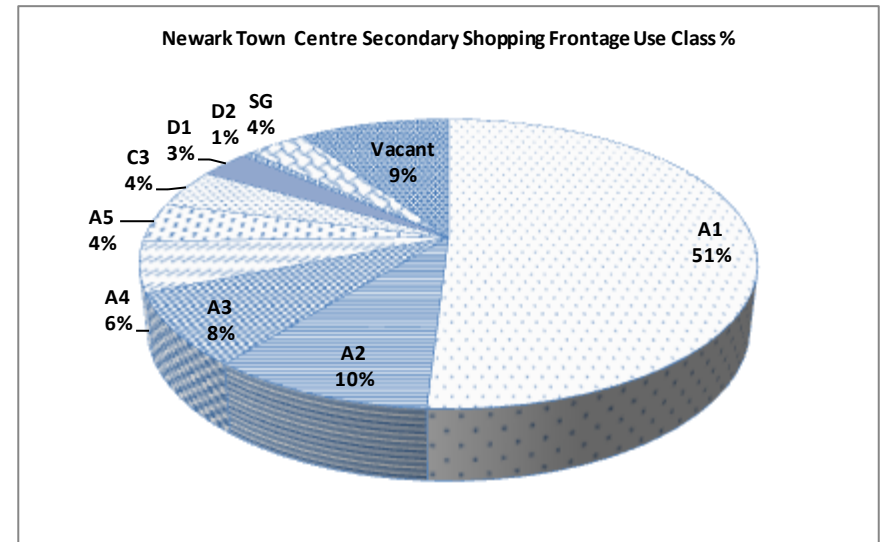


Figure 39: Primary shopping Areas - Use Class %

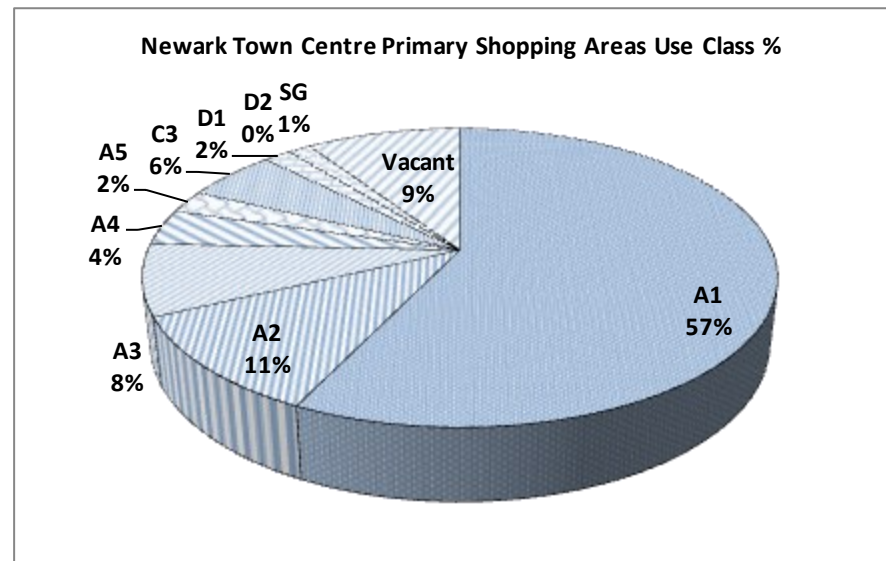


Figure 40: Northgate Retail Park –Use Class Split for All Units (April 2016)

Total Units	A1	A1 %	A3	A3 %	D1	D1 %	D2	D2 %
17	13	76.47	1	5.88	1	5.88	2	11.77

Figure 37: Use Class Split

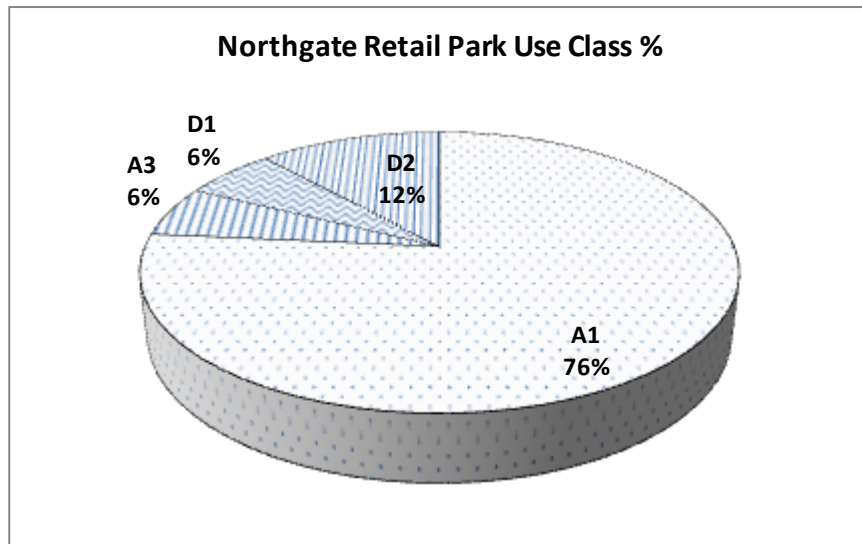


Figure 41: Northgate Retail Park 2012 to 2016 Comparison

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

District Centres

Core Policy 8 of the Newark and Sherwood Core Strategy DPD (Adopted March 2011) identifies *Edwinstowe, Rainworth, Ollerton and Southwell as the designated Newark and Sherwood District Council District Centres as such their role and function is primarily for convenience shopping, with some comparison shopping and they also provide a range of other services for the settlement and surrounding communities.*

Extract from -Policy ShAP 2 of the Core Strategy - Role of Ollerton & Boughton, specifies *'The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Ollerton & Boughton as a sustainable settlement for its residents and the wider Sherwood Area.'* In relation to retail the District Council will work with partners to strengthen the role of Ollerton Town Centre by:

- *Protecting and enhancing the retail offer of the town by designating a District Centre boundary and primary shopping frontages and encouraging retail and other town centre uses within it;*
- *Encouraging the re-use of vacant and underused shops and other buildings and the redevelopment of vacant sites for appropriate town centre uses, including new community facilities;*
- *Encouraging high quality designed new buildings and streetscapes to enhance the Town Centre; and*
- *Securing improved public transport linkages between Ollerton Town Centre and the surrounding Sherwood Area.*

Extract from -Policy SoAP 1 of the Core Strategy - Role and Setting of Southwell specifies *'Promote Southwell's role as a Service Centre for the town and the surrounding area, protecting and enhancing the existing historic environment which makes the town centre attractive to residents and visitors.* In order to achieve this (In relation to retail) the District Council and its partners will seek to

- *Encourage the retention of existing, and development of new community facilities;*
- *Encourage the development of new business*
- *Protect and enhance the retail offer of the town by designating a town centre boundary and primary shopping frontages and encourage retail and other town centre use within it.*
- *Protect and enhance the historic character of Southwell Conservation Area, ensuring that new development respects the form and function of the town and addresses the findings of the Southwell Conservation Area Character Appraisal SPD;*
- *Promote the town as a destination for tourism and leisure activities encouraging events and festivals which attract visitors.*

Extract from –Policy MFAP-1 of the Core Strategy specifies *‘The Core Strategy seeks to promote the Service Centres of Rainworth and Clipstone as sustainable settlements for their residents, promoting the provision of new community infrastructure appropriate to their size.’*

Retail proposals in the District Centres (Edwinstowe, Rainworth, Ollerton and Southwell) would be assessed by reference to Policy DM11 of the Allocations and Development Management DPD (Adopted June 2012) *‘New and enhanced retail development and other town centre uses that are consistent with the size and function of the town centre and maintain and enhance its role will be supported within the District Centres, as defined on the proposals map. Proposals for non retail uses within Primary Shopping Frontages, where defined on the proposals map, will be resisted unless they can demonstrate a positive contribution to the vitality and viability of the District centres’.*

