



**2023 Retail Monitoring Report
1st April 2022 – 31st March 2023**

and

Retail Survey (April / May / June 2023)

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Disclaimer

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

Data Sources

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

1 Introduction

1.1 This report presents the results of the monitoring of retail and town centre floorspace in Newark and Sherwood District for the period 1st April 2022 to 31st March 2023. 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 22-23; and
- 2) Retail Survey for 22-23.

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 development that has occurred in the district. This information is used to see whether the aims and objectives of the Development Plan policies are being met. For the purposes of this monitoring report, the Amended Core Strategy (2019) and supporting evidence base has been used to monitor retail development in the district.

1.3 This report has a number of functions:

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

1.4 This document has been prepared by the Planning Policy & infrastructure Business Unit in accordance with Government guidance set out in the National Planning Policy Framework (NPPF) 2021. Paragraph 31 of the NPPF requires local authorities to ensure that *"The preparation and review of all policies should be underpinned by relevant and up-to-date evidence."* The NPPG also requires local planning authorities to *"publish information at least annually that shows progress with local plan preparation, reports any activity relating to the duty to cooperate, any information collected which relates to indicators in the plan, and any policies which are not being implemented."* (Paragraph 073, ID: 61-073-20190315).

1.5 In September 2020 the Use Class Order was updated and revoked Classes A1/A2/A3. These classes are now covered by Class E. Use Classes A4 & A5 now fall under SG. For the purposes of this monitoring report, the new Use Class Order has been used. The NPPF has also now dropped the requirement for primary and secondary shopping frontages, however we have retained these titles in this report to gain an understanding of what is happening to the individual areas.

B) LOCAL PLANNING POLICY CONTEXT

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

- 1.7 Based on the requirements of national policy and utilising the findings of the Town Centre and Retail Study (2016) undertaken by Carter Jonas, a retail hierarchy and network of centres has been developed under Core Policy 8 of the Amended Core Strategy and will form the basis for retail and service provision across the district.
- 1.8 Findings of the Town Centre and Retail Study 2016 suggested that Rainworth District Centre has more of a local centre role and is possibly serving top-up shopping needs. As a result of this study, the Amended Core Strategy (2019) downgraded the hierarchy status of Rainworth to 'Local Centre' which is principally concerned with the sale of food and other convenience goods, and the provision of services to the local community in which they are located.
- 1.9 To ensure that the impact from proposed retail development which is located outside of a defined centre and has a gross floorspace equalling or exceeding the levels of 400sqm (gross) in Newark Urban Area or 350sqm (gross) in the Rest of the District is robustly assessed through the undertaking of an impact assessment proportionate to the scale and type of retail floorspace proposed.
- 1.10 Table 1 below sets out the proposed capacity for convenience and comparison floorspace over the plan period to 2033:

Table 1: Amended Core Strategy (2019): Retail Floorspace Requirements

	2021	2026	2031	2033
Convenience Retail Floorspace (sqm.)	-160	926	1,963	2,367
Comparison Retail Floorspace (sqm.)	-3,479	35	3,851	5,359

- 1.11 As mentioned above, Core Policy 8 of the Adopted Core Strategy DPD (March 2019) sets out the Retail Hierarchy to be applied in the development of policies for retail and town centre uses and the determination of planning applications within the district. This is outlined below in Table 2.

Table 2: Retail Hierarchy

Designation	Role & Function	Location
Regional Centre /Town Centre	Principal focus of new and enhanced retail and other main Town Centre uses (as defined in the NPPF) in Newark and Sherwood	Newark Town Centre
District Centres	Primarily used for convenience shopping, with some comparison shopping. They also provide a range of other services for the settlement and the surrounding communities.	Edwinstowe Ollerton Southwell
Local Centres	Principally concerned with the sale of food and other convenience goods, and the provision of services to the local community in which they are located.	Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood, Land South of Newark (NAP2a), Land East of Newark (NAP2b), Land at Fernwood (NAP2c), Lowdham, Rainworth, Sutton-on-Trent

C) DOCUMENT STRUCTURE

- 1.12 Chapter two of this report details the commitments (i.e., with planning permission) of retail and town centre floorspace for 2022-23 across town/district/local centres as well as retail permissions outside the retail hierarchy
- 1.13 Chapter three monitors completions for the 2022-23 across the across town/district/local centres as well as completions outside the retail hierarchy.
- 1.14 Chapter four specifically monitors the gains and losses of convenience and comparison floorspace in accordance with the requirements of the Amended Core Strategy (2019) (pg54, paragraph 5.31).

1.15 Chapter five reports the findings of the retail survey undertaken in April/May/June 2023. This provides an up-to-date health check of the town/district/local centres including vacancy rates. Comparisons have been made with previous monitoring reports.

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

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

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

2 Retail and Town Centre Commitments by Retail Hierarchy (22-23)

2.1 The following tables outline the current retail and town centre commitments (gains and losses) for 2022-23 in order of retail hierarchy. These are sites with extant planning permission. Table 3 details all sites within extant planning permission (gains) within the retail hierarchy.

