



2025 Retail Monitoring Report 1st April 2024 – 31st March 2025

and

Retail Survey (April / May 2025)

Published September 2025

Disclaimer

The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given regarding 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.

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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 2024 to 31st March 2025. 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 24-25; and
- 2) Retail Survey for 24-25.

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.

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) 2024. Paragraph 32 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).

1.4 The NPPF has 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

1.5 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.

1.6 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.

- 1.7 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.
- 1.8 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.
- 1.9 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

- 1.10 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	Primarily 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

- 1.11 Chapter Two of this report details the commitments (i.e., with planning permission) of retail and town centre floorspace for 2024-25 across town/district/local centres as well as retail permissions outside the retail hierarchy.
- 1.12 Chapter Three monitors completions for the 2024-25 across the across town/district/local centres as well as completions outside the retail hierarchy.
- 1.13 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).
- 1.14 Chapter Five reports the findings of the retail survey undertaken in April / May 2025. 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.

- 1.15 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:

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

2 Retail and Town Centre Commitments by Retail Hierarchy (2024-25)

- 2.1 The following tables outline the current retail and town centre commitments (gains and losses) for 2024-25 in order of retail hierarchy. These are sites with extant planning permission. Table 3 details all sites with extant planning permission (gains) within the retail hierarchy.

Table 3: Commitments (Gains) within the Retail Hierarchy (2024-25)

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	311.00	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	0.00	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	66.00	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								
None								
Local Centres								
Bowbridge Lane, Balderton	479873/351173	New Build	Permitted	A1- A5	n/a	3,900.00	10/01586/OUTM	Two local centres comprising A1 to A5 units
Land at Fernwood South	482438 / 350702	New Build	Permitted	E	n/a	n/a	16/00506/OUTM	Mixed use local centre of up to 0.75ha to include up to 535sqm of food retail and non-food retail (not exceeding 115sqm), food and drink uses and community uses.

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

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Data Sources

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Table 4: Commitments (Gains) outside of Retail Hierarchy (2024-25)

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	14.50	23/00634/FUL	Change of use of portable shipping containers from agricultural use to retail use.
Great North Road (Café Amore), Cromwell	479975/361145	Redevelopment	Permitted	SG	1	180.00	23/01706/FUL	Demolition of existing vacant restaurant building and construction of drive thru, car parking and landscaping.
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
Main Street (Main Street Farm), Kneesall	470346/364201	Redevelopment	Under Construction	E(a)	1	63.00	23/01713/FUL	Conversion of existing barns to form 3 dwellings and 1 commercial unit, refurbishment of existing farmhouse and erection of 3 new dwellings, with associated internal access, parking and landscaping.
137 Barnby Gate, Newark	480600/353589	New Build	Permitted	E(a)	1	33.00	23/00816/FUL	New single storey building for Use Class E and associated dropped kerb
Turnbull Builders Merchant, Newark	480586/354656	Redevelopment	Under construction	E(a)	1	356.00	22/00918/FULM	Alterations to existing premises incl. demolition of ancillary buildings, extension to existing trade shop, new kitchen & bathroom showroom, & associated works.

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 ¹
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.

¹ As outlined in 21/01013/NMA

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 ²	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 2025.

² Estimates amended to reflect planning application

Table 7: Commitments (Losses) within the Retail Hierarchy (2024-25)

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 ³	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 ⁴	479743/353922	Redevelopment	Permitted	E(a)	3	-34.57	24/00022/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	-804.30	21/00699/FULM	Demolish building (retention of art deco façade) & replacement with mixed-use development (Class E and C3) and associated works.
41 Stodman Street	479699/353886	Change of use	Permitted	C4	2	-22.83	24/01265/FUL	Conversion of ground, first and second floors to a House in Multiple Occupation (C4) comprising 8 one-bed units and associated amenity space and retention of one commercial unit at ground floor
7 Castle Gate	479782/354072	Change of Use	Permitted	C3	1	-109.00	21/01869/FUL	Refurb of ground floor bar/restaurant incl. new toilets & bin stores, conversion of 1 st floor to 2 flats
District Centres								
25 High Street, Edwinstowe	462636/366746	Change of Use	Permitted	SG	1	-65.00	24/00851/FUL	Change of use from Class E (Retail) to SG to create a new wine bar and new front single storey extension.
Local Centres								
N/A								

³ Only one permission can be delivered.

⁴ Only one permission can be delivered.

Table 8: Commitments (Losses) outside the Retail Hierarchy (2024-25)

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	-259.00	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.
Caunton Road (Newfield Dairy Ice Cream), Hockerton	472289/357675	Change of Use	Permitted	C3	1	-354.00	24/00989/FUL	Conversion of former ice cream parlour/café into single self-build dwelling including single storey extension and new detached garage / garden store

3 Completions of Retail and Town Centre Uses (2024-25)

3.1 The following tables detail the completions for 2024-25 in order of retail hierarchy.

Table 9: Completions within Retail Hierarchy 2024-25

Retail Hierarchy	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Sqm)	Planning Reference	Description
Newark Town Centre							
Unit 1, 23 London Road, Newark	479923/353644	Change of Use	E(b)	1	370.00	24/00425/FUL	Change of use from retail (Class E) to restaurant / takeaway and associated works
District Centres							
Waterloo Yard, King Street, Southwell	470124/354009	New Build	SG	1	21.00	22/01359/FUL	New building to form 2 Beauty Treatment rooms (resubmission of 21/01180/FUL)
Local Centres							
Former Top Club, 165 Mansfield Road, Clipstone	458541/362859	Change of Use	E(a)	1	218.00	24/00663/FUL	Change of use from Use Class Sui Generis to Class E Retail Unit
Former COOP, High Street, Collingham	483068/361726	Change of Us	E(a)	3	262.60	22/00961/FUL	Change of use from E(a) to E(a), E(C), E(G) and alterations to convert the former food store into three independent units.
47-51 Main Street, Lowdham	466897/346458	Redevelopment	E(a)	3	137.63	21/02501/FUL	Alterations to dwelling at 47 Main Street to form ground floor shop with flat over. Erection of rear storeroom extension to chemist shop at 49 Main Street, and addition of second bedroom to flat over within new roof with rear dormer. Alterations to 51 Main Street to form ground floor shop and erect rear storeroom extension. Change of use of first floor to flat and addition of second bedroom to flat within new roof with rear dormer. Erection of external rear staircase to access flats over 47 and 49.

Table 10: Completions outside of Retail Hierarchy 2024-25

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Sqm)	Planning Reference	Description
124 Mansfield Road, Clipstone	458825/363022	Redevelopment	E(a)	1	15.68	24/00329/FUL	Demolish existing garage and erect an outbuilding to use as hairdressing salon (resubmission)

3.2 Table 11 below lists the completed losses in 2024-25.

Table 11: Completed Losses of Retail Capacity 2024-25

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace (Sqm)	Planning Reference	Description
Credit Cheque, 34 Lombard Street, Newark	479717/353766	Change of Use	E(a)	1	-7.5	20/00290/FUL	Conversion of ground floor shop unit and first floor offices to form smaller access to first floor at ground level and new residential accommodation at first floor
202 Barnby Gate, Newark	480664/353498	Change of Use	C3	1	-78.00	23/00529/FUL	Change of use of shop to two flats and associated external works
73 Eton Avenue & 65 Beech Avenue, Newark	479619/352432	Change of Use	C3	2	-123.00	21/01295/FUL	Change of use of two retail units to two affordable dwellings, including alterations and extensions
23-25 Portland Street, Newark	479722/353606	Change of Use	E(a)	1	-93.70	22/02110/FUL	Conversion of existing butchers' shop and rear storage / fridge units to form smaller commercial unit and 2no apartments and associated external works
Newcastle Arms, George Street, Newark	480343/354365	Change of Use	C3	1	-138.00	21/01276/FUL	Change of use from public house into seven one-bedroom residential units.
The Great Wall, Great North Road, Weston	477134/367844	Change of Use	C3	1	-81.41	24/01725/FUL	Change of use from a mixed use as a restaurant, takeaway and residential dwelling to use as a single residential dwelling.

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 Floorspace Capacity for Convenience Goods (Sqm)	1,235	627	384	122	2,367
Additional Floorspace Capacity for Comparison Goods (Sqm)	4,389	659	292	19	5,359
Total Estimated Requirement	5,624	1,286	676	141	7,726

- 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 01/04/2024 to 31/03/2025. 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 2024-25

- 4.4 Table 13 provides an overview of the sites with planning permission at 31st March 2025 which are anticipated to provide additional convenience and / or comparison floorspace.

Table 13: Retail Commitments for Proposed Convenience and Comparison Use at 31/03/2025 (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	Land at Fernwood South	Mixed use local centre of up to 0.75ha to include up to 535sqm of food retail and non-food retail (not exceeding 115sqm), food and drink uses and community uses.	16/00506/OUTM	Unknown	535	
Newark Urban Area	137 Barnby Gate, Newark	New single storey building for Use Class E and associated dropped kerb	23/00816/FUL	33sqm	33	
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	Mixed use development (up to 800 dwellings, strategic employment, local centre)	16/02173/OUTM	500sqm	500	
Total				3,304sqm	2,868sqm	971sqm

B) COMPLETIONS 2024-25

- 4.5 Table 14 provides a list of all the completions in 2024-25 that have provided additional convenience and comparison floorspace. Table 15 details the completed losses of comparison and / or convenience floorspace for 2024-25.

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	Former Top Club, 165 Mansfield Road, Clipstone	Change of use from Use Class Sui Generis to Class E Retail Unit	24/00663/FUL	218sqm	218	
Rest of the District	Former Coop, High Street, Collingham	Change of use from E(a) to E(a), E(c), E(G) and alterations to convert the former food store into three independent units	22/00951/FUL	263sqm	263	
Rest of the District	47-51 Main Street, Lowdham	Alterations to dwelling at 47 Main Street to form ground floor shop with flat over. Erection of rear storeroom extension to chemist shop at 49 Main Street, and addition of second bedroom to flat over within new roof with rear dormer. Alterations to 51 Main Street to form ground floor shop and erect rear storeroom extension. Change of use of first floor to flat and addition of second bedroom to flat within new roof with rear dormer. Erection of external rear staircase to access flats over 47 and 49.	21/02501/FUL	138sqm	138	
Total Additional Floorspace (Net) Sqm				619sqm	619sqm	0sqm

Table 15: Convenience and Comparison Losses 2024-25 (Net)

Location	Street	Description	Planning Reference	Total Loss Floorspace	Sqm Loss of Conv Floorspace	Sqm Loss of Comp Floorspace
Newark Urban Area	Credit Cheque, 34 Lombard Street, Newark	Conversion of ground floor shop unit and first floor offices to form smaller access to first floor at ground level and new residential accommodation at first floor	20/00290/FUL	-7.50	-7.50	
Newark Urban Area	202 Barnby Gate	Change of use of shop to two flats and associated external works	23/00529/FUL	-78.00	-78.00	
Newark Urban Area	23-25 Portland Street	Conversion of existing butchers' shop and rear storage / fridge units to form smaller commercial unit and 2no apartments and associated external works	22/02110/FUL	-93.70	-93.70	
Total Additional Floorspace (Net) Sqm				-179.20sqm	-179.20sqm	0sqm

- 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 2025 (Net)

Area	Requirement of Conv / Comp Floorspace	Sqm of Committed Floorspace at 31/03/2025	Sqm of Allocated Floorspace (Without PP)	Sqm of Commitments + Allocations	01/04/13 to 31/03/24	01/04/24 to 31/03/25	Sqm of Comps at 31/03/2025 ⁵	Under/Over Provision
Source	Table 12		Table 16	(C+D)			(F+G)	(E+H-B)
Newark Urban Area Convenience	1,235	2,368	2,000	4,368	4,584	-179.20	4,405	7,538
Rest of the District Convenience	1,132	500	1,950	2,450	2,152	619.00	2,771	4,089
All of the District Comparison	5,359	971	7,369	8,340	2,162	0.00	2,162	5,143

⁵ 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 April-May 2025. 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.

A) NEWARK TOWN CENTRE

- 5.5 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.
- 5.6 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.*
- 5.7 Retail proposals in this area should have regard to Policy DM11 (Retail and Town Centre Uses) which states:

Disclaimer

The information in this report is provided in good faith and is as accurate as records permit, no guarantee is given regarding 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.

'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.'

- 5.8 Other specific policies may apply in relation to Conservation Areas and Listed Buildings.
- 5.9 Appendix 3 to 4 include area plans which detail the extent of all the Newark Town Centre.
- 5.10 The table below (Table 18) provides the headline data for all use classes within the defined Newark Town Centre as of April / May 2025.

Table 18: Percentage Split for All Units within the Defined Newark Town Centre⁶

Area	Town Centre	%	Primary Shopping Frontage	%	Secondary Shopping Frontage	%	Primary Shopping Area	%
Total Units	699	100.00%	166	100.00%	180	100.00%	384	100.00%
Vacant Units	84	12.02%	21	12.65%	36	20.00%	61	15.89%
E(a)	210	30.04%	96	57.83%	61	33.89%	171	44.53%
E(b)	32	4.58%	14	8.43%	11	6.11%	27	7.03%
E(c)	47	6.72%	19	11.45%	8	4.44%	27	7.03%
E(d)	6	0.86%	0	0.00%	2	1.11%	2	0.52%
E(e)	7	1.00%	1	0.60%	2	1.11%	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	209	29.76%	0	0.00%	14	7.78%	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	0.60%	0	0.00%	1	0.26%
F1(f)	5	0.72%	0	0.00%	1	0.56%	2	0.52%
SG	89	12.73%	14	8.43%	43	23.89%	62	16.15%

- 5.11 Table 19 provides an overview of the vacant units within Newark Town Centre at the time the survey was undertaken in April / May 2025.

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

	Total Units	Vacant Units	Percentage	2022/23	2023/24
Town Centre (all)	699	84	12.02%	10.40%	12.63%
Primary Shopping Frontage	166	21	12.65%	11.66%	13.33%
Secondary Shopping Frontage	180	36	20.00%	17.06%	20.67%
Primary Shopping Area	384	61	15.89%	13.66%	16.54%

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

⁶ Use Class percentage by street of Newark Town Centre can be provided on request.