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

Key for Retail Area Plans

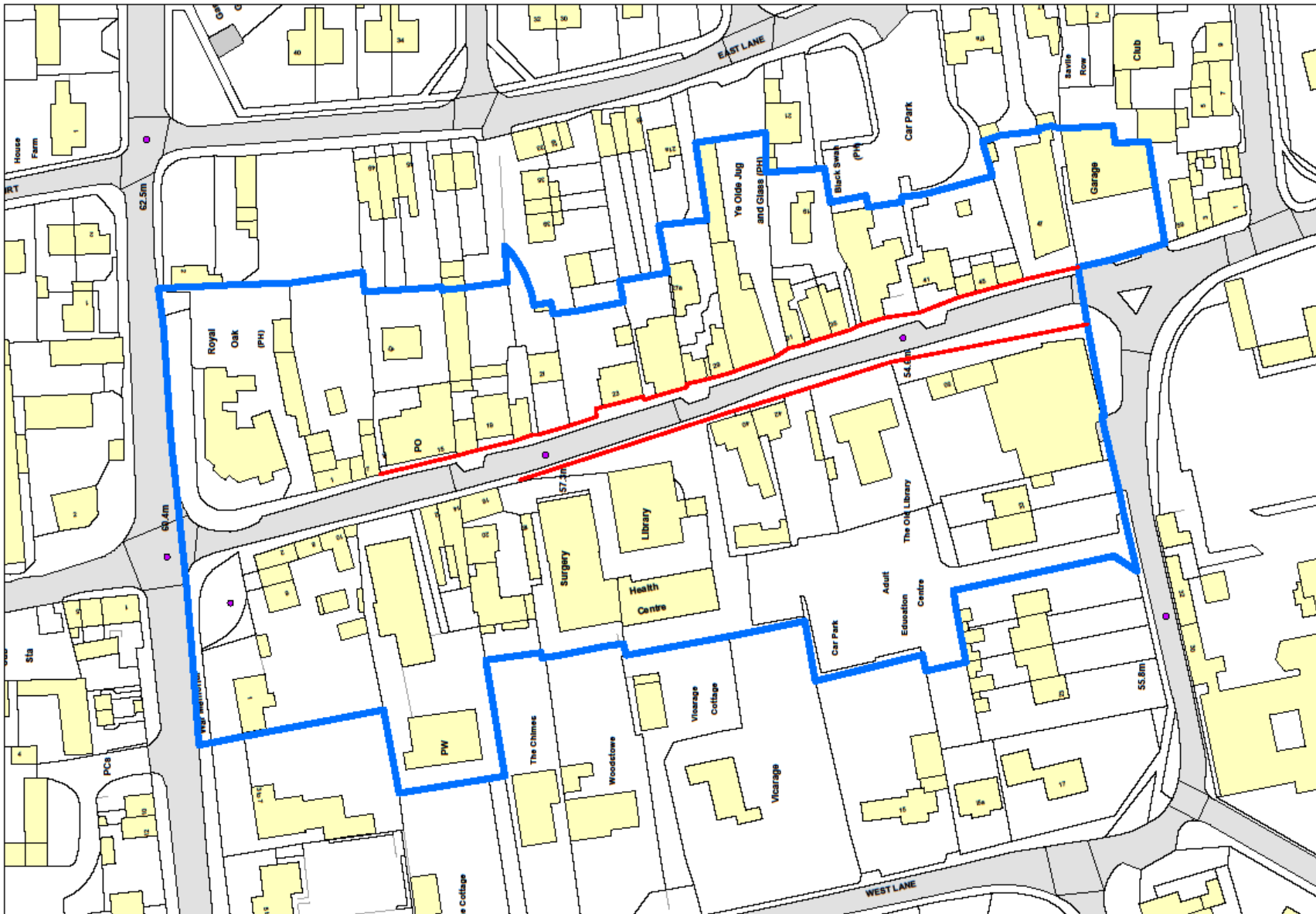
Key

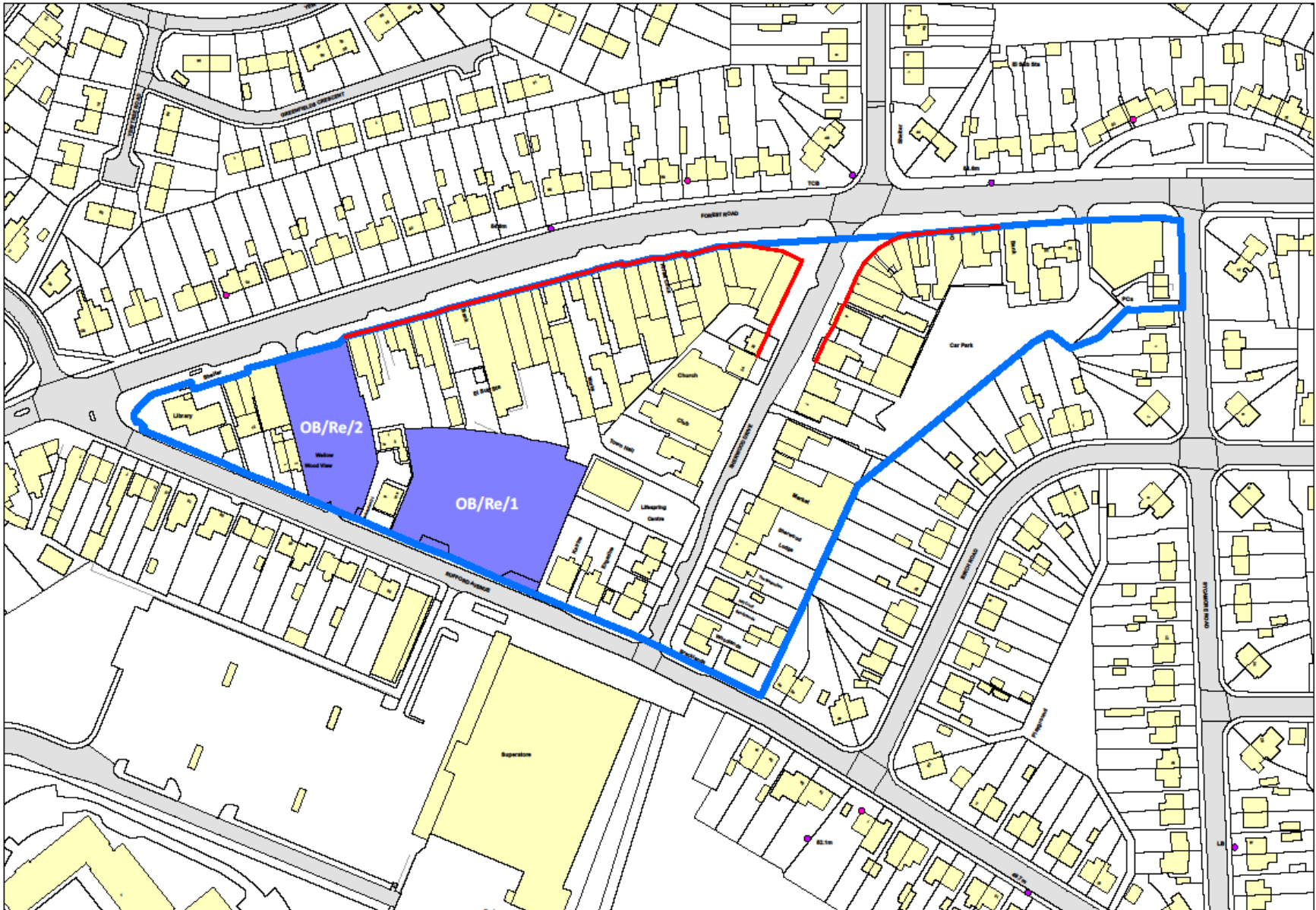
District Centre

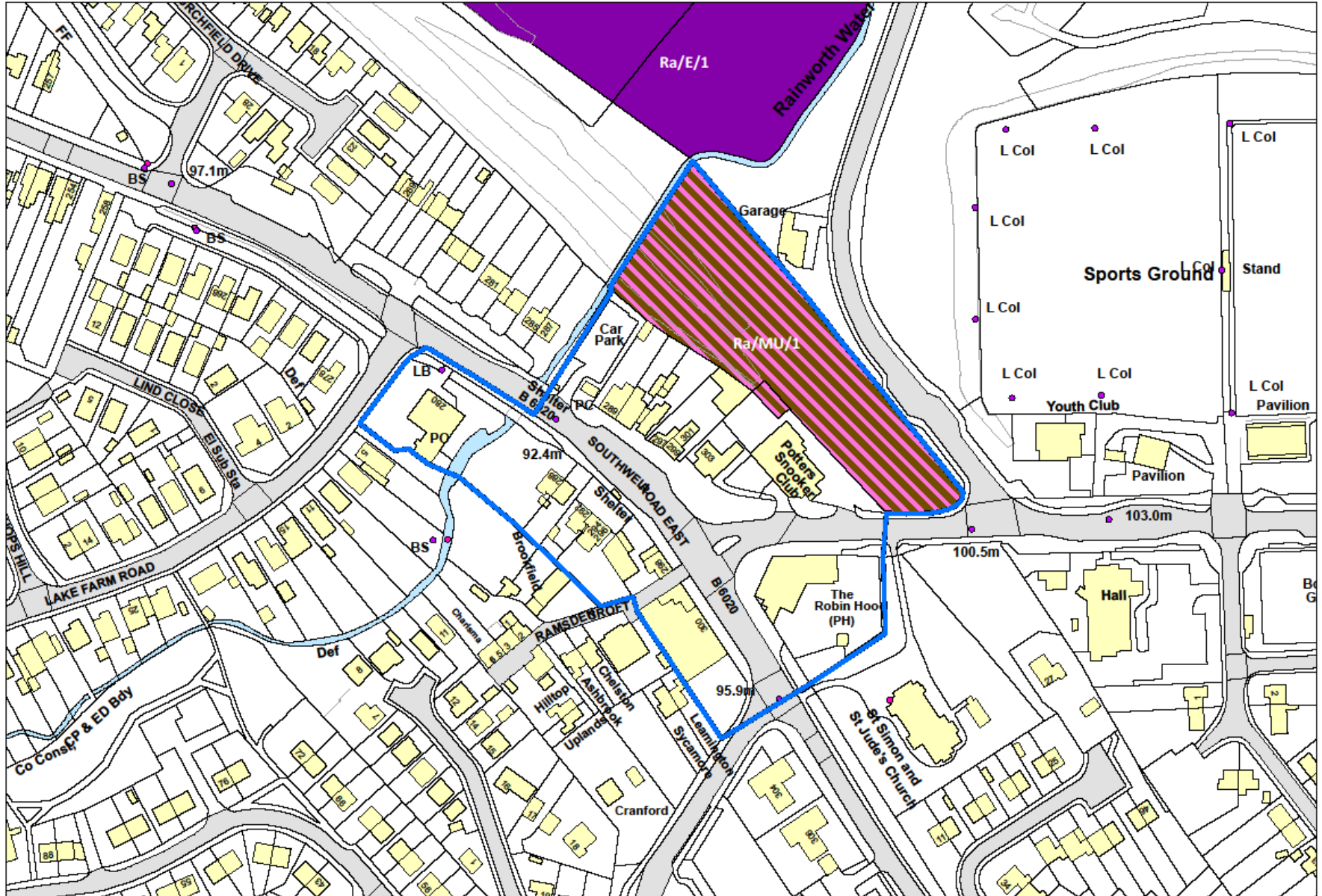


Primary Shopping









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

Figure 42: Edwinstowe District Centre - Use Class Split for All Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	SG	SG %
Edwinstowe	57	5	8.77	21	36.84	2	3.51	2	3.51	1	1.75	4	7.02	16	28.07	4	7.02	2	3.51
Primary Shopping Frontage	31	3	9.68	17	54.84	2	6.45	2	6.45	1	3.23	0	0	2	6.45	3	9.68	1	3.23

Figure 43: Ollerton District Centre - Use Class for All Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A5	A5 %	C3	C3 %	D1	D1 %	SG	SG %
Ollerton	93	10	10.75	40	43.01	7	7.53	1	1.08	4	4.30	23	24.73	7	7.53	1	1.08
Primary Shopping Frontage	35	5	14.29	22	62.86	3	8.57	1	2.86	2	5.71	1	2.86	0	0	1	2.86

Figure 44: Rainworth District Centre - Use Class Split for All Units

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A5	A5 %	C3	C3 %	D2	D2 %	SG	SG %
Rainworth	18	2	11.11	7	38.89	1	5.56	1	5.56	2	11.11	3	16.67	1	5.56	1	5.56

Figure 45: Southwell District Centre - Use Class Split for All Units and Primary Shopping Frontages

Area	Total	Vacant	Vacant	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	SG	SG %
Southwell	128	5	3.91	61	47.66	9	7.03	9	7.03	4	3.13	3	2.34	27	21.09	8	6.25	2	1.56
Primary Shopping Frontage	53	1	1.89	40	75.47	2	3.77	5	9.43	1	1.89	1	1.89	1	1.89	1	1.89	1	1.89

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

Figure 46: Edwinstowe District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Edwinstowe	35	5	14.29	21	60.00	2	5.71	2	5.71	1	2.86	4	11.43
Primary Shopping Frontage	25	3	12.00	17	68.00	2	8.00	2	8.00	1	4.00	0	0.00

Figure 47: Ollerton District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A5	A5 %
Ollerton	62	10	16.13	40	64.52	7	11.29	1	1.61	4	6.45
Primary Shopping Frontage	33	5	15.15	22	66.67	3	9.09	1	3.03	2	6.06

Figure 48: Rainworth District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A5	A5 %
Rainworth	13	2	15.38	7	53.85	1	7.69	1	7.69	2	15.38

Figure 49: Southwell District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages

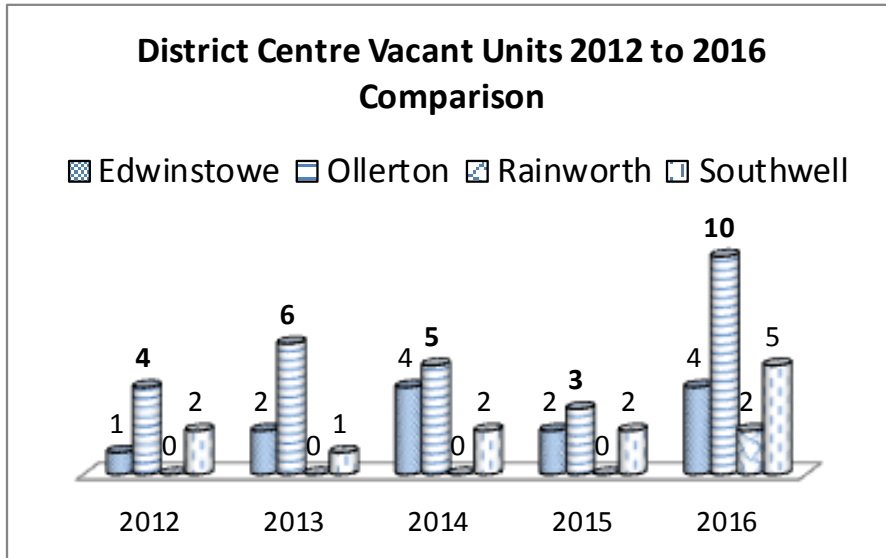
Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Southwell	91	5	5.49	61	67.03	9	9.89	9	9.89	4	4.40	3	3.30
Primary Shopping Frontage	50	1	2.00	40	80.00	2	4.00	5	10.00	1	2.00	1	2.00

Figure 50: Vacant Units in District Centres (April 2016)