Table 3: Commitments (Gains) within the Retail Hierarchy (22-23)

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Floorspace (Sqm)	Planning Reference	Description
Newark Town Centre								
Buttermarket	479775/353929	Change of Use	Under Construction	E(a)	1	106.90	21/02589/FUL	Change of use of first floor atrium and old pub area from SG to Mixed Use (Classes E, F1(a) and F2(b))
11/11c Stodman Street	479711/353900	Change of Use	Permitted	E(a/b)	1	130.30	22/01108/FUL	Conversion of building into bar / restaurant
11 Stodman Street	479711/353900	Change of Use	Permitted	E(b)	1	108	21/01546/FUL	Conversion of building into bar / restaurant
District Centres								
Waterloo Yard, King Street, Southwell	470124/354009	New Build	Permitted	SG	1	21	22/01359/FUL	New building to form 2 beauty treatment rooms (resubmission of 21/01180/FUL)
Waterloo Yard, King Street, Southwell	470124/354009	Extension	Permitted	SG	1	27.6	21/01180/FUL	Proposed extension to form additional treatment room and staff facilities
Local Centres								
Bowbridge Lane, Balderton	479873/351173	New Build	Permitted	A1- A5	n/a	3,900	10/01586/OUTM	Two local centres comprising A1 to A5 units
Former Coop, Collingham	483068/361726	Change of Use	Permitted	E(a)	3	262.60	22/00951/FUL	Change of use from E(a) to E(a/c/g) and alterations to convert unit into 3 independent units

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

Table 4: Commitments (Gains) outside of Retail Hierarchy (22-23)

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Floorspace (Sqm)	Planning Reference	Description
Station Road, Collingham	483765/361738	New Build	Under Construction	E(b)	1	153	20/02366/FULM	Office, workshops, café/deli, community workshop, gym & therapy centre
Former 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
Former Thoresby Colliery, Edwinstowe	463289/367513	New Build	Permitted	E(a/b)	1	58	21/01631/FULM	Erection of cycle hub building and associated facilities
Eden Hall, Lodge Lane, Elston	474726/348380	Redevelopment	Under Construction	n/a	1	95.17	22/00747/S73	Vary Condition 2 (amend approved plans) and remove condition 4 of 20/01840/FUL
Crifftin Enterprise Centre, Epperstone	463510/348370	Change of Use	Permitted/Part Comp	E	2	656	21/02008/FULM	Change of use of former agricultural buildings to Use Class B8 and / or Class E
White Post Farm,	462828/357102	Redevelopment	Permitted	E(a)	1	71	21/01300/FUL	Proposed replacement pet centre

Farnsfield								
Coop, Main Street, Farnsfield	464782/356539	Change of Use	Permitted	E(a)	1	86	21/01916/FUL	Internal alterations to increase retail floorspace
3 Riverside House, Gunthorpe	468323/343757	Change of Use	Permitted	E(b)	1	280	21/00506/FUL	Change of use of part of dwelling to Tea Rooms
Maxeys Farm Shop, Kirklington	469437/357235	Extension	Under Construction	E(a/b)	1	393	20/01159/FULM	New farm shop and tearoom including ancillary accommodation and additional car parking
47-51 Main Street, Lowdham ¹	466897/346458	Change of Use / Extension	Under Construction	E(a)	3	137.63	21/0250/FUL	Alterations to No. 47 to form ground floor shop with flat over. Erection of rear storeroom extension to chemist shop at No. 49, and addition of 2 nd bedroom to flat over within new roof with rear dormer. Alterations to No. 51 to form ground floor shop & erect rear storeroom extension. Change of use of 1 st floor to flat & addition of 2 nd bedroom to flat within new roof with rear dormer. Erect external rear staircase to access flats over 47 & 49.
47-51 Main Street, Lowdham ²	466897/346458	Change of Use / Extension	Under Construction	E(a)	1	87.3	20/01738/FUL	Alterations to No. 47 to form ground floor chemist shop extension. Erection of rear storeroom extension to chemist shop at No. 49, & addition of 2 nd bedroom to flat over within new roof with rear dormer. Alterations to No. 51 to form ground floor chemist shop extension & erection of rear storeroom extension. Change of use of 1 st floor to flat & addition of 2 nd bedroom to flat within new roof with rear dormer. Erect external rear staircase to access flats over 47&49.
Warehouse, The Wharf, Newark	479800/354191	Change of Use	Permitted	E(b)	1	36	20/02498/FUL	Alterations to create new business hub, co-working office space and café (Class E)
Turnbull Builders Merchant, Northern Road, Newark	480586/354656	Redevelopment	Permitted	E(a)	1	356	22/00918/FULM	Alterations to existing premises incl. demolition of ancillary buildings, extension to existing trade shop, new kitchen & bathroom showroom, & associated works.
Flat 1, 58 Albert Street, Newark	479587/353370	Change of Use	Permitted	E(a)	1	Unknown	23/00307/LDCP	Certificate of lawfulness for proposed change of uses of residential flat to hair salon
Newark Baptist Church, 1 Albert Street, Newark	479816/353635	Change of Use	Permitted	E(a/b)	1	Unknown	22/02090/FUL	Change of use of church to antiques centre and tearoom
Norwood Hall, Halam, Southwell	468717/354685	Change of Use	Permitted	E(b)	1	747	22/01150/FULM	Proposed flexible use between a wedding venue (SG) and a Hotel (C1) with restaurant E(b)