Table 20: Newark Town Centre Vacant Units

	Number and Street	Previous Use Class in 23-24	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
1	10 Balderton Gate	Rob's Butchers	42.40	No	Yes	Yes
2	10 Market Place	Vacant	n/a	Yes	No	Yes
3	12 Queens Head Court	Secret Wardrobe	44.00	No	No	Yes
4	13 Balderton Gate	Bill Beaumont Textiles	15.20	No	Yes	Yes
5	13 The Arcade	Vacant	21.00	No	Yes	Yes
6	14 Market Place	Vacant	69.89	Yes	No	Yes
7	14a Barnby Gate	Vacant	18.50	No	Yes	Yes
8	14d Barnby Gate	Vacant	21.30	No	Yes	Yes
9	15 Balderton Gate	Vacant	327.60	No	Yes	Yes
10	15 Boar Lane	Hand Tiques	67.90	No	Yes	Yes
11	15 Bridge Street	White Rose	40.00	Yes	No	Yes
12	15 Castle Gate	Vacant	47.74	No	Yes	Yes
13	16 Barnby Gate	Vacant	17.73	No	Yes	Yes
14	16 Castle Gate	Painted Elephant	n/a	No	No	No
15	16a Appleton Gate	Marriotts Cycles	43.58	No	No	No
16	17 Kirk Gate	Bronze Zone Tanning	n/a	No	Yes	Yes
17	19 Lombard Street	DW Flooring	28.60	No	No	No
18	19 Market Place	Flossie and Boo	104.50	Yes	No	Yes
19	2 and 4 Balderton Gate	Vacant	103.63	No	Yes	Yes
20	2 Middlegate	Vacant	97.80	Yes	No	Yes
21	2 White Hart Yard	Vacant	30.57	No	Yes	Yes
22	21 Market Place	Sue Ryder Charity Shop	46.00	Yes	No	Yes
23	22 Barnby Gate	Vacant	113.16	No	No	No
24	22a Barnby Gate	Vacant	36.40	No	No	No
25	22 Kirk Gate	Balmforth Coffee Shop	62.00	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	25 Stodman Street	Tree Juice Bar	52.71	Yes	No	Yes
30	25a Castle Gate	Vacant	42.65	No	Yes	Yes
31	26 Middlegate	British Red Cross	57.30	Yes	No	Yes
32	27 and 29 Kirk Gate	Vacant	99.50	No	Yes	Yes
33	27 Carter Gate	Vacant	87.50	No	Yes	Yes
34	27a Carter Gate	Eco Vape	65.10	No	Yes	Yes
35	3 Carter Gate	Vacant	n/a	Yes	No	Yes
36	32 Stodman Street	Vacant	3222.80	Yes	No	Yes
37	33 Barnby Gate	Vacant	77.20	No	No	No
38	35 Kirk Gate	Richard Watkinson	n/a	No	Yes	Yes
39	35/36 Market Place	Vacant	77.50	Yes	No	Yes
40	35a Carter Gate	Vacant	17.20	No	Yes	Yes
41	36 Kirkgate	Vacant	92.60	No	Yes	Yes
42	37 Castle Gate	Vacant	173.60	No	Yes	Yes
43	37-39 Carter Gate	Vacant	290.60	No	Yes	Yes
44	37a Stodman Street	Vacant	n/a	Yes	No	Yes
45	38a Lombard Street	Taurus Tattoo Studio	32.10	No	No	No
46	39 Castle Gate	The Glamour Lounge	31.10	No	Yes	Yes
47	4 Stodman Street	Vacant	60.20	No	Yes	Yes
48	40 Stodman Street	Vacant	43.62	No	Yes	Yes
49	41 Market Place	Vacant	136.20	Yes	No	Yes
50	41 Stodman Street	Vacant	74.02	No	Yes	Yes
51	42 Stodman Street	Vacant	74.02	No	Yes	Yes
52	44-45 Stodman Street	Vacant	276.01	No	Yes	Yes

	Number and Street	Previous Use Class in 22-23	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
53	46 and 48 Castle Gate	Vacant	90.10	No	No	No
54	4a Northgate	Vacant	27.10	No	No	No
55	5 Balderton Gate	Vacant	31.30	No	Yes	Yes
56	5 Castle Gate	Vacant	243.59	No	Yes	Yes
57	5 Kirk Gate	Vacant	443.11	No	Yes	Yes
58	50a Lombard Street	Vacant	184.41	No	No	No
59	6 Lombard Street	Vacant	66.92	No	No	No
60	69 (Unit 4) Castle Gate	Pery's Bingo	n/a	No	No	No
61	7 and 9 Appleton Gate	Vacant	88.99	No	Yes	Yes
62	7 Castle Gate	Vacant	307.60	No	Yes	Yes
63	7 Church Street	Maria's Boutique	22.55	No	Yes	Yes
64	8 Stodman Street	Dove & Bear	19.00	No	Yes	Yes
65	Adj Swan & Salmon	Vacant	n/a	No	No	No
66	Clinton House, 12 Lombard St	Vacant	195.10	No	No	No
67	Garage, Bede House Lane	Vacant	180.93	No	No	No
68	Queens Head Chambers		n/a	No	No	Yes
69	The Buttermarket	Not Previously Monitored	n/a	No	No	Yes
70	Mount Annex, Lincoln College	Vacant	n/a	No	No	No
71	Unit 1, Martindale Lane	Little Cherry Deli	55.83	No	No	No
72	Unit 11, St Marks Place	ECigWizard	107.10	Yes	No	Yes
73	Unit 15, St Marks Place	Vacant	2,863	Yes	No	Yes
74	Unit 20, St Marks Place	Vacant	76.80	Yes	No	Yes
75	Unit 24, St Marks Lane	Vacant	183.60	Yes	No	Yes
76	Unit 3, Trent House, Barnby Gate		18.50	No	Yes	Yes
77	Unit 4, 23 London Road	Vacant	81.94	No	No	No
78	Unit 5, St Marks Place	Claire's Accessories	n/a	No	No	No
79	Unit 4, The Old Coach House, 36a Castle Gate	Vacant	n/a	Yes	No	Yes
80	Unit 6 Martindale Lane	Vacant	55.83	No	No	No
81	Unit 6, St Marks Place	Vacant	n/a	Yes	No	Yes
82	Unit 8, St Marks Place	Sally Hair and Beauty	124.33	Yes	No	Yes
83	Unit 9, St Marks Place	Game	94.38	Yes	No	Yes
84	Units 1-3, Coach House, Castle Gate	Not Previously Monitored	122.7	No	No	No

5.13 Table 21 demonstrates that in Newark Town Centre, approximately 70% 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	30.33%	69.67%
No.	212	487

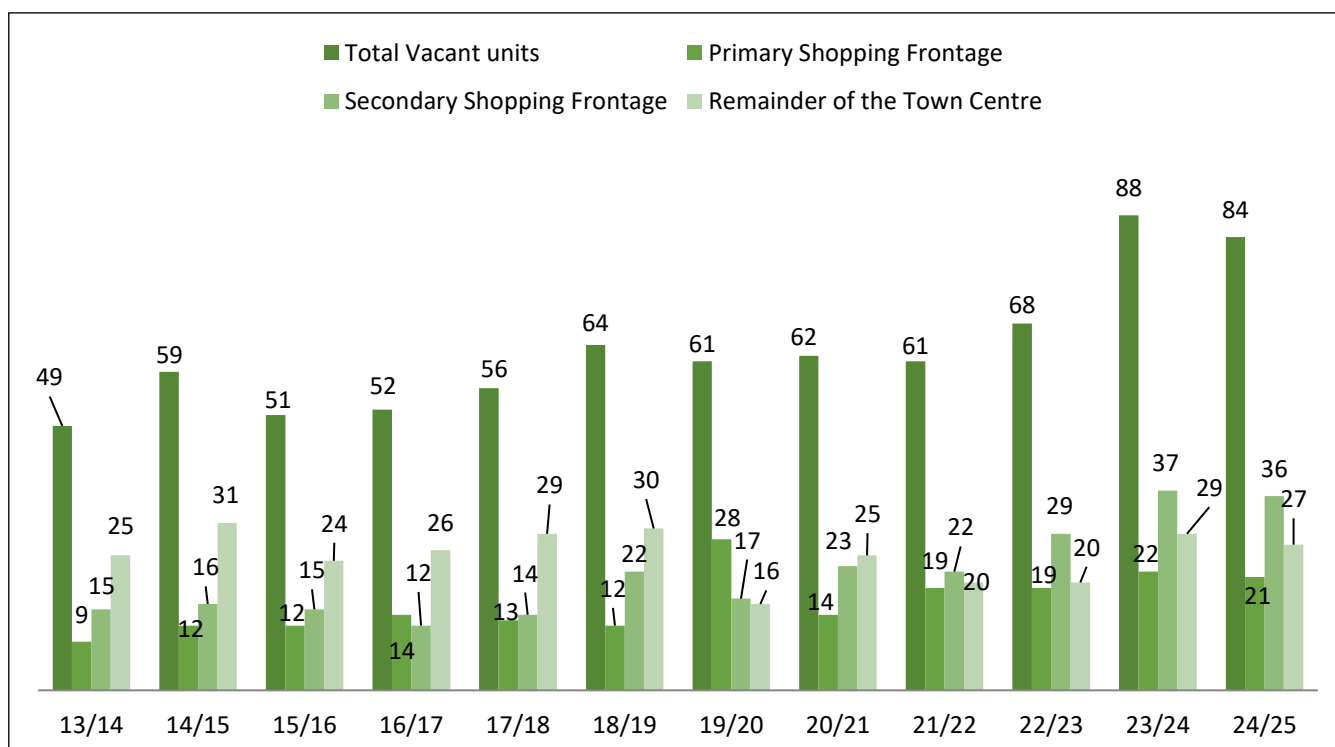
5.14 Table 22 provides a useful overview of vacancy rate trends since the start of the plan period in 2013. Whilst there have been some fluctuations, vacancy rates remain fairly stable in the primary shopping frontage and the remainder of the town centre over the last five years.

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
2024-25	84	21	36	27

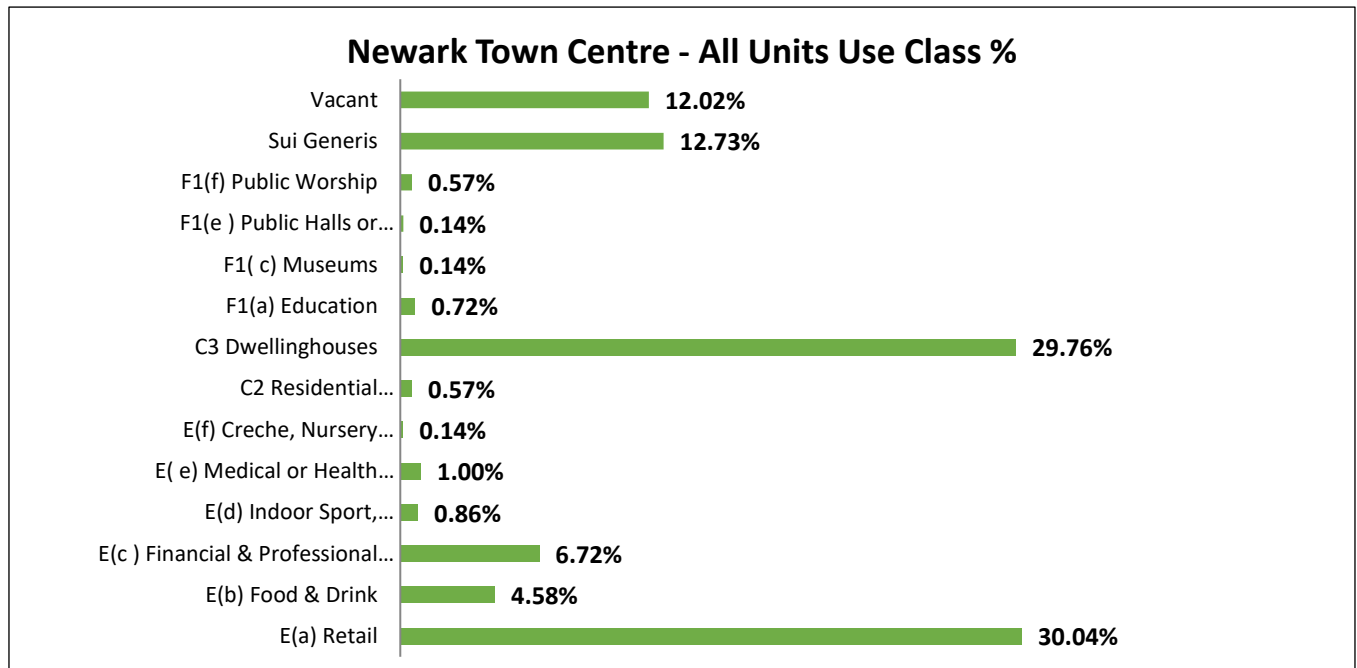
5.15 Figure 1 provides an insight into the trends in vacant units since the start of the plan period.

Figure 1: Vacant Units in Newark Town Centre by Year



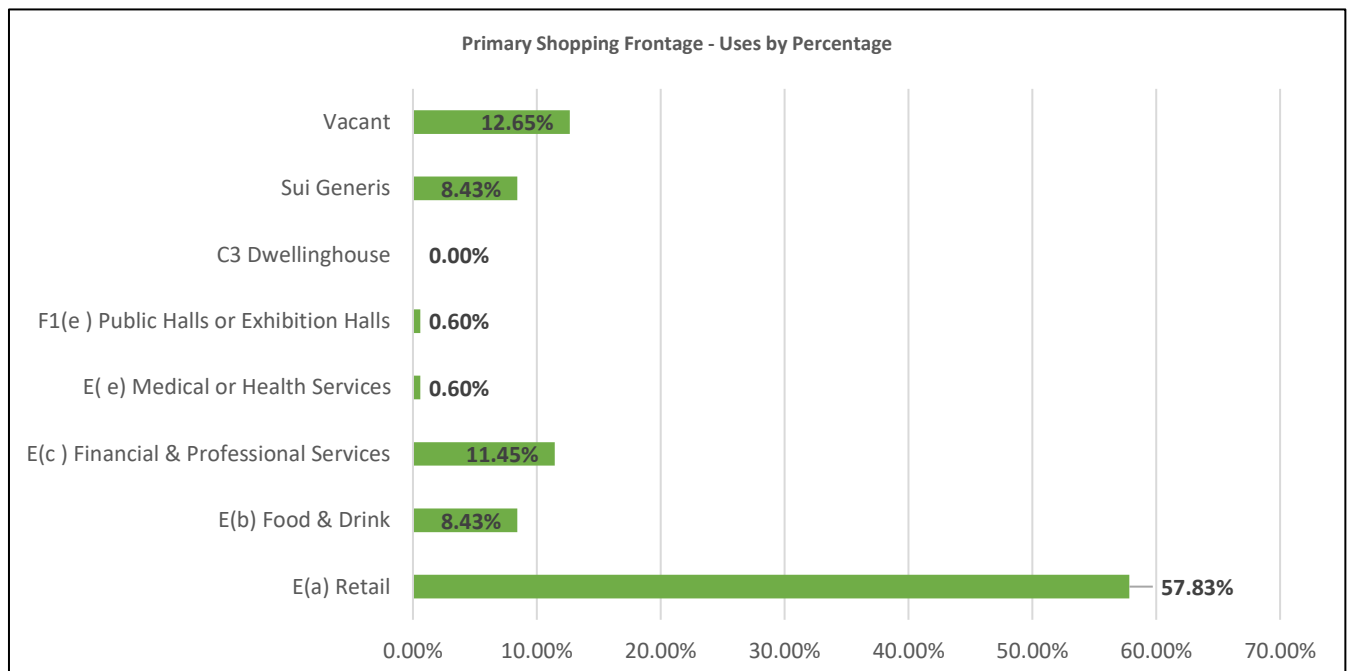
5.16 Figure 2 highlights the percentage of units In Newark Town Centre by use class.

Figure 2: Newark Town Centre Use Class Percentage Split



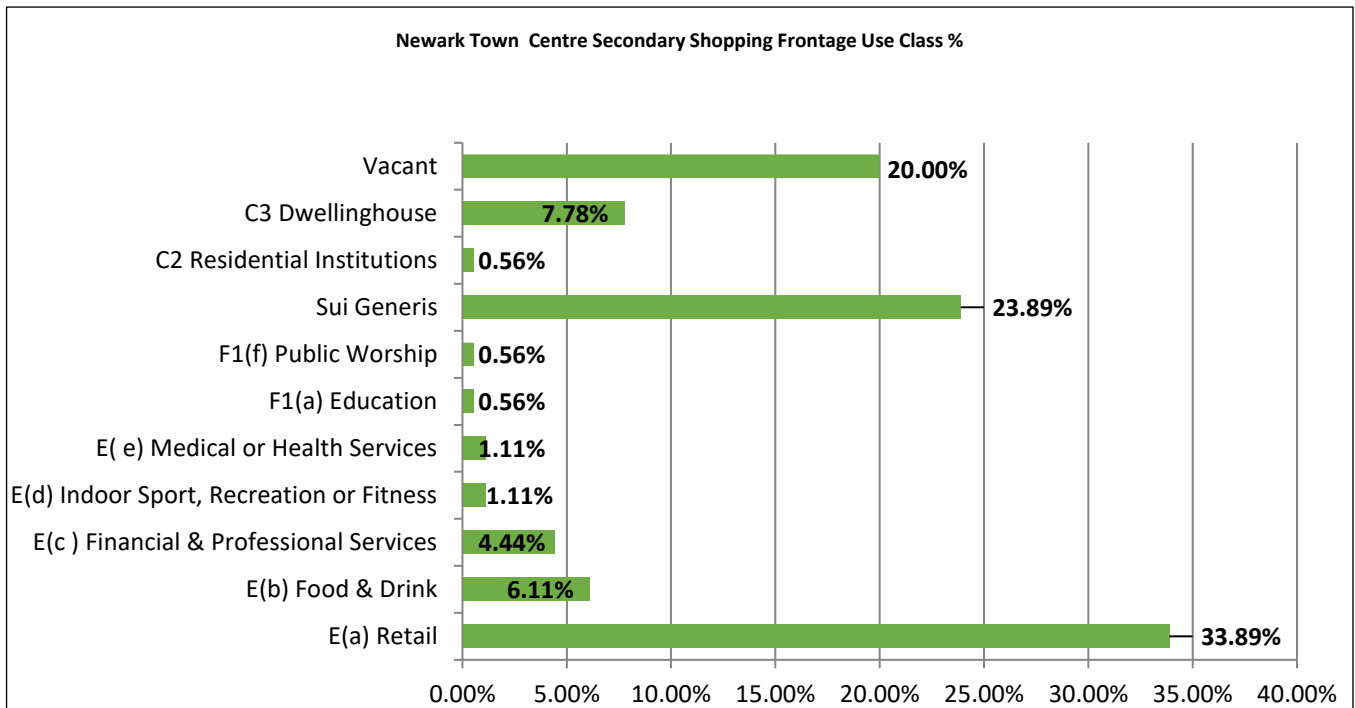
5.17 Figure 3 provides an insight into the percentage of units in the Primary Shopping Frontage by use class.

