



**Newark and Sherwood Amended Core
Strategy DPD**

**MATTER 20 – POLICY NAP2A (Land South of
Newark – Food Store)**

**Statement on behalf of Newark and
Sherwood District Council**

January 2018

Question 20: Should Policy NAP2A (Land South of Newark) be amended to provide for the early deliver of a large food-store or superstore?

- 20.01 The Adopted Core Strategy (C/S) (CS/04) allocated Strategic Urban Extensions at Land South of Newark (LSoN) and Land around Fernwood (LAF), with Local Centre's being defined and retail development anticipated. No scale of provision was identified in the site allocation policies, with Retail Impact Assessments being relied on to control this aspect. However the Council estimated this would deliver approximately 2500sqm of retail development at each site. Land South of Newark now benefits from extant outline consent and has reserved matters agreed for 237 dwellings on part of Phase 1 of the site with work having now commenced. The Reserved Matters to date do not include retail provision, but the outline consent does however condition the gross internal retail floorspace to a maximum of 3000m² Class A1 with no more than 1800m² sales area of Class A1 use floorspace to be provided in any one unit. The overall proposed floorspace with consent that includes A2 –A5 use is 3690m² (net) 4100m² (gross).
- 20.02 In 2016 as part of the evidence base required for the Plan Review, Carter Jonas completed a Town Centre and Retail Study (RET/01 and RET/01a) on behalf of the District Council. Outcomes of the study determined that District Wide meaningful convenience capacity is not forecast to occur until at least 2026. (See Matter 15 - 15.09)
- 20.03 Submissions made by Barton Wilmore on behalf of Urban and Civic (CS/11 – Appendix 5) in respect of the additional convenience capacity requirements recommended by the Town Centre and Retail Study (RET/01 and RET/01a), and in response to the Preferred Approach –Town Centre and Retail Consultation (CS/11 – Appendix 5 and CS/22) (12th January 2017 – 24th February 2017) argued that on the grounds that LSoN had extant planning permission there was no reasonable justification or analysis to discount LSoN as an appropriate location to accommodate an increased retail store of 2,787sqm (net) (2,230sqm convenience and 557sqm comparison).
- 20.04 In response the Council's view remained that a sequentially appropriate location within the main built-up area to the south of Newark is the most suitable and sustainable location to meet future convenience retail needs, given the relationship between population growth and future capacity. However it is difficult to meaningfully separate the relative merits of LSoN and LaF. As such Core Policy 8 of the Publication Amended Core Strategy (CS/01-02) provides support for additional convenience retail development in a sequentially appropriate location within the main built up area to the south of Newark, of a scale that is sufficient to meet the

needs generated by population growth. See Matter 15 (para 15.09) for further clarification.

- 20.05 Barton Wilmore on behalf of Urban and Civic [Representor 049] maintain this line within their representations on the Publication Amended Core Strategy (CS/01-02), i.e. that LSoN is a sequentially preferable location over LaF, that Area Policy NAP2A should be amended to identify LSoN as the most appropriate location to accommodate a superstore and that early delivery should occur. This latest representation proposes a superstore of 4181sqm (gross) (convenience 2230sqm (net) – 1800sqm sales area and comparison 557sqm net) with the assumption of an increase of 430sqm when compared to the current planning consent for LSoN.
- 20.06 The Town Centre and Retail Study (TC&RS) (RET/01 and RET/01A) forecasts convenience retail capacity to meaningfully emerge from the mid-term of the plan period (post 2026) onwards. The Study has demonstrated there to be no latent unmet requirement and the requirements which do emerge are the result of population growth. Such growth will be largely driven by the strategic sites, with Land around Fernwood (3200 dwellings) and Land South of Newark (3150 dwellings) being significant contributors. At 1st April 2017 retail monitoring for the existing plan period to 2026 identified a surplus of convenience floorspace in Newark Urban Area (NUA) of 426sqm (net). The 2017 Retail and Town Centre uses Monitoring Report provides further detail on page 20 (Appendix 1).
- 20.07 No justifiable evidence is provided by [Representor 049] in support of the assertion that LSoN is deficient in main food shopping, it is assumed the argument is one of geography (i.e. that there is no existing convenience food retailer of any scale to the south of Newark Town Centre). Geography in itself is not considered to represent sufficient reason to assume a deficiency, particularly if there is not capacity to support additional development without significant adverse impact to the existing retail centres. The Representor [049] does not appear to dispute the floorspace capacity forecasts set out in the TC&RS (RET/01 and RET/01A), and in particular that this is minimal prior to 2026. As already outlined the TC&RS (RET/01 and RET/01A) has clearly established there to be no overtrading of existing stores.
- 20.08 There are two defined Local Centres in Balderton with existing retail convenience provision that includes a Lidl Store (gross internal floorspace 2470sqm) and two small scale convenience stores, Farm Foods at Balderton North and Tesco Express at Balderton South. There is also a Sainsbury's Supermarket outside of the defined retail centre on London Road, Balderton with a gross floor space of 1284sqm. All of which contribute to meeting the current retail needs of residents in the south of the Newark Urban Area. Furthermore whilst appearing vital and viable at the present time these smaller centres can be vulnerable to even small increases in out-of-centre

competition with far-reaching implications for the health of the Centre. Accordingly the timing of delivery at LSoN or LaF, given the proximity to these centres, needs to be carefully considered. The issue here is not just potential impact on Newark Town Centre but across the hierarchy of centres, and in particular those multiple centres within the Newark Urban Area (NUA).

20.09 The suggested sequential preference of LSoN over LaF is not considered to be as clear cut as suggested. The scale of development and linkages to the wider NUA clearly justify LaF as an alternative broad location. Whilst LSoN is more advanced in terms of its delivery, meaningful capacity is not projected to be available until post 2026 potentially enabling sufficient space for LaF to start to deliver housing. In fact the housing trajectories calculated by the Council in close consultation with house builders set out that by 2026 a greater number of dwellings will have been built at LaF than LSoN (See Matter 4, 5, & 6 - Appendix 5, page 29 refer) and Table 2 below.

Table 2 – Housing Trajectory at 1st April 2017 – Land South of Newark (NAP2A)

17/ 18	18/ 19	19/ 20	20/ 21	21/ 22	22/ 23	23/ 24	24/ 25	25/ 26	26/ 27	27/ 28	28/ 29	29/ 30	30/ 31	31/ 32	32/ 33
		40	67	80	130	130	130	130	130	130	130	130	130	130	130

20.10 Of note is the approved Phasing Plan submitted accompanying the LSoN planning consent, which proposes that the Local Centres will be built across the 3 Phases of the development which appears to be further evidence of the fact that early delivery of a superstore may not be anticipated. (Appendix 2 and 3, LSoN Phasing Plan and Parameter Plan).

20.11 Notwithstanding the above the Council clearly remains supportive of retail provision being made in a sequentially appropriate location within the main built up area at either LSoN or LaF of a scale sufficient to meet the needs generated by population growth, and subject to application of the impact test. Whilst it may be appropriate to adopt a pragmatic approach, i.e. not expecting the full forecast population growth to have occurred before development takes place, it is nonetheless important that the potential impact on the District’s network of Centre’s is robustly considered. Application of the Impact Test is viewed as the appropriate means for doing so.

20.12 In conclusion the Council’s view remains that retail provision is supported at either LSON or LAF subject to the timing, scale and format being acceptable. There are however enough question marks around early delivery to mean it would not be appropriate to commit to either site at this time. The amended policy as submitted gives the necessary flexibility in steering the market towards delivery of a convenience store at either LSoN or LaF, and as set out within this statement, there

is no clear evidence or justification to demonstrate that Policy NAP2A should be amended to provide for the early delivery of a large food-store or superstore at LSoN. This approach has been developed following the recommendations of what the Council views as a robust evidence base, with floorspace forecasts not necessarily pointing to early delivery being acceptable without the benefit of justification.

2017 Retail and Town Centre Uses Monitoring Report 01/04/2016 to 31/03/2017 and Survey Data (April 2017)



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Location Plans

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Newark Town Centre (North)

Newark Town Centre (South)

District Centres (Page)

Edwinstowe

Ollerton

Rainworth

Southwell

Local Centres (Page)

Balderton (North)

Balderton (South)

Bilsthorpe (North)

Bilsthorpe (South)

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 01/04/2016 to 31/03/2017.

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 2017. Comparisons have been made with 2012, 2013, 2014, 2015 and 2016 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 (01/04/2016 to 31/03/2017)



Retail and Town Centre Commitments by Retail Hierarchy at 01/04/2017

Figure 2: Newark Town Centre

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Application Type	Description
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 all assumed to be for comparison sales
Castle Gate (22, All Spice Restaurant)	479607/353917	Change of Use	Under construction	A1/A2/A3/A4/A5	1	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
Barclays Bank Market Place	479861/353835	Change of Use	No start	A1/A3	1	66	13/01018/FUL	Detailed	Change use from A2 to A1 and A3
41-43 Kirk Gate (Newark College The Sherwood Centre)	479885/353990	Change of Use	No start	D1 to A3	1	772	16/01260/FUL	Detailed	Change of use from music school (Use Class D1, Non-Residential Institution) to restaurant (Use Class A3, Restaurants and Cafe).
21 Lombard Street (Newark Health Centre)	479748/353722	Change of Use	No start	B1 to A2	1	159	16/00556/FUL	Detailed	Change of use to A2 (Financial and Professional Offices)
Beaumont House 11C Stodman Street	479976/353870	Change of Use	No start	D1 to A2	1	25.93	17/00010/FUL	Detailed	Change of use from Use Class D1 to Use Class A2 for an estate agents

Figure 3: District Centres

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Application Type	Description
Former Squinting Cat Mansfield Road Clipstone	458487/362836	New build	No start	A1	4	150.40	15/01153/FUL	Detailed	Change of use from current vehicle sales site to redevelopment for 5 no. houses and 4no. shop units with flats.
The Old Library High Street Edwinstowe	462621/366699	Change of Use (D1 to A3)	No start	A3	1	136	16/01058/FUL	Detailed	Refurbishment and alterations to the Old Library to convert the property
Ollerton Market Sherwood Drive	466441/367823	Demolition and new build	No start	A1 to A1 and C3	3	*156	16/00530/OUT	Outline	Demolition of old market building to be replaced with 3 no retail shop

Figure 4: Local Centres

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Application Type	Description
Bowbridge Lane Balderton	479873/351173	New build	No start	A1 to A5	1	3900	10/01586/OUTM	Outline	Two local centres comprising A1 to A5 units

* If implemented will result in a loss of retail space

Figure 5: Provision Outside of Retail Hierarchy

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Application Type	Description
Balderton Village Hall Balderton	481565/352246	New build	No start	A3	1	64	16/01713/FUL	Detailed	Construction of amenity and cafe building
Fox and Hounds Public House Calverton Road Blidworth	458998/354766	Extension	No start	A4	1	17.6	16/00162/FUL	Detailed	Removal of existing outdoor seated area and construction of a single storey side extension forming internal dining area.
Tall Trees Nurseries Bulcote	465823/344947	New build	No start	A3	1	172.4	16/01123/FULM	Detailed	Demolish Refurbishment at Tall Trees Nurseries, Nottingham Rd, Bulcote
Edwinstowe House High Street Edwinstowe	462563/366544	New build including A3	No start	A3	1	136	16/00135/FULM	Detailed	Mixed use development to include Demolition of Cottages at Edwinstowe House and surrounding structures. Remodelling & Extensions of part of Edwinstowe House Centre for Business Excellence to form remodelled Offices, New Main Entrance and Cafe/Restaurant Facility.
Malkiln Lane Newark	480295/354789	New build	No start	A3	2	809.6	14/01664/FUL	Detailed	Erection of two drive through restaurant
Land off Northgate Newark	480032/354513	New build	No start	A1	4	4728.5	13/00997/OUTM	Outline	Proposed retail development comprising 6 Units for Bulky Goods/ Open A1/ Open A1 Convenience uses and provision of car parking
Newark and Sherwood Play Support Group Edward Avenue Newark	479496/353551	Change of Use	No start	A1	1	236	16/00992/FUL	Detailed	Change of use of premises from B1 Offices to A1 (retail) to include a butchery and tea room
The Old Vicarage, Station Road Rolleston	474134/352544	Change of Use	Under construction	A3	1	25.22	12/00799/FUL	Detailed	Change of use from domestic to domestic & 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
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	Extension	Under construction	A1	1	80	13/00072/FUL	Detailed	Extension to shop
Units 1 and 2 Forest Corner Edwinstowe	462527/367120	Extension	No start	A1	1	48.21	15/01060/FUL	Detailed	Conversion of store to a craft centre annexe for an additional craft workshop with associated sales and building works associated with the conversion.
Main Street (Co-op Supermarket) Farnsfield	464782/356539	New build	Under construction	A1	1	39.2 Additional	14/02050/FUL	Detailed	Erection of a single storey rear extension to the existing Co-operative Food store
Hockerton Road, Kirklington (Maxeys Farm Shop) Kirklington	469528/357339	New build	No start	A1/A3	1	499.2	15/00745/FUL	Detailed	Extension to existing farm shop and a tea room
Beech Avenue (63) And Eton Avenue (73) Newark	479621/352441	Change of use	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	A1	1	1916	07/01138/FULM	Detailed	Extension to supermarket
Southwell Road (Millside Country Store) Thurgaton	469903/350006	New build	No start	A1	1	53.84 Additional	14/01380/FUL	Detailed	Single storey side extension to create additional storage space

Figure 7: Sites Allocated in the Core Strategy (March 2011)

Core Strategy Reference	Allocation Type	Location	Plan Area	Status at 01/04/2017	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 8: Sites Allocated in the Allocations and Development Management DPD (Adopted July 2013)

**Time Line for Implementation
(% expected to be delivered during each period)**

Allocation Reference	Allocation Type	Location	Plan Area	Status at 01/04/2017	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	0-5 Years (2017-2022)	5-9 Years (2022 - 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

Retail and Town Centre Uses Completed between 01/04/2016 and 31/03/2017

Figure 9: 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
Balderton Local Centre Balderton	481283/352204	New build	A1	1	56.4	15/02104/FULM	Demolition of existing buildings (including the Total Petrol Filling Station) and the erection of a new Lidl food store (Class A1)
Lombard Street Newark Town Centre	479755/353727	Change of Use SG to	A1/A2	1	25.36	13/00801/FUL	Change Use from Sui Generis to A1/A2

Figure 10: 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
Dale Lane (81) Blidworth	459861/356122	Change of Use	C3 to A1	1	19.3	15/00163/FUL	Change of use from C3 to A1 (part)
Great North Road Epperstone	465276/348451	Change of Use from C3 to A1 and SG	A1 + SG (dog groomers)	1	A1 - 12.6 SG 27.24	16/00422/FUL	Change of use of existing premises to mixed use including Retail A1 (Existing) and Dog Grooming (Sui Generis).
Dale Crescent (Ekklesia House) Fernwood	482243/350767	Change of Use	A2	1	116	16/00116/FUL	Retrospective change of use from B1, B8 and A1 to Use Class A2
London Road (65) Newark	480448/353298	Change of Use	B1 to A2	1	470.77	15/02163/FUL	Change of use to professional services A2
Macdonald's Old Rufford Road Ollerton	465128/367498	Extension and Refurbishment	A3	1	63.36	16/01131/FUL	Refurbishment of the restaurant including extensions, and works to the elevations, including new cladding to the roof and new drive thru booths. alteration to drive thru for additional fast forward drive thru booth, the reconfiguration of the car park to accommodate extension, the installation of new fascia signage
The Workhouse Upton Road Southwell	471147/354285	Change of Use	D2 to A1/A3	1	26.4 -A1 26.4-A3	16/01768/FUL	Change of use to ground floor rooms in Firbeck House to be "pop up" cafe and retail space.
Maythorne Fishing Lodge Southwell	469658/355510	Change of Use	SG to A3	1	83.2	17/00102/FUL	Change of use of Maythorne Fishing Lodge to host new catering kitchen for existing cake making business, to include cafe/tea room.

Figure 11: Completed Change of Use Within Retail Use Class Requiring Planning Permission

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Description
Unit 8A Lakeside Shopping Centre Balderton	481349/352168	Change of Use	A1 to A5	2	89.5	15/00084/FUL	Change of use (part) A1 to A5
Bar Gate (7) Newark	479786/354125	Change of Use	A1 to A3	1	451	15/02257/FUL	Change of use from A1 to A2 or A3 or A5
Carter Gate (3, Belam's Bar and Bistro) Newark	479969/353818	Change of Use	A1 to A3	1	54	15/02037/FUL	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).
Stodman Street (45) Newark	479682/353890	Change of Use	A1 to A3	1	138	16/00112/FUL	Change of use from A1 retail to A3 restaurant
Forest Road Ollerton	466368/367907	Change of use	A1 to A5	1	24.16	17/00031/FUL	Change of use from a retail unit (Class A1) to a hot food takeaway (Class A5); installation of extraction/ventilation equipment and other external alterations.
Church Street (HSBC) Southwell	470108/353900	Change of Use	A2 to A1/SG	1	50	15/01138/FUL	Change of use from A2 to mixed use of A1 and Sui Generis combining retail and a Beauty Salon.