¹ Unclear which of the two permissions is currently under construction

² Unclear which of the two permissions is currently under construction

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

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

Core Strategy Reference	Location	Allocation Type	Plan Area	Site Status at 31/03/2023	Allocated Floorspace for Retail Use (Sqm)	Floorspace with a Valid Planning Permission
NAP2a	Land South of Newark	Mixed Use	Newark And Rural South (Sub Area 1)	Under Construction	-	3,000sqm GIA
NAP2b	Land East of Newark	Mixed Use	Newark And Rural South (Sub Area 1)	No Permission	2,500	-
NAP2c	Land at Fernwood	Mixed Use	Newark And Rural South (Sub Area 1)	Under Construction	2,500	-
ShAP4	Thoresby Colliery	Mixed Use	Sherwood	Under Construction	-	Up to 500sqm

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

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

Allocation Reference	Location	Allocation Type	Plan Area	Status at 31/03/2023	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	0-5 Years (2023-28)	5-10 Years (2029-34)
Bi/MU/1	East of Kirklington Road, Bilsthorpe	Mixed Use	Sherwood	Site Complete	3.95	280 ³	0	n/a	n/a
Cl/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 development as part of 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 2023.

³ Estimates amended to reflect planning application

Table 7: Commitments (Losses) within the Retail Hierarchy (22-23)

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Loss of Floorspace (Sqm)	Planning Reference	Description
Newark Town Centre								
4 Church Street	479884/353942	Change of Use	Permitted	SG	1	59.3	21/02490/FUL	Change of use from (Class Eb) to Tattoo studio (SG)
34-38 Barnby Gate	480107/353781	Change of Use	Under Construction	C3	3	162.6	20/02056/FUL	Conversion of buildings to rear to form 3 new flats, separation of shops 34-38 to form three shop units
57-59 Castle Gate	479610/353874	Change of Use	Permitted	C3	1	100	20/00515/FUL	Change of use of bottom two rooms of property to C3
Credit Cheque, 34 Lombard Street	479717/353766	Change of Use	Under Construction	E(c)	1	7.5	20/00290/FUL	Alterations to building to form smaller access to 1 st floor at ground level and new dwelling at 1 st floor
32 Stodman Street	479757/353857	Redevelopment	Permitted	E(a)	1	804.3	21/00699/FULM	Demolish building (retention of art deco façade) & replacement with mixed-use development (Class E and C3) and associated works.
7 Castle Gate	479782/354072	Change of Use	Permitted	C3	1	109	21/01869/FUL	Refurb of ground floor bar/restaurant incl. new toilets & bin stores, conversion of 1 st floor to 2 flats
District Centres								
9 Church Street, Southwell	470132/353921	Change of Use	Permitted	C3	1	231.4	20/01082/FUL	Change of use from A2 to C3, incl. alterations to listed building & erect new outbuildings
Local Centres								
24 Main Street, Balderton	481695/351565	Change of Use	Permitted	SG	1	56	22/01672/FUL	Change of use from greengrocer to a beauty salon

Table 8: Commitments (Losses) outside the Retail Hierarchy (22-23)

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Loss of Floorspace (Sqm)	Planning Reference	Description
Sherwood House, Dale Lane, Blidworth	459430/356067	Demolition	Permitted	1	1	250	21/00637/FUL	Erection of 7 dwellings and demolition of existing Sherwood House
6-8 Portland Street, Newark	479737/353633	Change of Use	Under Construction	C3	1	80	20/02168/FUL	Change of use of existing building into 3no. one-bedroom townhouses
83 Appleton Gate, Newark	480421/354510	Change of Use	Permitted	C3	1	189	21/00774/FUL	Change of use from community centre, place of worship, café & shop to community centre, place of worship & 9 flats
2 Castle Gate, Newark	479773/354113	Change of Use and Extension	Permitted	C3/E(b)	1	105	21/00530/FUL	Part change of use of 1 st and 2 nd floors to 2x residential units incl. single storey rear extension.
73 Eton Ave & 65 Beech Ave, Newark	479619/352432	Change of Use	Under Construction	C3	2	123	21/01295/FUL	Change of use of 2 retail units to 2 affordable dwellings including alterations and extensions
Newcastle Arms, George Street, Newark	480343/354365	Change of Use	Permitted	C3	1	138	21/01276/FUL	Change of use from public house into seven one-bedroom residential units
Northgate House, 14 North Gate, Newark	479870/354164	Change of Use	Permitted	C3	1	134	21/00446/FUL	Conversion of existing 'The Vaults' to provide 1no studio unit & 1no apartment
22 Albert Street, Newark	479734/353574	Change of Use	Under Construction	C3	1	402	22/00351/FUL	Change of use to 9 residential units with associated works
96 Whitewater Road, Ollerton	466406/368501	Change of Use	Permitted	C3	1	56	21/00525/CPRIOR	Change of use from betting office to 1 apartment