Area	Street	Previous Use Class	Net SQM	Primary Shop Frontage
Edwinstowe	Public House High Street	A4	635.46	No
Edwinstowe	Adjacent 29 High Street	A4	216	No
Edwinstowe	(Former Old Bakery) High Street	A1	106.38	No
Edwinstowe	The Old Library High Street	A3	68	No
Edwinstowe	The Old Library High Street	A1	68	No
Ollerton	(Former Beauty Salon) Forest Road	A1	28.68	No
Ollerton	The Forest Centre (Unit 2)	A1	43.89	No
Ollerton	The Forest Centre (Unit 3)	A1	60.50	No
Ollerton	The Forest Centre (Unit 4)	A1	79.30	No
Ollerton	The Forest Centre (Unit 8)	A3	43.89	No
Ollerton	Forest Road	A1	60.98	No
Ollerton	Forest Road	A1	69.33	No
Ollerton	Forest Road	A1	43.89	No
Ollerton	39 Forest Road	A1	41.00	No
Ollerton	Sherwood Lodge Sherwood Drive	D1	108	No
Rainworth	Rear of 298a Southwell Road East	SG	101	No
Rainworth	298a Southwell Road East	A1	18.21	No
Southwell	(Former HSBC) Church Street	A2	64.35	No
Southwell	7 Westgate	D1	83.39	No
Southwell	6a Queen Street	A1	47.25	No
Southwell	3 Harman Walk	A1	19.85	No
Southwell	5 Harman Walk	A1	19.85	No

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

Figure 51: District Centres Vacant Units 2012 to 2016 Comparison



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

Figure 52 District Centre Use Class Percentage Split (April 2016)

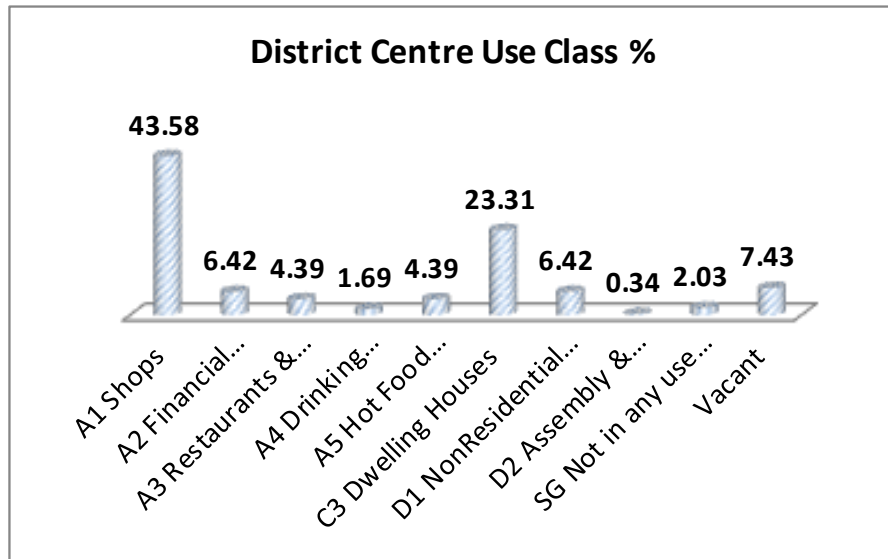


Figure 53: Edwinstowe District Centre - (All Units) Use class %

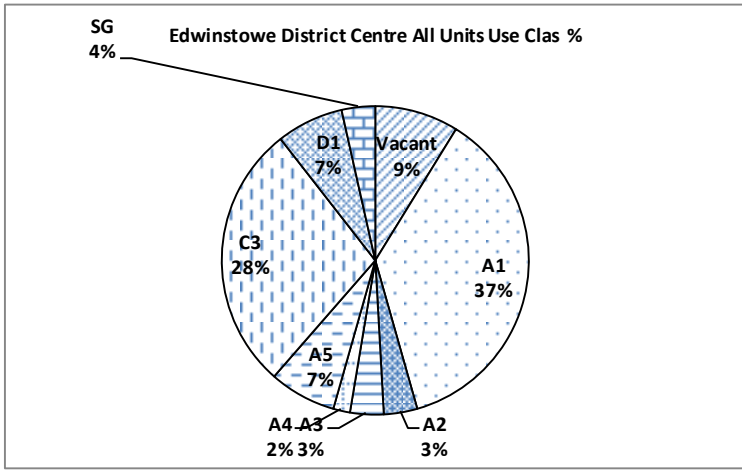


Figure 54: Edwinstowe District Centre - (Primary Shopping Frontage) Use %

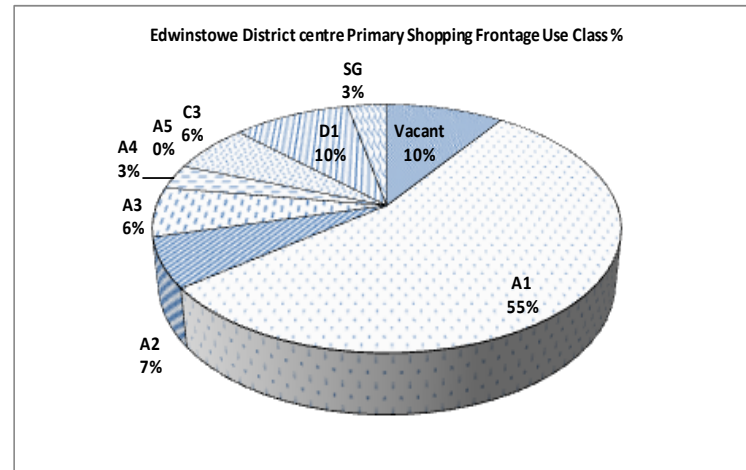


Figure 55: Ollerton District Centre (All Units) Use Class %

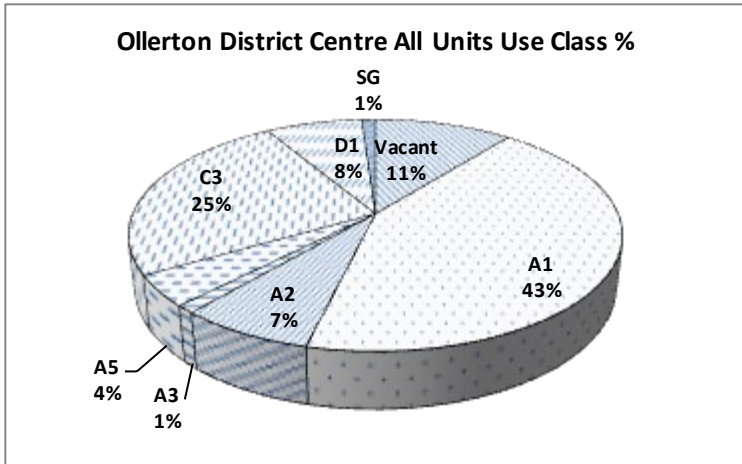


Figure 56: Ollerton District Centre (Primary Shopping Frontage) Use Class %

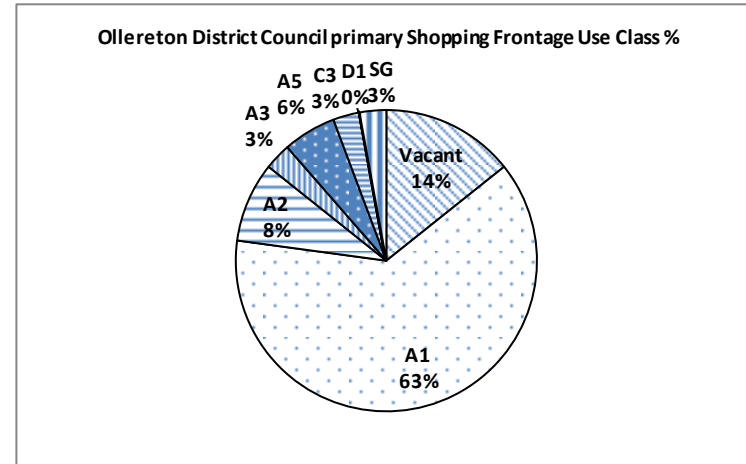


Figure 57: Rainworth District Centre Use Class %

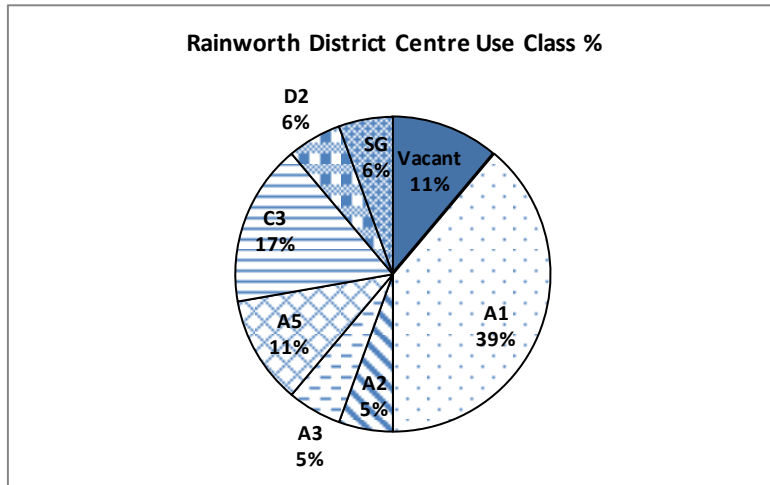


Figure 58: Southwell District Centre (All Units) Use Class %

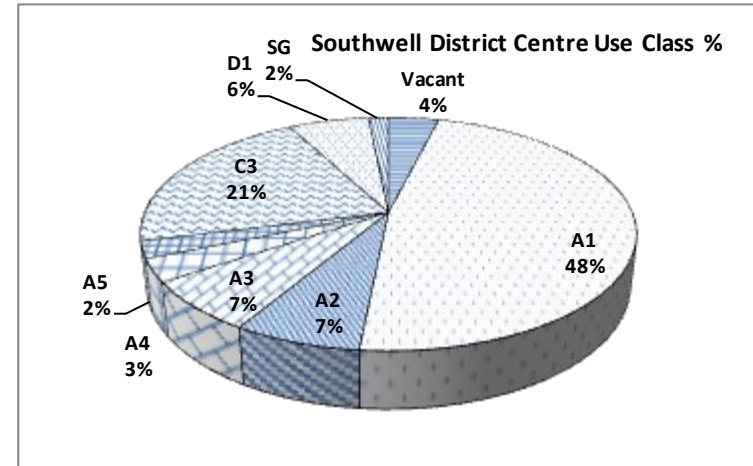
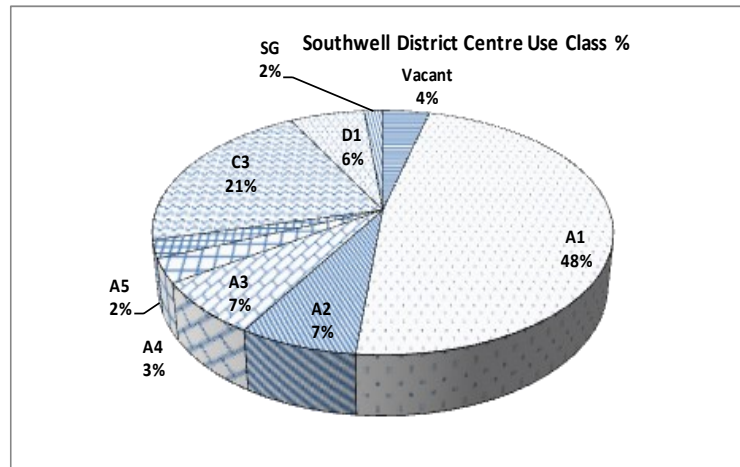


Figure 59 Southwell District Centre (Primary Shopping Frontage) Use Class



Local Centres

Core Policy 8 of the Newark and Sherwood Core Strategy DPD (Adopted March 2011) identifies *Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Lowdham, Sutton-on-Trent, Land South of Newark (NAP 2A) Land East of Newark (NAP 2B) Land at Fernwood (NAP 2C)* (areas as demonstrated in Appendix plans) as designated Newark and Sherwood District Council Local Centres, as such their role and function is concerned with the sale of food and other convenience goods to the local community in which they are located.