Figure 12: Completed Loss of Retail Capacity 01/04/2016 to 31/03/2017

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5)	Planning Reference	Description
Post Office 73 High Street Collingham	351590/361738	Change of Use from A1 to C3	A1 to C3	1	45.62	16/01601/FUL	Change of use of shop part of building to residential use.
Holly Farm Shop Great North Road Cromwell	479817/361900	Change of Use A1 to C3	A1 to C3	1	43.6	15/01706/FUL	Change of use from A1 to C3 dwelling with front extension and rear conservatory and create new access from the highway
Unit 2 Local Centre Ruby's Avenue Fernwood	482537/350577	Change of Use from A3/A5 to D1	A3/A5 to D1	1	89.6	16/00689/FUL	Change of Use from Use Class A3/A5 (Cafe/Restaurant and Takeaway) to Use Class D1 (Veterinary Practice)
97 Balderton Gate Newark	480170/353528	Change of Use from A5 to SG	A5 to SG	1	46.2	16/01817/FUL	Change of use of retail area to Dog Grooming Parlour (Sui Generis) (Retrospective)
Beacon Hill Road Newark	480883/353932	Change of Use from A1 (not in use) to SG	A1 to B2	1	332	16/00942/FUL	Change of use from retail unit to Auto Centre - Vehicle servicing, repairs and MOT's
48 Westgate (Dress Pine) Southwell	469821/353618	Change of Use A1 to SG	A1 to Mixed Use retail and beauty treatment (SG)	1	20 -A1 40- SG	16/00640/FUL	Change of use from retail Use Class A1 to mixed use retail and beauty treatment provision (Sui Generis)
13 Gainsborough Road Winthorpe	481695/357066	Change of Use A1 to C3	A1 to C3	1	16.3	16/01665/FUL	Change of use from A1 (shop) to C3 residential use (re-submission of 16/00667/FUL) in connection with the host property.

Section Three

Convenience and Comparison Data (01/04/2016 to 31/03/2017)



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 13 below shows the updated Requirements

Figure 13: 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 18 to 20 details commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2016 to 31/03/2017. 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 14: Retail Commitments for Proposed Convenience and Comparison Use at 01/04/2017

Newark Urban Area or the Rest of the District	Street	Town	Description	Planning Reference	Total Net Floorspace	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
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	Increase in retail floorspace	12/01133/FUL	79.20	79.20	
Rest of the District	Former Squinting Cat	Clipstone	Re-development including 4 no. shop units	15/01153/FUL	150.40	75.20	
Rest of the District	Mansfield Road	Edingley	Extension to shop	13/00072/FUL	80		80
Rest of the District	Main Street (Co-op)	Farnsfield	Extension to shop	14/02050/FUL	39.20	39.20	
Rest of the District	Hockerton Road (Maxeys Farm Shop)	Kirklington	Extension to farm shop	15/00745/FUL	499.20	499.20	
Rest of the District	63 Beech Avenue and 73 Eton Avenue	Newark	Internal alterations to increase retail area	15/01969/FUL	49.07	49.07	
Newark Urban Area	Edward Avenue	Newark	Change of use from B1 to A1 retail to include a butchery	16/00992/FUL	236.00	125.86	
Newark Urban Area	Land off Northgate	Newark	Retail development comprising 6 units for bulky goods, open A1, open	13/00997/OUTM	4728.50	1434	3294.5
Newark Urban Area	Lombard Street Robin Hood Hotel (Phase 2)	Newark	Phase 2, 3 new retail units	07/01640/FUL	1635		1635
Rest of the District	Eddison Rise (Tesco)	Ollerton	Extension to supermarket	07/01138/FULM	1916	1916	
Total Floorspace (Net)					13312.57	5329.73	5396.50

Figure 15: Convenience and Comparison Gains Requiring Planning Permission

Newark Urban Area or the Rest of the District	Street	Town	Description	Planning Reference	Total Net Floorspace	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Newark Urban Area	Balderton Local Centre	Balderton	Demolition of existing buildings (including petrol station and erection of a food store)	15/02104/FULM	56.40	56.40	
Rest of the District	Upton Road	Southwell	Change of use to include retail area	16/01768/FUL	52.80		26.40
Total (Sqm)					109.20	56.40	26.40

Figure 16: Loss of Convenience and Comparison Sales Requiring Planning Permission

Newark Urban Area or the Rest of the District	Street	Town	Description	Planning Reference	Total Net Floorspace	Net Loss in Convenience Floorspace (Sqm)	Net Loss in of Comparison Floorspace (Sqm)
Newark Urban Area	Lakeside Shopping Centre	Balderton	Change of use from retail A1 to A5	15/00084/FUL	89.50		89.50
Rest of the District	High Street	Collingham	Change of use from retail A1 to residential C3	16/01601/FUL	45.62	45.62	
Rest of the District	Holly Farm Shop	Cromwell	Change of use from retail A1 to residential C3	15/01706/FUL	43.60	43.60	
Rest of the District	Forest Road	Ollerton	Change of use from retail A1 to A5	17/00031/FUL	24.16		24.16
Rest of the District	48 Westgate	Southwell	Change of use from retail A1 to mixed use retail and sui generis	16/00640/FUL	60		40
Total (Sqm)					219.28	89.22	153.66

Figure 17: 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 18: Convenience/Comparison Status at 01/04/2017

					Net Sqm Completions and Losses				
A	B	C	D	E	F	G	H	I	J
Area	Net Requirement of Sqm of Convenience or Comparison Floorspace by Area (See Figure 11)	Net Sqm of Committed Floor space with planning permission at 01/04/2017	(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 17 for explanation)	01/04/2012 to 31/03/2016	01/04/2016 to 31/03/2017	Net Sqm of Completions and Losses at 31/03/2017 (F+G+H)	Under/Over Provision (E+J-B)
Newark Urban Area Convenience	5661	2671.86	2250	4922	738	407	56	1201.24	462
Rest of the District Convenience	6707	2657.87	2160	4818	70	1646	-89	1627.46	-262
All of the District Comparison	15690	5396.50	7370	12767	8	2249	-127	2130.02	-793

** 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 2017)



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.

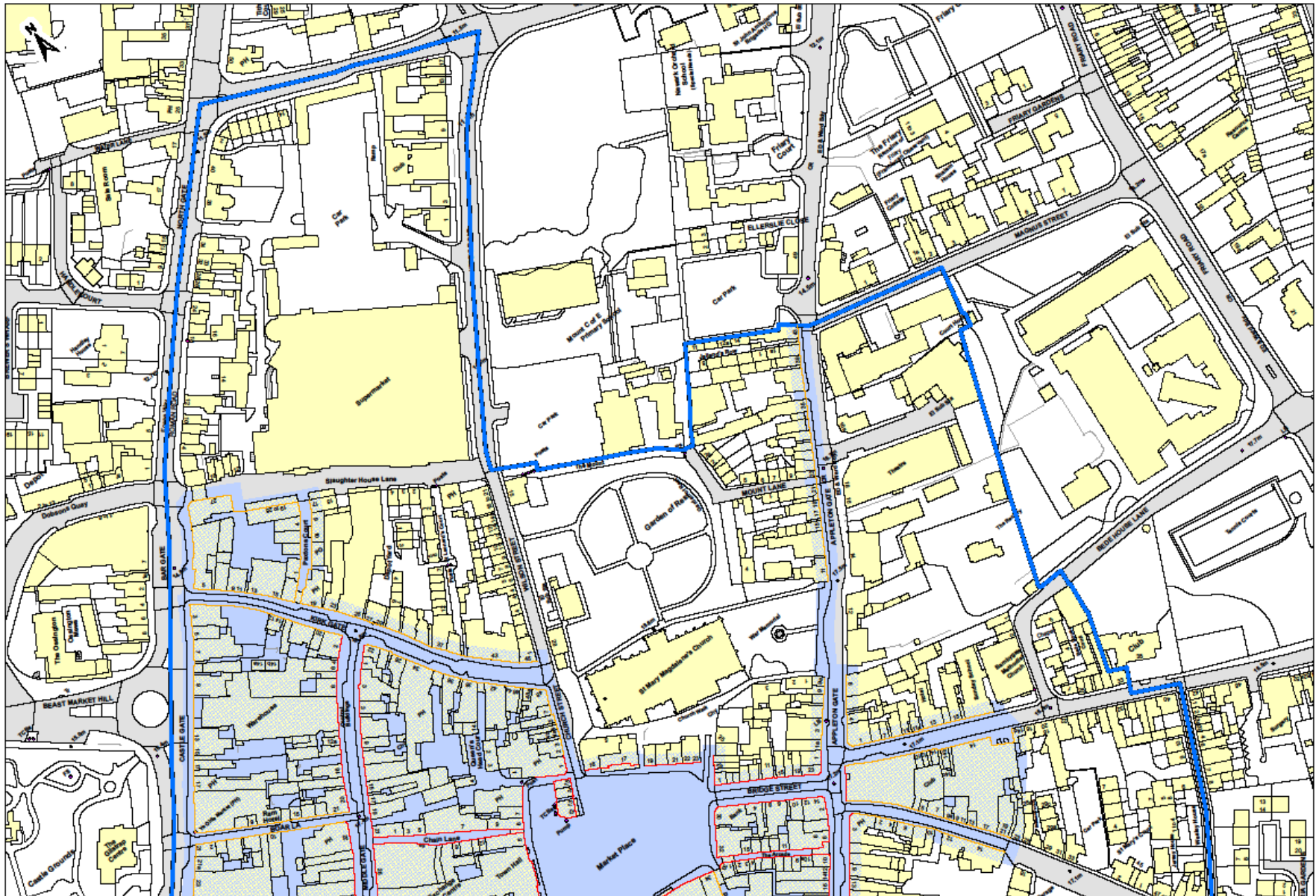
Retail proposals in this area would be assessed by reference to **Policy DM11– Newark** (Allocations & Development Management DPD (Adopted July 2013).

'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.

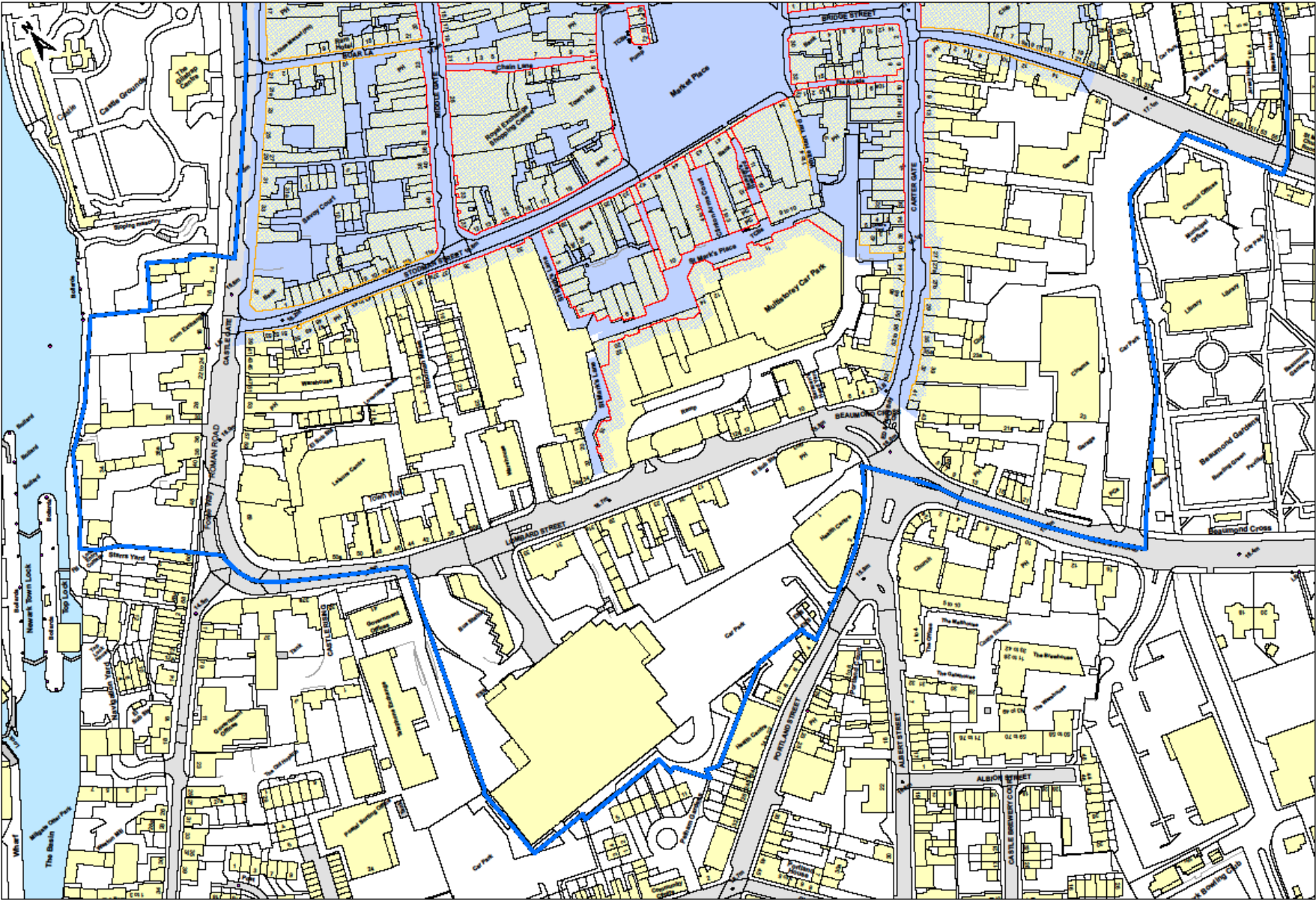
Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the proposals map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the town centre.

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)



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

Figure 19: 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	662	52	7.85	253	38.22	55	8.31	40	6.04	19	2.87	14	2.11	183	27.64	23	3.47	10	1.51	13	1.96

Figure 20: 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 %
Primary Shopping Frontage	161	14	8.70	107	66.46	20	12.42	12	7.45	3	1.86	2	1.24	0	0	3	1.86	0	0	0	0

Figure 21: 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 %
Secondary Shopping Frontage	167	12	7.19	88	52.69	16	9.58	15	8.98	10	5.99	7	4.19	7	4.19	4	2.40	1	0.60	7	4.19

Figure 22: 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 %
Primary Shopping Area	368	33	8.97	211	57.34	37	10.05	29	7.88	13	3.53	10	2.72	21	5.71	6	1.63	1	0.27	7	1.90

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

Figure 23: 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 (All)	433	52	12.01	253	58.43	55	12.70	40	9.24	19	4.39	14	3.23

Figure 24: 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 %
Primary Shopping Frontage	158	14	8.86	107	67.72	20	12.66	12	7.59	3	1.90	2	1.27

Figure 25: 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 %
Secondary Shopping Frontage	148	12	8.11	88	59.46	16	10.81	15	10.14	10	6.76	7	4.73

Figure 26: 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 %
Primary Shopping Area	333	33	9.91	211	63.36	37	11.11	29	8.71	13	3.90	10	3.00

Figure 27: 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	20.00	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	2	28.57	3	42.86	0	0.00	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	1	6.67	14	93.33	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	30	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	30	100.00	0	0.00	0	0.00	0	0.00
Stodman Street	40	1	2.50	26	65.00	4	10.00	6	15.00	1	2.50	0	0.00	0	0.00	0	0.00	0	0.00	2	5.00
The Buttermarket / Royal Exchange	16	7	43.75	5	31.25	1	6.25	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 Vacant Units (April 2017)

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
Appleton Gate (1)	A2	31.50	Yes	No	Yes
Appleton Gate (1a)	A1	43.95	Yes	No	Yes
Appleton Gate (3)	A1	115.00	No	Yes	Yes
Appleton Gate (25 and 27)	A1	198.00	No	Yes	Yes
Appleton Gate (29)	A1	21.2	No	Yes	Yes
Appleton Gate (Morton House 12)	A2	144.44	No	No	No
Balderton Gate (47-79)	A2	64.30	No	No	No
Barnby Gate (11b)	A1	28.10	No	Yes	Yes
Barnby Gate (14)	A5	74.80	No	Yes	Yes
Barnby Gate (16)	A1	17.73	No	Yes	Yes
Barnby Gate (33)	A1	77.20	No	No	No
Beaumont Cross (Unit 3)	A1	357.00	No	No	No
Beaumont Cross (Unit 4)	A1	362.00	No	No	No
Boar Lane (16)	A1	128.35	No	Yes	Yes
Bridge Street (19)	A2	83.90	Yes	No	Yes
Carter Gate (5)	A1	34.00	Yes	No	Yes
Carter Gate (7)	A1	92.05	Yes	No	Yes
Carter Gate (38)	A1	43.00	Yes	No	Yes
Castle Gate (22)	A1	56.44	Yes	No	No
Castle Gate (57 and 59)	A1	146.68	No	No	No
Chain Lane (4)	A1	41.30	Yes	No	Yes
Chain Lane (7 and 9)	A1	109.24	Yes	No	Yes
Chapel Bede House Court	A2	18.70	No	No	No
Kings Road (5 and 7)	D2	355.63	No	No	No
Kings Road (11 and 13)	A1	55.30	No	No	No
Kirk Gate (33)	A2	33.90	No	Yes	Yes
Kirk Gate (37)	A1	34.10	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 31: Newark Town Centre Vacant Units Continued

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
Kirk Gate (39)	A3	41.80	No	Yes	Yes
Lombard Street (6)	A2	66.92	No	No	No
Lombard Street (21)	D1	353.10	No	No	No
Lombard Street (31a) (Unit 1 Martindale Lane)	A1	55.83	No	No	No
Martindale Lane (Unit 3)	A1	31.96	No	No	No
Martindale Lane (Unit 5)	A2	55.83	No	No	No
Middlegate (36)	A1	23.50	Yes	No	Yes
Middlegate (46)	A3	37.96	Yes	No	Yes
Northgate (30 and 32)	B1	157.50	No	No	No
Northgate (34)	A2	56.76	No	No	No
Paxton's Court (9 and 10)	A1	163.86	No	Yes	Yes
Queens Road	D2	258.30	No	No	No
Royal Exchange Shopping Centre	A1	13.31	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	29.87	No	No	Yes
St Mark's Lane	A2	183.60	Yes	No	Yes
St Mark's Lane (5)	A1	59.90	Yes	No	Yes
St Marks Place (11)	A1	107.10	Yes	No	Yes
Stodman Street (9 and 10)	A1	45.90	No	Yes	Yes
The Arcade (14)	A1	39.30	No	No	Yes
The Arcade (15)	A1	72.80	No	No	Yes
The Buttermarket/Royal Exchange	A2	29.87	Yes	No	Yes
The Buttermarket/Royal Exchange	A1	13.31	No	No	Yes