3 Completions of Retail and Town Centre Uses (22-23)

3.1 The following tables detail the completions for 2022-23 in order of retail hierarchy.

Table 9: Completions within Retail Hierarchy 22-23

Retail Hierarchy	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Sqm)	Planning Reference	Description
Newark Town Centre							
14 Chain Lane, Newark	479829/353921	Change of Use	E(a)	1	19.8	20/02146/FUL	Change of use of office to retail unit and enlargement of window opening to create new shop front with traditional frontage
Local Centres							
Blidworth Post Office, Mansfield Road, Blidworth	459127/356178	Extension	E(a)	1	38	21/01791/FUL	Single storey extension to existing convenience store and post office
The Co-Operative, High Street, Collingham	483207/361698	Redevelopment	E(b)	1	165	22/01604/FUL	Alterations to form new unit within existing co-op food store

Table 10: Completions outside of Retail Hierarchy 22-23

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Sqm)	Planning Reference	Description
2 Waltham Close, Balderton	481757/351042	Change of Use	SG	1	23.22	22/00676/FUL	Change of use of part of a dwellinghouse to a mixed use (C3) and takeaway (SG)
Eakring Road, Bilsthorpe	464955/360982	New Build	E(a)	1	280	20/01965/FUL	Single storey convenience store and associated hard and soft landscaping
Land at Great North Road, Fernwood	481966/350764	New Build	SG/E(b)	2	1,043	20/01177/FULM	Proposed single petrol filling station forecourt with associated drive thru, drive thru kiosk, 6no car pump islands, canopy, HGV fuelling, dedicated parking and landscaping
Middlebeck Cycle Hub, Bowbridge Lane, Newark	480066/351354	New Build	E(a)	1	56	22/02175/FUL	Erection of a cycle hub (retrospective)
Unit A, Maltings Retail Park, Northgate	479992/354461	Extension	E(a)	1	750	22/01485/FUL	Extension to the rear of outdoor retail floorspace for the sale of garden plants and garden equipment ancillary to Unit A.
Land off Northgate, Newark	480023/354513	New Build	E(a)	4	2,643	16/01958/RMAM	Proposed retail development comprising 6 units for bulky goods / open A1 / Open A1 convenience uses and provision of car parking (Units A & B only)
Ye Olde Bridge Inn, Nottingham Road, Oxtou	462749/351047	Redevelopment	SG	1	Unknown	22/01785/FUL	Conversion of garden stables which is being used for storage and outdated bar to proposed new bar, function area and toilets to be created with new level entrance and bifold doors to replace current double doors
Red Lion, Main Street, Walesby	468375/370715	Increase in Floorspace	SG	1	18	21/02609/FUL	Erection of new outbuilding to form games room

3.2 Table 11 below lists the completed losses in 22-23.

Table 11: Completed Losses of Retail Capacity 22-23

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace (Sqm)	Planning Reference	Description
Post Office, 57 Whitfield Street, Newark	480310 / 353403	Change of Use	C3	1	33.7	21/00596/FUL	Change of use to form single dwelling including new boundary wall to the front
24 Station Road, Lowdham	467250 / 345964	Change of Use	C3	1	26	22/00824/FUL	Proposed change of use of existing shop to residential including alterations to the shop frontage, remove original shop windows and door and replace with UPVC windows and brick up doorway

4 Convenience and Comparison Data

- 4.1 The Amended Core Strategy (2019) and supporting evidence base has been used to monitor retail development. Retail provision will be monitored against Table 4 in the Amended Core Strategy.
- 4.2 Carter Jonas conducted a Town Centre and Retail Study in December 2016 to support the 2019 Amended Core Strategy evidence base. Table 12 below sets out the proposed capacity for convenience and comparison floorspace over the plan period to 2033.

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

Capacity Type	Newark Urban Area	Service Centres	All Local Centres	Other Out-of-Centre Floorspace	Totals
Additional Floor space Capacity for Convenience Goods (Sqm)	1,235	627	384	122	2,367
Additional Floor space Capacity for Comparison Goods (Sqm)	4,389	659	292	19	5,359
Total Estimated Requirement	5,624	1,286	676	141	7,726

- 4.3 Data on the following pages detail the commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2022 to 31/03/2023. 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 22-23

- 4.4 Table 13 provides an overview of the sites with planning permission at 31st March 2023 which are anticipated to provide additional convenience and / or comparison floorspace.

Table 13: Retail Commitments for Proposed Convenience and Comparison Use at 31/03/2023 (Net)

Location	Address	Description	Planning Reference	Total Additional Floorspace	Sqm of Conv Floorspace	Sqm of Comp Floorspace
Newark Urban Area	Buttermarket, Newark	Change of use of 1 st floor atrium and old pub area from SG to mixed use incl. (Classes E(a), E(b), E(G(i)))	21/02589/FUL	106.9sqm		106.9
Newark Urban Area	Bowbridge Lane, Balderton	Two local centres comprising A1 to A5 units	10/01586/OUTM	2,400sqm	1,800	600
Newark Urban Area	Turnbull Builders Merchant, Newark	Alterations to existing builders merchant including demolition of ancillary buildings, extension to existing trade shop, new build kitchen and bathroom showroom, and associated yard works	22/00918/FULM	356sqm		356
Newark Urban Area	Newark Baptist Church, Newark	Change of use to antiques centre and tearoom	22/02090/FUL	250sqm		250
Rest of the District	Thoresby Colliery, Edwinstowe	Erection of cycle hub building and associated facilities	21/01631/FULM	58sqm		58
Rest of the District	Thoresby Colliery, Edwinstowe	Mixed use development (up to 800 dwellings, strategic employment, local centre)	16/02173/OUTM	500sqm	500	