Policy DM11– Local Centres of Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Lowdham, Sutton-on-Trent, Land South of Newark (NAP 2A) Land East of Newark (NAP 2B) Land at Fernwood (NAP 2C) (Allocations & Development Management DPD (Adopted July 2013)

Within existing Local Centres, as defined on the proposals map, new and enhanced convenience retail development that serves the community in which it is located and is consistent with its size and function will be supported.

Within the new Local Centres arising from the implementation of Area Policies of the Core Strategy, convenience retail development of an appropriate scale to meet local need that consolidates and enhances the existing hierarchy of existing centres will be supported.

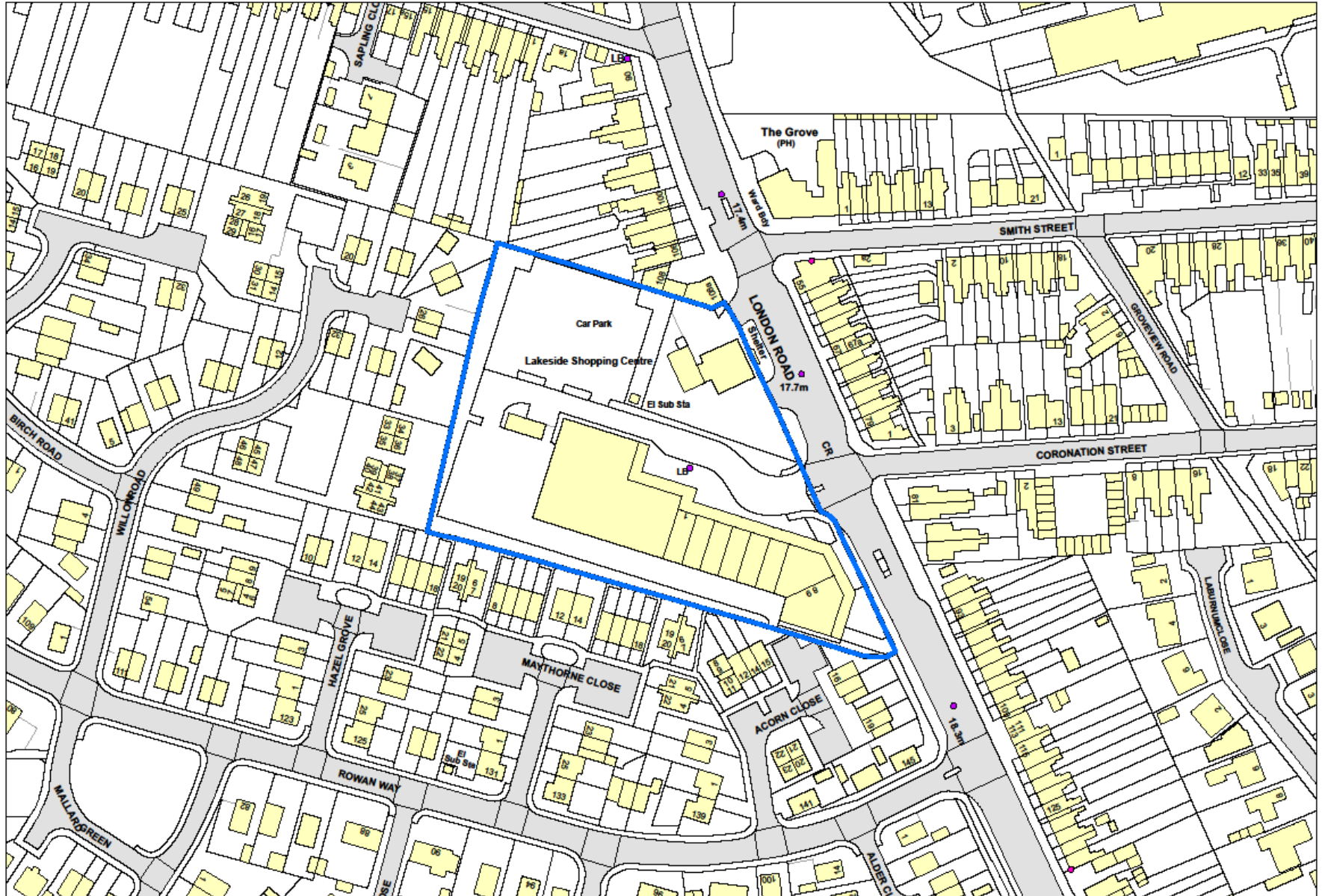
*Other specific policies may apply in relation to conservation areas and listed buildings.