Figure 32: 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
2017 vacant units	52	14	12	26

Figure 33: Newark Town Centre Vacant Units 2012 to 2017 Comparison

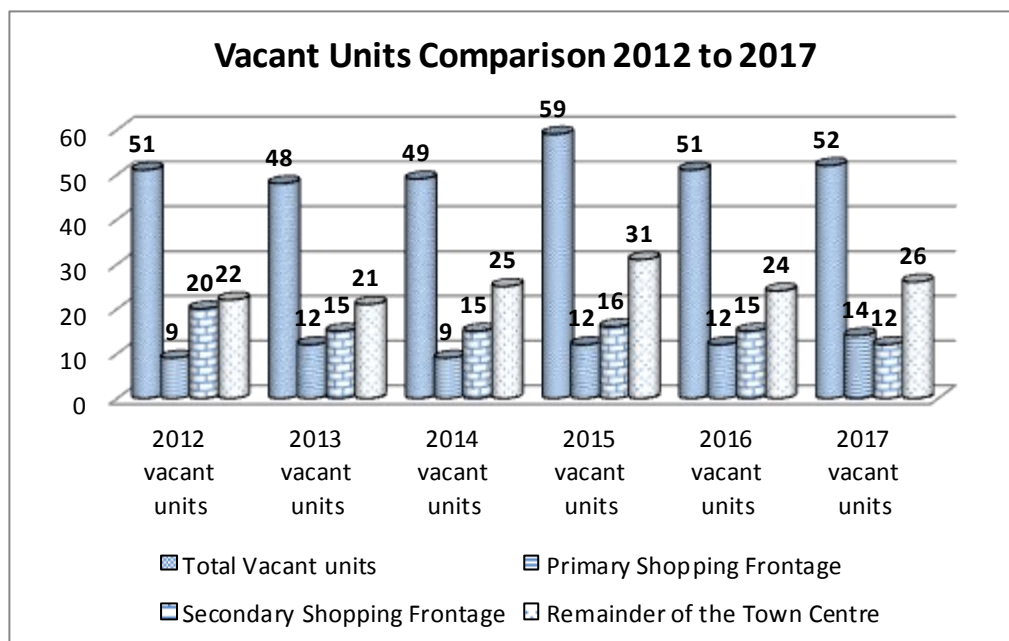
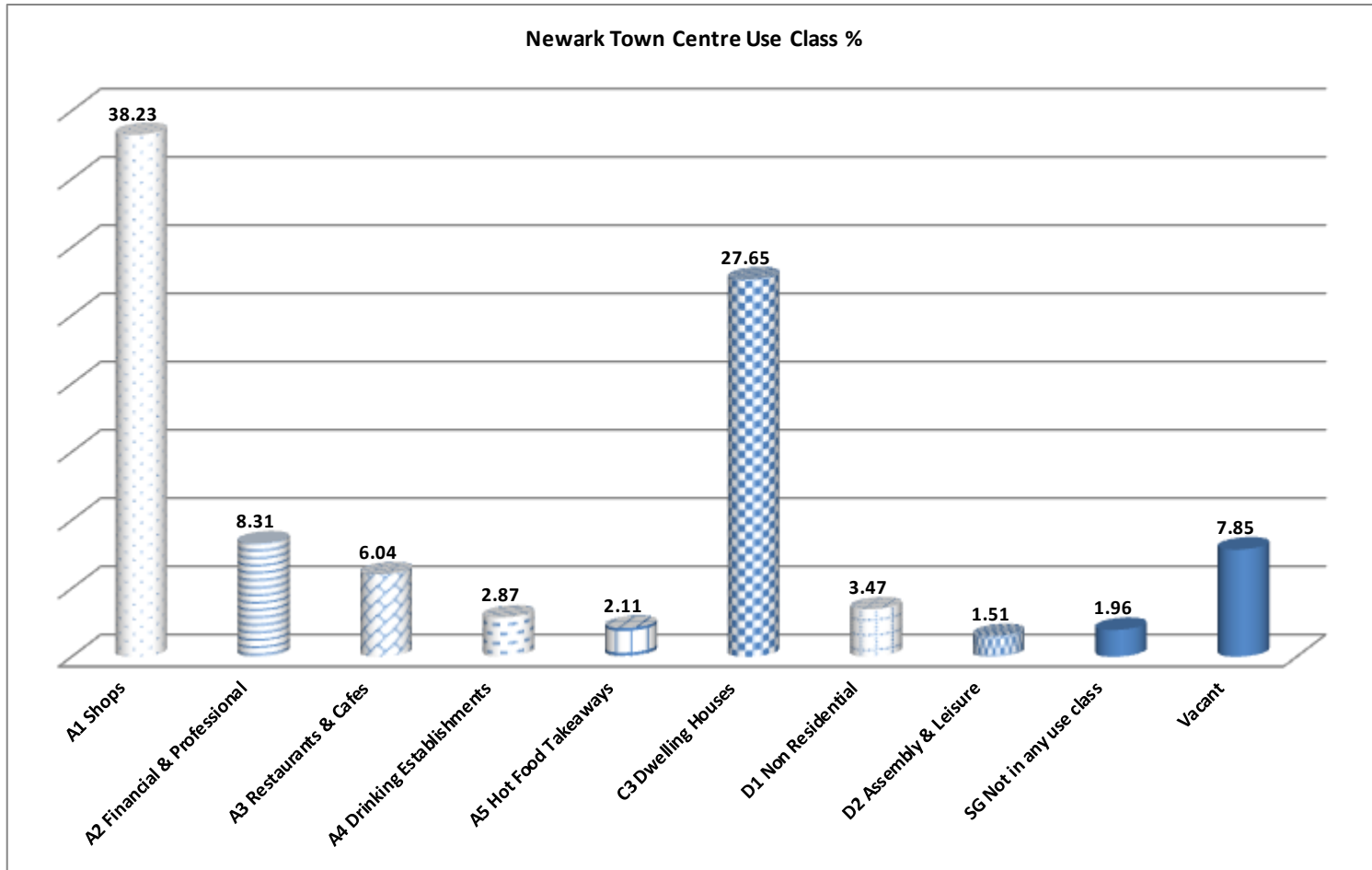


Figure 34: Newark Town Centre Use Class Percentage Split



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

Figure 35: Primary Shopping Frontage - Use Class %

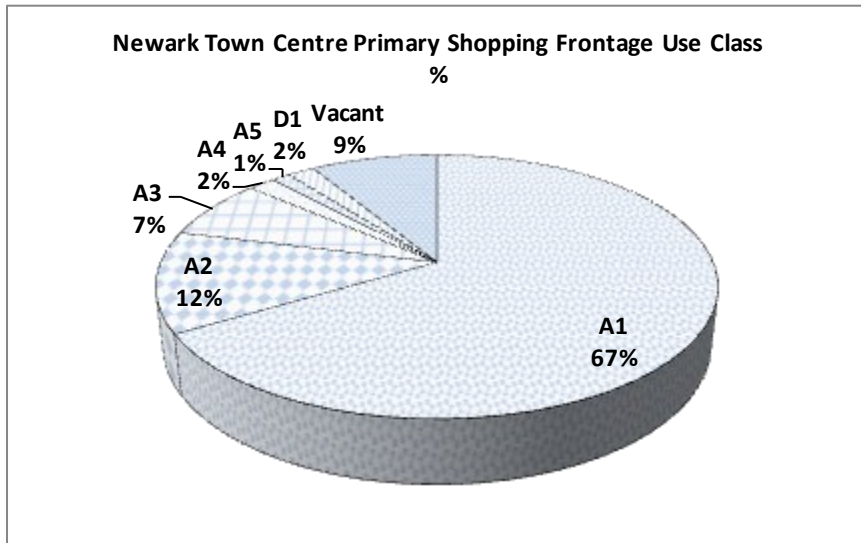


Figure 36: Secondary Shopping Frontage - Use Class %

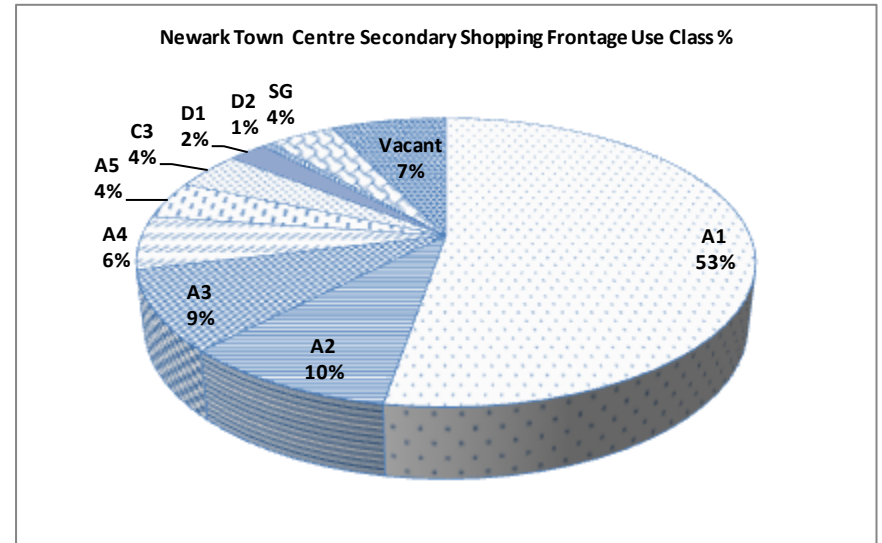


Figure 37: Primary shopping Areas - Use Class %

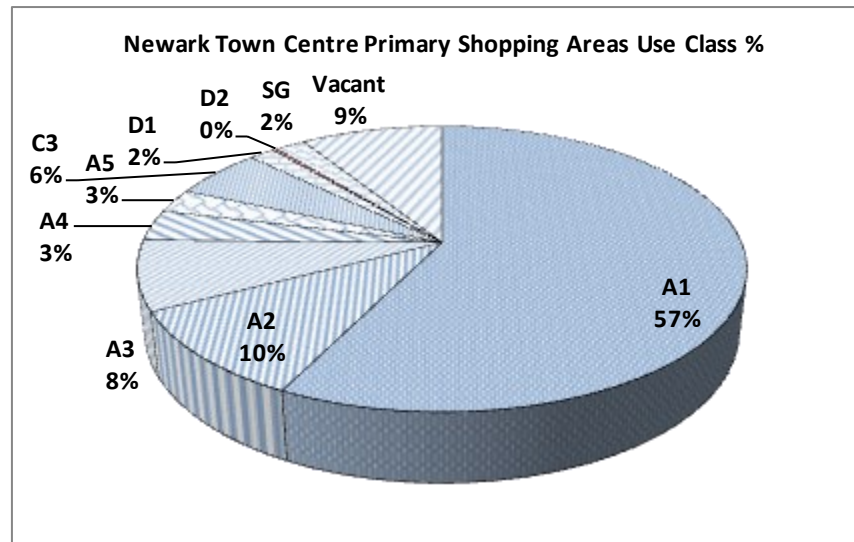


Figure 38: Northgate Retail Park –Use Class Split for All Units (April 2017)

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

Figure 39: Use Class Split

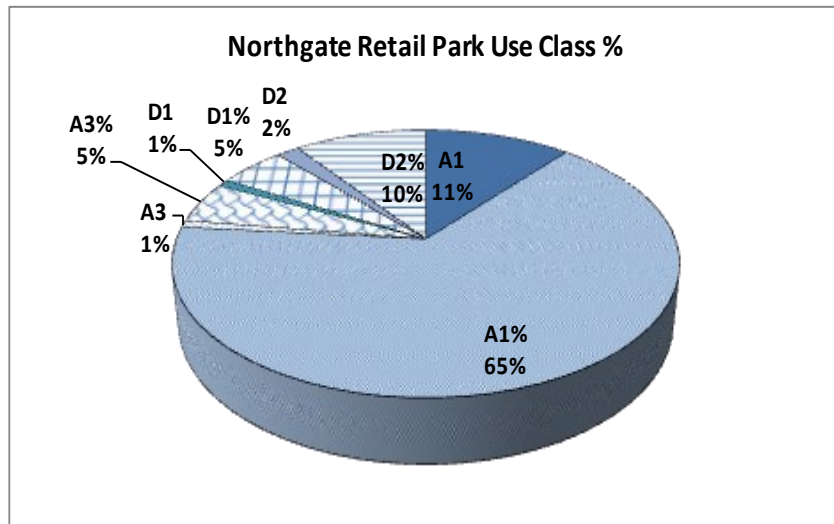


Figure 40: Northgate Retail Park 2012 to 2017 Comparison

Year	A1	A3	D1	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
2017	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

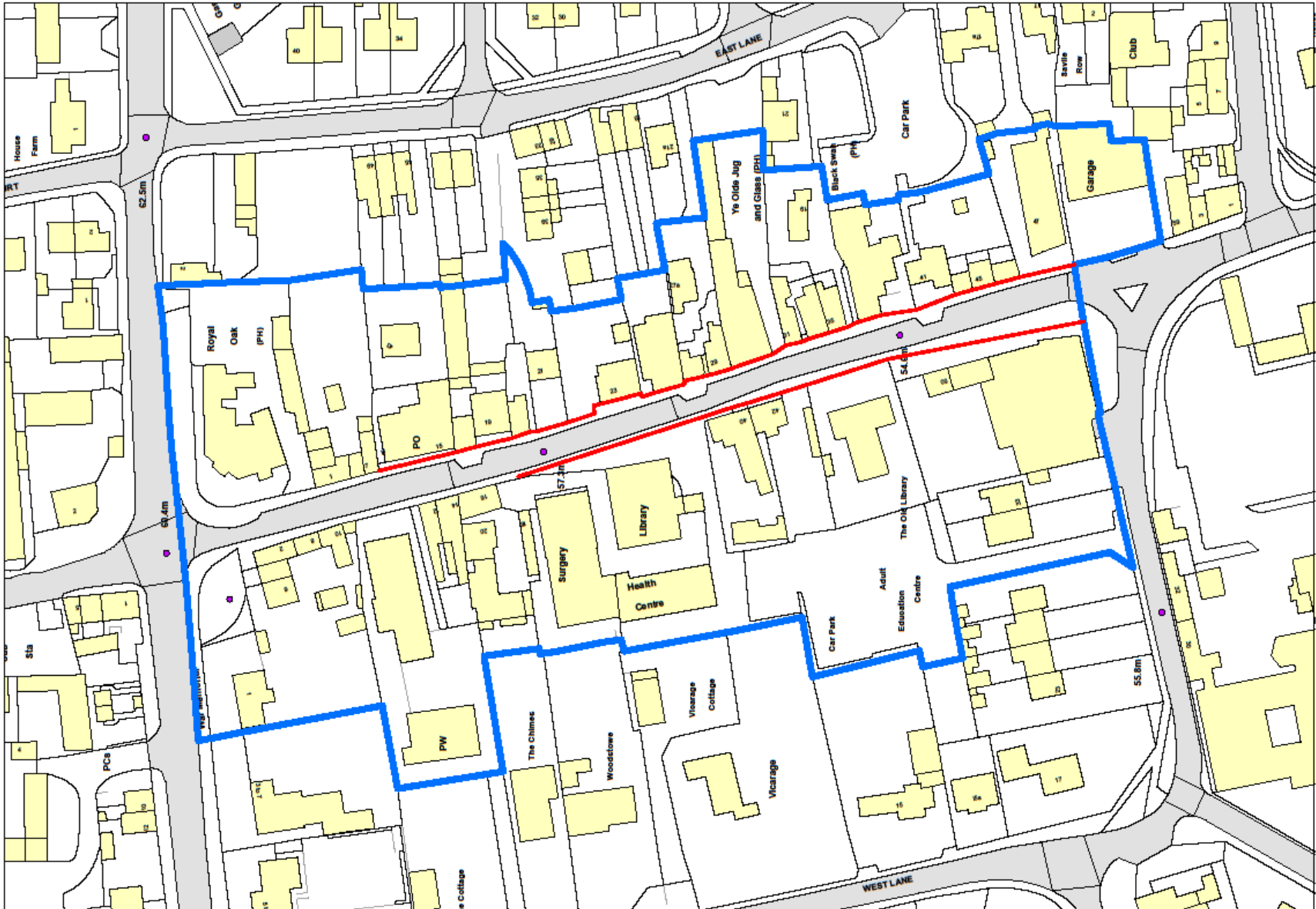
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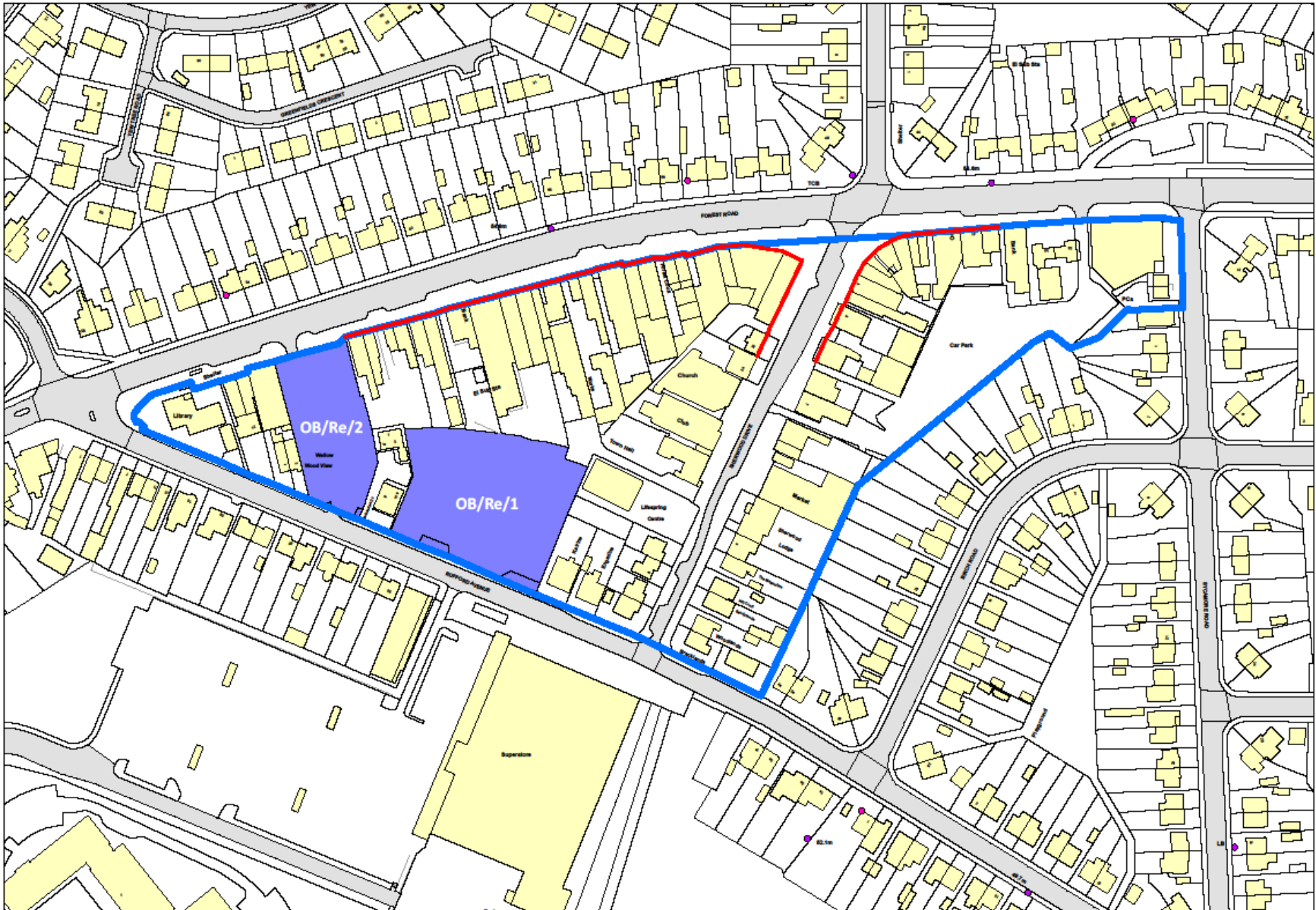
District Centre