Rest of the District	White Post Farm, Farnsfield	Proposed replacement pet centre	21/01300/FUL	71sqm		71
Rest of the District	Coop, Farnsfield	Internal alterations to increase retail floorspace	21/01916/FUL	86sqm	86	
Rest of the District	Maxeys Farm Shop, Kirklington	Proposed new farm shop and tearoom incl. ancillary accommodation and additional car parking facility	20/01159/FULM	254sqm	254	
Rest of the District	Main Street (47-51), Lowdham	Alterations No. 47 to form ground floor shop with flat over. Erection of rear storeroom extension to chemist shop at No.49, & addition of 2 nd bedroom to flat over within new roof with rear dormer. Alterations to No. 51 to form ground floor shop & erect rear storeroom extension. Change of use of 1 st floor to flat & addition of 2 nd bedroom to flat within new roof with rear dormer. Erection of external rear staircase to access flats over 47 and 49.	21/02501/FUL	138sqm	138	
Rest of the District	Main Street (47-51), Lowdham	Alterations to No. 47 to form ground floor chemist shop extension. Erection of rear storeroom extension to chemist shop at No. 49, & addition of 2 nd bedroom to flat over within new roof with rear dormer. Alterations to No. 51 to form ground floor chemist shop extension & erection of rear storeroom extension. Change of use of 1 st floor to flat & addition of 2 nd bedroom to flat within new roof with rear dormer. Erection of external rear staircase to access flats over 47 and 49.	20/01738/FUL	87sqm	87 ⁴	
Total				4,168sqm	2,727sqm	1,442sqm

B) COMPLETIONS 22-23

4.5 Table 14 provides a list of all the completions in 2022-23 that have provided additional convenience and comparison floorspace. Table 15 details the completed losses of comparison and / or convenience floorspace for 22-23.

Table 14: Convenience and Comparison Completions (Net)

Location	Address	Description	Planning Reference	Total Additional Floorspace	Sqm of Conv Floorspace	Sqm of Comp Floorspace
Newark Urban Area	14 Chain Lane, Newark	Change of use of office to retail unit and associated works	20/02416/FUL	19.8sqm		19.8
Newark Urban Area	Great North Road, Fernwood	Proposed single petrol filling station forecourt including associated drive thru and drive thru kiosk	20/01177/FULM	908sqm	908	
Newark Urban Area	Middlebeck Cycle Hub, Newark	Erection of a cycle hub (retrospective)	22/02174/FUL	56sqm		56
Newark Urban Area	B&Q, Newark	Proposed retail development comprising 6 Units for Bulky Goods/ Open A1/ Open A1 Convenience uses and provision of car parking (Units A & B only)	16/01958/RMA M	2,643sqm	1,208	1,435
Rest of the District	Mansfield Road, Blidworth	Single storey side extension to convenience store and post office	21/01791/FUL	38sqm	38	
Rest of the District	Eakring Road, Bilsthorpe	Single storey convenience store and associated hard and soft landscaping	20/01965/FUL	280sqm	280	
Total Additional Floorspace (Net) Sqm				3,945sqm	2,434sqm	1,511sqm

⁴ Only the smaller of the two Lowdham applications has been counted in any calculations to avoid double counting as only one permission can be implemented.

Table 15: Convenience and Comparison Losses 22-23 (Net)

Location	Street	Description	Planning Reference	Total Loss Floorspace	Sqm Loss of Conv Floorspace	Sqm Loss of Comp Floorspace
Newark Urban Area	57 Whitfield Street, Newark	Change of use of post office to form single dwelling including new boundary wall to front	21/00596/FUL	33.7sqm	33.7	
Rest of the District	24 Station Road, Lowdham	Change of use of existing shop to residential	22/00824/FUL	26sqm	26	
Total Additional Floorspace (Net) Sqm				60sqm	60sqm	

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 2023 (Net)

Area	Requirement of Conv / Comp Floorspace	Sqm of Committed Floorspace at 31/03/2023	Sqm of Allocated Floorspace (Without PP)	Sqm of Commitments + Allocations	01/04/13 to 31/03/22	01/04/22 to 31/03/23	Sqm of Comps at 31/03/2023 ⁵	Under/Over Provision
Source	Table 12		Table 16	(C+D)			(F+G)	(E+H-B)
Newark Urban Area Convenience	1,235	1,800	2,000	3,800	2,060	2,116	4,176	6,741
Rest of the District Convenience	1,132	927	1,950	2,877	1,342	318	1,660	3,405
All of the District Comparison	5,359	1,442	7,369	8,811	1,413	1,511	2,924	6,376