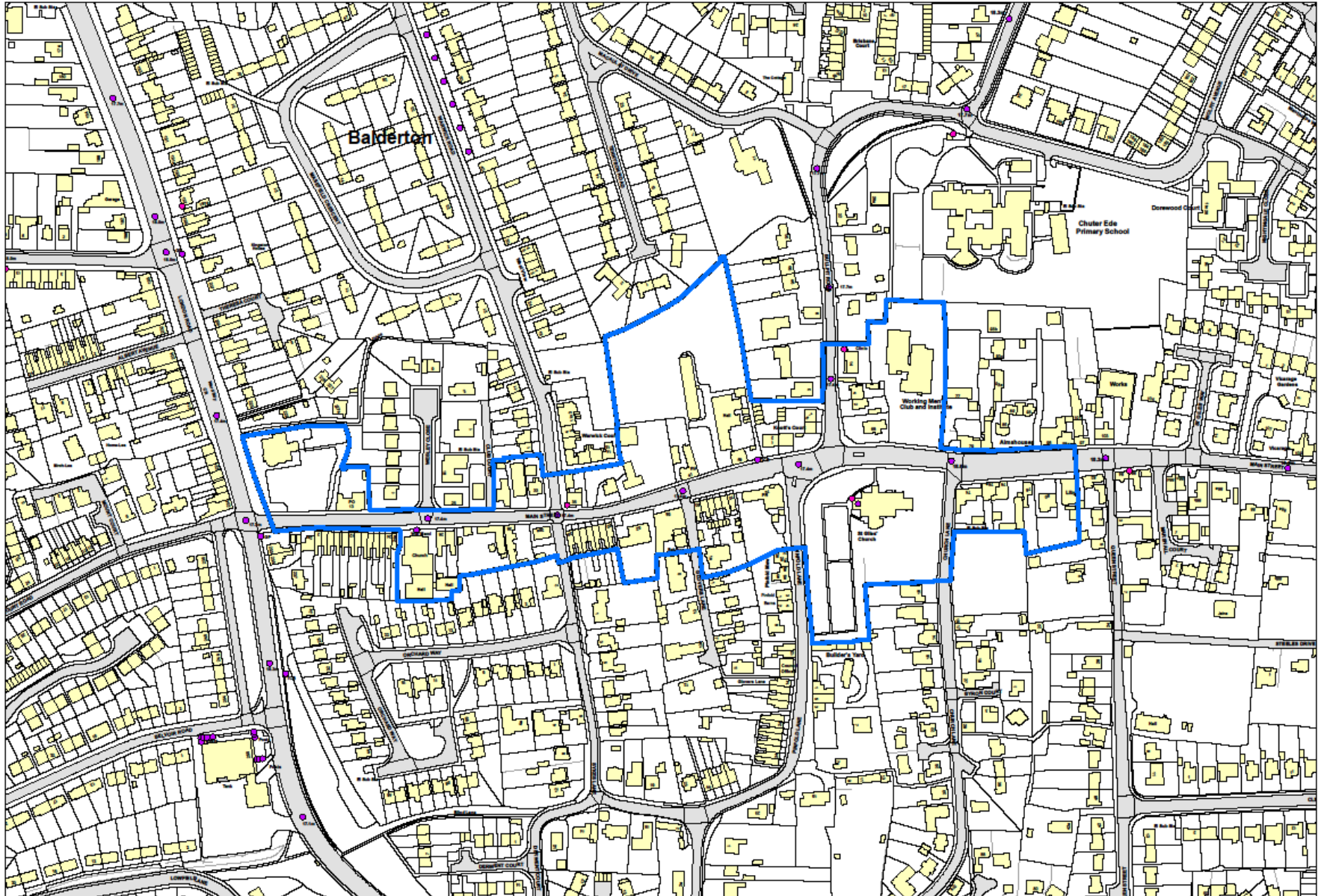
Key for Retail Area Plans

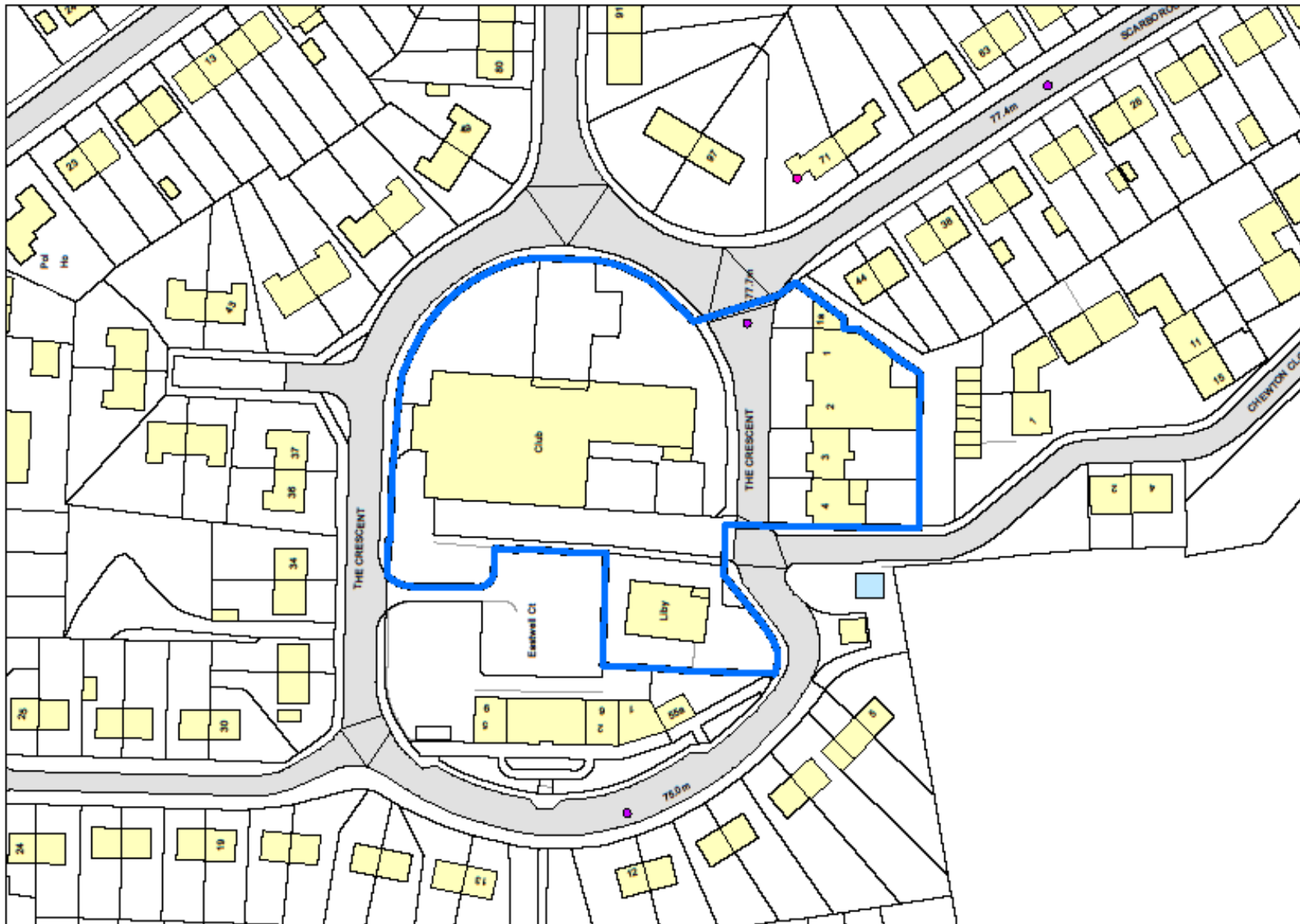
Key

Local Centre



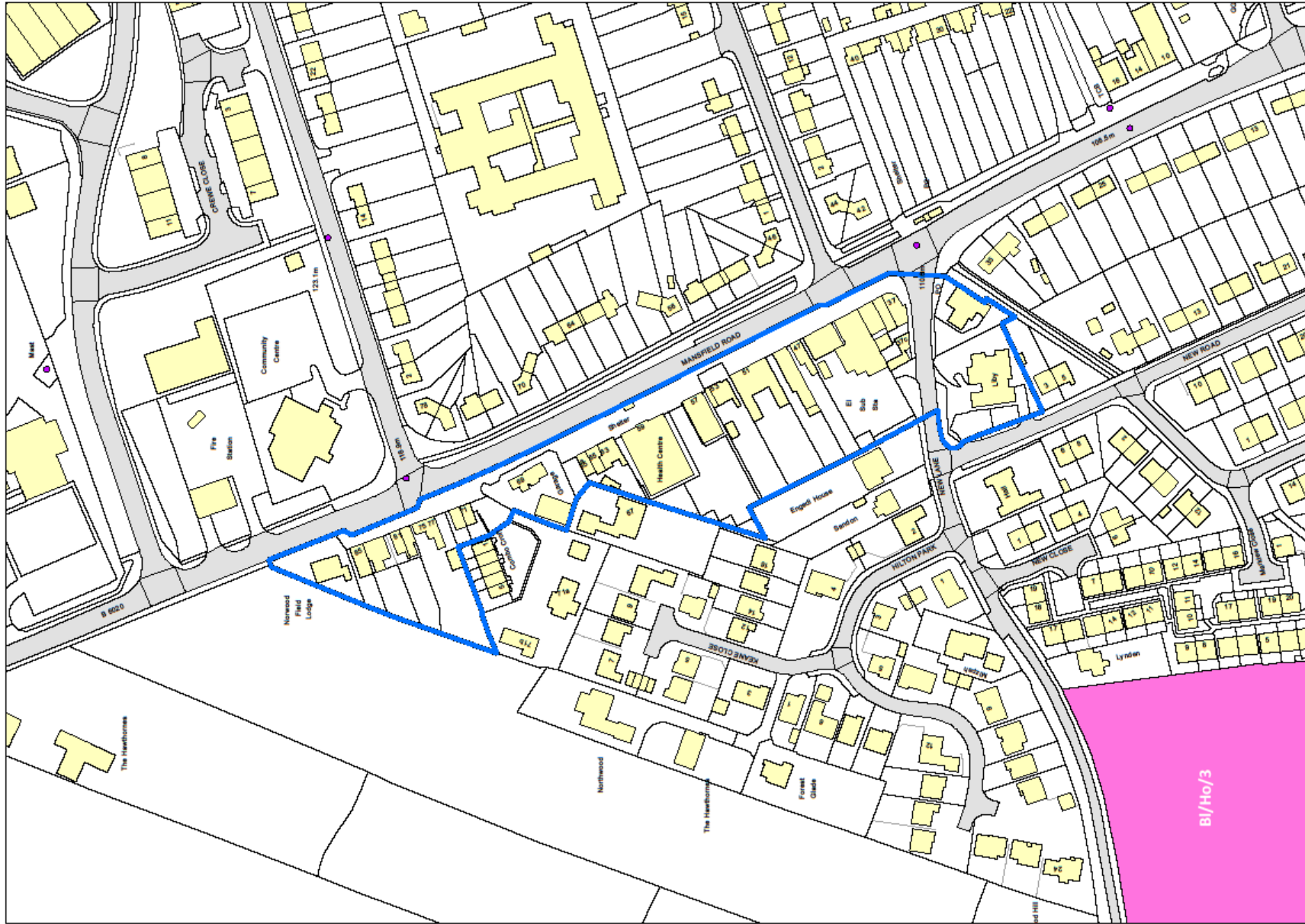


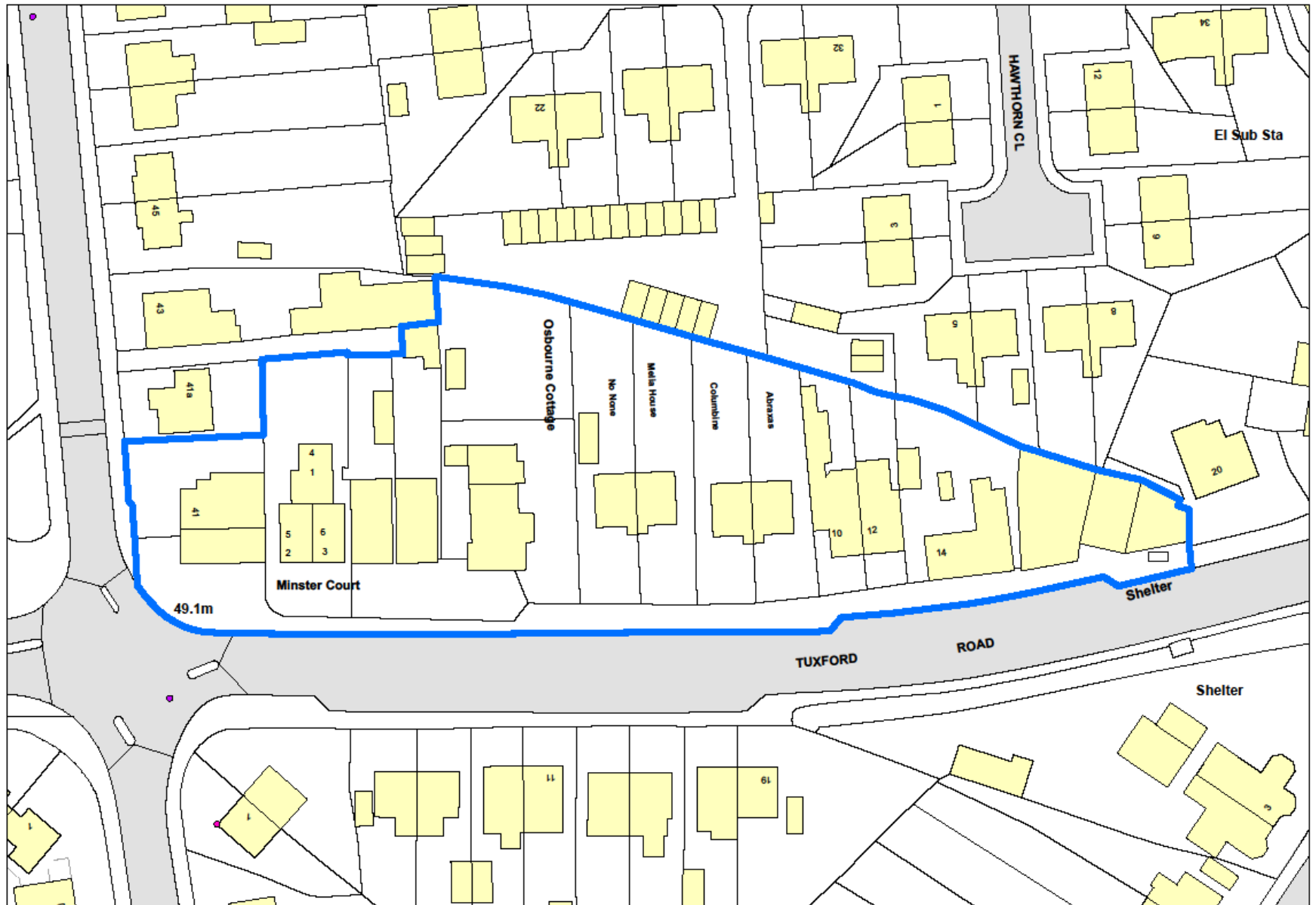


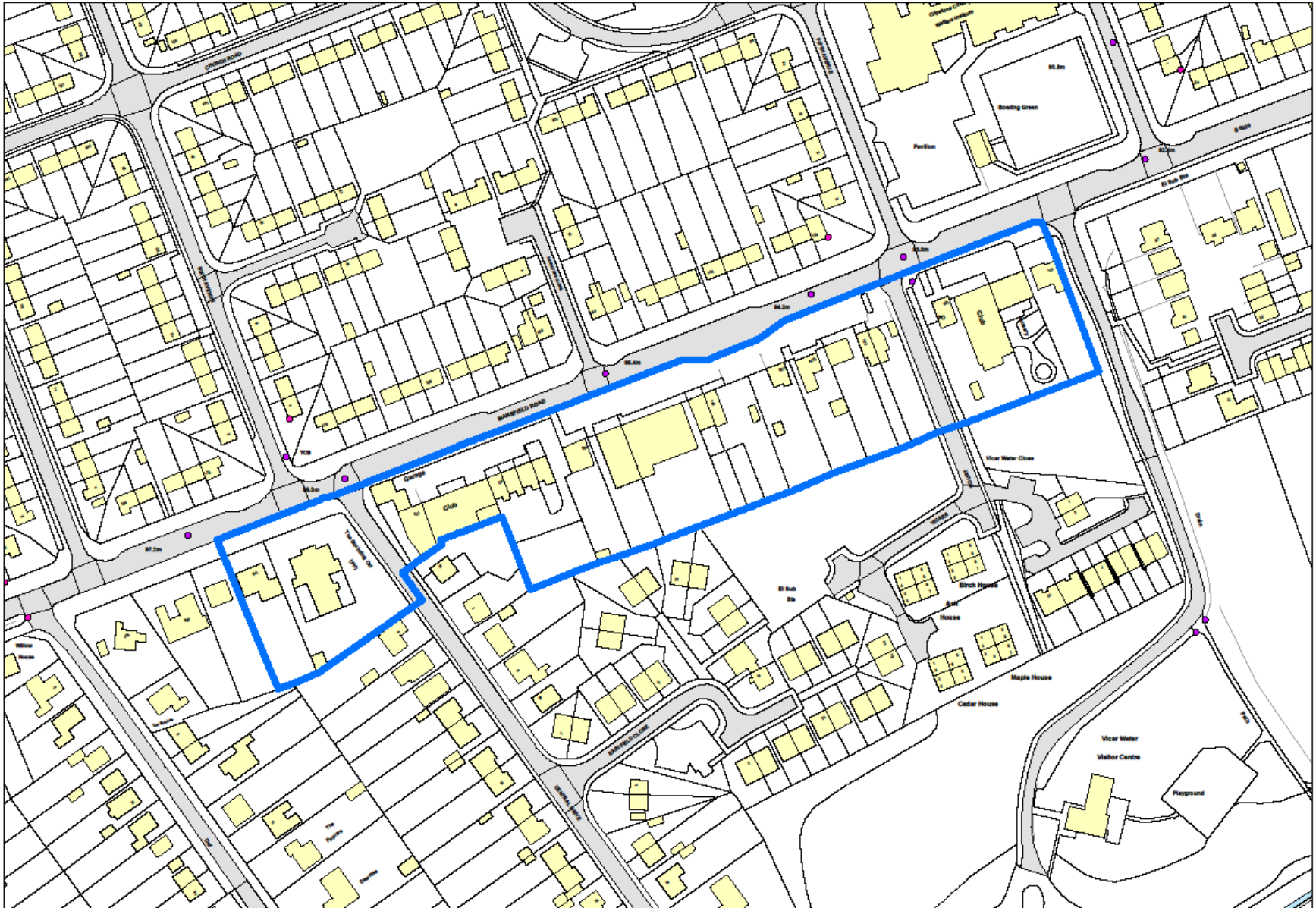


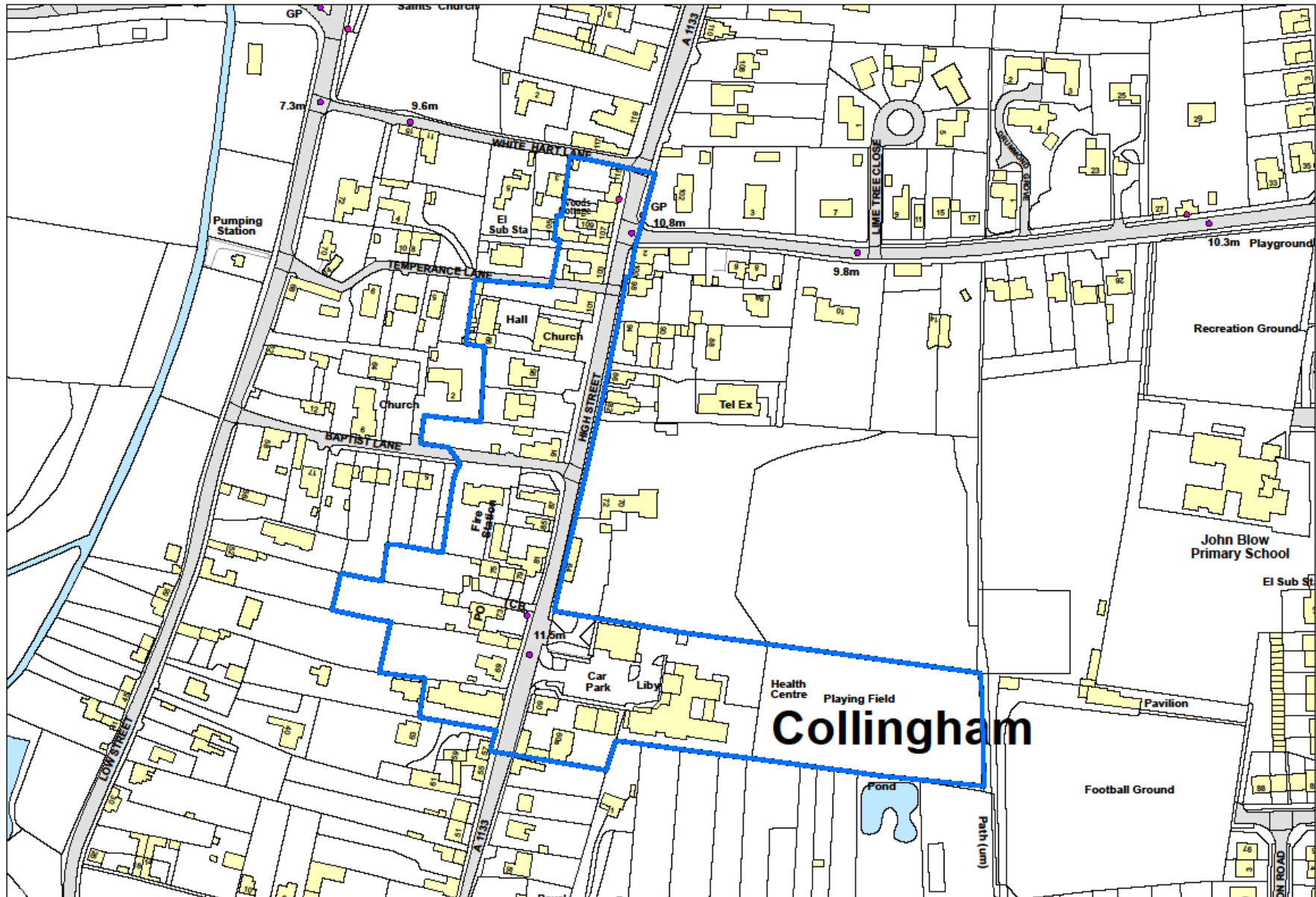


Plan 11: Blidworth Local Centre

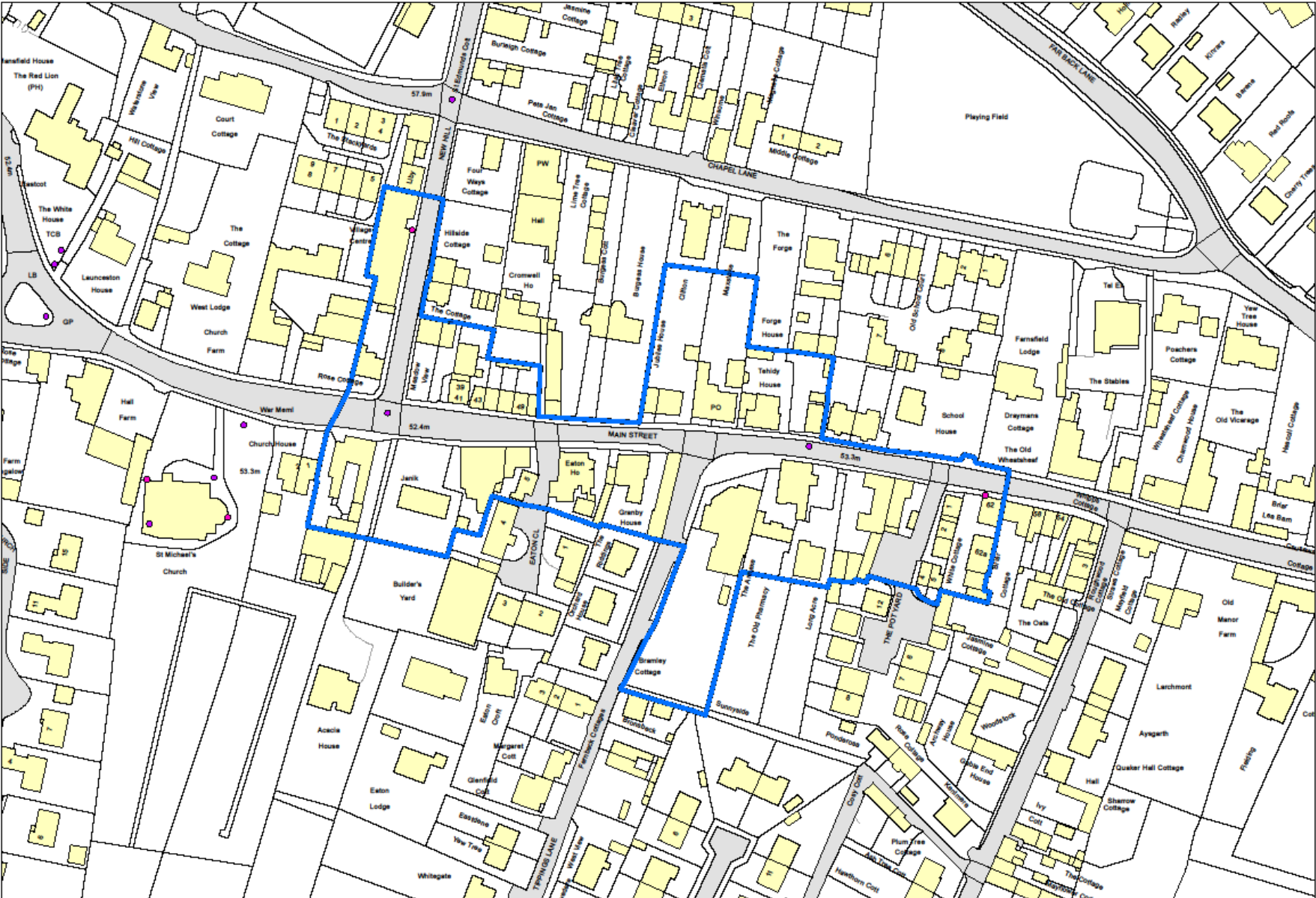




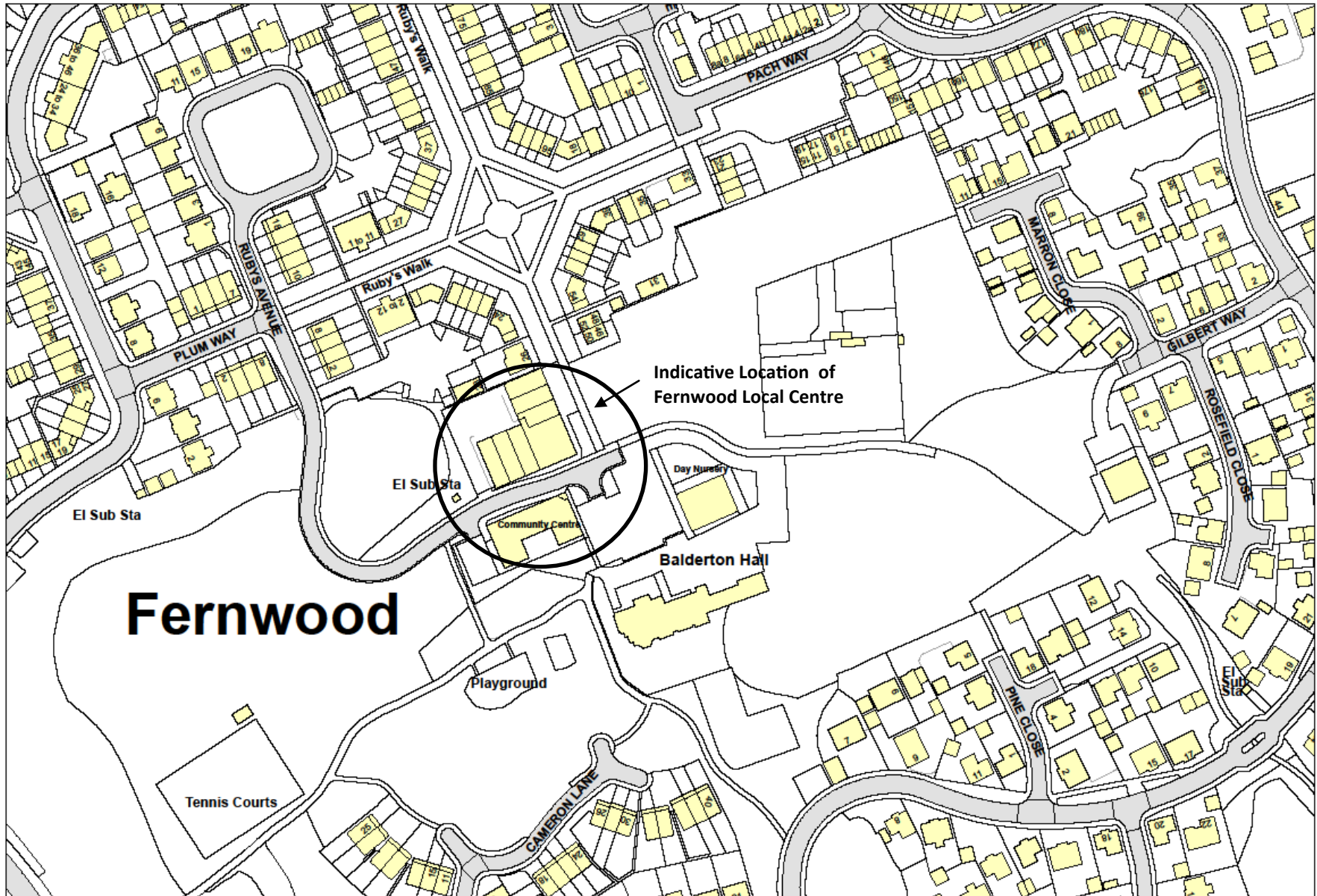




Plan 15: Farnsfield Local Centre



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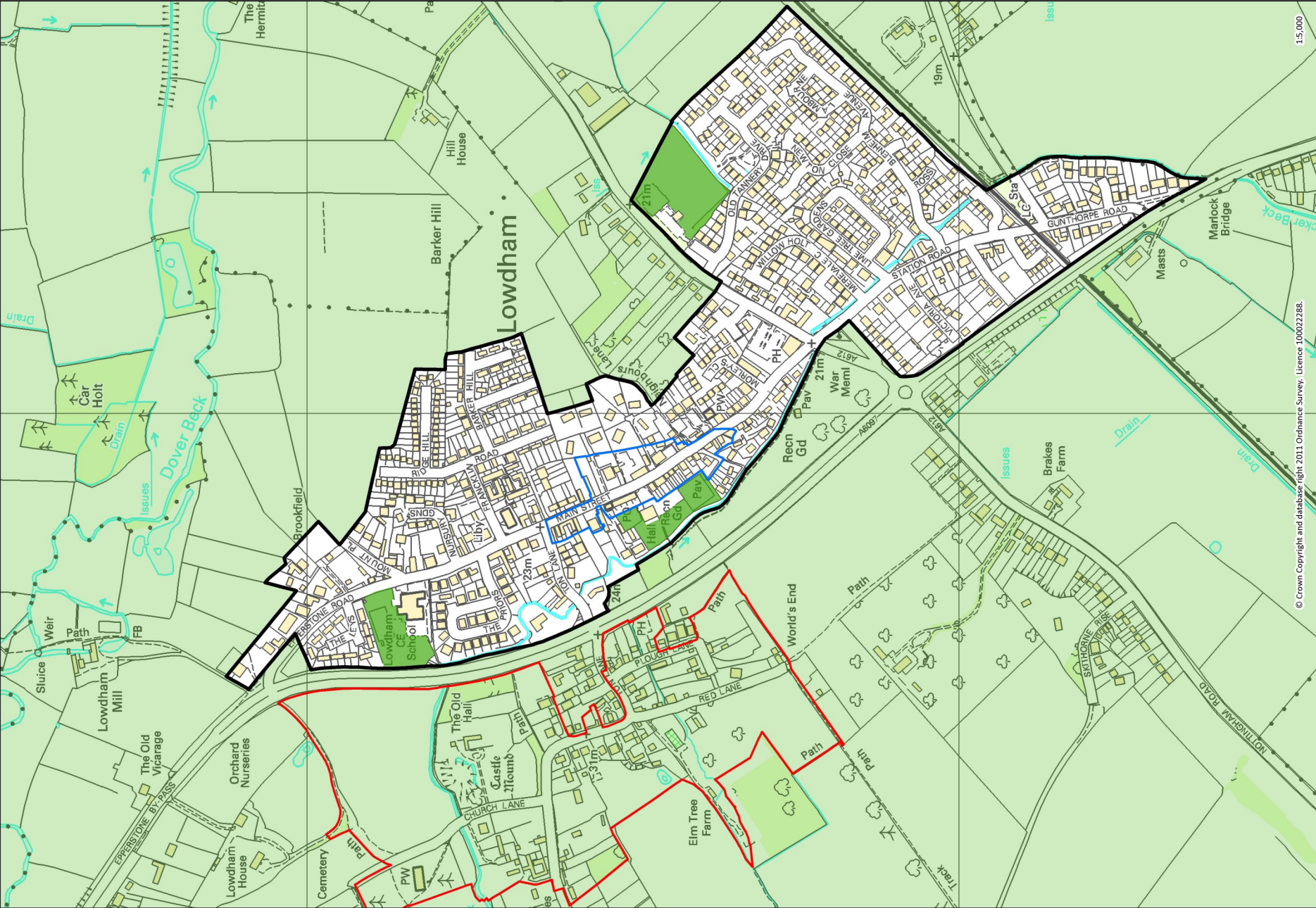


Figure 60: Percentage Split of All Use Classes including Vacant Units within the Local Centres

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Balderton North	9	1	11.11	4	44.44	1	11.11	1	11.11	0	0.00	2	22.22	0	0.00	0	0.00	0	0.00	0	0.00
Balderton South	56	1	1.79	6	10.71	0	0.00	0	0.00	2	3.57	1	1.79	39	69.64	5	8.93	0	0.00	2	3.57
Bilthorpe North	7	0	0.00	3	42.86	0	0.00	0	0.00	0	0.00	2	28.57	0	0.00	1	14.29	1	14.29	0	0.00
Bilthorpe South	4	0	0.00	3	75.00	0	0.00	0	0.00	0	0.00	1	25.00	0	0.00	0	0.00	0	0.00	0	0.00
Blidworth	30	0	0.00	14	46.67	0	0.00	1	3.33	0	0.00	4	13.33	9	30.00	2	6.67	0	0.00	0	0.00