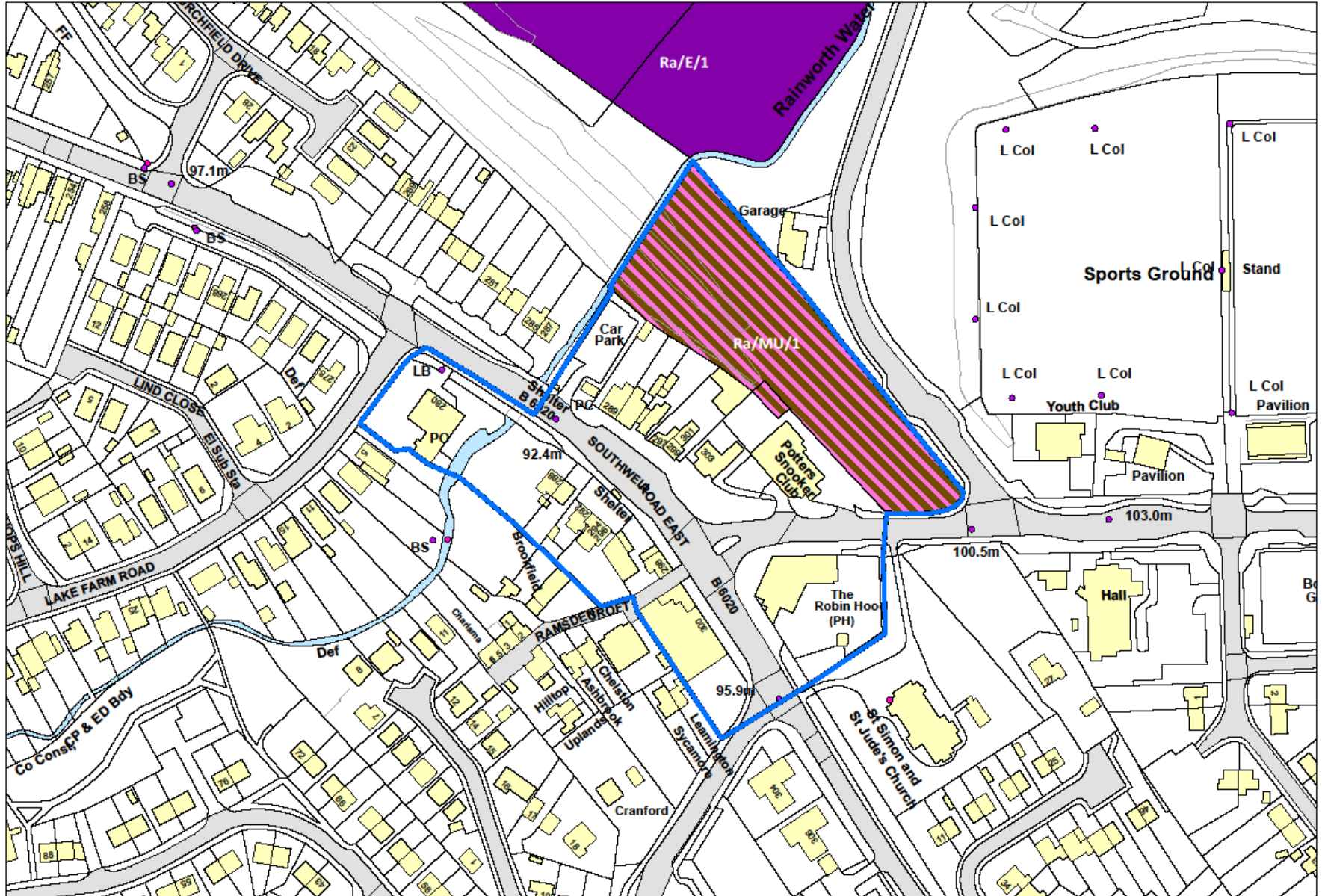


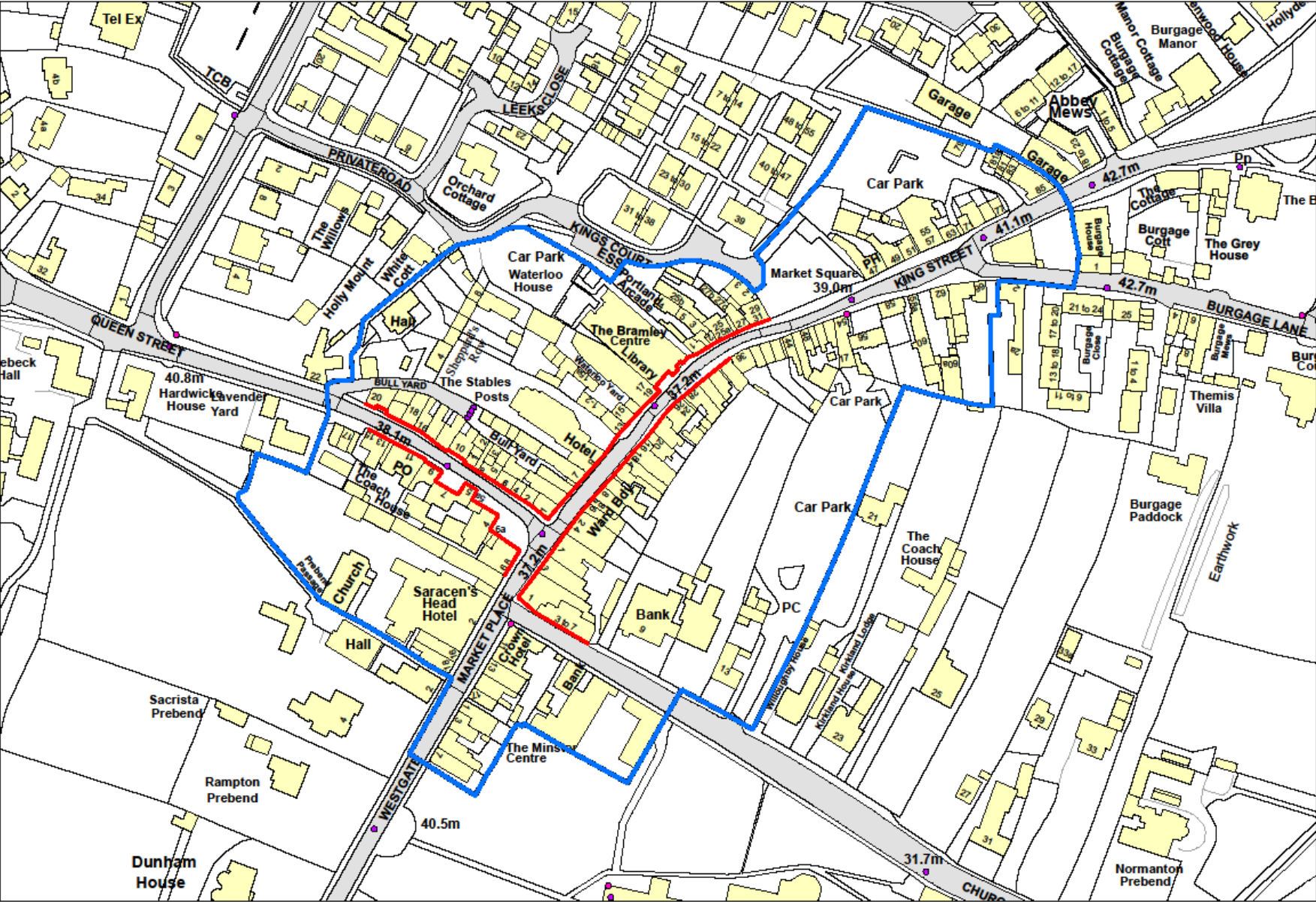
Primary Shopping











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

Figure 41: 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	54	2	3.70	22	40.74	2	3.70	2	3.70	2	3.70	4	7.41	15	27.78	4	7.41	1	1.85
Primary Shopping Frontage	29	1	3.45	18	62.07	2	6.90	2	6.90	1	3.45	0	0	1	3.45	4	13.79	0	0.00

Figure 42: 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	12	12.90	39	41.94	6	6.45	1	1.08	5	5.38	23	24.73	7	7.53	0	0.00
Primary Shopping Frontage	35	4	11.43	23	65.71	3	8.57	1	2.86	3	8.57	1	2.86	0	0	0	0.00

Figure 43: 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 44: Southwell 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 %
Southwell	128	3	2.34	63	49.22	8	6.25	9	7.03	4	3.13	3	2.34	28	21.88	8	6.25	2	1.56
Primary Shopping Frontage	53	0	0.00	41	77.36	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 45: 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	34	2	5.88	22	64.71	2	5.88	2	5.88	2	5.88	4	11.76
Primary Shopping Frontage	24	1	4.17	18	75.00	2	8.33	2	8.33	1	4.17	0	0.00

Figure 46: 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	63	12	19.05	39	61.90	6	9.52	1	1.59	5	7.94
Primary Shopping Frontage	34	4	11.76	23	67.65	3	8.82	1	2.94	3	8.82

Figure 47: 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 48: Southwell District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages

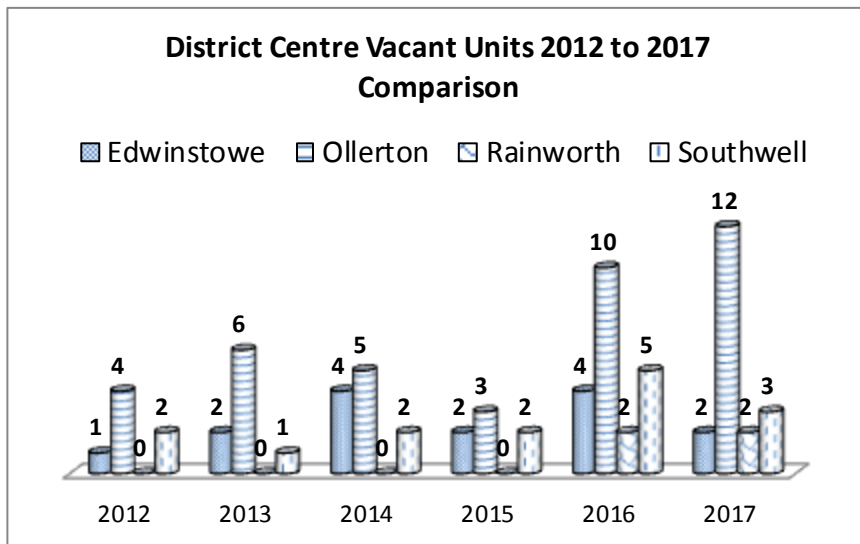
Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Southwell	90	3	3.33	63	70.00	8	8.89	9	10.00	4	4.44	3	3.33
Primary Shopping Frontage	50	0	0.00	41	82.00	2	4.00	5	10.00	1	2.00	1	2.00

Figure 50: Vacant Units in District Centres (April 2017)

Area	Street	Previous Use Class	Net Sqm	Primary Shopping Frontage
Edwinstowe	Adjacent 29 High Street	A4	216.00	Yes
Edwinstowe	High Street	A1	106.38	No
Ollerton	Forest Road	A1	28.68	Yes
Ollerton	The Forest Centre (Unit 2) Forest Road	A1	53.60	No
Ollerton	The Forest Centre (Unit 3) Forest Road	A1	53.60	No
Ollerton	The Forest Centre (Unit 4) Forest Road	A1	53.60	No
Ollerton	The Forest Centre (Unit 5) Forest Road	A1	53.60	No
Ollerton	The Forest Centre (Unit 6) Forest Road	A1	53.60	No
Ollerton	The Forest Centre (Unit 7) Forest Road	A1	53.60	No
Ollerton	The Forest Centre (Unit 8) Forest Road	A3	53.60	No
Ollerton	Forest Road	A1	60.98	Yes
Ollerton	Forest Road	A1	69.33	Yes
Ollerton	Forest Road	A1	80.00	Yes
Ollerton	37 Ollerton Road	A2	105.07	No
Rainworth	298a Southwell Road East	A1	18.21	No
Rainworth	Rear of 298a Southwell Road East	SG	101	No
Southwell	17b Queen Street	A1	29.00	No
Southwell	5 Harman Walk	A1	19.85	No
Southwell	79 King Street	A1	31.82	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 49: District Centres Vacant Units 2012 to 2017 Comparison



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

Figure 50 District Centre Use Class Percentage Split (April 2017)