⁵ Including losses

5 Retail Survey

- 5.1 Retail surveys were carried out during April / May / June 2023 for the Newark and Sherwood District Council Retail Hierarchy as detailed in Core Policy 8 of the Amended Core Strategy (Adopted March 2019). In addition to areas within the Retail Hierarchy, survey work was also carried out for Northgate Retail Park.
- 5.2 The retail survey 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).
- 5.3 Data for vacant retail units and net square metres of available floor space is also provided.
- 5.4 The Amended Core Strategy identifies Sutton-on-Trent, Land South of Newark (as set out in Policy NAP2a), and Land East of Newark (as set out in Policy NAP2b) as designated Local Centres. As yet, no retail development has taken place in Land South of Newark or Land East of Newark. However, Sutton on Trent has an existing retail presence which is currently spread throughout the village. Proposals are intended to define a more central retail location for Sutton on Trent.
- 5.5 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) has only recently been developed and as such the configured defined retail area has not been finalised. Figure 1 below provides a key for the retail area maps on the following pages.

Figure 1: Key for Retail Area Maps



A) NEWARK TOWN CENTRE

- 5.6 Core Policy 8 of the Newark and Sherwood Amended Core Strategy DPD (Adopted March 2019) identifies Newark Town Centre as the districts designated Regional Centre/Town Centre, and as such its role and function is to be the principal focus of new and enhanced retail and other town centre uses. An extract from Policy NAP 1 of the Amended Core Strategy specifically deals with this area and in relation to Newark Town Centre (Paragraph D) states to promote Newark Town Centre as a competitive and healthy town centre which is host to an appropriate composition of main town centre uses through:

- i. Managing retail and other main town centre use development in line with Core Policy 8 and Policy DM11;*
- ii. Seeking to address the shortage within the town centre of larger format units which meet the requirements of modern retail and office uses;*
- iii. Promoting the re-use of vacant and underused shops and other buildings within the town centre, and securing the redevelopment of vacant sites for appropriate main town centre uses;*
- iv. Supporting the continuation of a viable Newark market;*
- v. Promoting Newark town centre as a key tourism and leisure destination including expansion of restaurant and café uses around the Market Place.*

- 5.7 Retail proposals in this area would be assessed by reference to Policy DM11– Newark (Allocations & Development Management DPD (Adopted July 2013) which states:

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

- 5.8 Other specific policies may apply in relation to Conservation Areas and Listed Buildings.
- 5.9 The table below provides the headline data for all use classes within the defined Newark Town Centre as of May/June 2023.

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	654	100.00%	163	100.00%	170	100.00%	366	100.00%
Vacant Units	68	10.40%	19	11.663%	29	17.06%	50	13.66%
E(a)	217	33.18%	99	60.74%	64	37.65%	176	48.09%
E(b)	31	4.74%	13	7.98%	14	8.24%	26	7.10%
E(c)	47	7.19%	19	11.66%	8	4.71%	28	7.65%
E(d)	6	0.92%	0	0.00%	1	0.59%	2	0.55%
E(e)	7	1.07%	1	0.61%	2	1.18%	2	0.55%
E(f)	8	1.22%	0	0.00%	0	0.00%	0	0.00%
C2	3	0.46%	0	0.00%	1	0.59%	1	0.27%
C3	184	28.13%	0	0.00%	7	4.12%	26	7.10%
F1(a)	3	0.46%	0	0.00%	1	0.59%	1	0.27%
F1(c)	1	0.15%	0	0.00%	0	0.00%	0	0.00%
F1(e)	1	0.15%	1	0.61%	0	0.00%	1	0.27%
F1(f)	5	0.76%	0	0.00%	1	0.59%	2	0.55%
SG	73	11.16%	11	6.75%	42	24.71%	51	13.93%

- 5.10 Table 19 provides an overview of the vacant units within Newark Town Centre at the time the survey was undertaken in April / May / June 2023.

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

	Total Units	Vacant Units	Percentage	2021/22	2020/21
Town Centre (all)	654	68	10.40%	9.37%	9.54%
Primary Shopping Frontage	163	19	11.66%	11.73%	8.70%
Secondary Shopping Frontage	170	29	17.06%	13.25%	13.78%
Primary Shopping Area	366	50	13.66%	11.91%	11.70%