Boughton	21	0	0.00	4	19.05	0	0.00	1	4.76	0	0.00	1	4.76	14	66.67	0	0.00	1	4.76	0	0.00
Clipstone	22	2	9.09	8	36.36	0	0.00	0	0.00	0	0.00	5	22.73	2	9.09	1	4.55	2	9.09	2	9.09
Collingham	32	3	9.38	6	18.75	1	3.13	0	0.00	0	0.00	1	3.13	15	46.88	5	15.63	0	0.00	1	3.13
Farnsfield	38	2	5.26	14	36.84	0	0.00	0	0.00	0	0.00	0	0.00	21	55.26	1	2.63	0	0.00	0	0.00
Fernwood	7	1	14.29	2	28.57	0	0.00	1	14.29	0	0.00	0	0.00	0	0.00	2	28.57	1	14.29	0	0.00
Lowdham	47	1	2.13	6	12.77	1	2.13	2	4.26	1	2.13	2	4.26	32	68.09	2	4.26	0	0.00	0	0.00
Total	273	11	4.03	70	25.64	3	1.10	6	2.20	3	1.10	19	6.96	132	48.35	19	6.96	5	1.83	5	1.83

Figure 61: Percentage Split of 'A' Use Classes including Vacant Units within the Local Centres

Local Centre Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Balderton North	9	1	11.11	4	44.44	1	11.11	0	0.00	0	0.00	3	33.33
Balderton South	9	0	0.00	6	66.67	0	0.00	0	0.00	2	22.22	1	11.11
Bilthorpe North	5	0	0.00	3	60.00	0	0.00	0	0.00	0	0.00	2	40.00
Bilthorpe South	4	0	0.00	3	75.00	0	0.00	0	0.00	0	0.00	1	25.00
Blidworth	19	0	0.00	14	73.68	0	0.00	1	5.26	0	0.00	4	21.05
Boughton	5	0	0.00	4	80.00	0	0.00	0	0.00	0	0.00	1	20.00