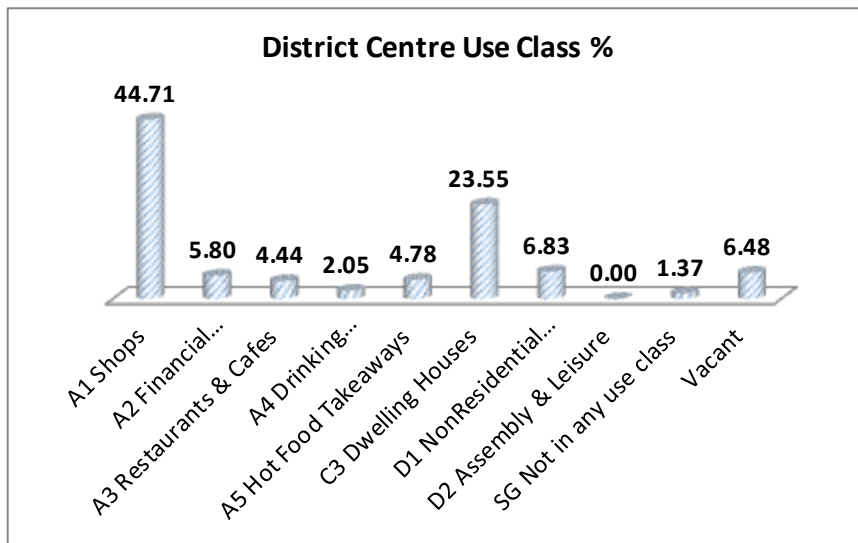


Figure 51: Edwinstowe District Centre - (All Units) Use class %

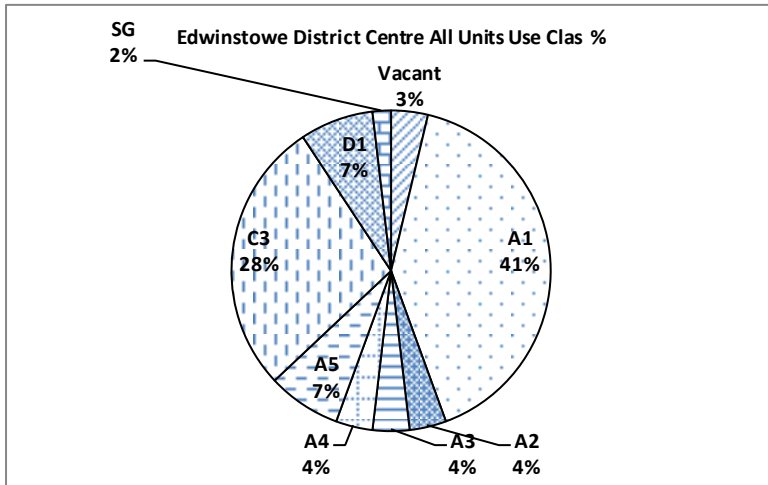


Figure 52: Edwinstowe District Centre - (Primary Shopping Frontage) Use %

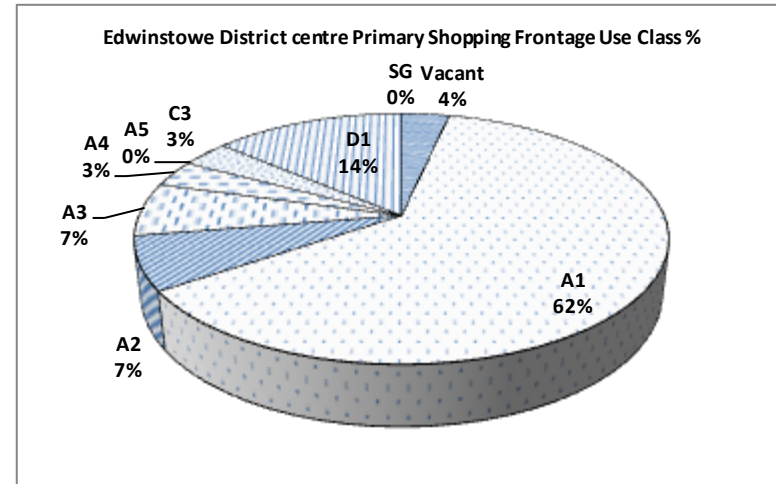


Figure 53: Ollerton District Centre (All Units) Use Class %

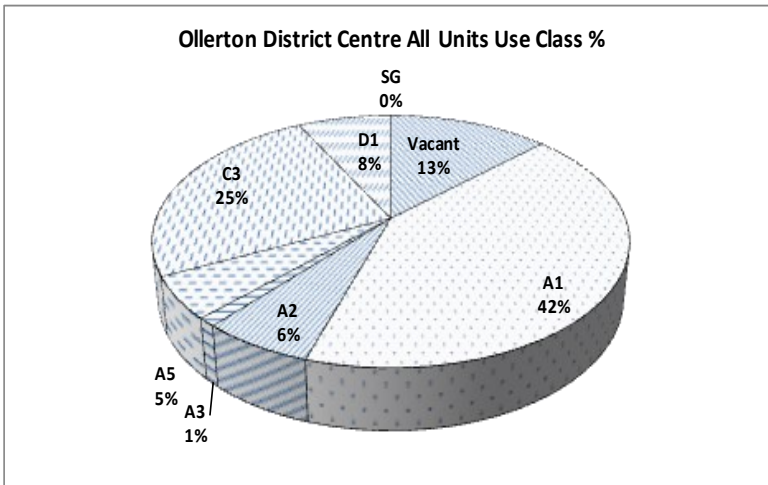


Figure 54: Ollerton District Centre (Primary Shopping Frontage) Use Class %

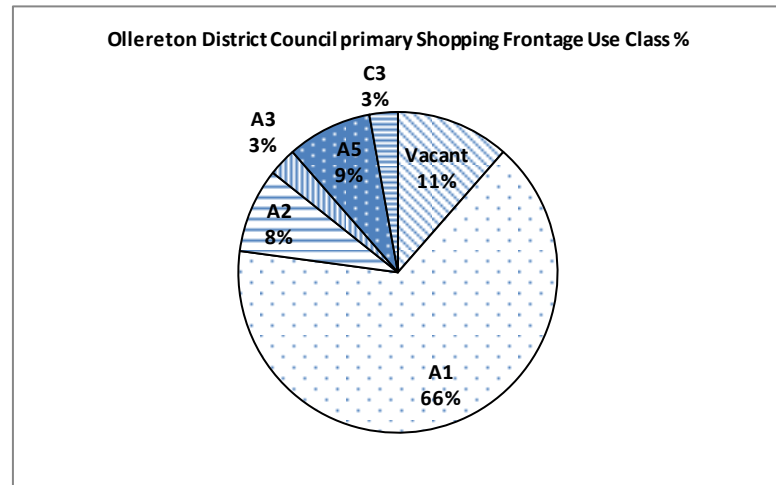


Figure 55: Rainworth District Centre Use Class %

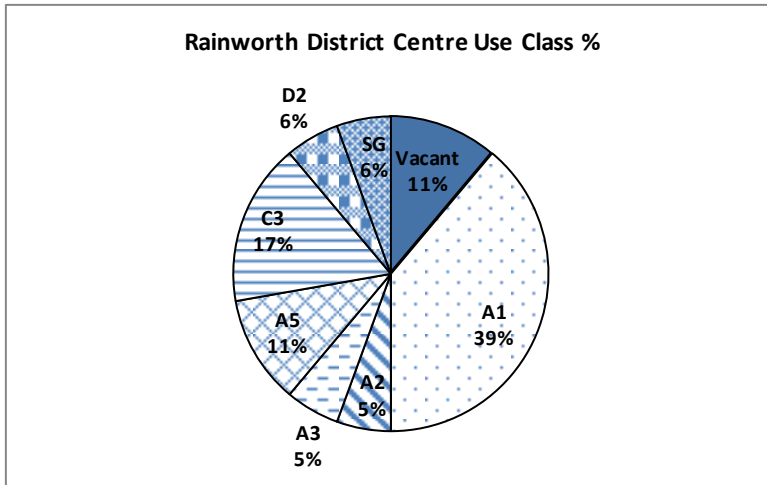


Figure 56: Southwell District Centre (All Units) Use Class %

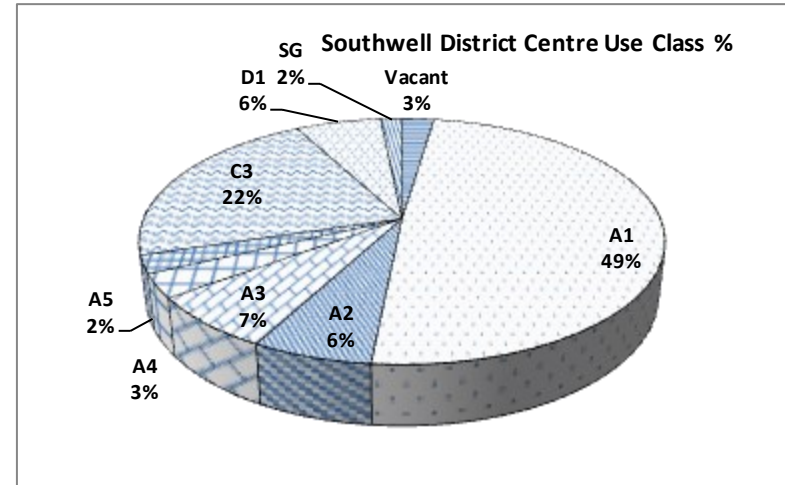
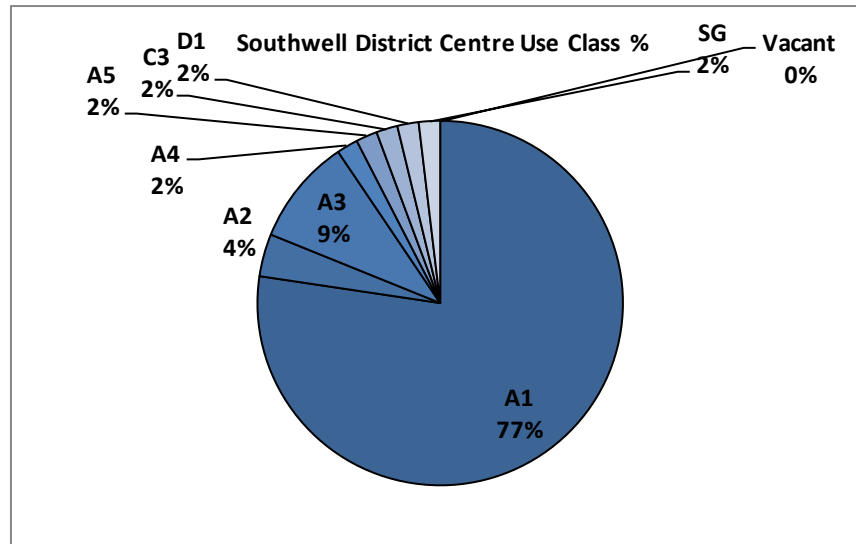


Figure 57 Southwell District Centre (Primary Shopping Frontage) Use Class



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.

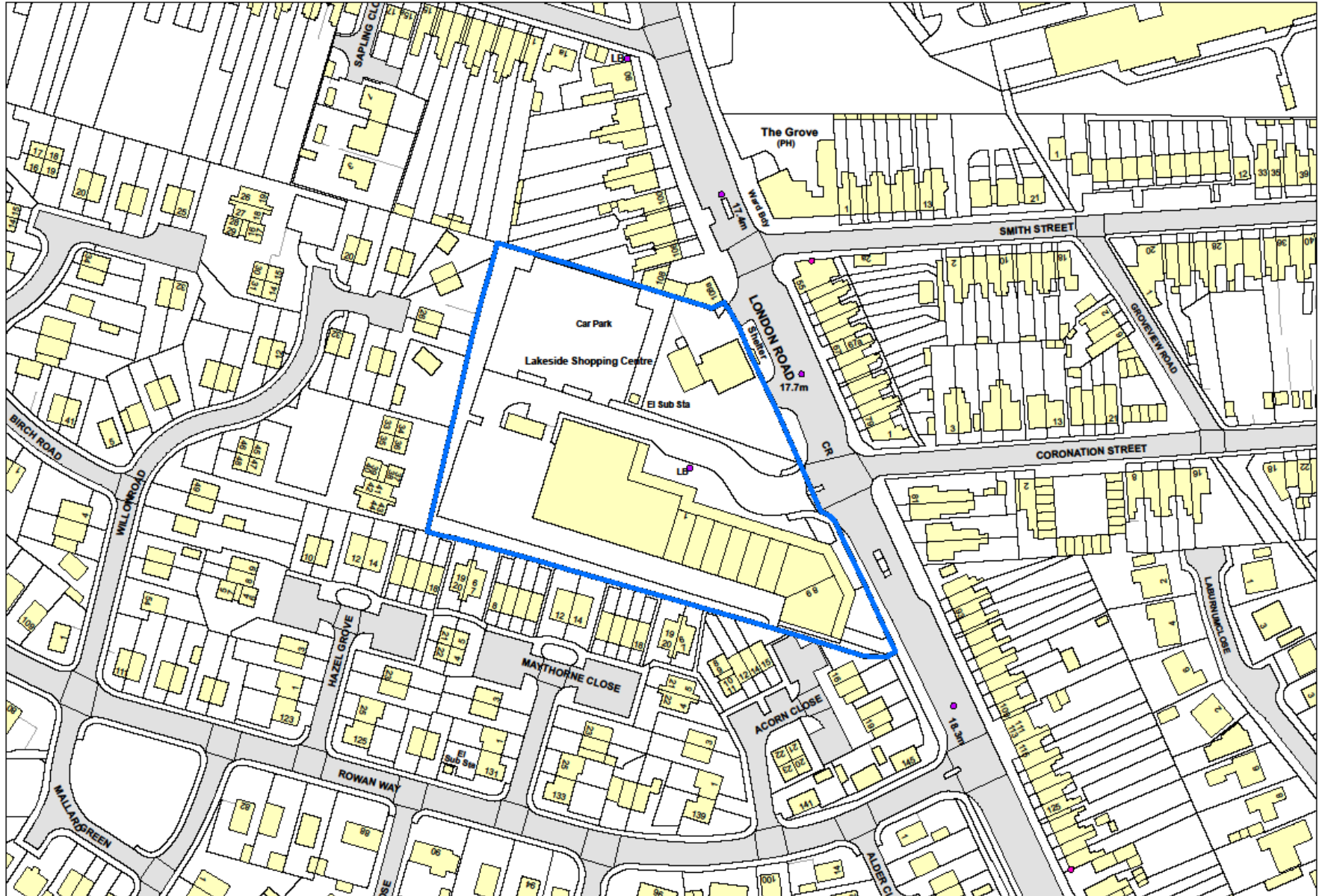
*Other specific policies may apply in relation to conservation areas and listed buildings.