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



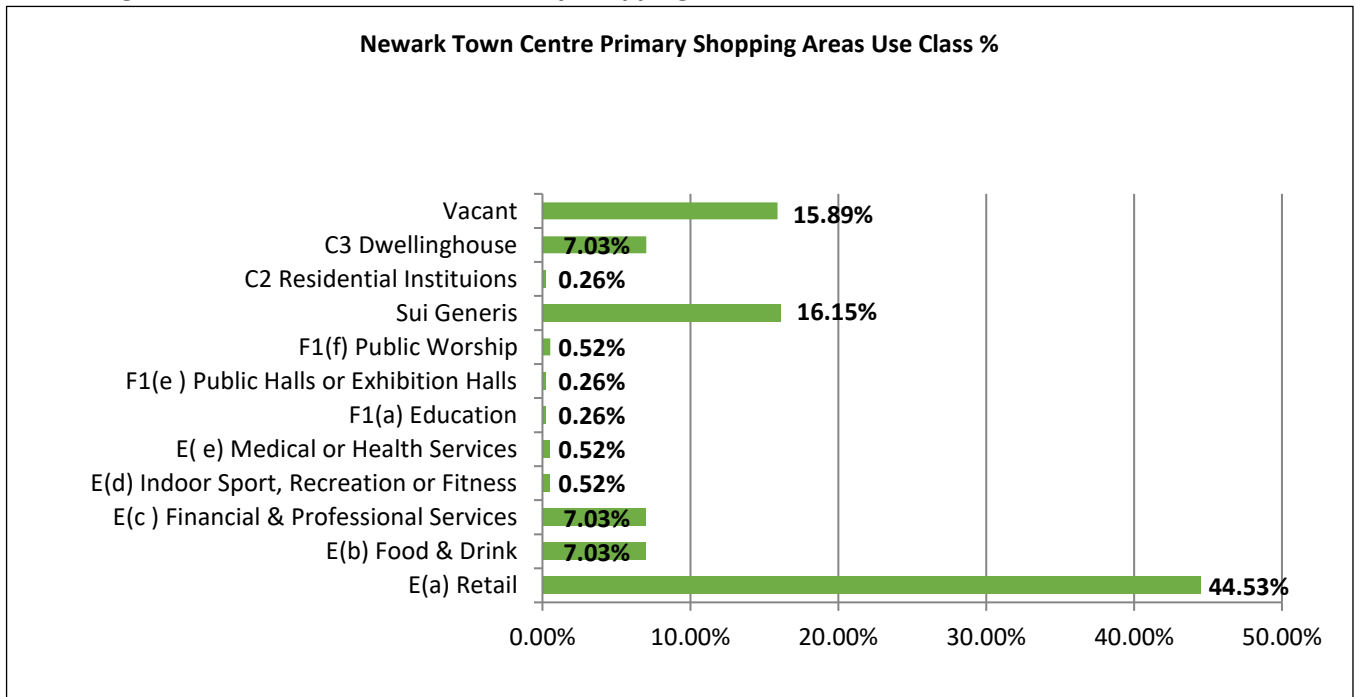
5.18 Figure 4 provides an insight into the percentage of units in the Secondary Shopping Frontage by use class.

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



5.19 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 %



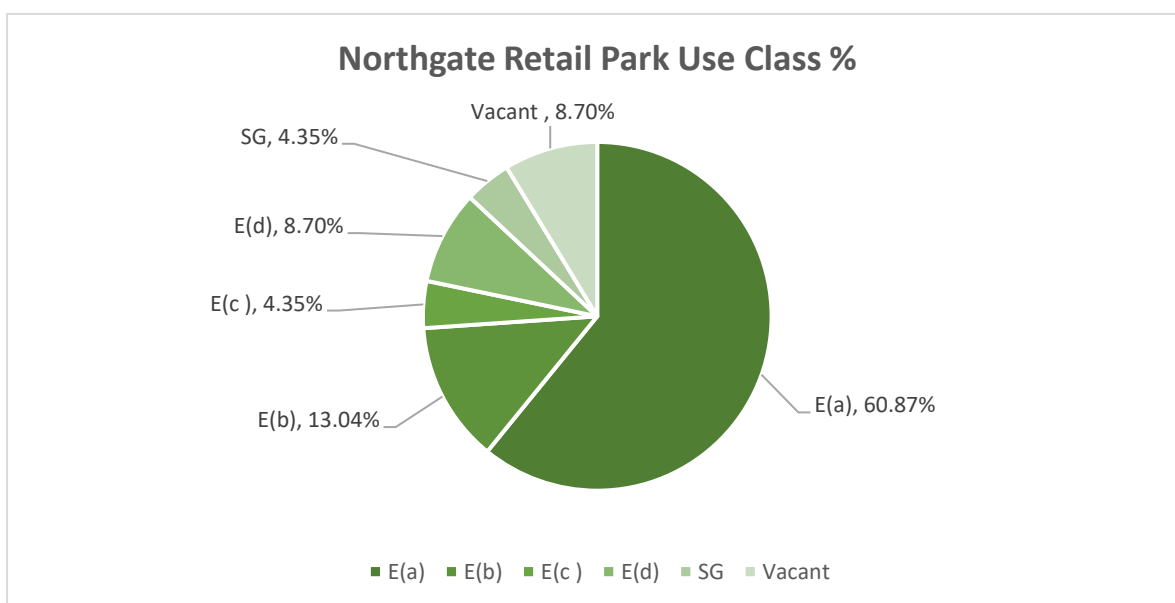
B) NORTHGATE RETAIL PARK

5.20 The following tables and figures outline the position of Northgate Retail Park at the time of the survey in March / April 2025.

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	14	60.87%	3	13.04%	1	4.35%	2	8.70%	1	4.35%	2	8.70%

Figure 6: Use Class Split of Northgate Retail Park



5.21 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
2024/25	14	3	1	0	2	1	2	23

C) DISTRICT CENTRES

5.22 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.

5.23 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.'

5.24 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 A3⁷... and A4⁸... 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.*

5.25 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'.

5.26 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.*

5.27 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

⁷ Now Use Class E(b)

⁸ Now Use Class SG

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'.

- 5.28 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.
- 5.29 Other specific policies may apply in relation to conservation areas and listed buildings.
- 5.30 Appendix 5 to 7 include plans which detail the extent of all the designated District Centres.
- 5.31 The following pages outline the results of the retail survey for 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	59	3	5.08%	21	35.59%	15	25.42%	3	5.08%	4	6.78%	2	3.39%	1	1.69%	10	16.95%
Primary Shopping Frontage	35	3	8.57%	5	14.29%	13	37.14%	2	5.71%	3	8.57%	2	5.71%	1	2.86%	6	17.14%

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%	37	39.36%	4	4.26%	6	6.38%	1	1.06%	1	1.06%	1	1.06%	1	1.06%	2	2.13%	12	12.77%
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	3	2.10%	41	28.67%	58	40.56%	10	6.99%	9	6.29%	0	0.00%	0	0.00%	1	0.70%	0	0.00%	2	1.40%	2	1.40%	17	11.89%
Primary Shopping Frontage	53	1	1.89%	1	1.89%	35	66.04%	6	11.32%	3	5.66%	0	0.00%	0	0.00%	1	1.89%	0	0.00%	0	0.00%	0	0.00%	6	11.32%

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Data Sources

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

	Residential	Commercial (including vacant units)
Percentage Split	27.70%	72.30%
Number of Dwellings	82	214

Table 29: Vacant Units in the District Centres

	Area	Street	Previous Use in 23-24	Net Sqm	Primary Shopping Frontage
1	Edwinstowe	19 High Street	Vacant	24.3	Yes
2	Edwinstowe	25a High Street	Vacant	32.23	Yes
3	Edwinstowe	Unit 6, Kirkstall Lodge, High Street	Vacant	16.60	Yes
4	Ollerton	Forest Road (Former Lloyds)	Vacant	102.20	Yes
5	Ollerton	Unit 6a, Forest Centre	Vacant	60.50	No
6	Ollerton	Unit 6, Forest Centre	Vacant	60.50	No
7	Ollerton	Unit 7, Forest Centre	Vacant	53.60	No
8	Ollerton	Unit 8, Forest Centre	Vacant	60.50	No
9	Ollerton	Unit 9, Forest Centre	Vacant	60.50	No
10	Ollerton	Forest Court	Vacant	n/a	No
11	Ollerton	9 Forest Road	Vacant	43.60	Yes
12	Ollerton	The Studio, Rufford House, Sherwood Drive	Alter That	29.24	No
13	Southwell	1 Westgate	Vacant	74.72	No
14	Southwell	4 Queen Street	Vacant	23.80	Yes
15	Southwell	17 Queen Street	Vacant	40.34	No

- 5.32 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
- 5.33 Figure 7 provides an overview of the vacant units in the District Centres by year since the start of the Plan period in 2013.

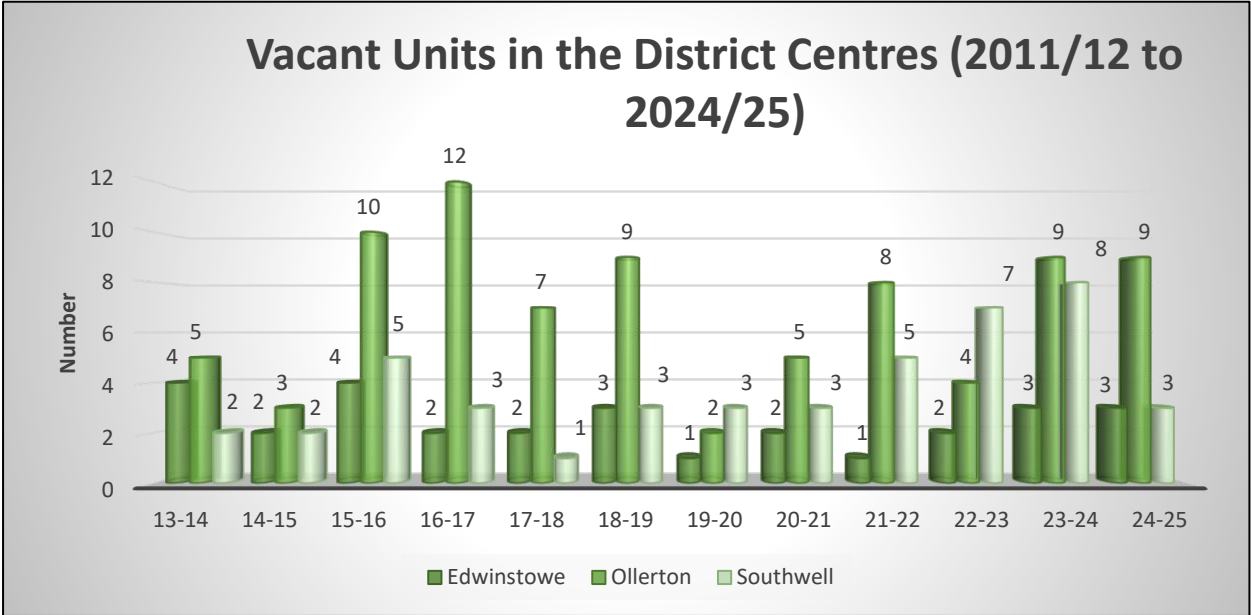
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Data Sources

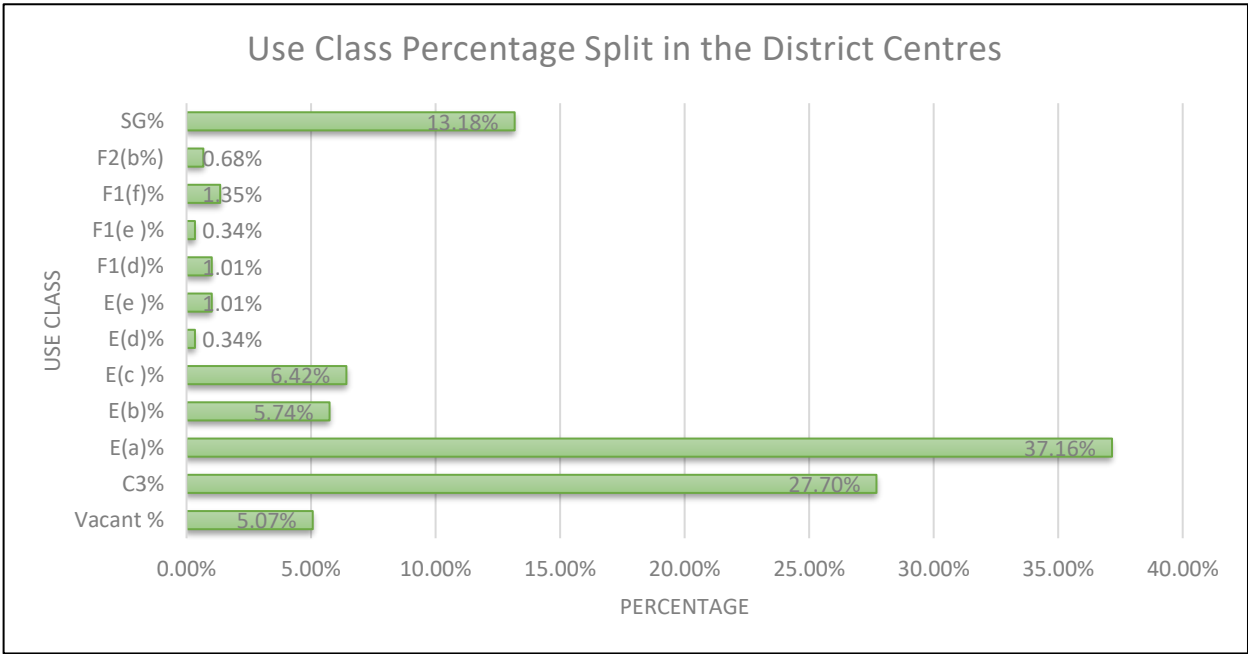
Data in this document is sourced from Newark and Sherwood District Council planning and building control records using Uniform systems, Approved Inspector data and survey information.