Clipstone	16	2	12.50	9	56.25	0	0.00	0	0.00	0	0.00	5	31.25
Collingham	10	1	10.00	7	70.00	1	10.00	0	0.00	0	0.00	1	10.00
Farnsfield	16	2	12.50	14	87.50	0	0.00	0	0.00	0	0.00	0	0.00
Fernwood	4	1	25.00	2	50.00	0	0.00	1	25.00	0	0.00	0	0.00
Lowdham	13	1	7.69	6	46.15	1	7.69	2	15.38	1	7.69	2	15.38
Total	110	8	7.27	72	65.45	3	2.73	4	3.64	3	2.73	20	18.18

Figure 62: 'A Use Class' Vacant Units in Local Centres (April 2016)

Area	Street	Previous Use Class	Net Sqm
Balderton North	Units 9 Lakeside Shopping Centre	A1	103
Balderton South	Former Balderton Working Men's Club, Balderton	D2	599.80
Clipstone	135 Mansfield Road	(New build -'A' Use Class)	
Clipstone	139 Mansfield Road	A1	
Collingham	Units 1 and 2 High Street	A1	
Collingham	71 High Street	A2	67.00
Collingham	(Former library) High Street	D1	
Farnsfield	(Former Post Office) Main Street	A1	193.04
Farnsfield	Main Street	A1	125.6
Fernwood	Unit 2 Ruby's Avenue	A5	
Lowdham	27 Main Street	A2	62.83

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

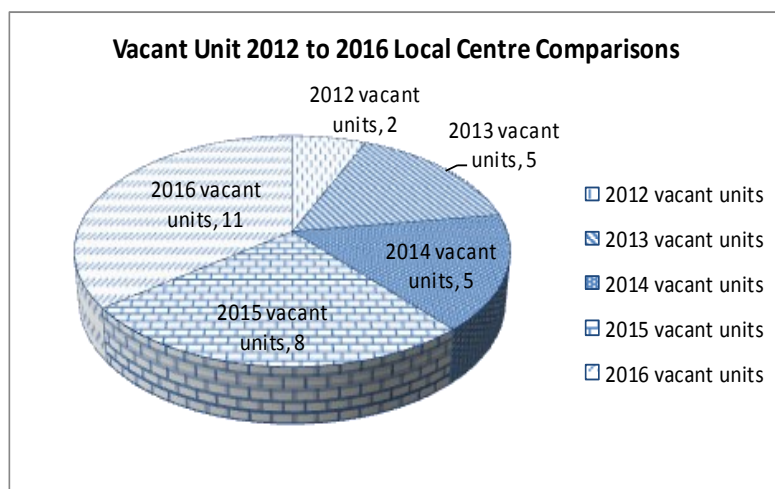
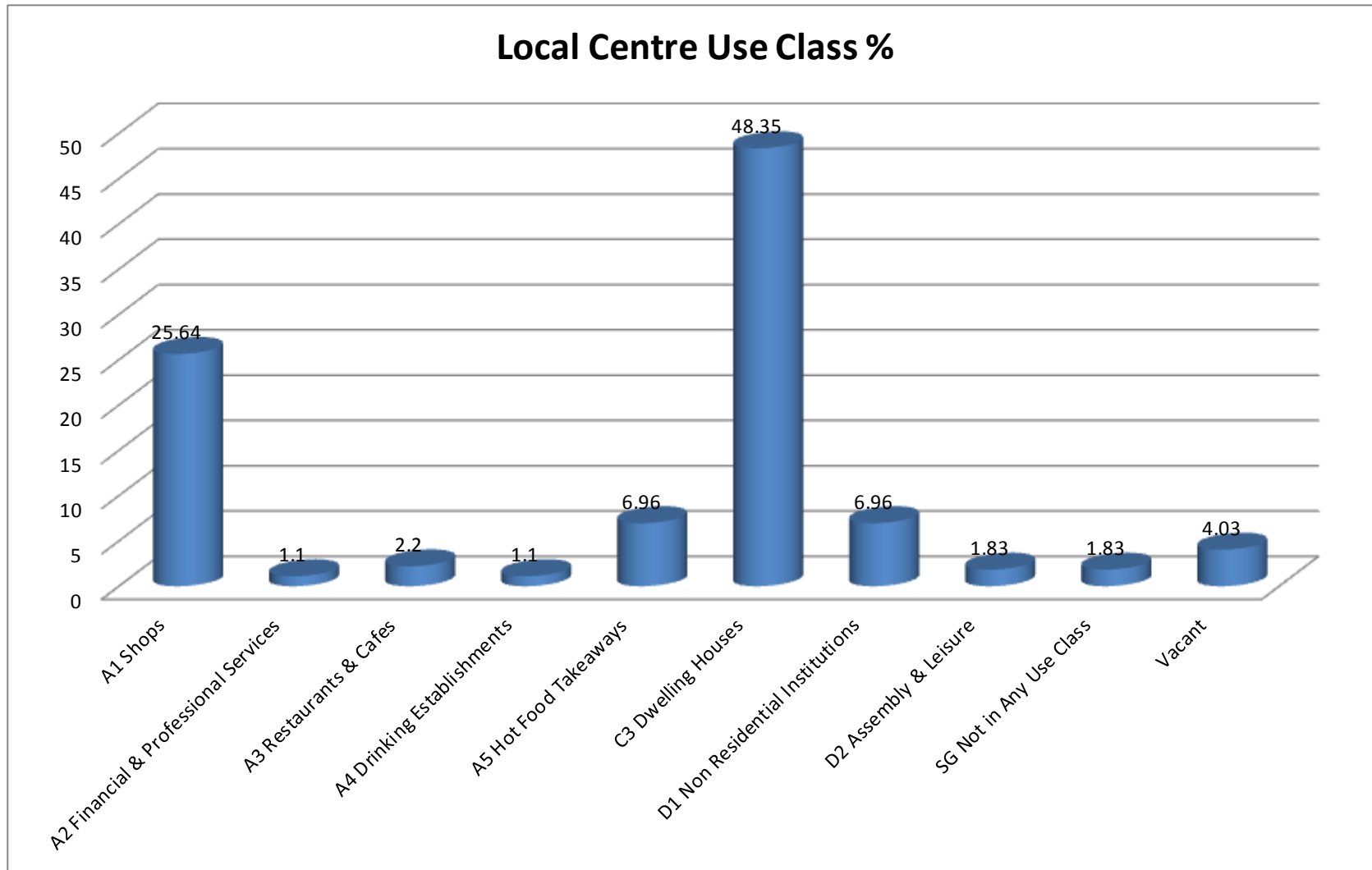
Figure 63: Vacant Units Comparison 2012 to 2016