- 5.11 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	Net Sqm ⁷	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
7 and 9 Appleton Gate	n/a	103.14	No	Yes	Yes
21 Appleton Gate	E(a)	25.20	No	Yes	Yes
25 and 27 Appleton Gate	E(a)	72.17	No	Yes	Yes
43 Appleton Gate	E(c)	25.60	No	Yes	Yes
Morton House, 12 Appleton Gate	E(c)	144.44	No	No	No
5 Balderton Gate	n/a	n/a	No	Yes	Yes
15 Balderton Gate	E(b)	327.60	No	Yes	Yes
25 Balderton Gate	E(b)	47.70	No	No	No
2 and 4 Balderton Gate	E(a)	82.60	No	Yes	Yes
33 Barnby Gate	E(a)	77.2	No	No	No
2 Bede House Lane	SG	187.04	No	No	No
14d Barnby Gate	SG	21.30	No	Yes	Yes
14 Barnby Gate	E(b)	74.80	No	Yes	Yes
16 Barnby Gate	E(b)	17.73	No	Yes	Yes
22 Barnby Gate	E(c)	43.36	No	No	No
21-23 Bridge Street	E(a)	129.08	Yes	No	Yes
3 Carter Gate	SG	n/a	Yes	No	Yes
27 Carter Gate	E(c)	221.50	No	Yes	Yes
27c Carter Gate	E(a)	61.22	No	Yes	Yes
35a Carter Gate	E(a)	17.20	No	Yes	Yes
37-39a Carter Gate	SG	462.55	No	Yes	Yes
40 Carter Gate	E(a)	61.90	Yes	No	Yes
42 Carter Gate (Carter's Yard)	SG	69.9	No	No	Yes
13 The Arcade	E(a)	21.00	No	No	Yes
5 Castle Gate	SG	n/a	No	Yes	Yes
7 Castle Gate	SG	n/a	No	Yes	Yes
27 Castle Gate	E(a)	42.65	No	Yes	Yes
69 Castle Gate (Unit 2)	SG	n/a	No	No	No
18 Castle Gate (Corn Exchange)	SG	733.60	No	No	No
Castle Gate (Adj. Swan & Salmon)	E(c)	n/a	No	No	No
46 and 48 Castle Gate	E(b)	90.10	No	No	No
5 Kirk Gate	E(a)	443.11	No	Yes	Yes
23 and 25 Kirk Gate	E(a)	512.20	No	Yes	Yes
27 and 29 Kirk Gate	E(a)	99.50	No	Yes	Yes
39 Kirk Gate	E(a)	41.80	No	Yes	Yes
44 Kirk Gate	E(c)	n/a	No	Yes	Yes
Unit 1, 23 London Road	E(a)	352	No	No	No
23a London Road	SG	311.30	No	No	No
6 Lombard Street	E(a)	187.90	No	No	No
12 Lombard Strt (Clinton House)	E(c)	318.07	No	No	No
Unit 6, Beaumont Cross	n/a	100.50	No	No	No
Unit 3, Beaumont Cross	E(d)	357	No	No	No
Unit 8, Beaumont Cross	n/a	n/a	No	No	No
Unit 2, Martindale Lane	E(a)	13.98	No	No	No
Unit 6, Martindale Lane	E(a)	44.32	No	No	No
2 Middlegate	E(b)	90	Yes	No	Yes
46 Middlegate	E(a)	232.60	Yes	No	Yes
35 Middlegate	E(a)	55.53	Yes	No	Yes
15 Market Place	E(c)	18.59	Yes	No	Yes
14 Market Place	E(a)	26.30	Yes	No	Yes
35/36 Market Place	E(c)	77.50	Yes	No	Yes
2 Paxton's Court	E(a)	77.78	No	Yes	Yes
10 Saracens Head Yard	E(b)	72.27	Yes	No	Yes
11 Saracens Head Yard	E(b)	52.90	Yes	No	Yes
12 Saracens Head Yard	E(a)	88.68	Yes	No	Yes

⁷ Where available net square metres have been taken from sales/to let boards, plans and the valuation office website. If it has not been possible to find information from these sources then an estimate has been made using GIS mapping and deducting between 20% and 50% from the total area depending on type of the unit

7 St Mark's Lane	E(a)	50.45	Yes	No	Yes
Unit 6, St Mark's Place	E(a)	77.20	Yes	No	Yes
Unit 20, St Mark's Place	E(a)	85.75	Yes	No	Yes
Unit 21, St Mark's Place	E(a)	112.31	Yes	No	Yes
4 Stodman Street	E(a)	60.2	No	Yes	Yes
10a Stodman Street	E(a)	n/a	No	Yes	Yes
11 Stodman Street	E(a)	85.60	No	Yes	Yes
18 Stodman Street	E(a)	86.94	Yes	No	Yes
23 and 24 Stodman Street	E(a)	505.39	Yes	No	Yes
32 Stodman Street	E(a)	3,222.8	Yes	No	Yes
40 Stodman Street	E(b)	43.62	No	Yes	Yes
41 and 42 Stodman Street	E(a)	281.94	No	Yes	Yes
45 Stodman Street	E(b)	276.01	No	Yes	Yes