Figure 7: District Centre Vacant Units Comparison by Year



5.34 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



5.35 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 (%)

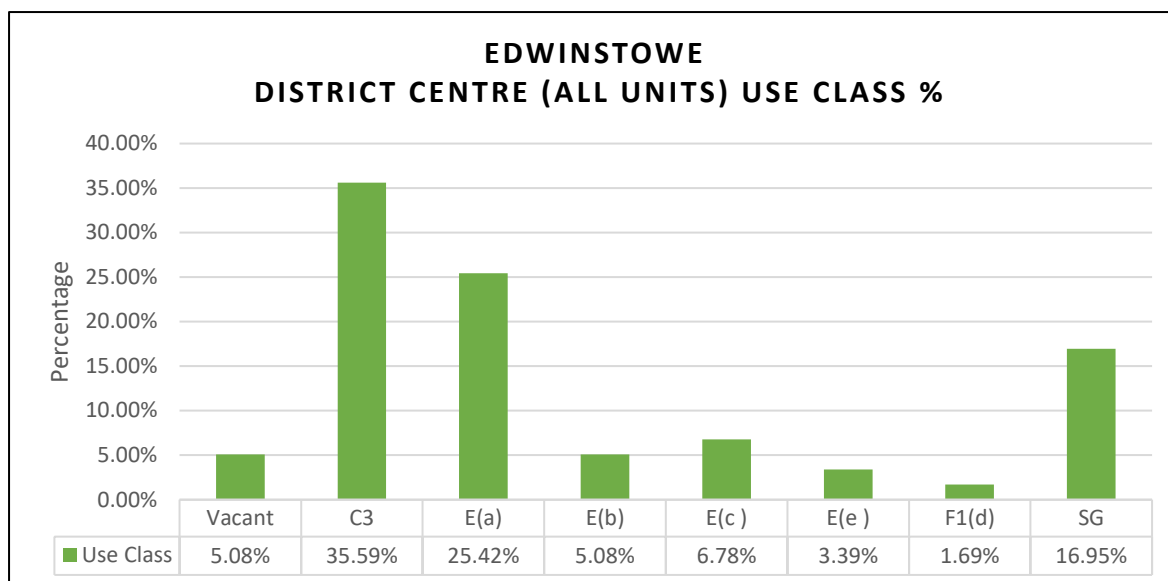
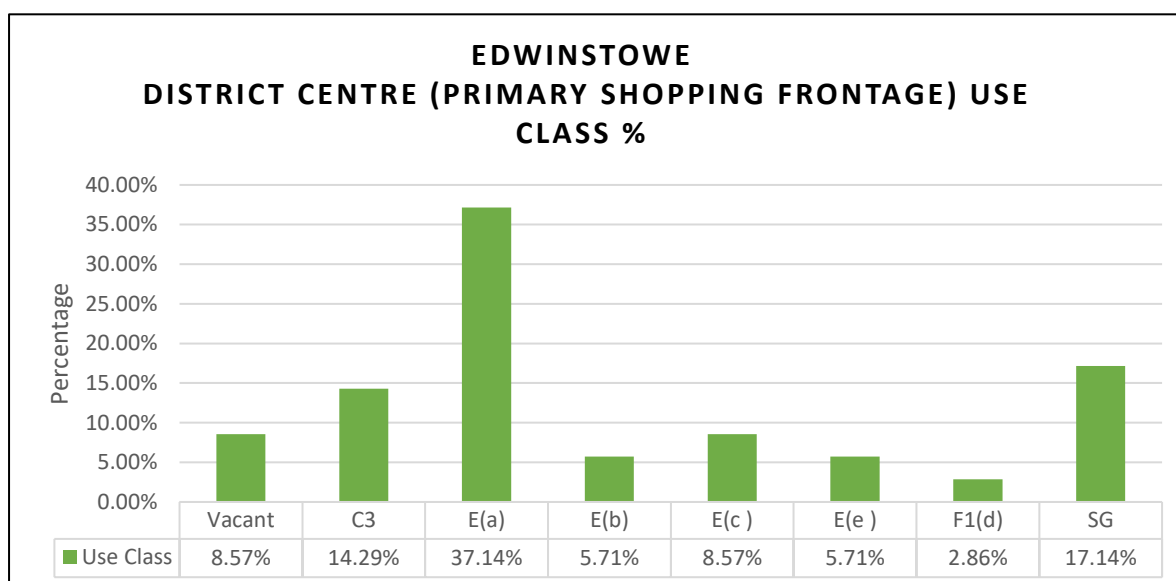


Figure 10: Edwinstowe District Centre – Breakdown of Units in the Primary Shopping Frontage by Use Class (%)



5.36 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 (%)

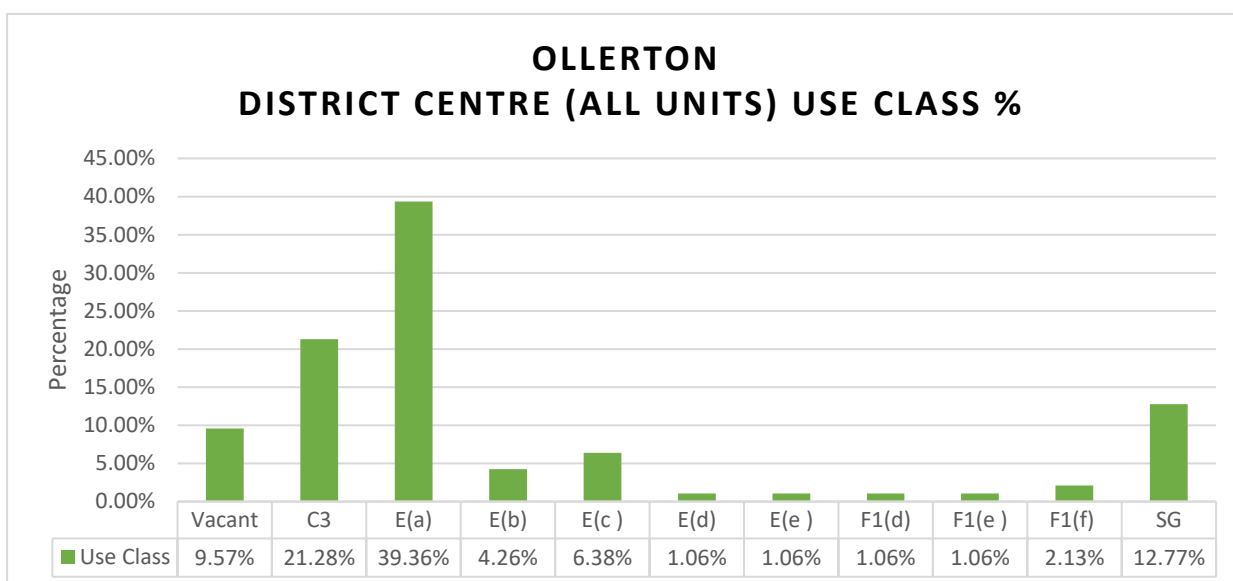
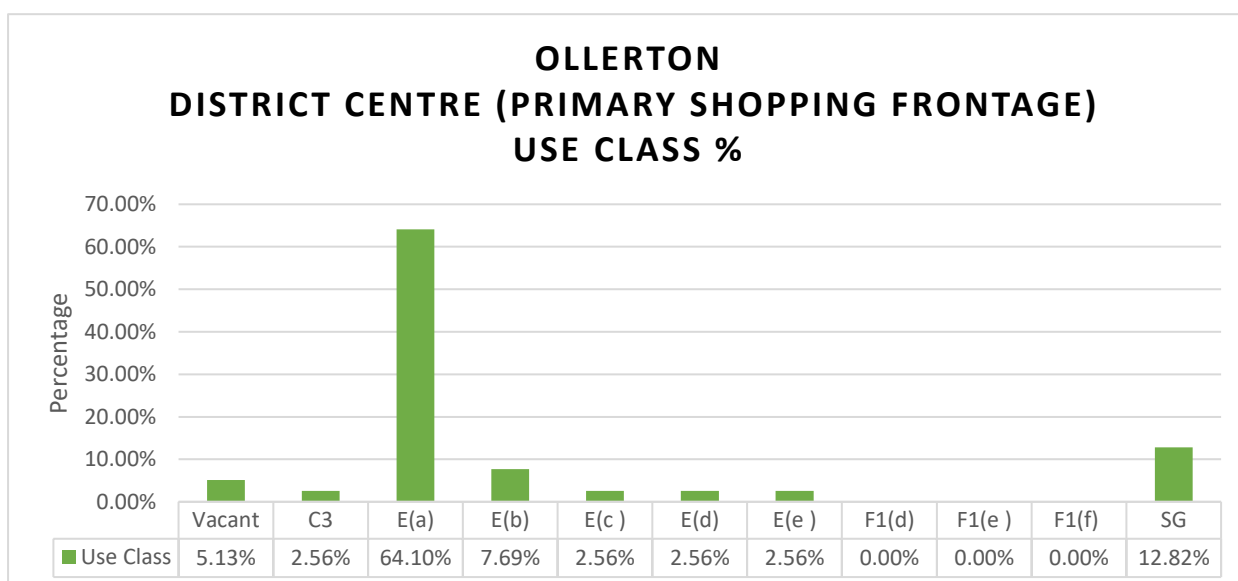


Figure 12: Ollerton District Centre – Breakdown of Units in the Primary Shopping Frontage by Use Class (%)



5.37 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 (%)

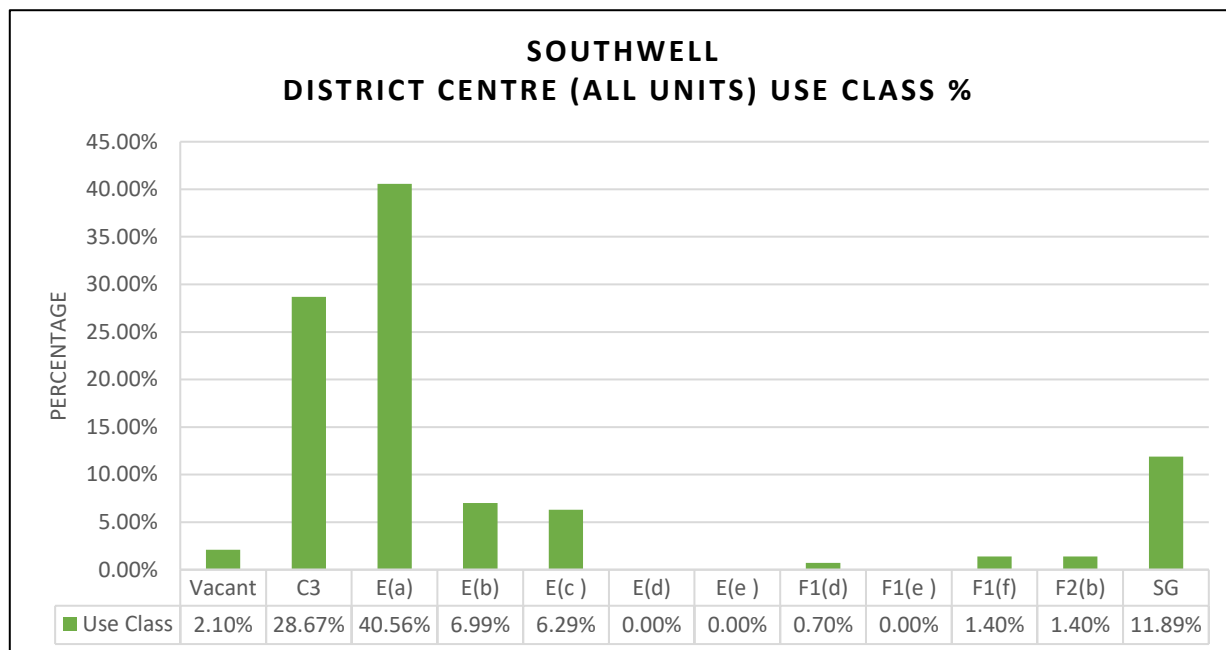
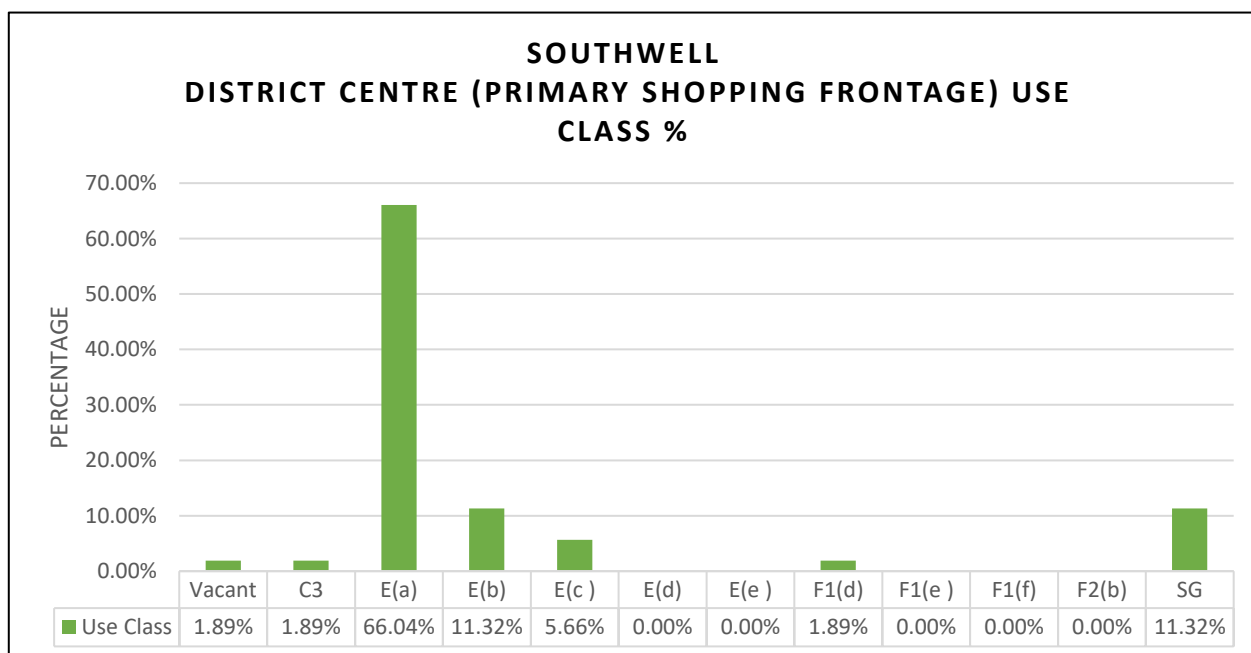


Figure 14: Southwell District Centre – Breakdown of Units in the Primary Shopping Frontage by Use Class (%)