Figure 64: Local Centres Use Class Percentage Split



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

Local Centres Use Class Percentage Split

Figure 65: Balderton (North)

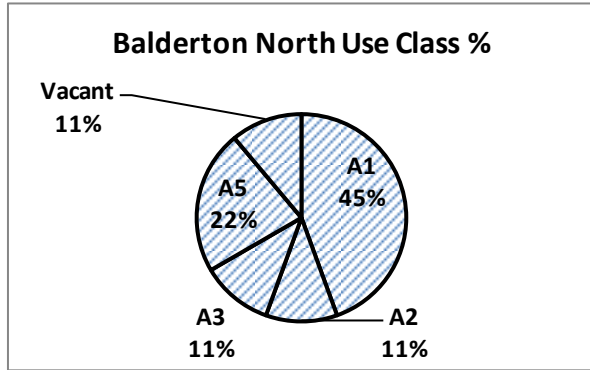


Figure 66: Balderton South

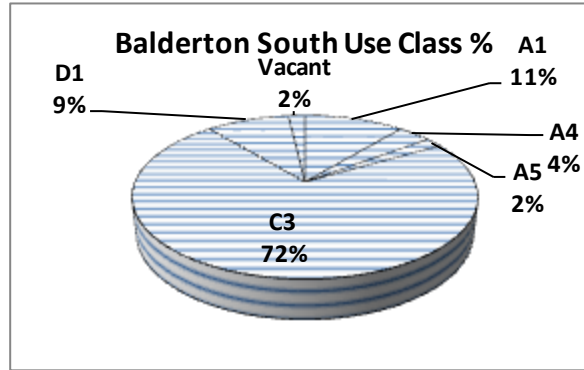


Figure 67 : Bilsthorpe North

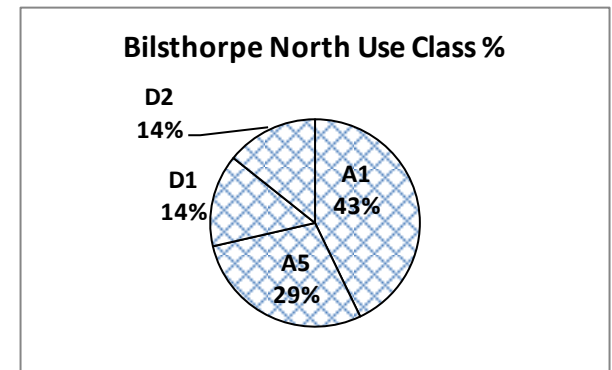


Figure 68: Bilsthorpe South

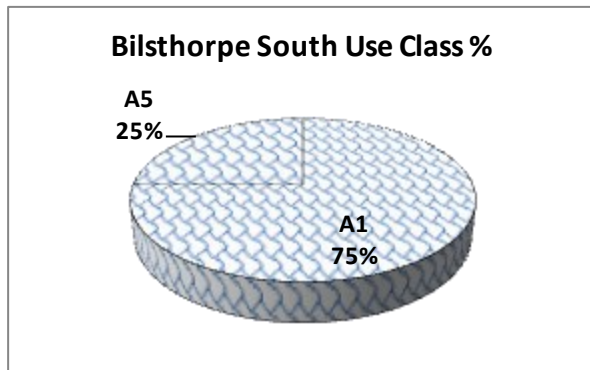


Figure 69 : Blidworth

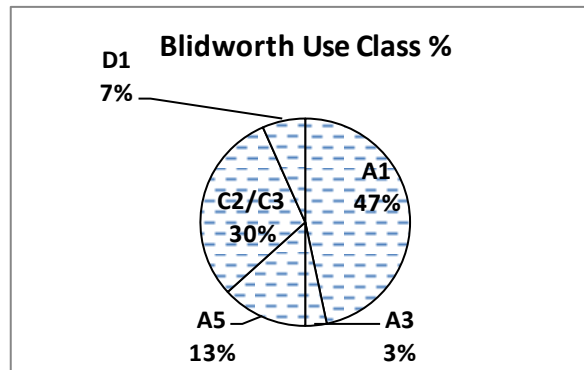
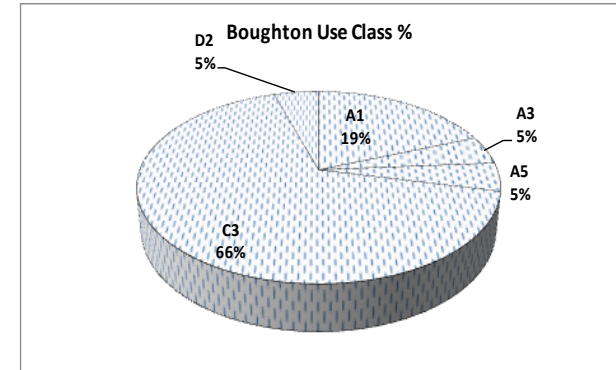


Figure 70: Boughton



Local Centres Use Class Percentage Split ..Continued

Figure 71: Clipstone

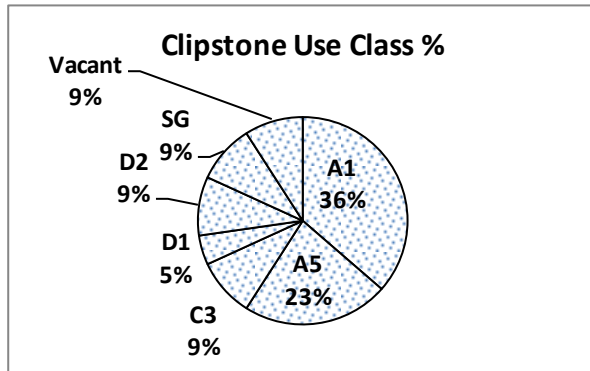


Figure 72 : Collingham

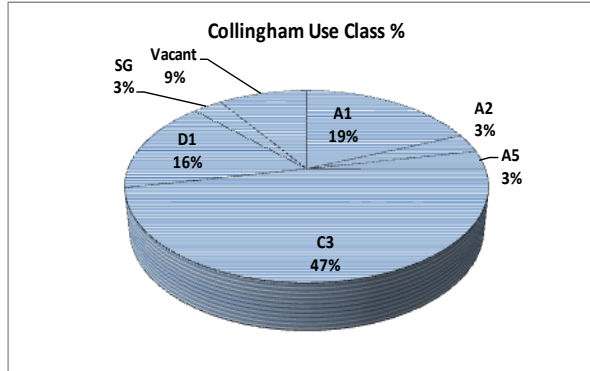


Figure 73: Farnsfield

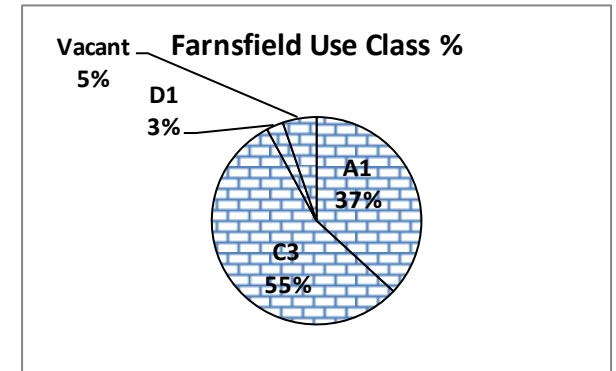


Figure 74: Fernwood

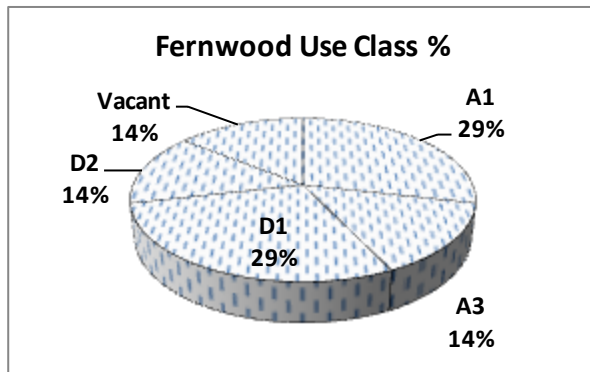
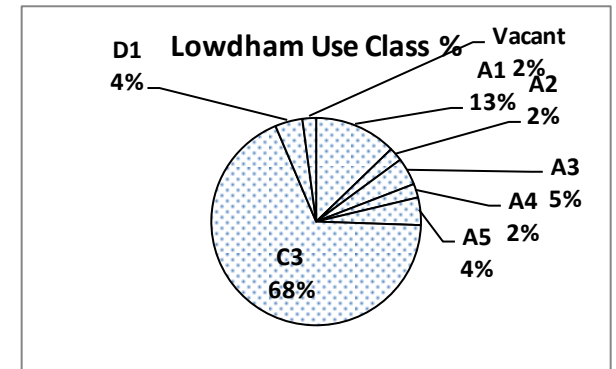


Figure 75 : Lowdham



Use Class Order Guide

Use Class	Description
A1 Shops	Shops, retail warehouses, hairdressers, travel and ticket agencies, post offices, pet shops, sandwich bars, internet cafes, showrooms, domestic hire shops, dry cleaners and funeral directors.
A2 Financial and Professional Services	Banks, building societies, estate and employment agencies, professional and financial services and betting offices.
A3 Restaurant and Cafes	Establishments where the primary purpose is for the sale of food and drink for consumption on the premises –restaurants, snack bars and cafes.
A4 Drinking establishments	Public houses, wine bars or other drinking establishments (not nightclubs)
A5 Hot Food Takeaways	Establishments where the primary purpose is for the sale of hot food for consumption off the premises.
C3 Dwelling Houses	Dwelling Houses (Categorised into A,B and C in the October 2010 Use Classes Order Guide)
D1 Non Residential Institutions	Clinics, health centres, crèches, day nurseries, day centres, schools, art galleries, museums, libraries, places of worship, public halls, exhibition halls, church halls, law courts and non residential education and training centres.
D2 Assembly and Leisure	Cinemas, music and concert halls, bingo and dance halls (not nightclubs), swimming baths, skating rinks, gymnasiums or sports arenas (except for motor sports, or where firearms are used)
SG Sui Generis (Not in any use class)	Uses include for example; Theatres, houses in multiple paying occupation, hostels providing no significant element of care, scrap yards, petrol filling stations, shops selling and/or displaying motor vehicles, retail warehouse clubs, nightclubs, launderettes, taxi businesses, amusement centres.

Extracted from the Use Classes Order Guide October 2013