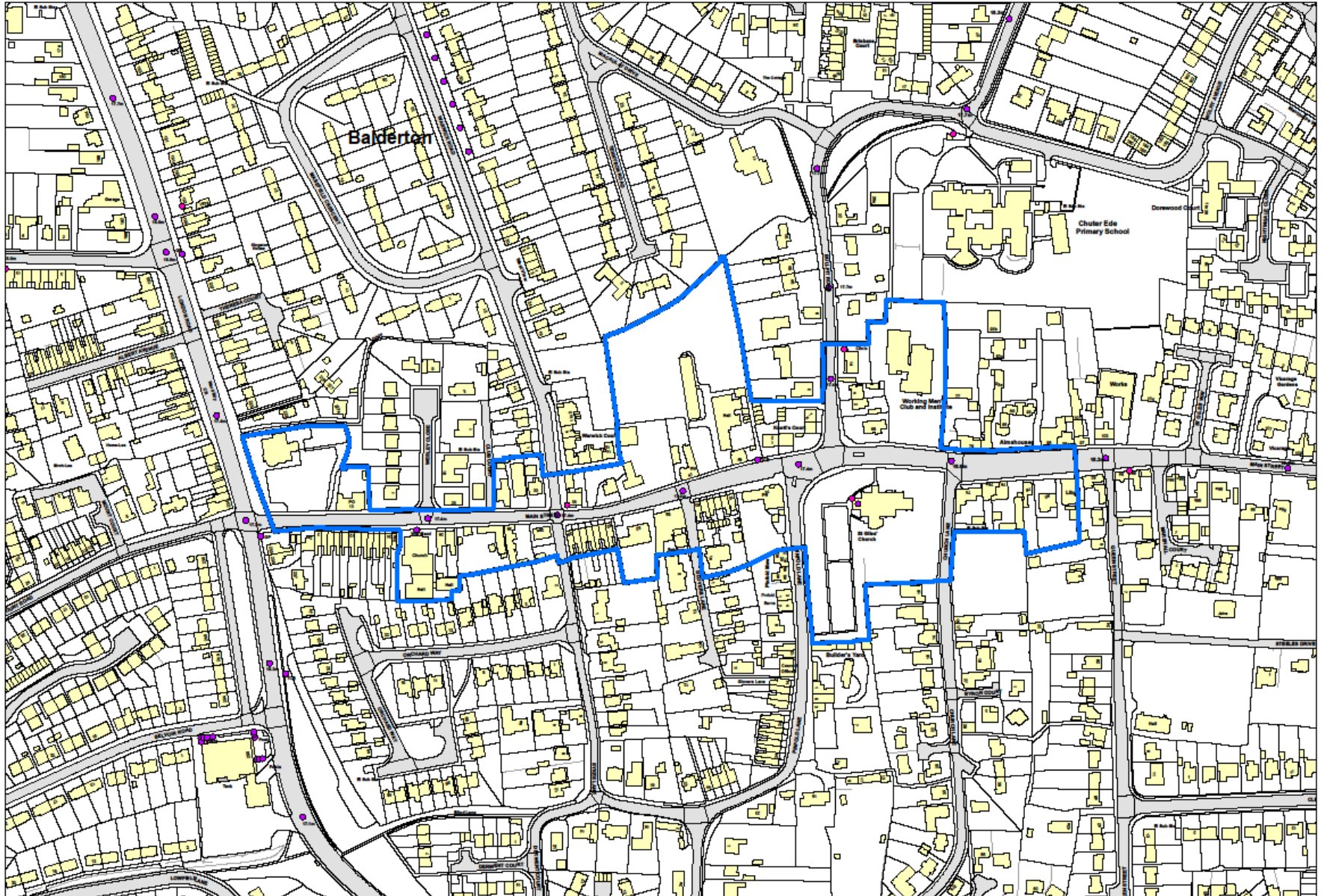
Key for Retail Area Plans

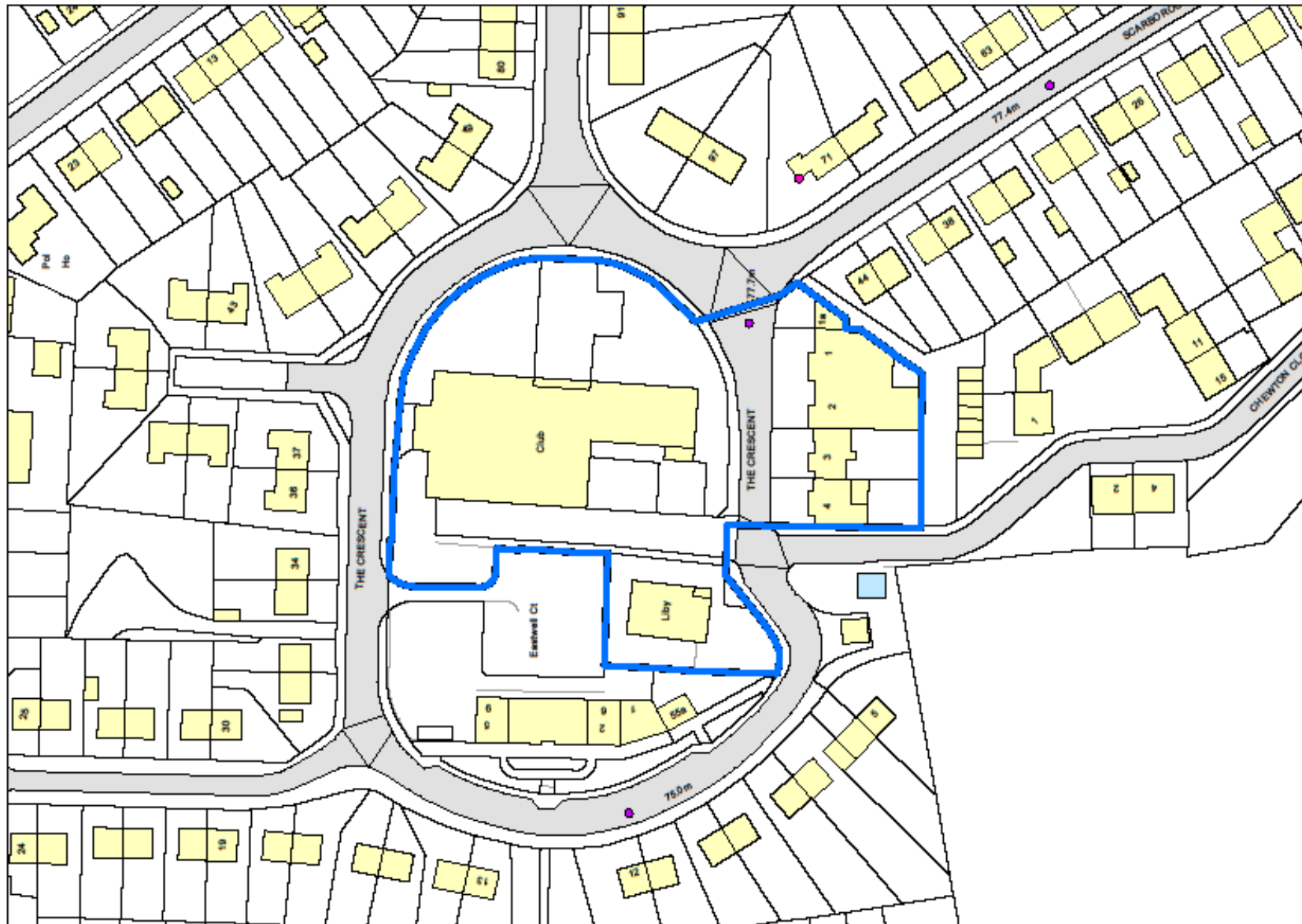
Key

Local Centre





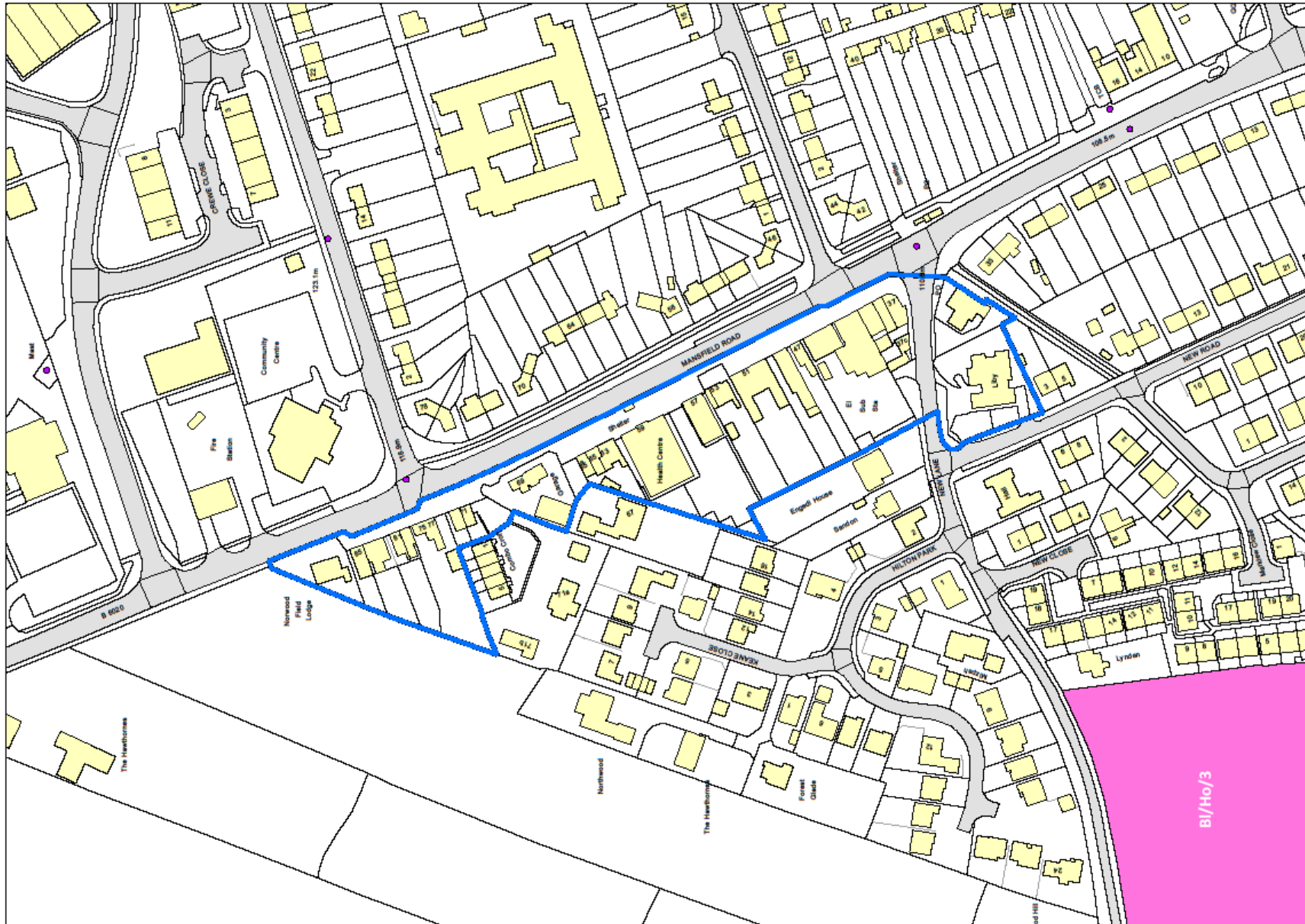


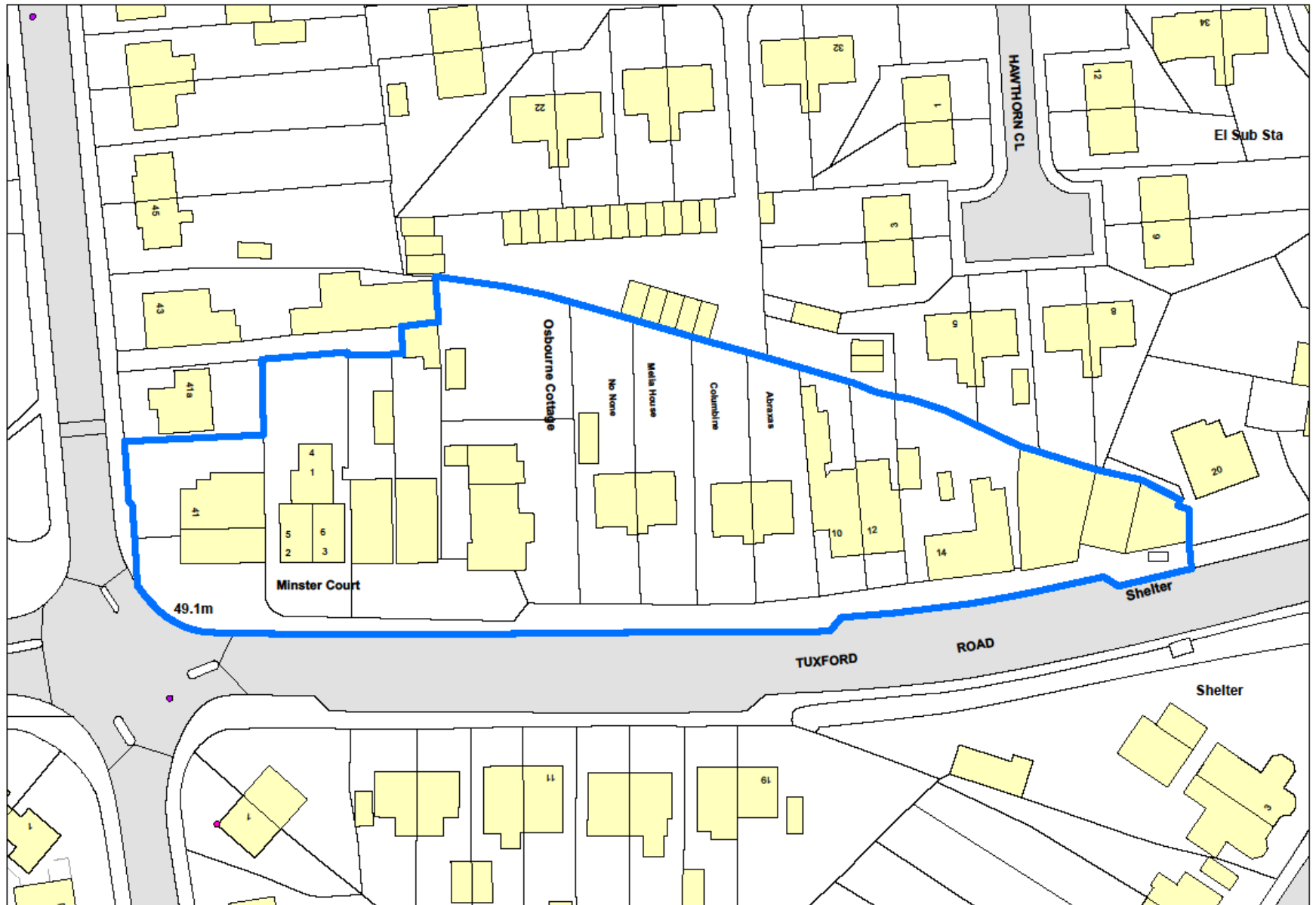


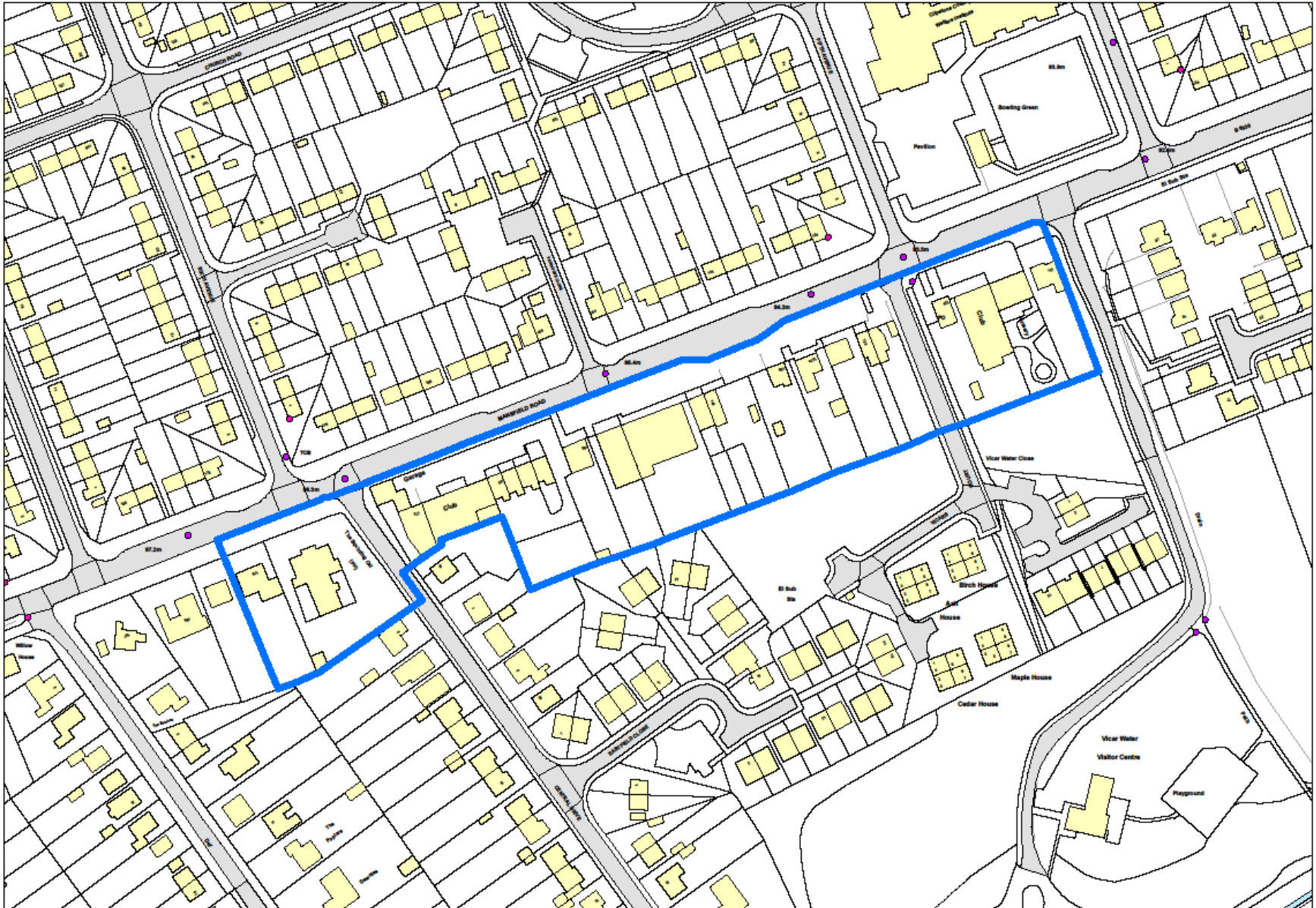
Plan 10: Bilsthorpe South Local Centre

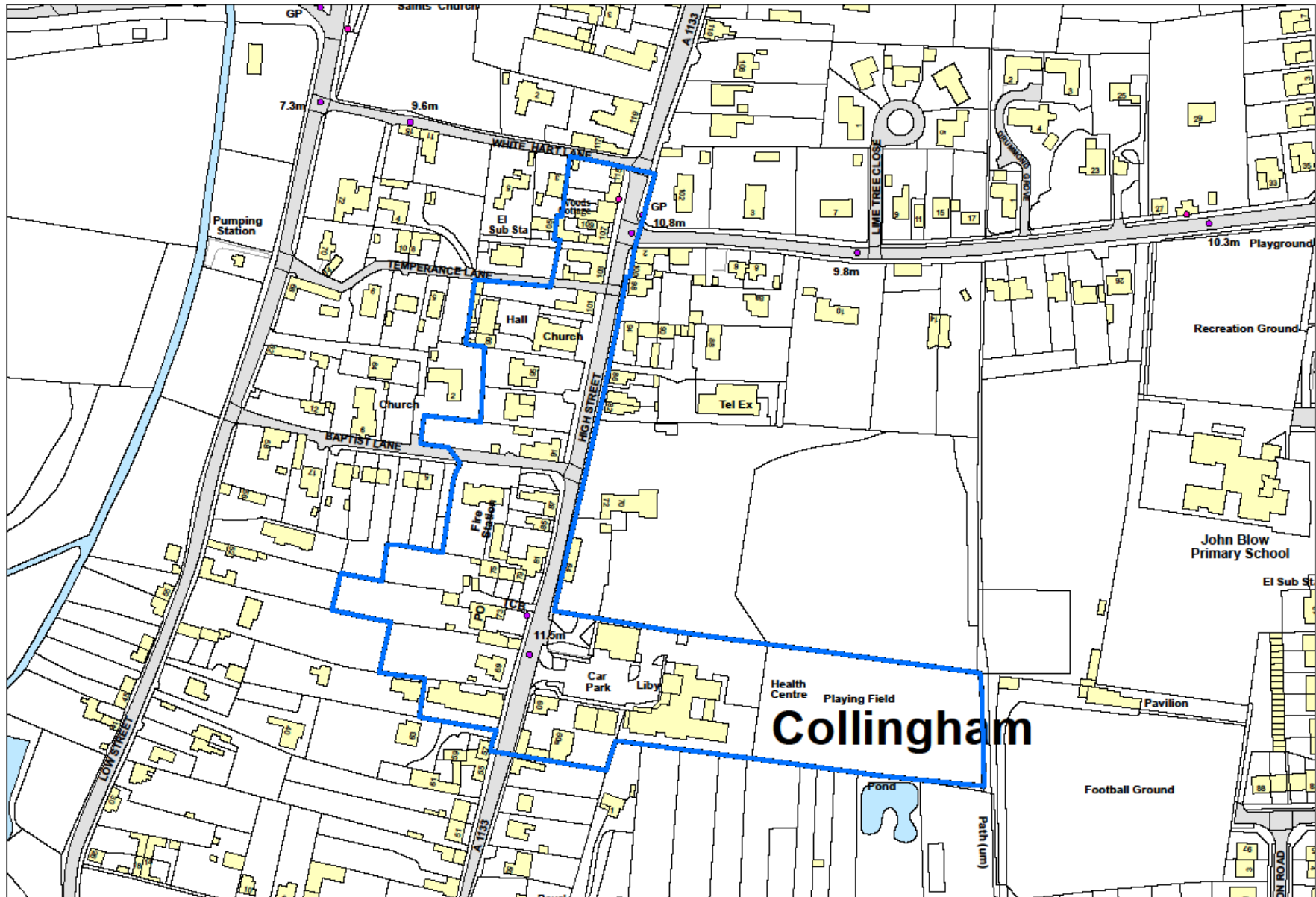


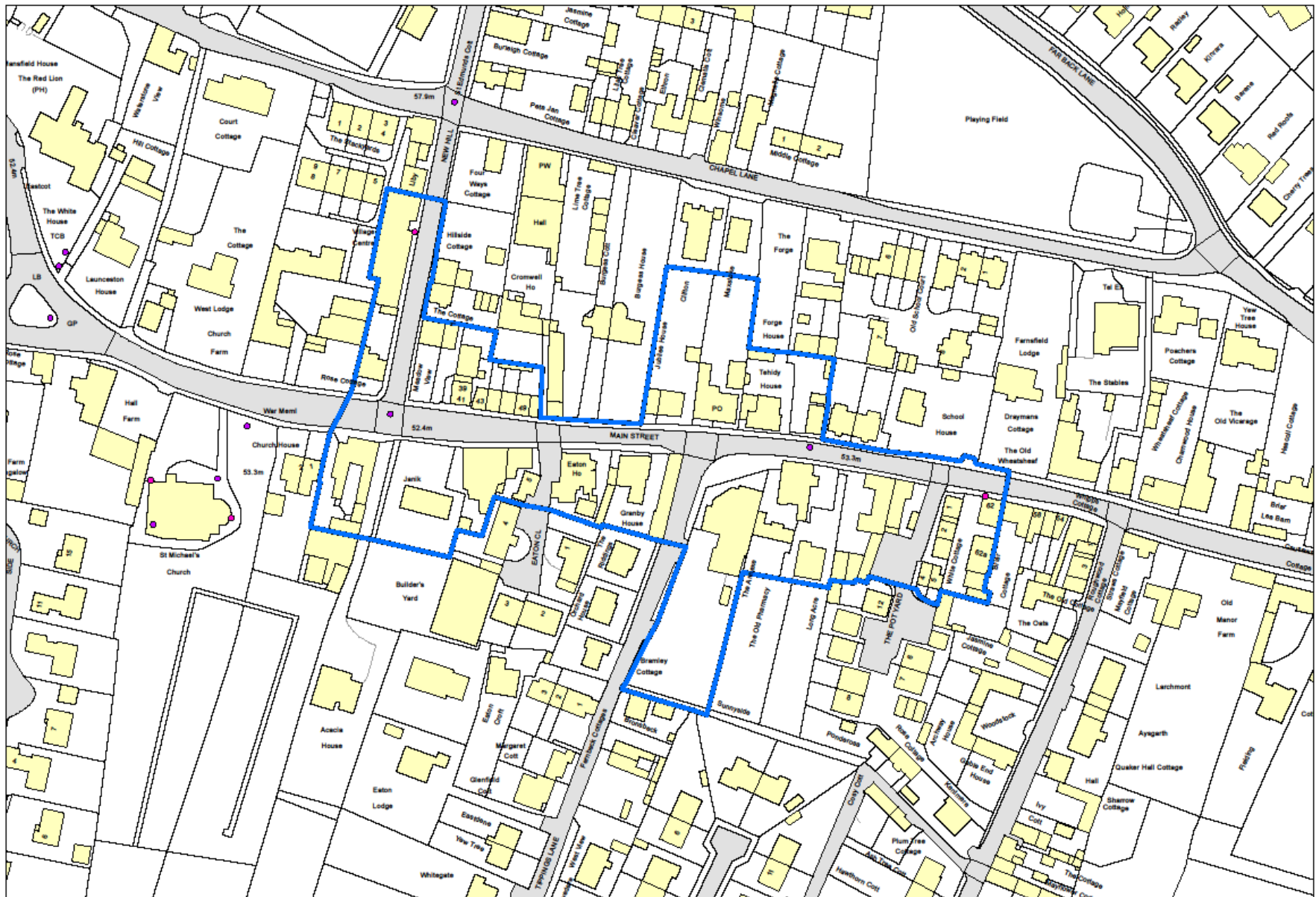
Plan 11: Blidworth Local Centre

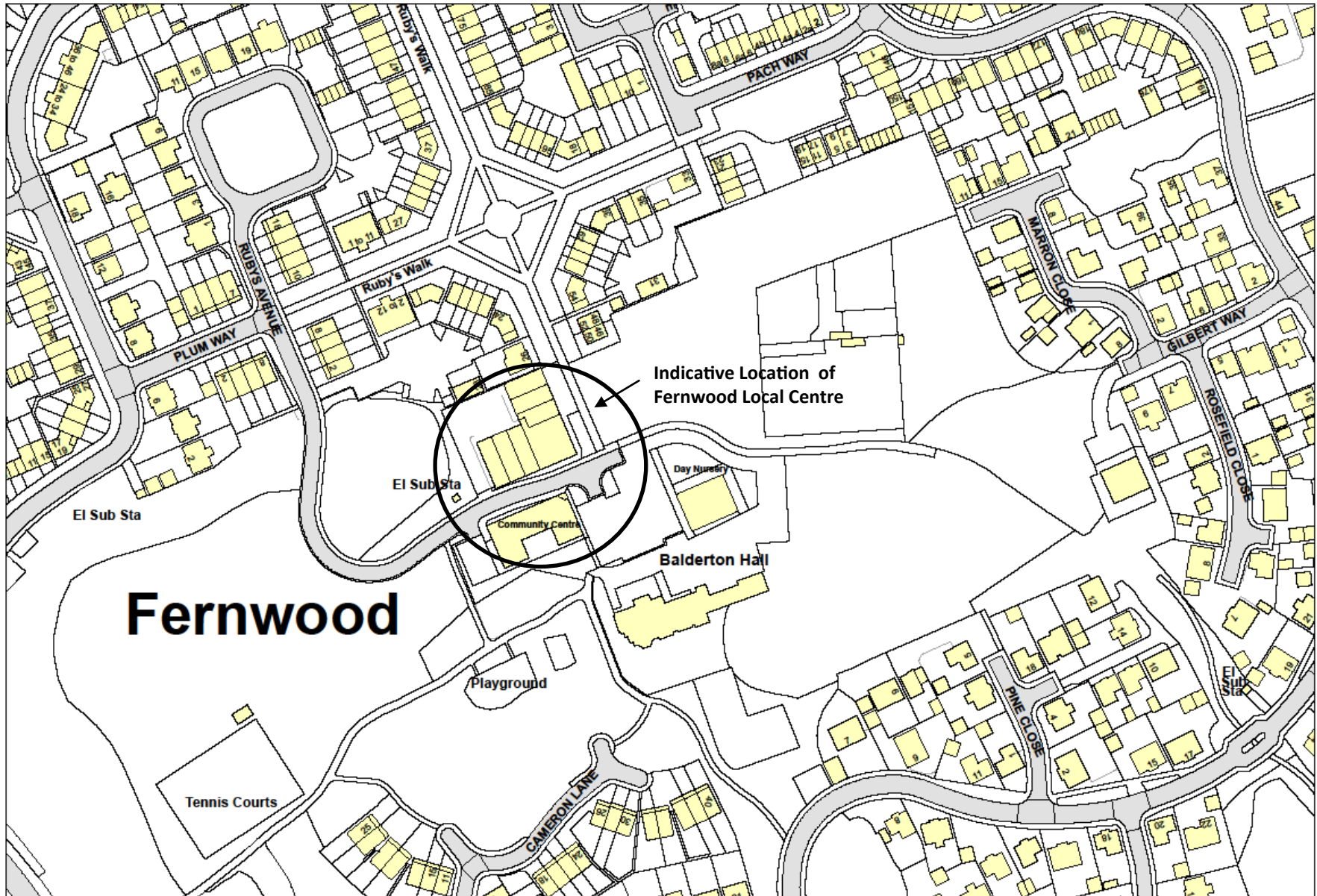




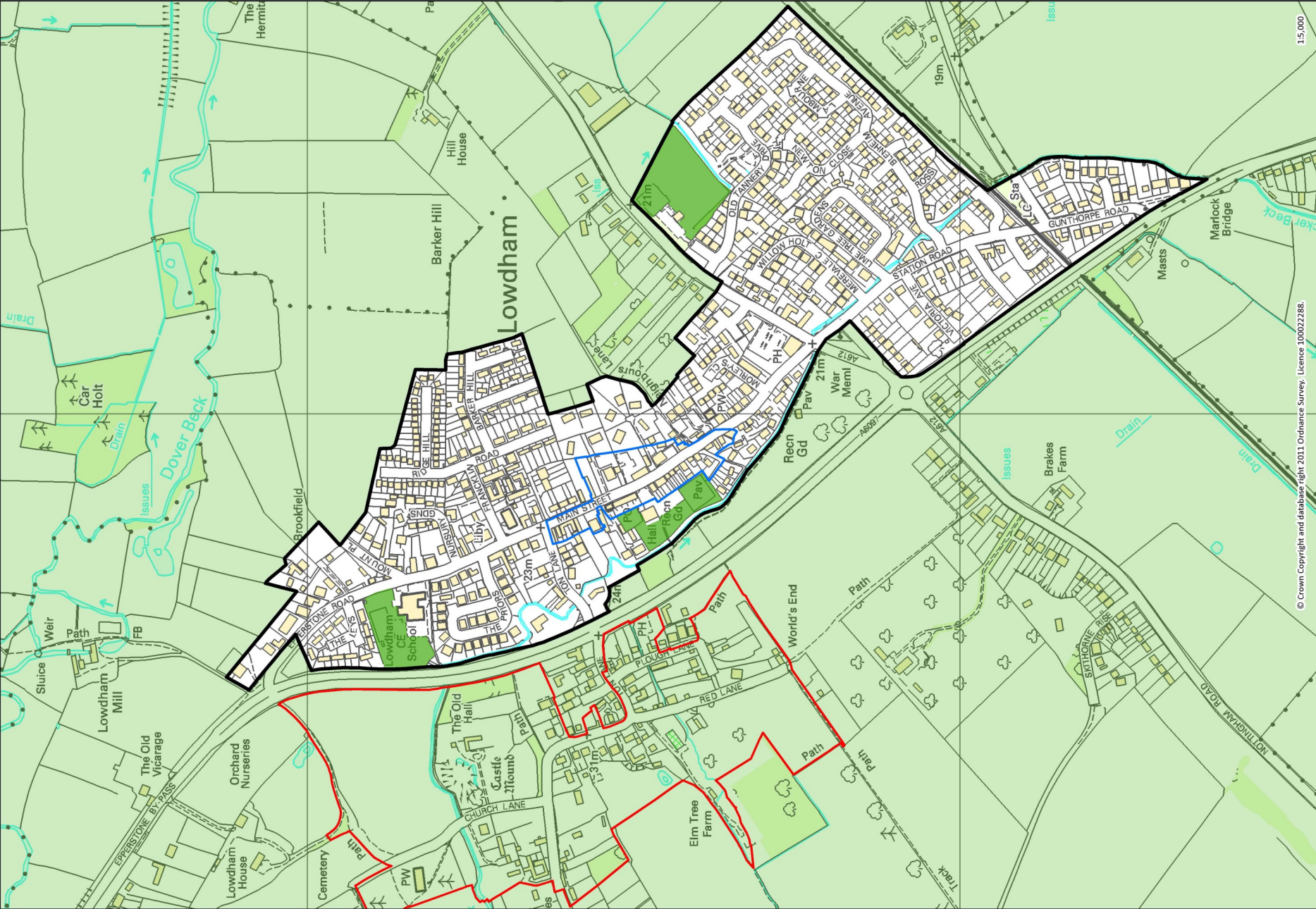








Plan 17: Lowdham Local Centre



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Figure 58: 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	7	1	14.29	3	42.86	1	14.29	0	0.00	0	0.00	2	28.57	0	0.00	0	0.00	0	0.00	0	0.00
Balderton South	57	1	1.75	6	10.53	0	0.00	0	0.00	2	3.51	1	1.75	40	70.18	5	8.77	0	0.00	2	3.51
Bilsthorpe 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
Bilsthorpe 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	24	3	12.50	10	41.67	0	0.00	0	0.00	0	0.00	5	20.83	2	8.33	1	4.17	1	4.17	2	8.33
Collingham	32	1	3.13	6	18.75	2	6.25	0	0.00	0	0.00	1	3.13	14	43.75	7	21.88	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	1	14.29	0	0.00	1	14.29	0	0.00	0	0.00	0	0.00	3	42.86	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		0.00		0.00
Total	274	10	3.65	70	25.55	4	1.46	5	1.82	3	1.09	19	6.93	132	48.18	22	8.03	4	1.46	5	1.82