5.38 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

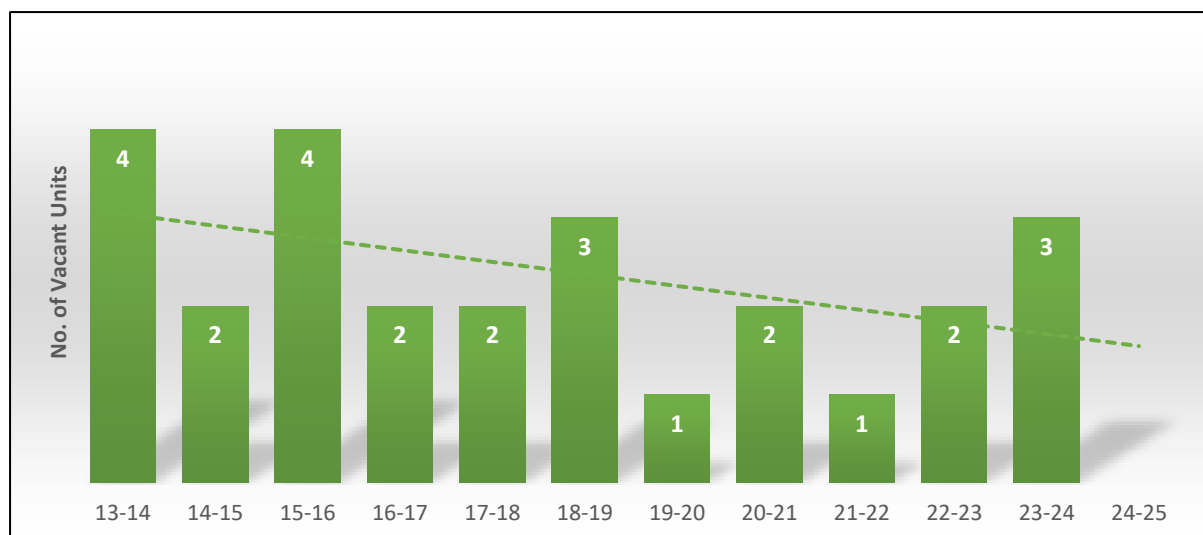


Figure 16: Vacancy Trends in Ollerton District Centre

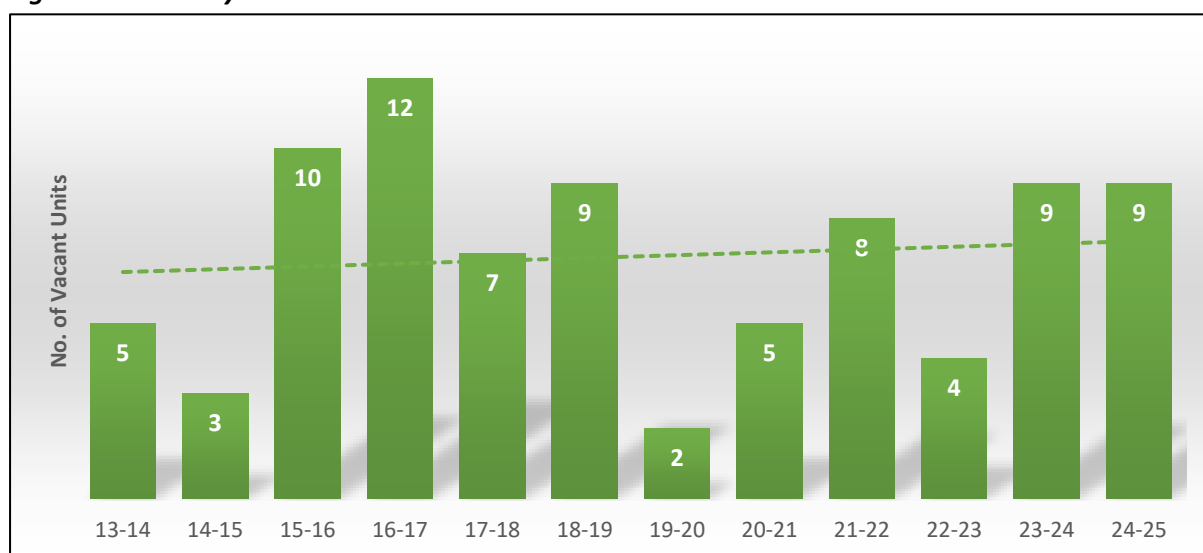
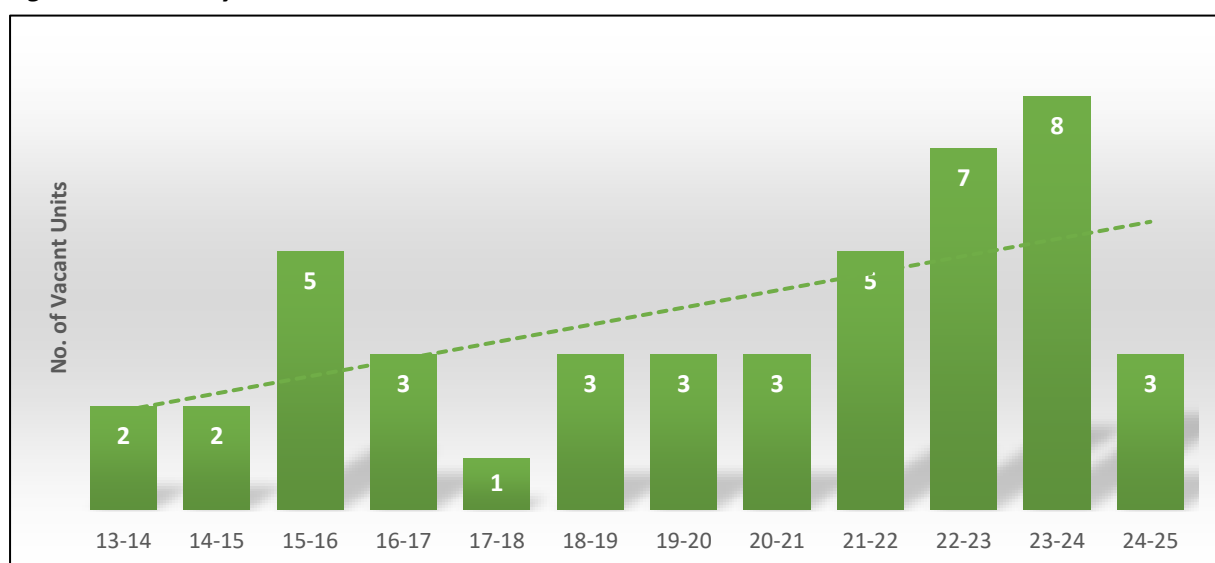


Figure 17: Vacancy Trends in Southwell District Centre



D) LOCAL CENTRES

- 5.39 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.
- 5.40 Appendix 8 to 19 include site plans which detail the extent of all the designated local centres.
- 5.41 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.”*
- 5.42 Other specific policies may apply in relation to conservation areas and listed buildings.
- 5.43 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.’*
- 5.44 The following pages outline the survey results for Local Centres.

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%	0	0.00%	2	2.74%	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	0	0.00%	0	0.00%	0	0.00%	3	75.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Blidworth	29	0	0.0%	0	0.00%	8	27.59%	13	44.83%	1	3.45%	0	0.00%	0	0.00%	1	3.45%	0	0.00%	1	3.45%	0	0.00%
Boughton	17	1	5.88%	0	0.00%	9	52.94%	2	11.76%	2	11.76%	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%	8	28.57%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	1	3.57%	0	0.00%	0	0.00%
Collingham	43	5	11.63%	0	0.00%	19	44.19%	6	13.95%	1	2.33%	1	2.33%	0	0.00%	2	4.65%	1	2.33%	1	2.33%	0	0.00%
Farnsfield	40	0	0.00%	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%	0	0.00%	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	325	10	3.08%	0	0.00%	164	50.46%	69	21.23%	8	2.46%	5	1.54%	3	0.92%	3	0.92%	6	1.85%	4	1.23%	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%	11	39.29%
Collingham cont.	1	2.33%	1	2.33%	5	11.63%
Farnsfield cont.	0	0.00%	1	2.50%	1	2.50%
Fernwood cont.	0	0.00%	1	10.00%	3	30.00%
Lowdham cont.	0	0.00%	0	0.00%	5	10.20%
Rainworth cont.	0	0.00%	0	0.00%	4	22.22%
Total	3	0.92%	4	1.23%	46	14.15%

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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.

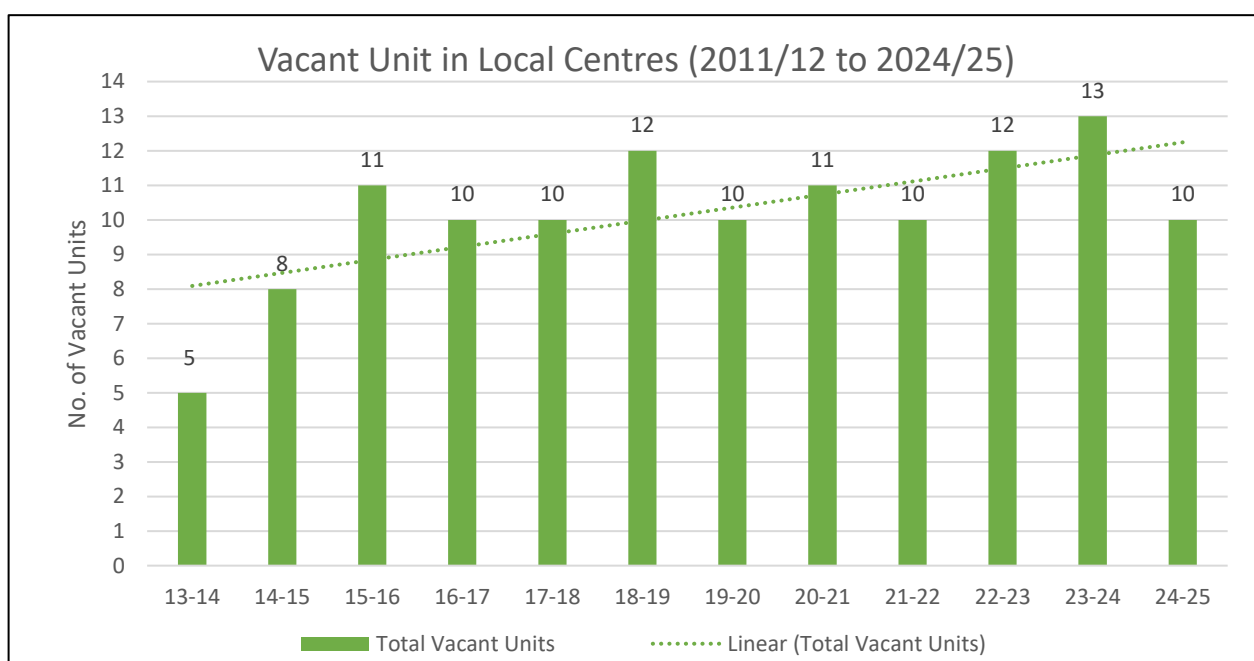
Table 31: Percentage Split between Commercial and Residential

	Residential	Commercial (including vacant units)
Percentage Split	50.46%	49.54%
Number of Dwellings	164	161

Table 32: Vacant Units in Local Centres

	Area	Street	Previous Use Class	Net Sqm
1	Balderton	33 Main Street	Vacant	39.00
2	Boughton	18 Tuxford Road	Vacant	59.04
3	Clipstone	157 Mansfield Road	Klippers Hair	34.60
4	Clipstone	151 Mansfield Road	Vacant	61.13
5	Collingham	United House, 113 High Street	Vacant	n/a
6	Collingham	Unit 3, 58 High Street	Vacant	n/a
7	Collingham	Unit 1, High Street (Former Coop)	Village Food Pantry	88.00
8	Collingham	Unit 2, High Street (Former Coop)	Village Food Pantry	87.00
9	Collingham	Unit 3, High Street (Former Coop)	Village Food Pantry	77.00
10	Lowdham	31a Main Street	Johnson & Partners	n/a

- 5.45 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

- 5.46 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.

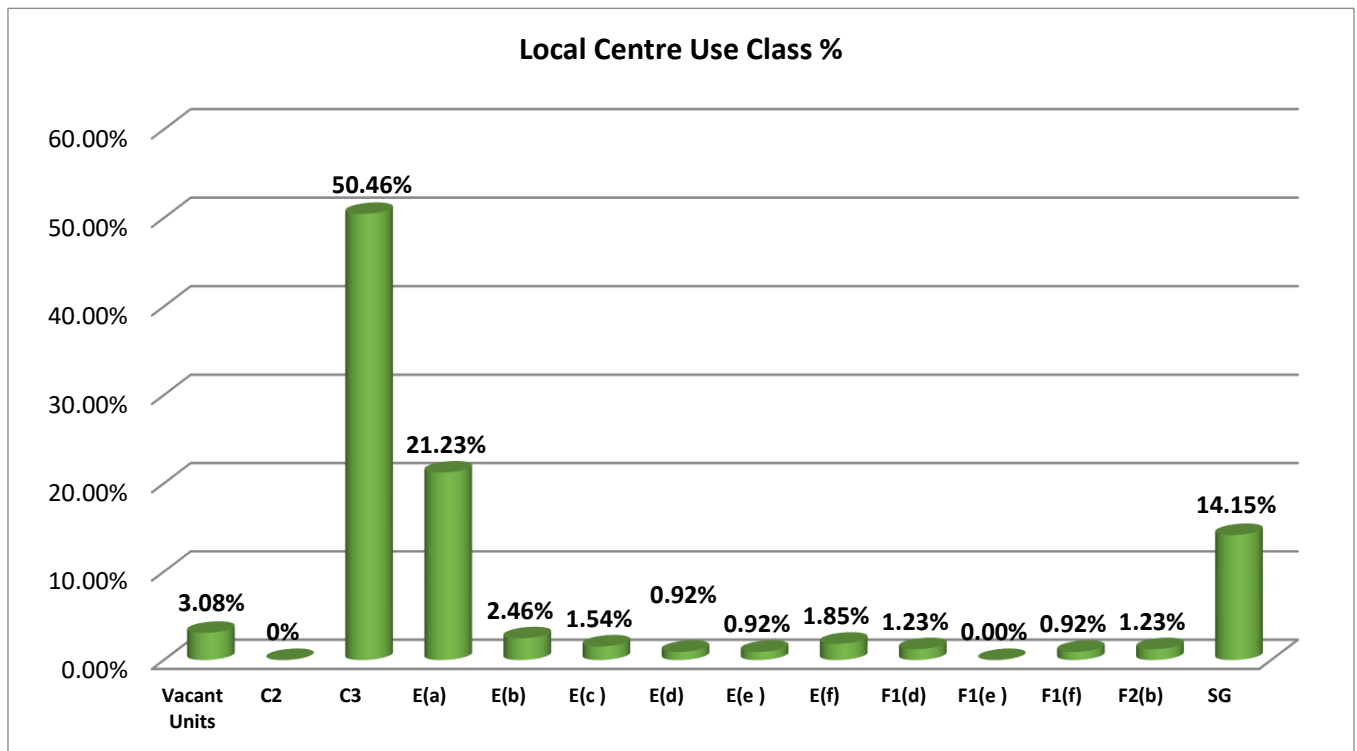
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Table 33: Local Centres Use Class Percentage Split



E) SUMMARY OF RESULTS

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

Headlines

- Vacancy rates in Newark Town Centre dropped 0.61% to 12.02% in 2024/25.
- Vacancy rates in the District Centres dropped by 1.71% to 5.07% in 2024/25.
- Vacancy rates in the Local Centres dropped by 0.94% to 3.08% in 2024/25.
- The biggest decline of uses in 2024/25 in Newark Town Centre was Use Class E(a) (Retail) which dropped by -0.66%.
- The biggest increase of uses in 2024/25 in Newark Town Centre was C3 (Dwellinghouses) by 0.35%.
- The biggest decline of uses in 2024/25 in the District Centres was Use Class E(a) (Retail) which dropped by 0.13%.
- The biggest increase of uses in 2023/24 in the District Centres was Use Class E (b) (Food and Drink) by 0.99%.
- The biggest decline of uses in 2024/25 in the Local Centres was Use Class E (d) (Indoor Sport, Recreation or Fitness) by 0.32%.
- The biggest increase of uses in 2024/25 in the Local Centres was Sui Generis (a class of its own) by 1.46%.

District Wide Vacancy Trends

5.48 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 8.26%. The table also compares the district data to the national average.

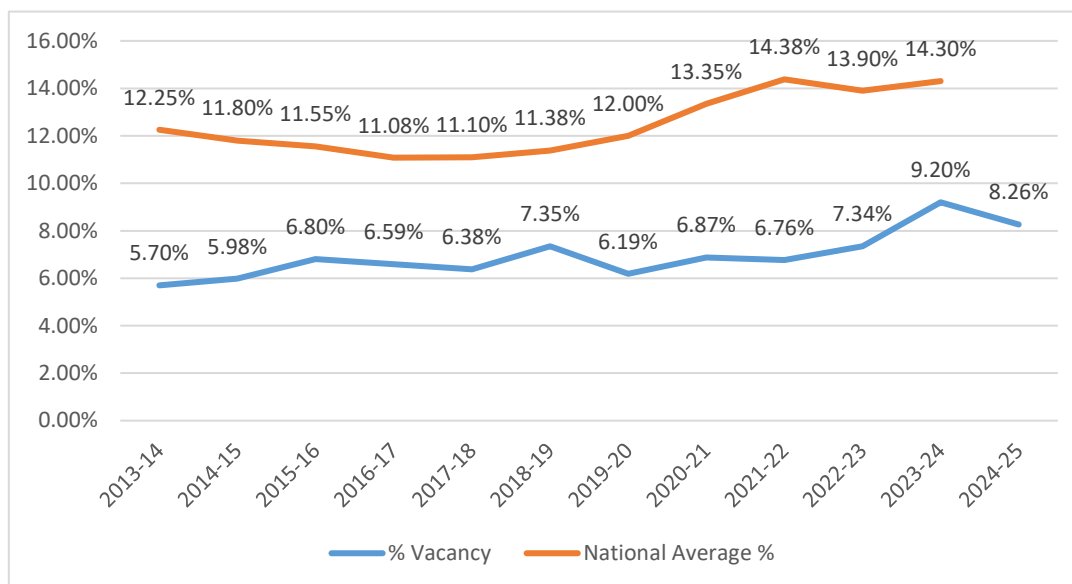
Table 34: Percentage Uses by Survey Year

Survey Year	% Vacancy	% National Average Vacant ⁹
2024-25	8.26%	Data not Available
2023-24	9.20%	14.30%
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%

⁹ Data from British Retail Consortium / Local Data Company

- 5.49 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.

Figure 19: Vacant Units NSDC Comparison to National Average



Long Term Vacancy Trends

- 5.50 There is a total of 109 vacant units across Newark Town Centre, the District Centres and Local Centres. Of these, 75 units (69%) are considered long term vacancies (2 years or more).

Figure 20: Type of Vacancies

Types of Vacancy	Number of Vacant Units
Newly Vacant (since 2023/24)	31
Long Term Vacant (2 years +)	73
Vacant since before Retail Monitoring Began in 2013	1
Vacant since Newly Built	1
Unknown	3
Total	109

- 5.51 Of the 84 vacant units in Newark Town Centre, 62% are long term vacancies (two or more years). Of the 52 long term vacancies in Newark Town Centre, 48% are in the Secondary Shopping Frontage.
- 5.52 Of the 15 vacant units in the District Centres, 93% are long term vacancies (two or more years). Of the 14 long term vacancies in the District Centres, 43% are in the Primary Shopping Frontage.
- 5.53 Of the 10 vacant units in the Local Centres, 90% are long term vacancies (two or more years). Of the 9 long term vacancies, 1 unit has been vacant since they were built in 2019/20.

Appendix 1: Use Class Order Guide¹⁰

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)	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.

¹⁰ Use Classes Order 2020

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Data Sources

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	<p>F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts:</p> <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'.

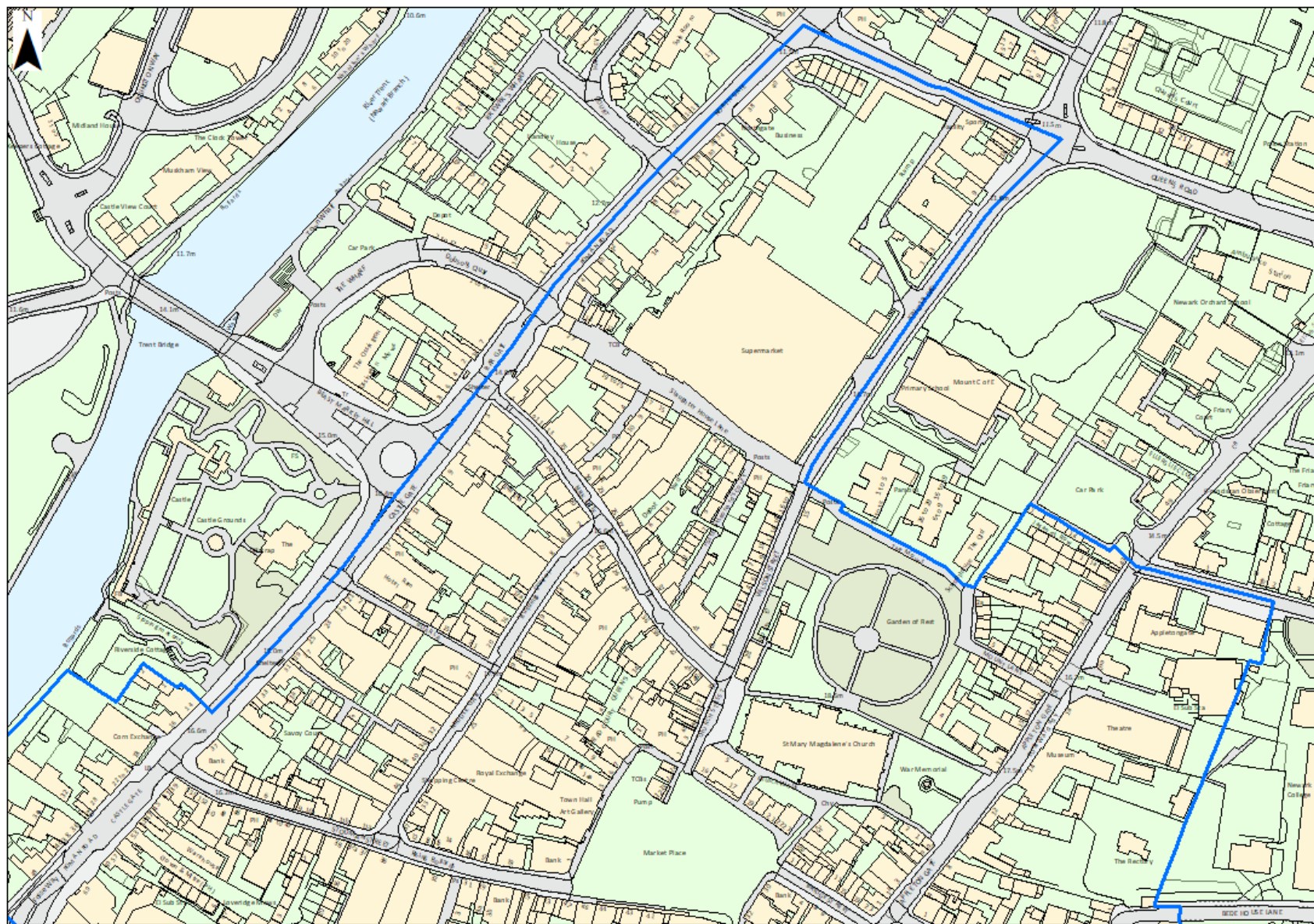
Appendix 2: Key for Retail Area

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

Figure 21: Key for Retail Area

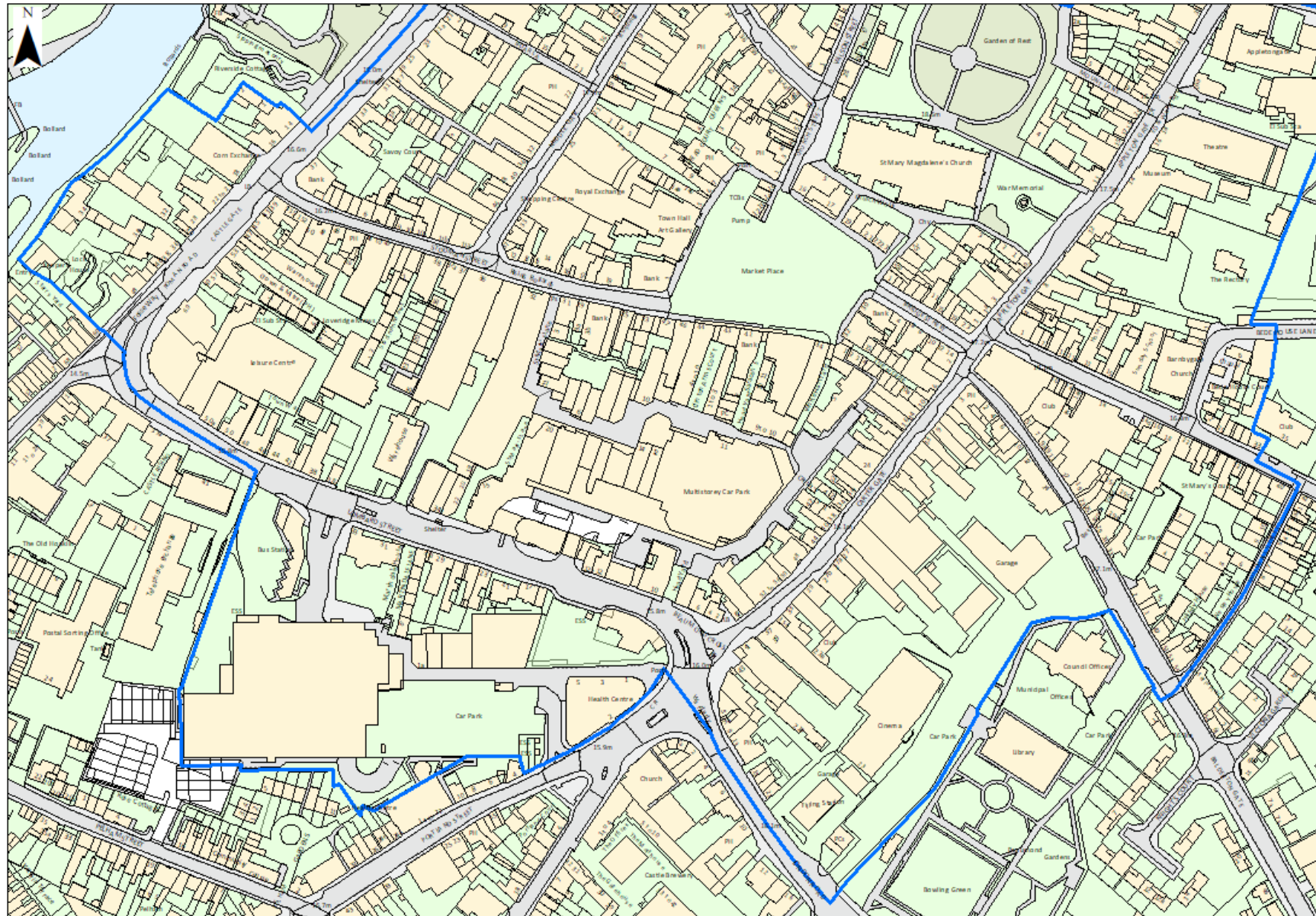


Appendix 3: Newark Town Centre (North) Map



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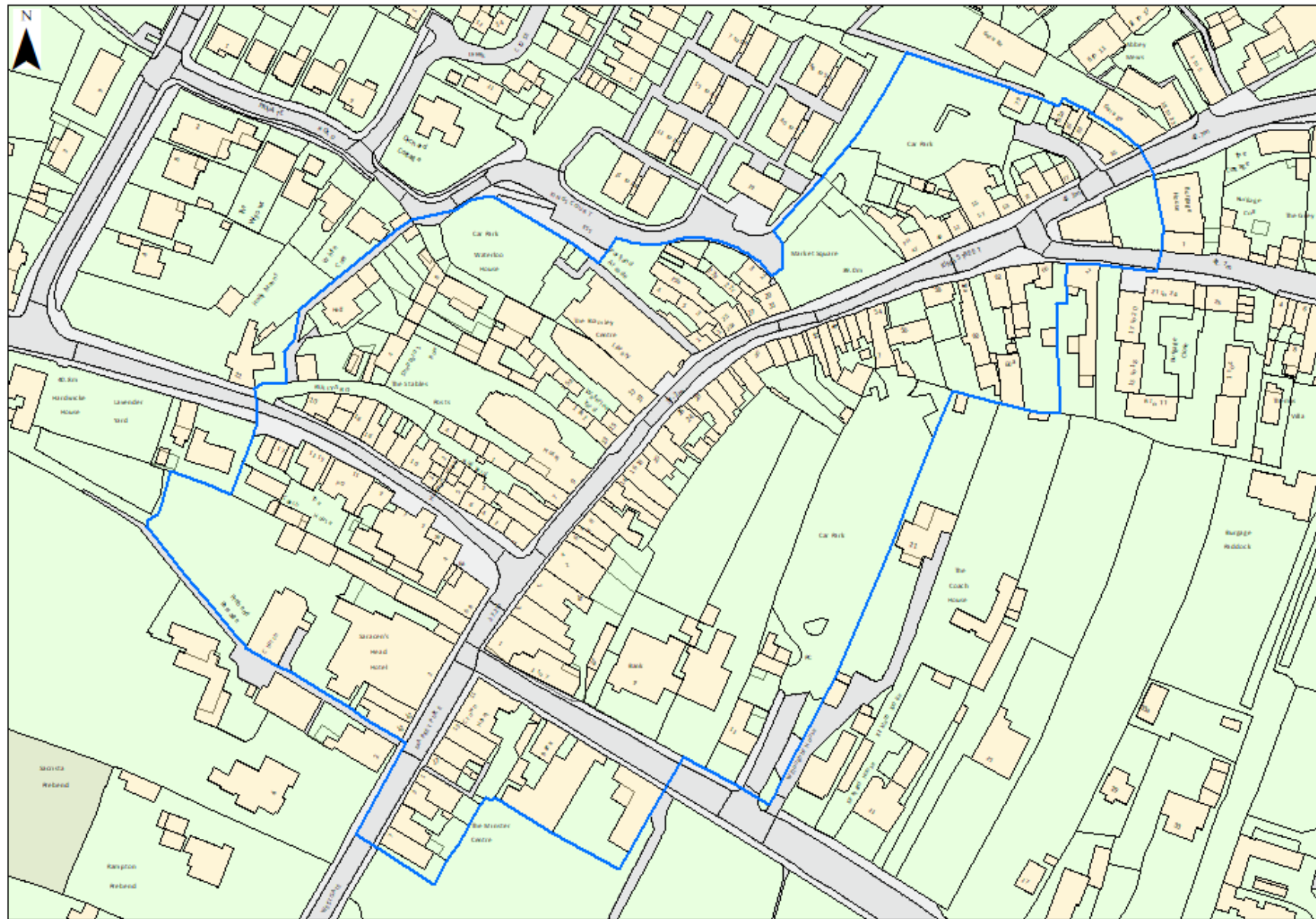
Appendix 4: Newark Town Centre (South) Map



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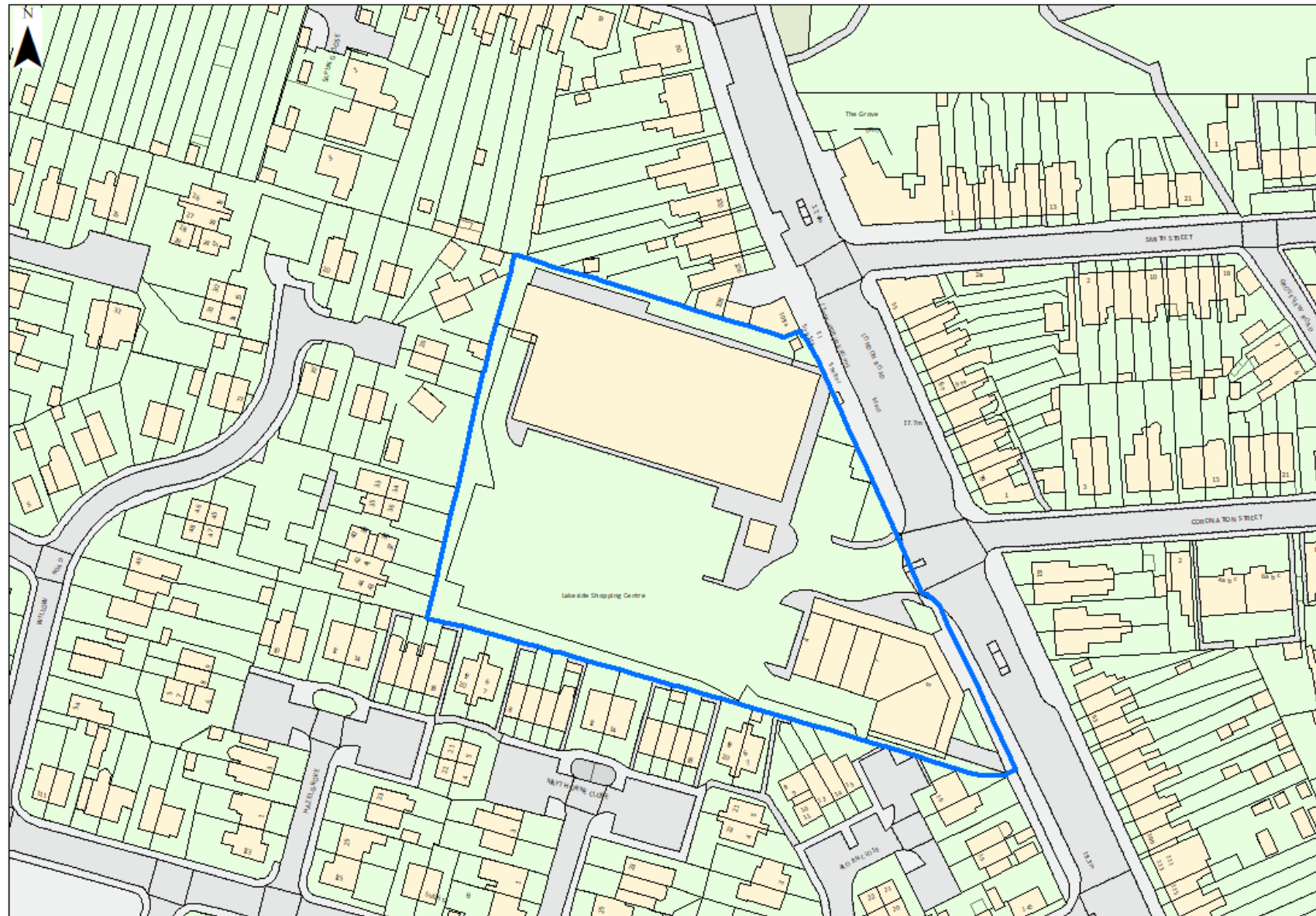
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Appendix 7: Southwell District Centre Map