Figure 59: Percentage Split of 'A' 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 %
Balderton North	7	1	14.29	3	42.86	1	14.29	0	0.00	0	0.00	2	28.57
Balderton South	10	1	10.00	6	60.00	0	0.00	0	0.00	2	20.00	1	10.00
Bilsthorpe North	5	0	0.00	3	60.00	0	0.00	0	0.00	0	0.00	2	40.00
Bilsthorpe 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	6	0	0.00	4	66.67	0	0.00	1	16.67	0	0.00	1	16.67
Clipstone	18	3	16.67	10	55.56	0	0.00	0	0.00	0	0.00	5	27.78
Collingham	10	1	10.00	6	60.00	2	20.00	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	3	1	33.33	1	33.33	0	0.00	1	33.33	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	111	10	9.01	70	63.06	4	3.60	5	4.50	3	2.70	19	17.12

Figure 60: Vacant Units in Local Centres (April 2017)

Area	Street	Previous Use Class	Net Sqm
Balderton North	Unit 6 Lakeside Shopping Centre	A1	79.40
Balderton South	Former Balderton Working Men's Club	D2	599.80
Clipstone	127 Mansfield Road	D2	691.56
Clipstone	129 Mansfield Road	A1	29.00
Clipstone	139 Mansfield Road	A1	39.80
Collingham	Units 1 and 2 High Street	A1	209.44
Farnsfield	Main Street	A1	125.60
Farnsfield	Main Street	A1	18.00
Fernwood	Unit 1 Ruby's Avenue	A1	112.00
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.

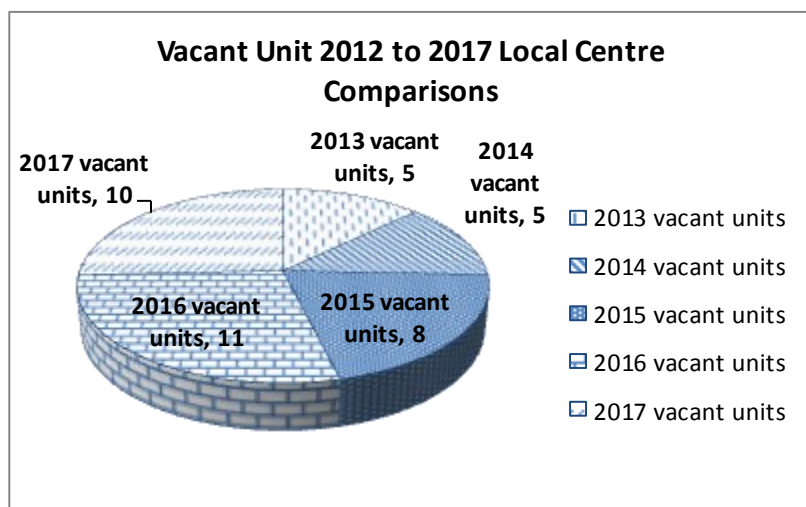
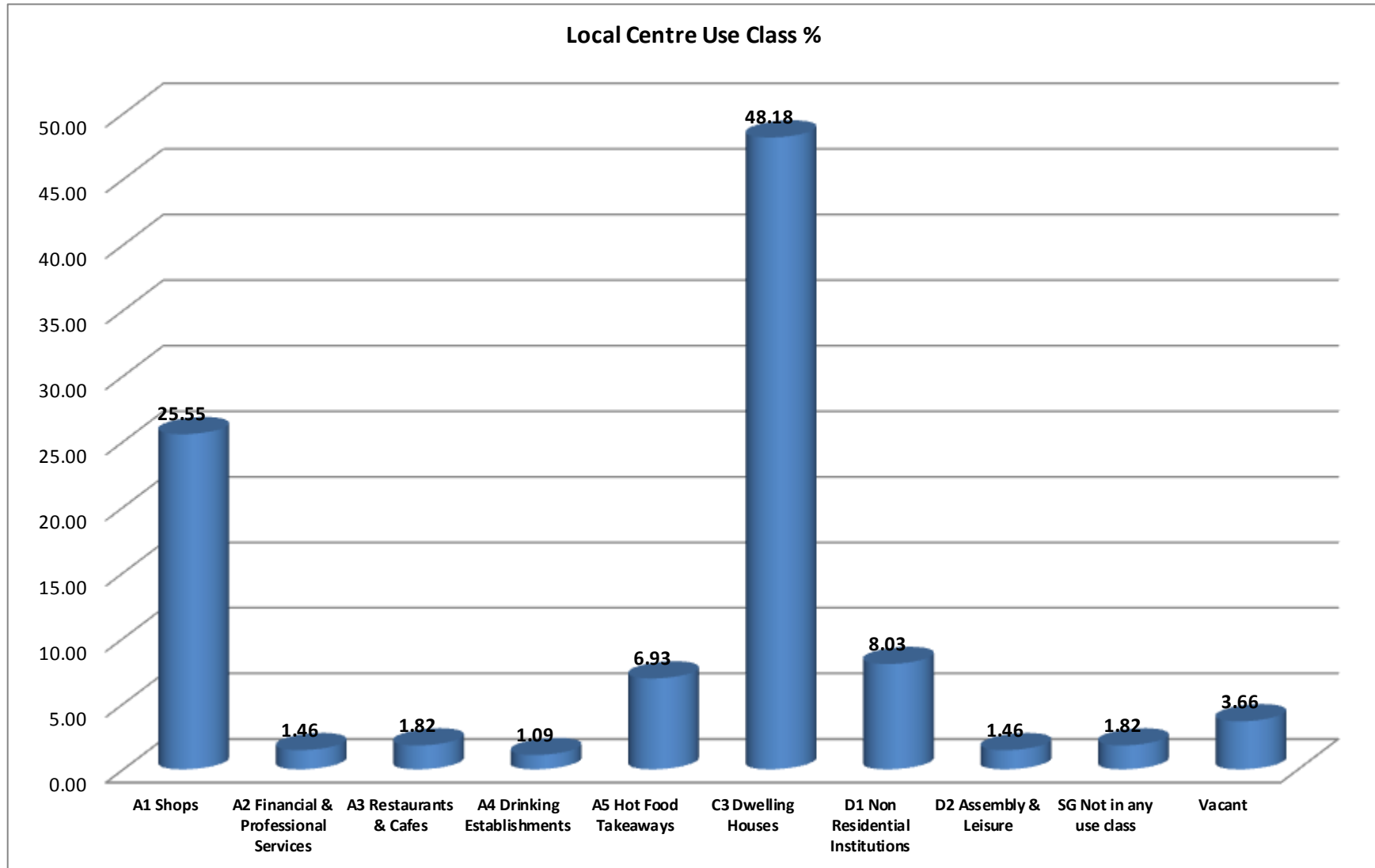
Figure 61: Vacant Units Comparison 2012 to 2017

Figure 62: 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 63: Balderton (North)