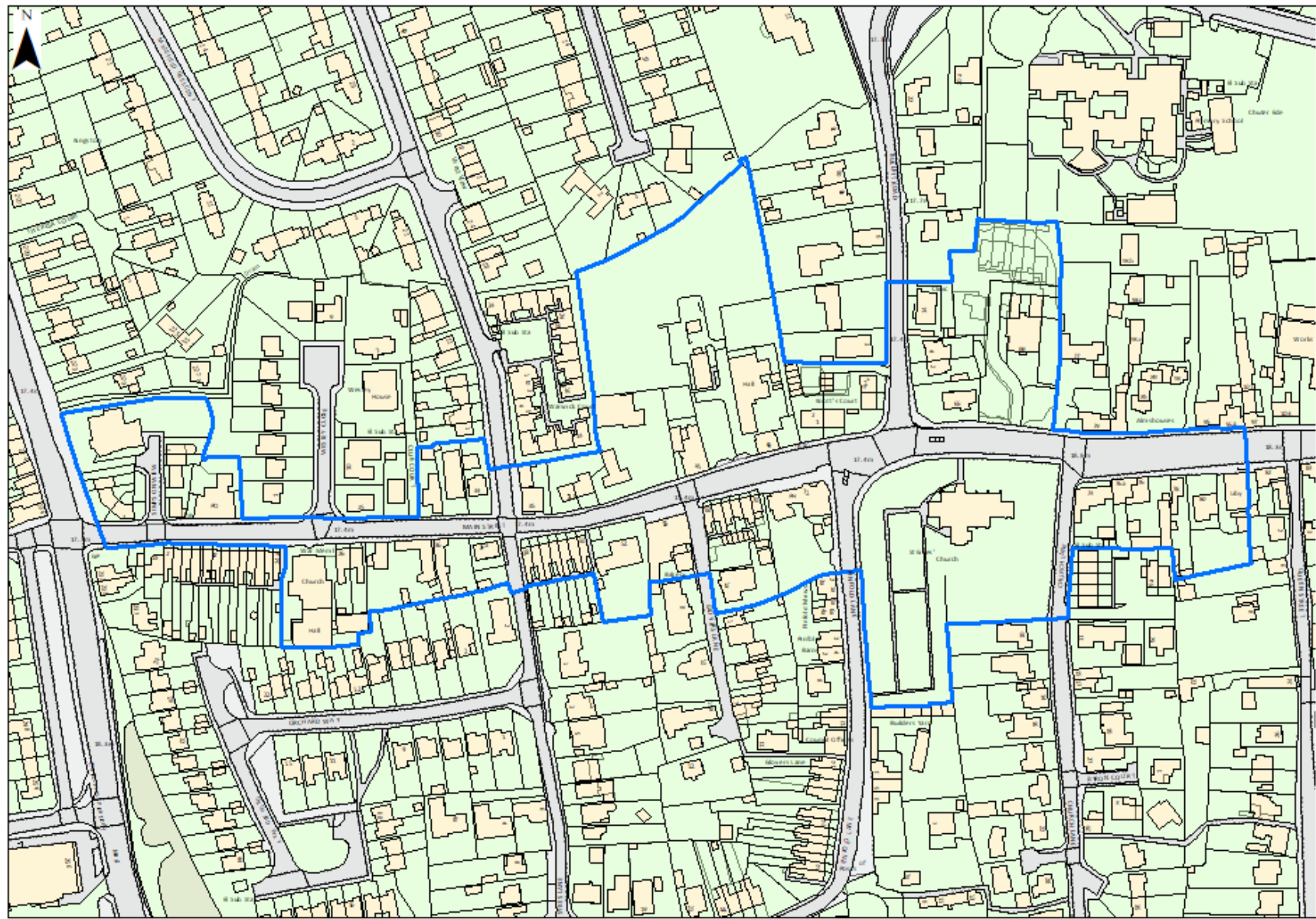
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Appendix 8: Balderton North Local Centre



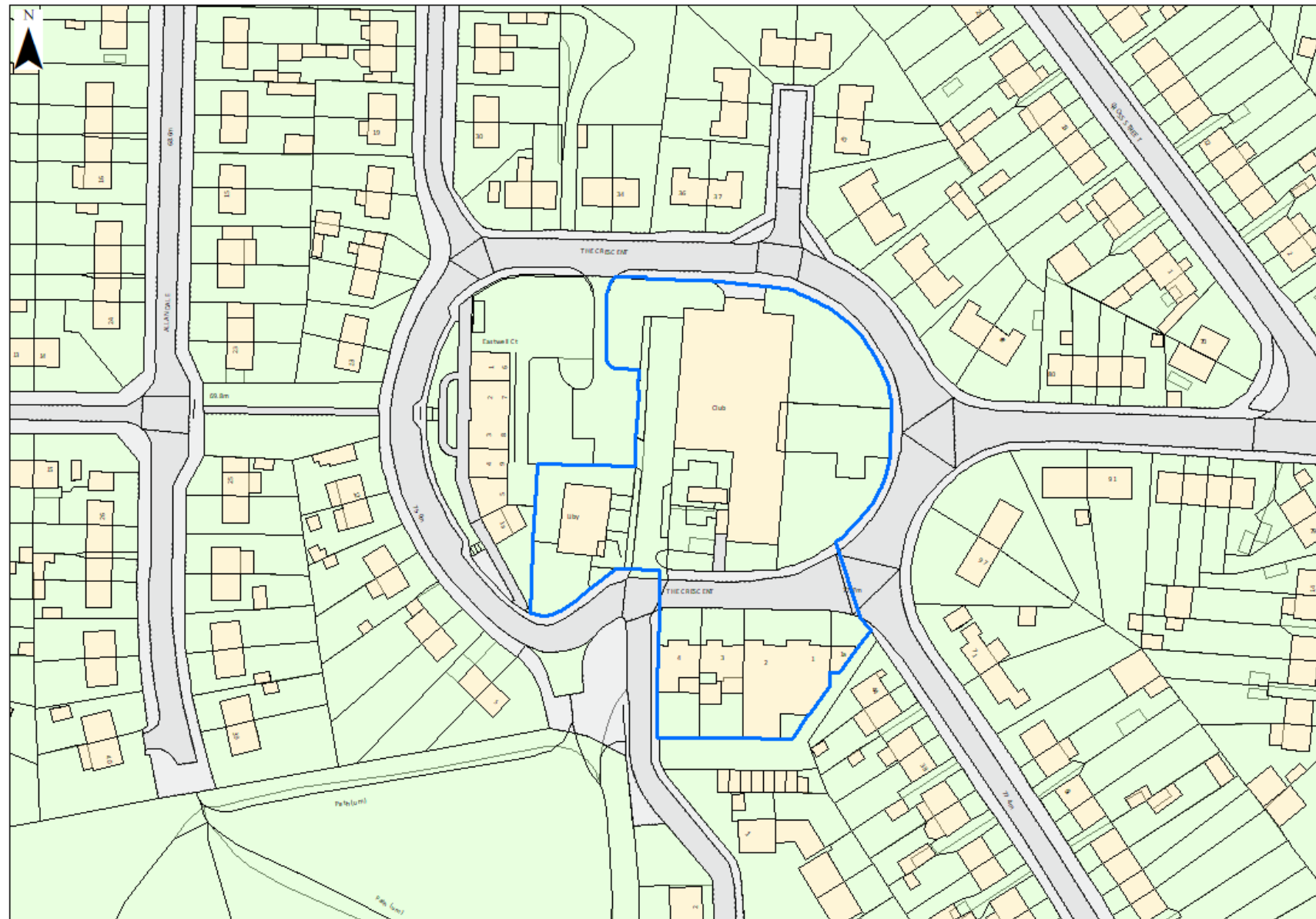
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Appendix 9: Balderton South Local Centre



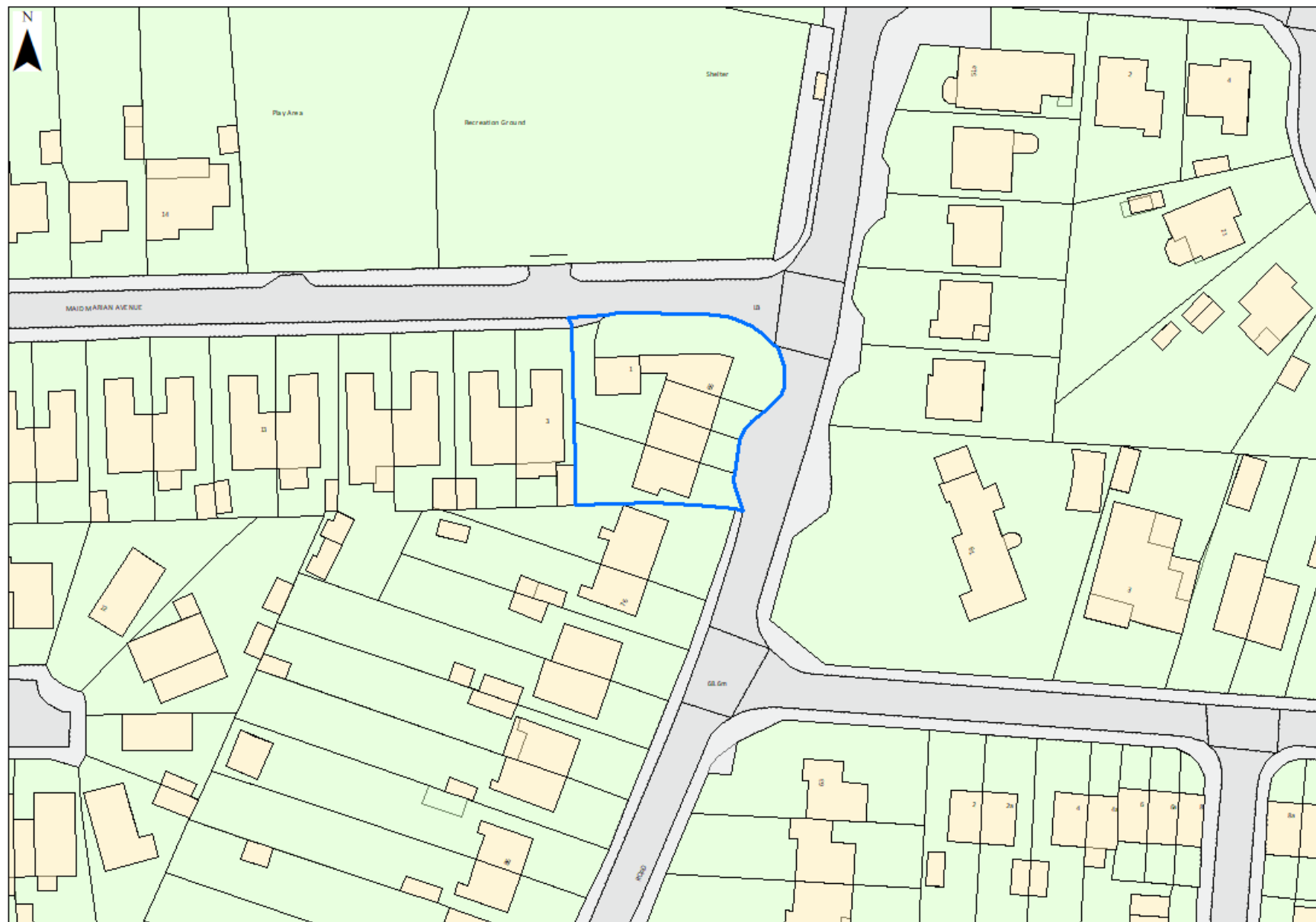
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Appendix 10: Bilsthorpe North Local Centre



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Appendix 11: Bilsthorpe South Local Centre



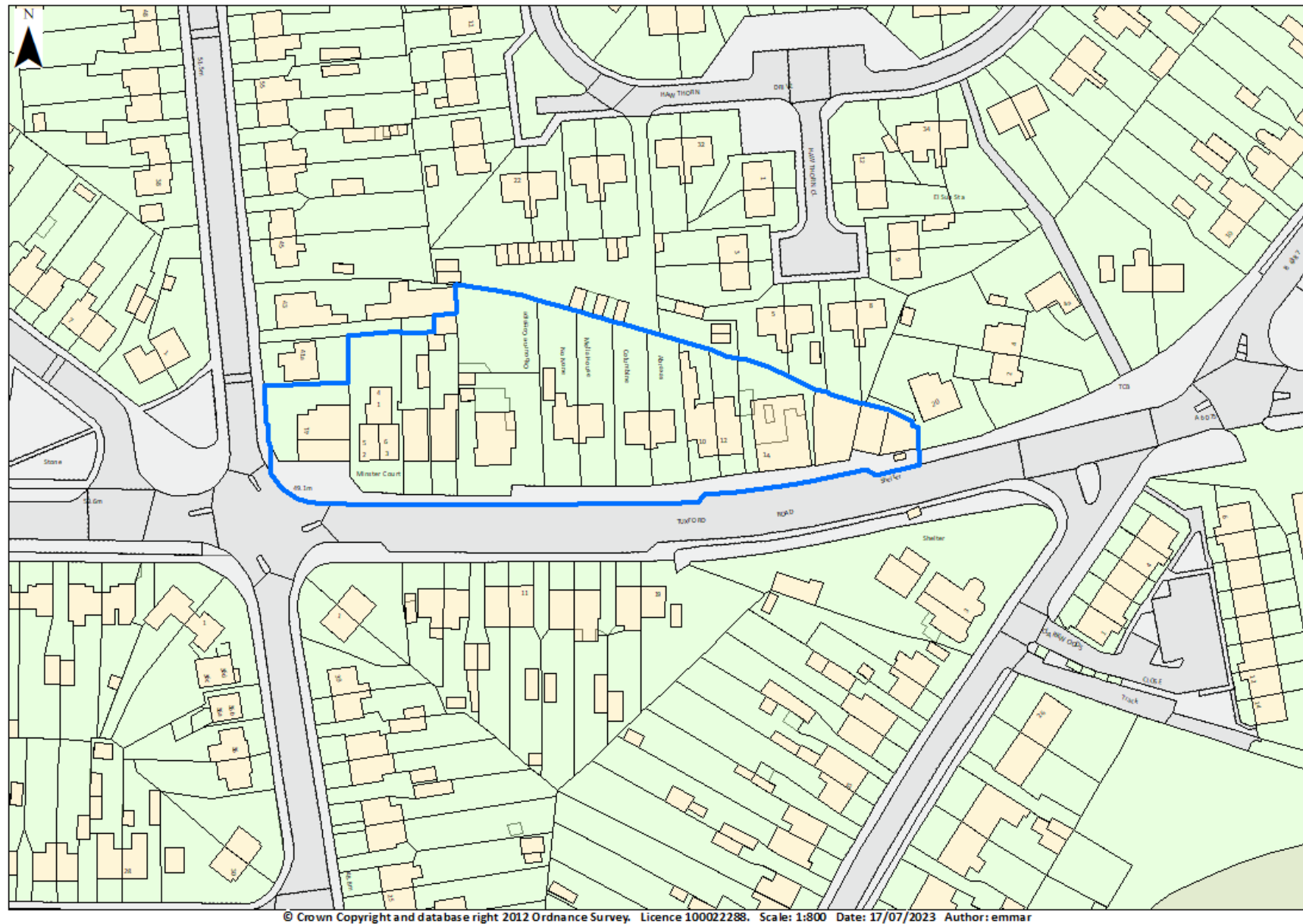
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Appendix 12: Blidworth Local Centre



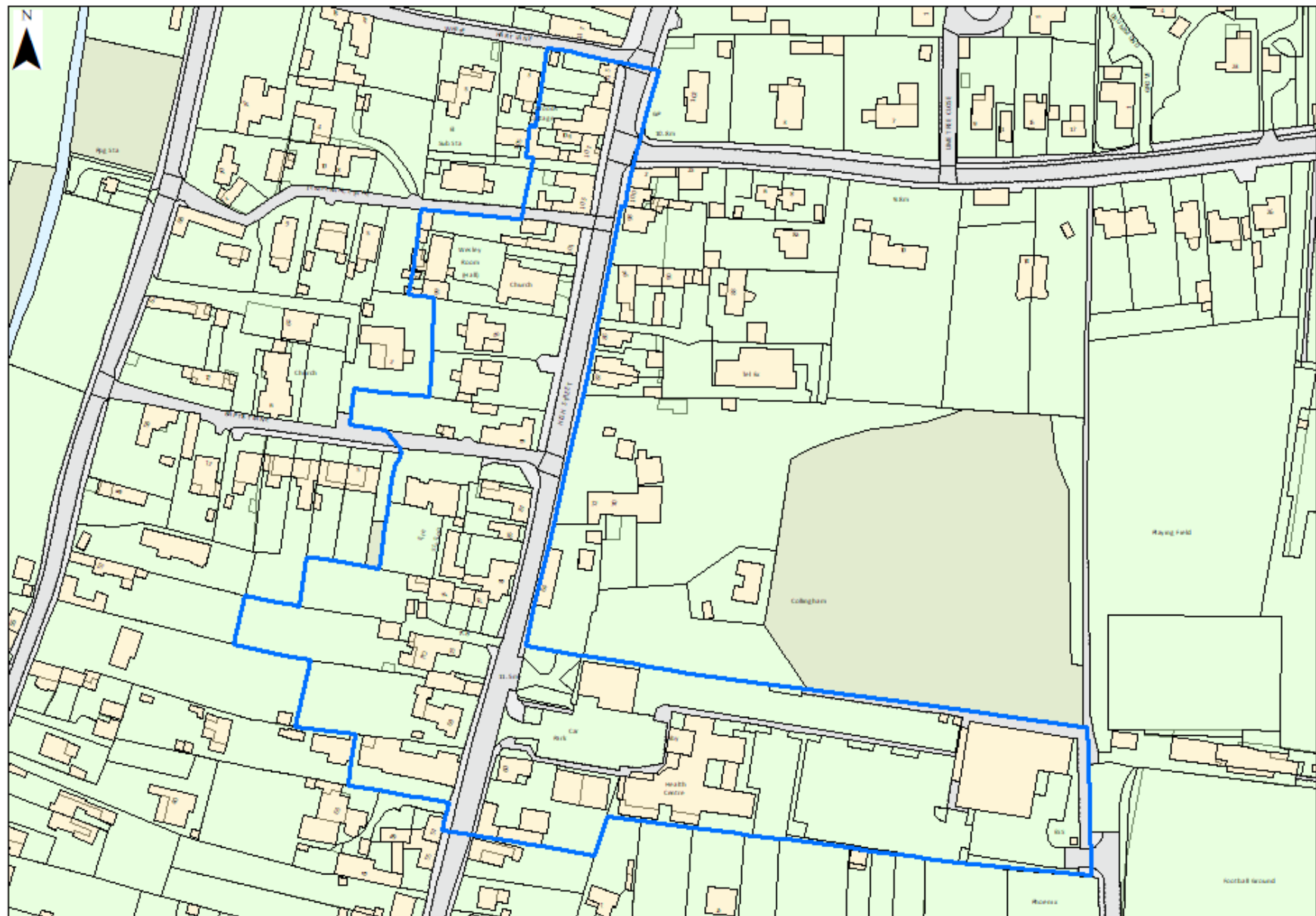
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Appendix 13: Boughton Local Centre



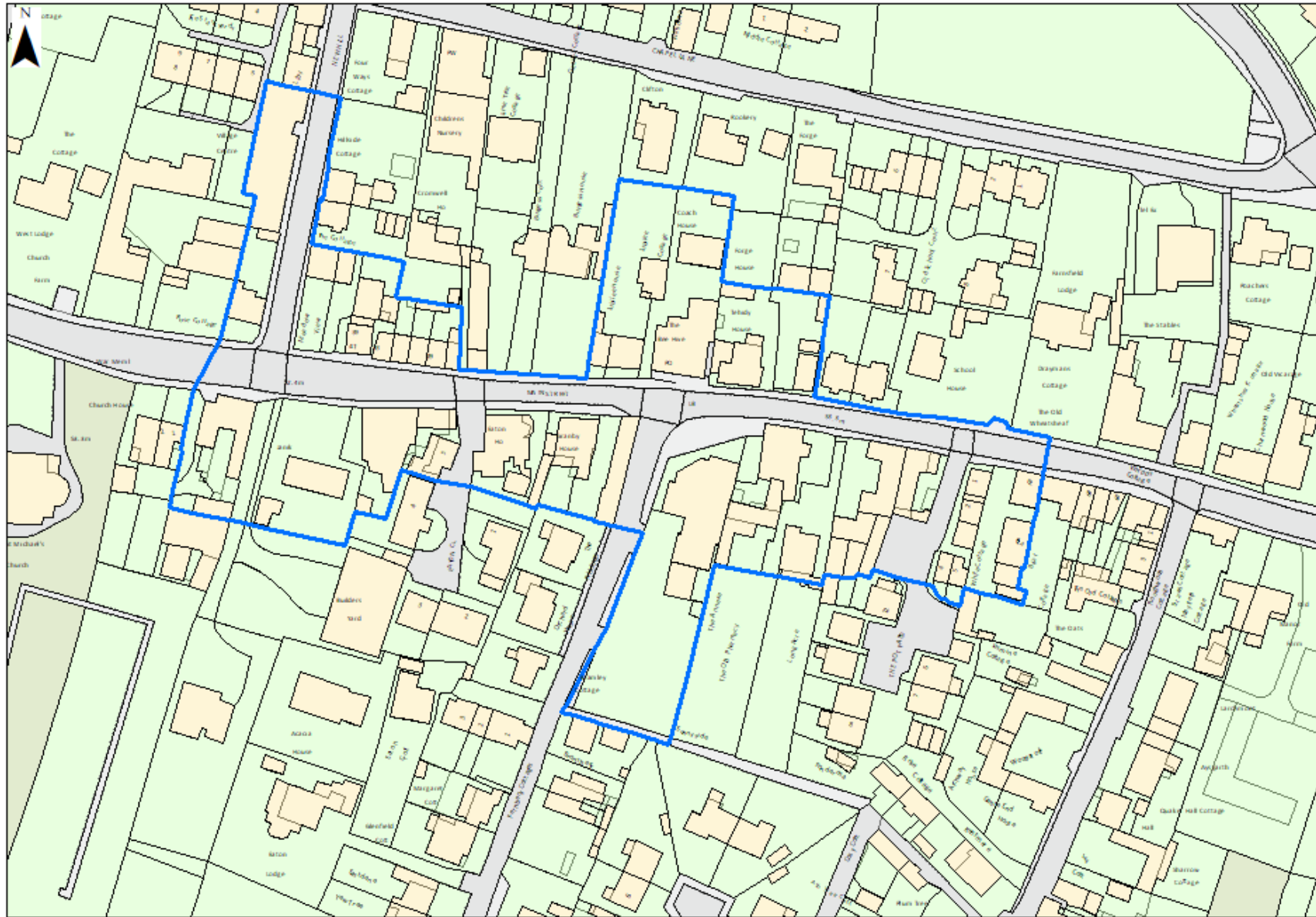
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Appendix 15: Collingham Local Centre



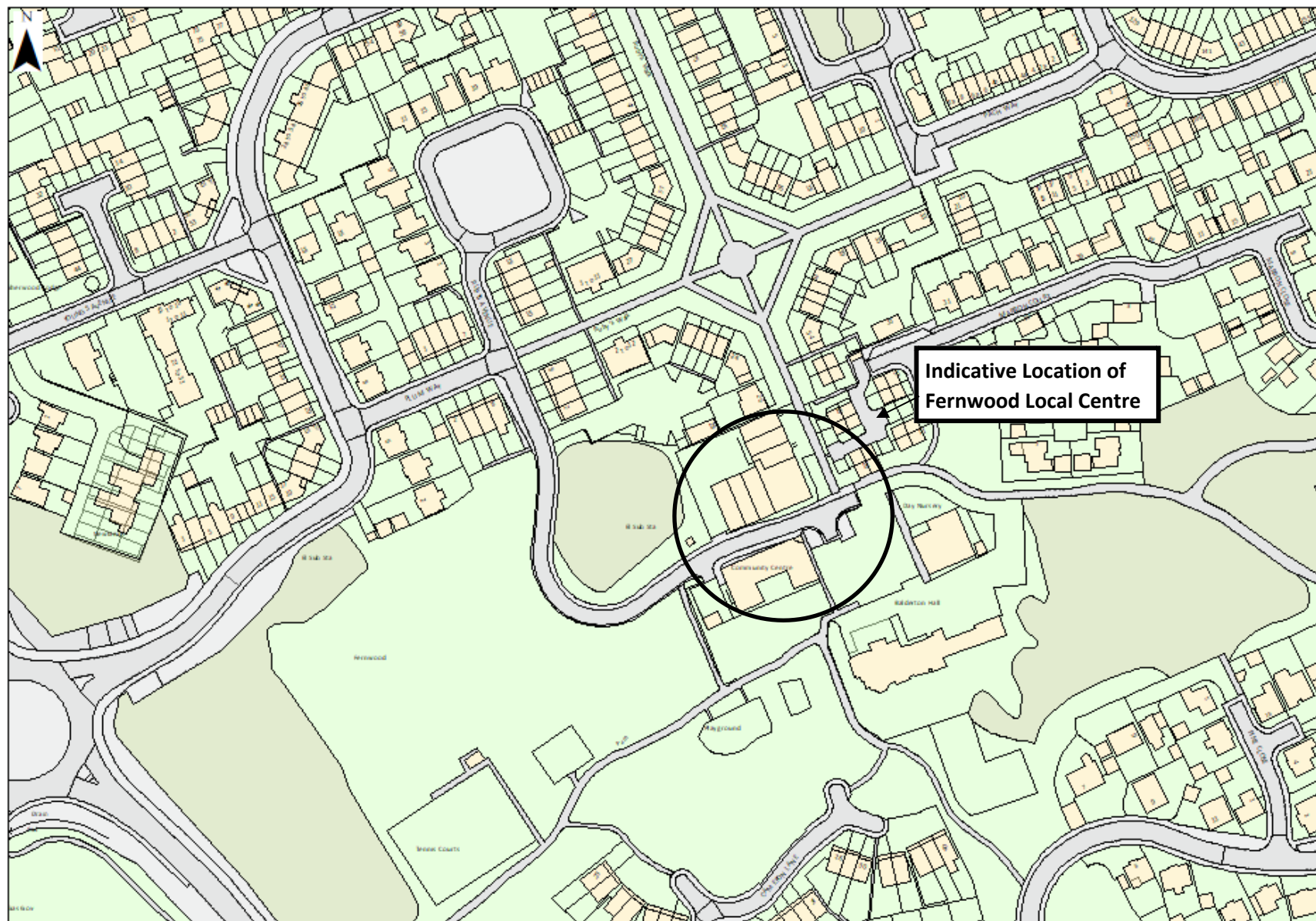
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Appendix 16: Farnsfield Local Centre

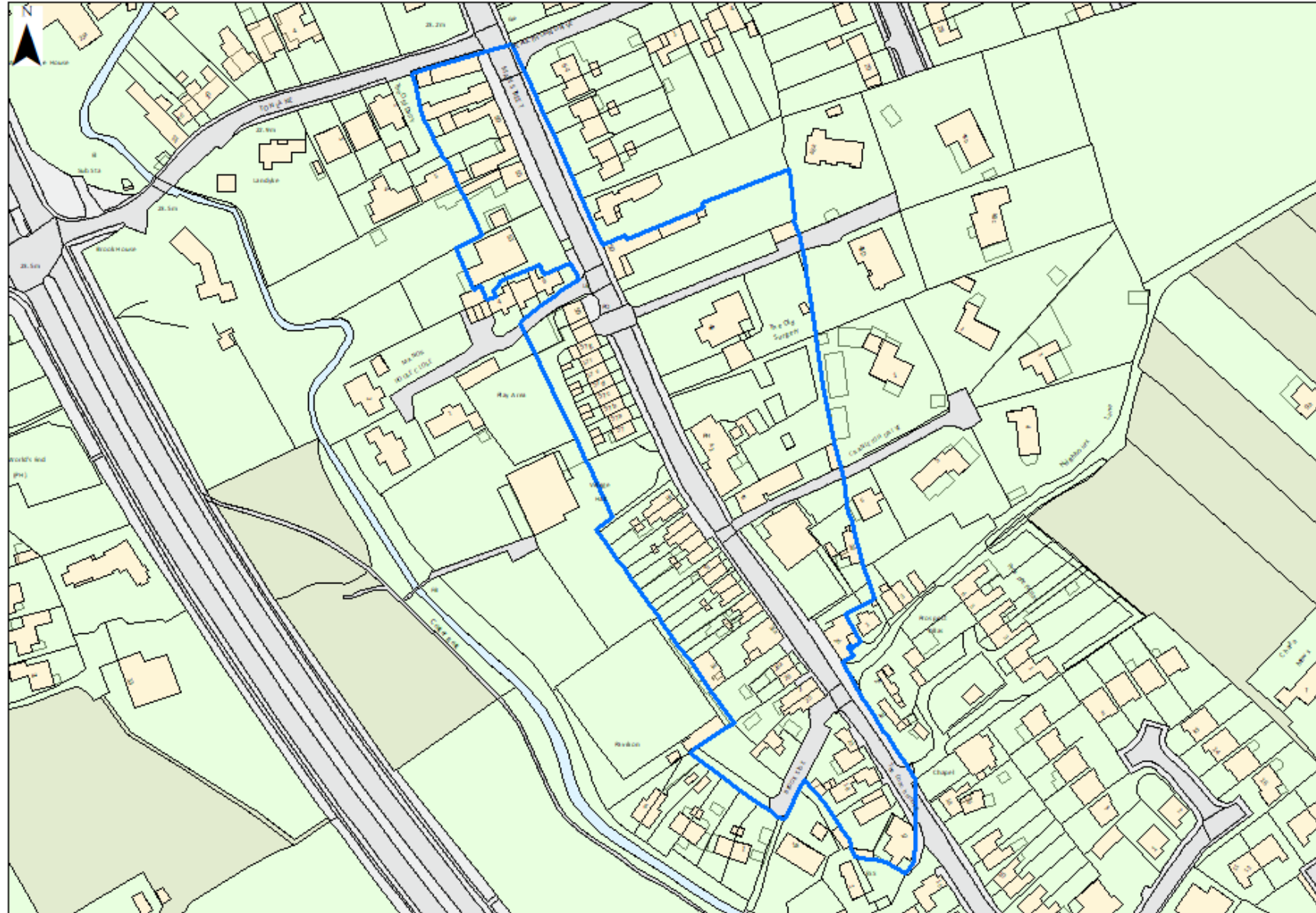


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Appendix 17: Fernwood Local Centre

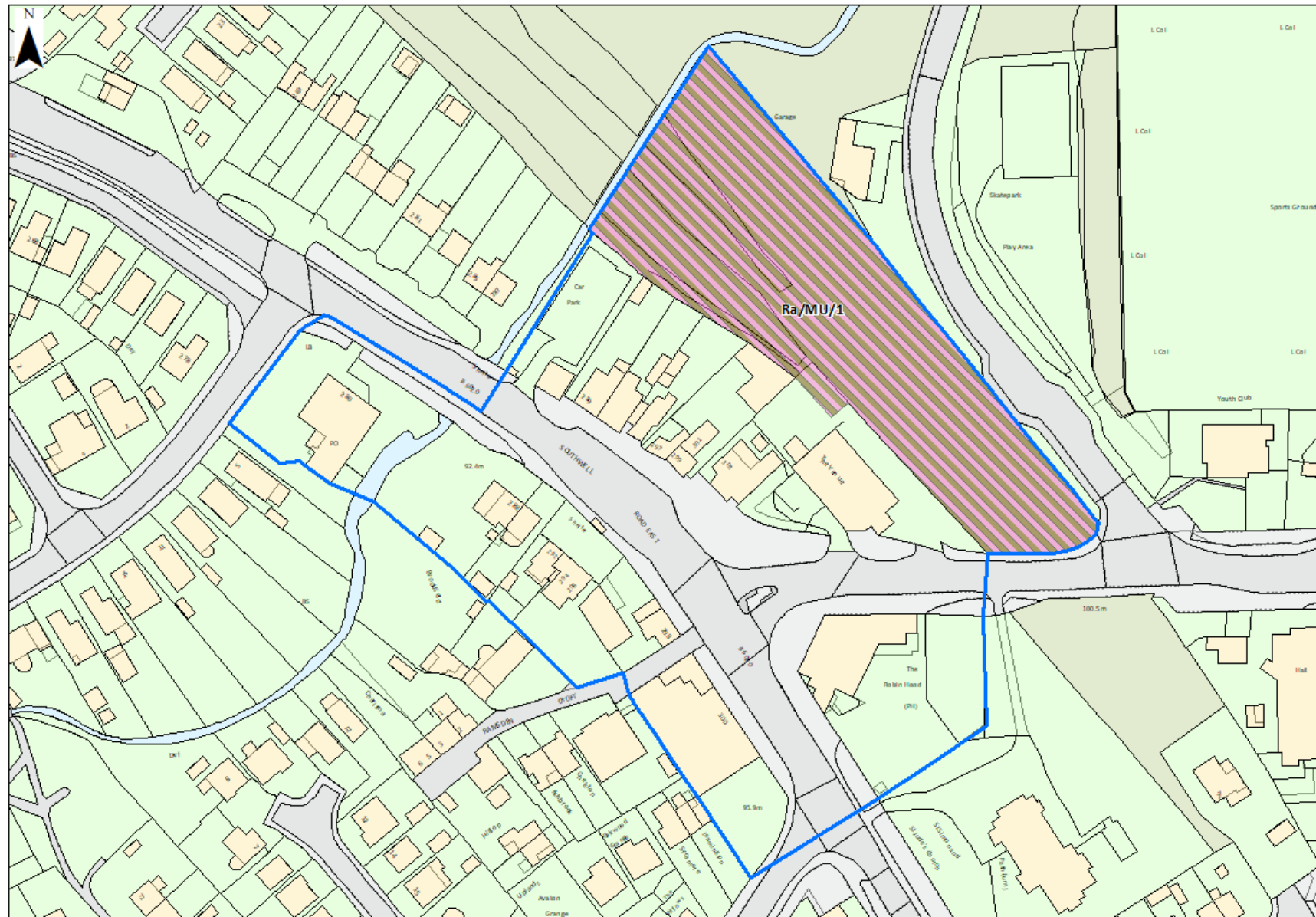


Appendix 18: Lowdham Local Centre



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Appendix 19: Rainworth Local Centre



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