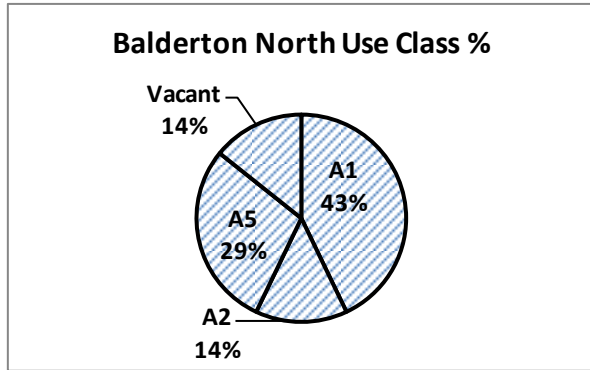


Figure 64: Balderton South

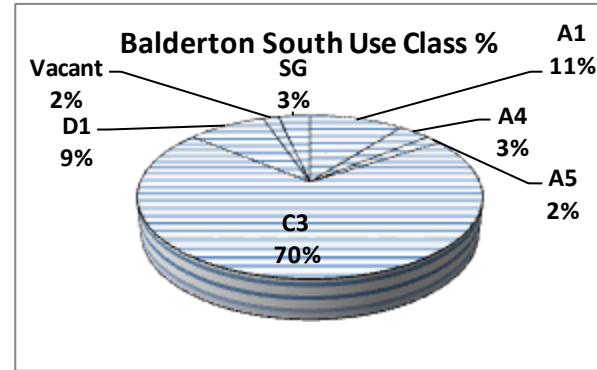


Figure 65 : Bilsthorpe North

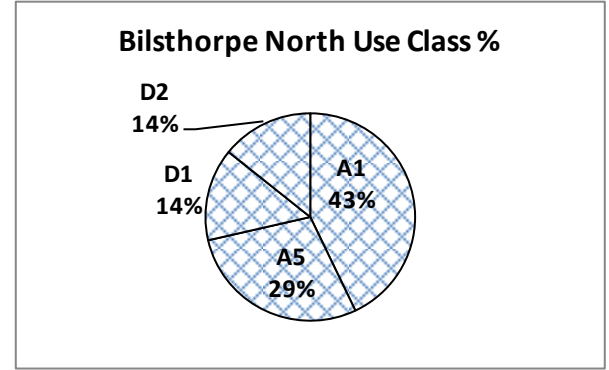


Figure 66: Bilsthorpe South

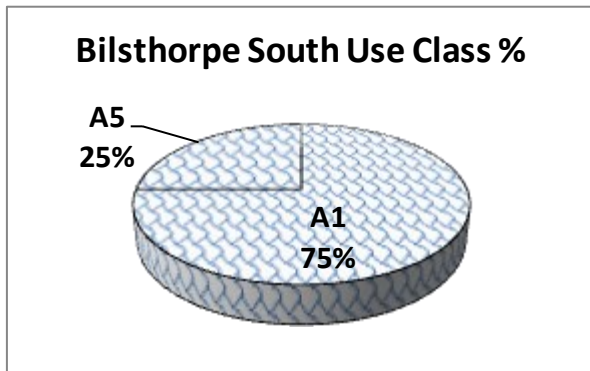


Figure 67 : Blidworth

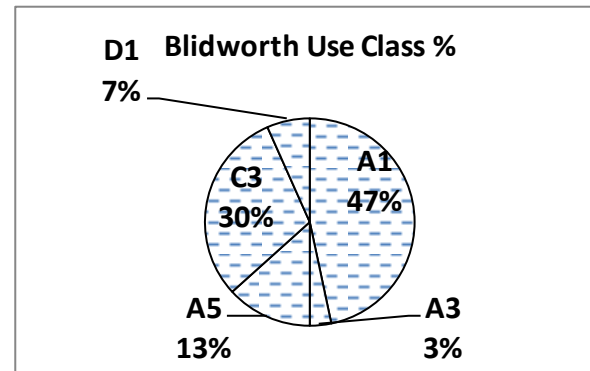
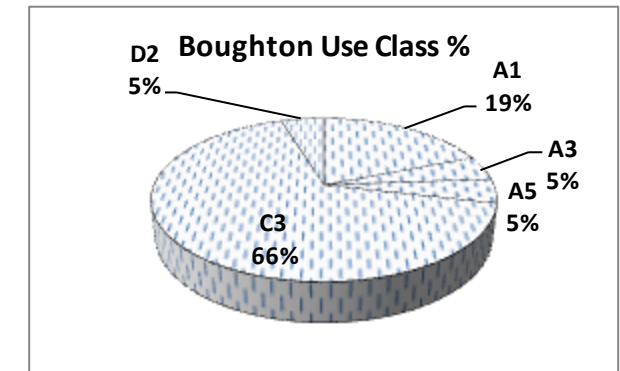


Figure 68: Boughton



Local Centres Use Class Percentage Split ..Continued

Figure 69: Clipstone

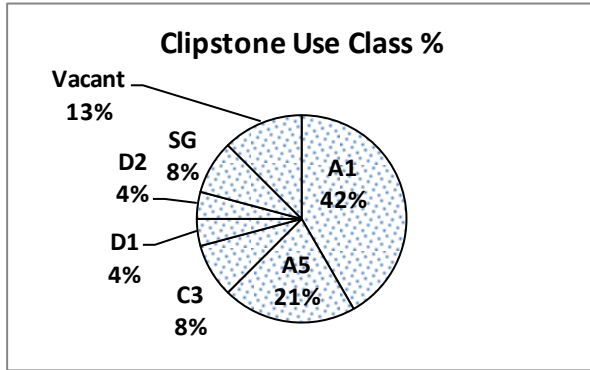


Figure 70 : Collingham

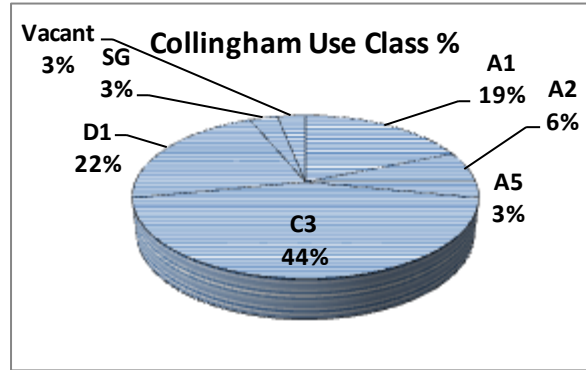


Figure 71: Farnsfield

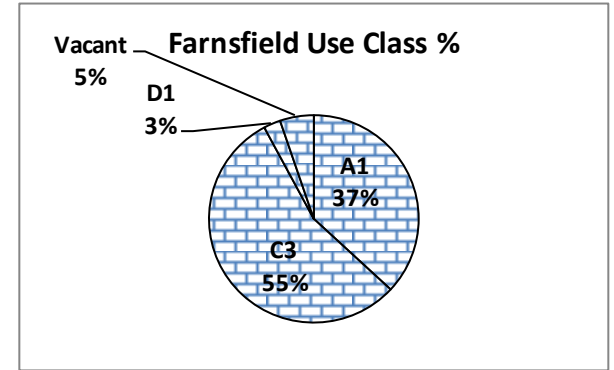


Figure 72: Fernwood

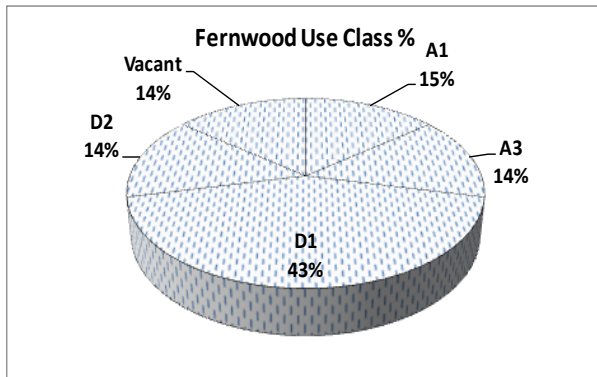
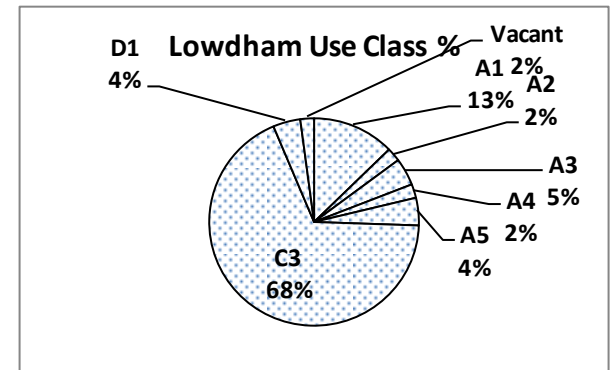


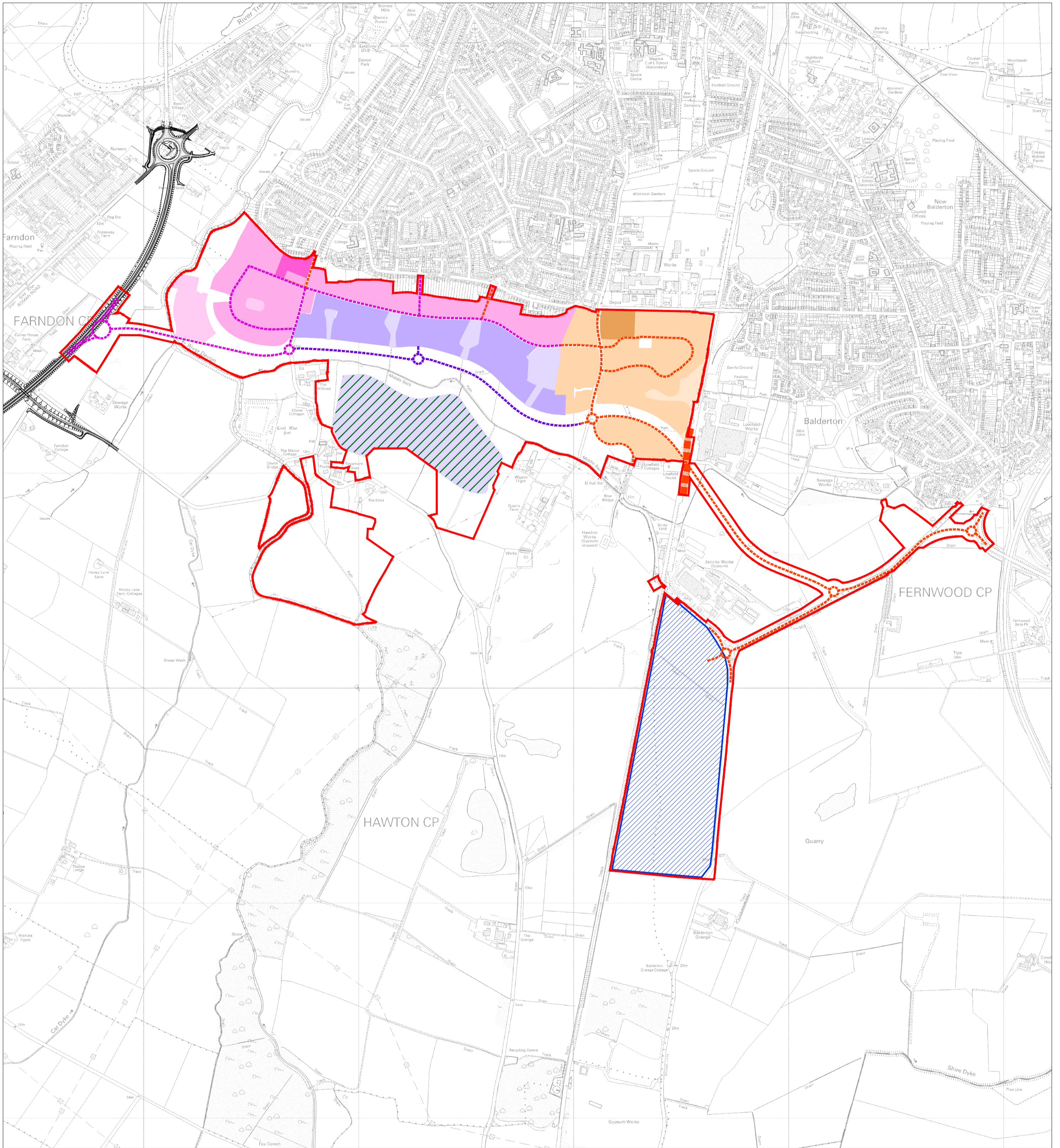
Figure 73 : Lowdham



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



Legend

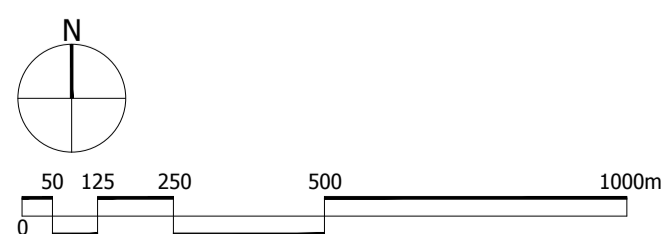
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|---|---|
| Application site boundary | A46 alignment |
| Phase 1: From 2015 - 2029
Phase 1 Residential & Local Centre | Phase 2: From 2016 - 2029
Phase 2 Residential & Local Centre |
| Phase 1 School | Phase 2 School |
| Phase 1 Open Space | Phase 2 Open Space |
| Phase 1 Infrastructure | Phase 2 Infrastructure |
| Phase 1 Proposed pedestrian / cycle / equestrian bridge over SLR along Sustrans route | |
| Phase 3: From 2017 - 2029
Phase 3 Residential & Local Centre | Phase 3 Open Space |
| Phase 3 Nature Conservation / Informal Open Space | Phase 3 Infrastructure |
| Phases 1 - 3: From 2015 - 2029
Phase 1 - 3 Employment | |

Project
Newark Future

Drawing Title
Phasing Plan

Date 14.04.11 Scale 1:12,500@A2 Drawn by BD/M.D./TPS Check by JG
 Project No 14058 Drawing No 3022 Revision Y

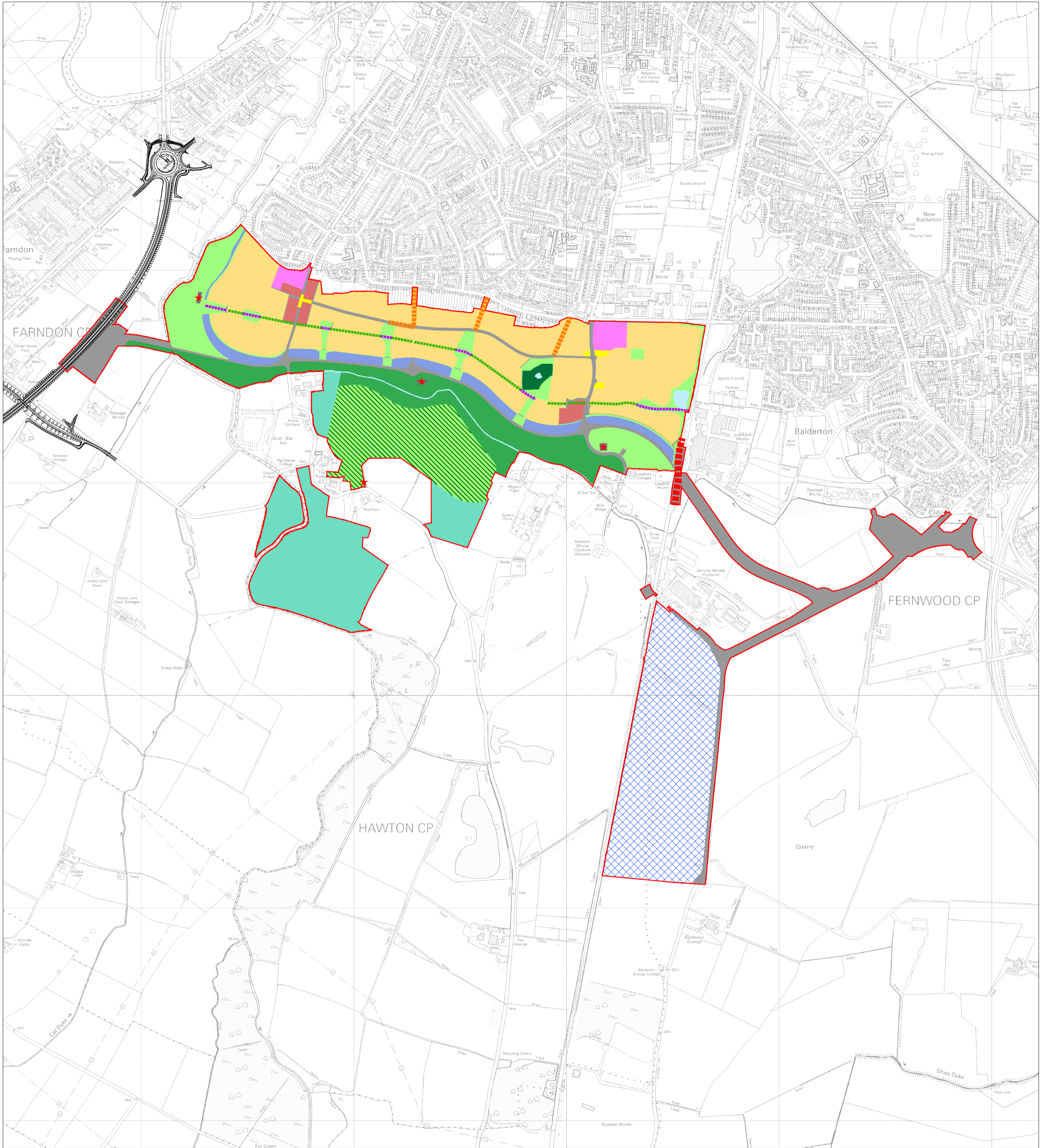
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- Legend**
- Application site boundary
 - Residential
 - Local Centres
 - School
 - Employment
 - Main Infrastructure (including SLR)
 - Car park
 - Proposed pedestrian / cycle / equestrian bridge over SLR along Sustrans route

- Squares
- Nature Conservation / informal open space
- Proposed SUDs
- Nature Conservation - Wetland
- SINC
- Existing watercourses
- Open space (including informal and formal play)

- Areas for flood compensation with potential for future agricultural use
- Greenway within open space
- Greenway within development
- A46 alignment
- Green street Link

Project
Newark Future

Drawing Title
**PARAMETERS PLANS
 Land Use Plan**

Date 06.04.11 Scale 1:12,500@A2 Drawn by BD/M.D./TPS Check by JG
 Project No 14058 Drawing No 3017 Revision V



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