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

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

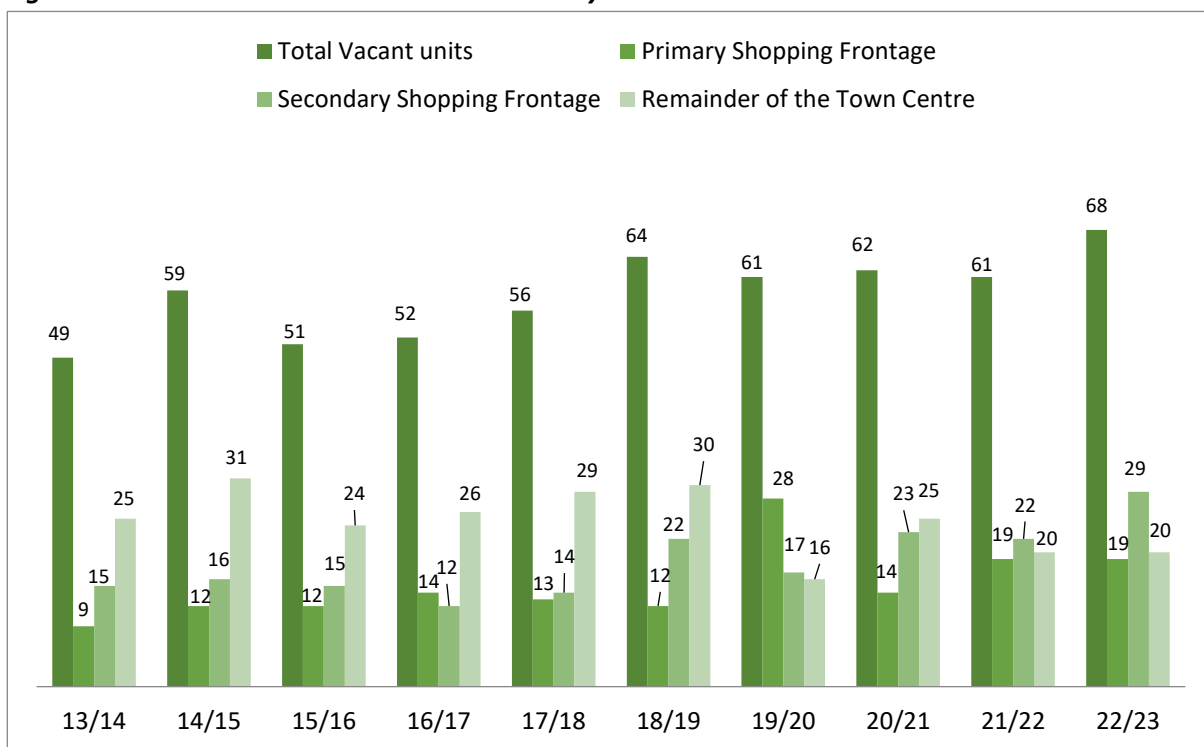
	Residential	Commercial (incl. Vacant Units)
Percentage Split	29.20%	70.80%
No.	191	463

5.13 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

Figure 2: Vacant Units in Newark Town Centre by Year



5.14 Figure 3 highlights the percentage of units in Newark Town Centre by use class. A more detailed Use Class Order Guide can be found in the Appendix of this Report.

Figure 3: Newark Town Centre Use Class Percentage Split

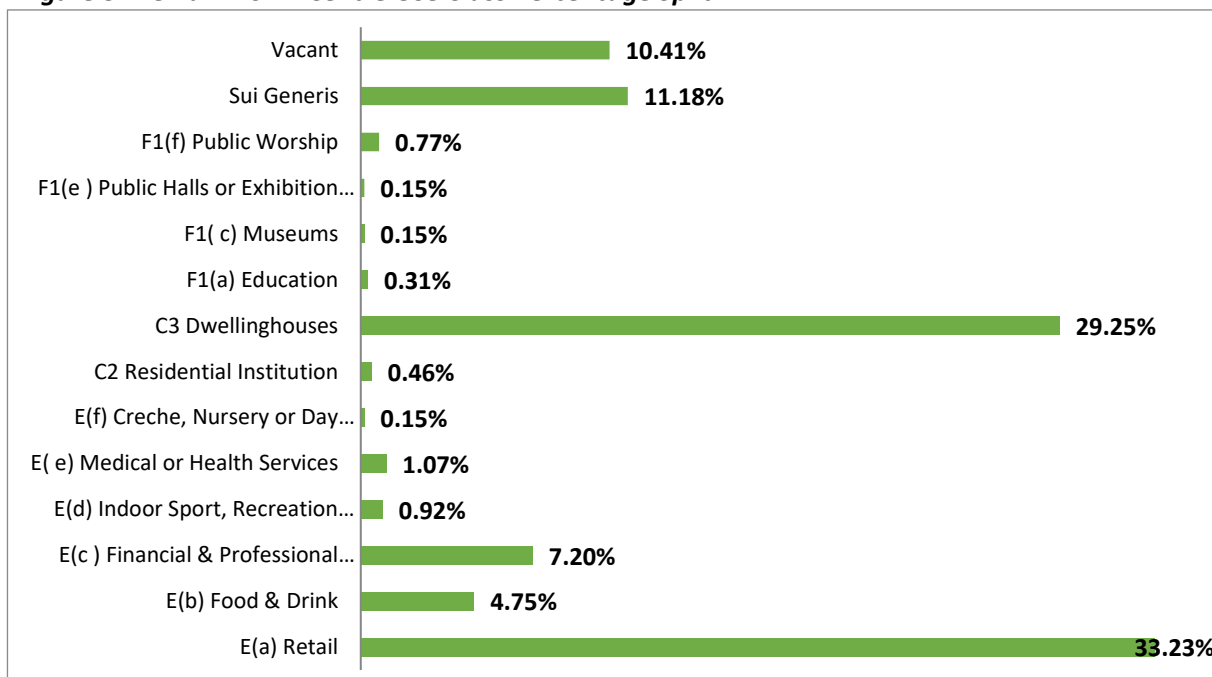


Figure 5: Newark Town Centre Primary Shopping Frontage - Use Class %

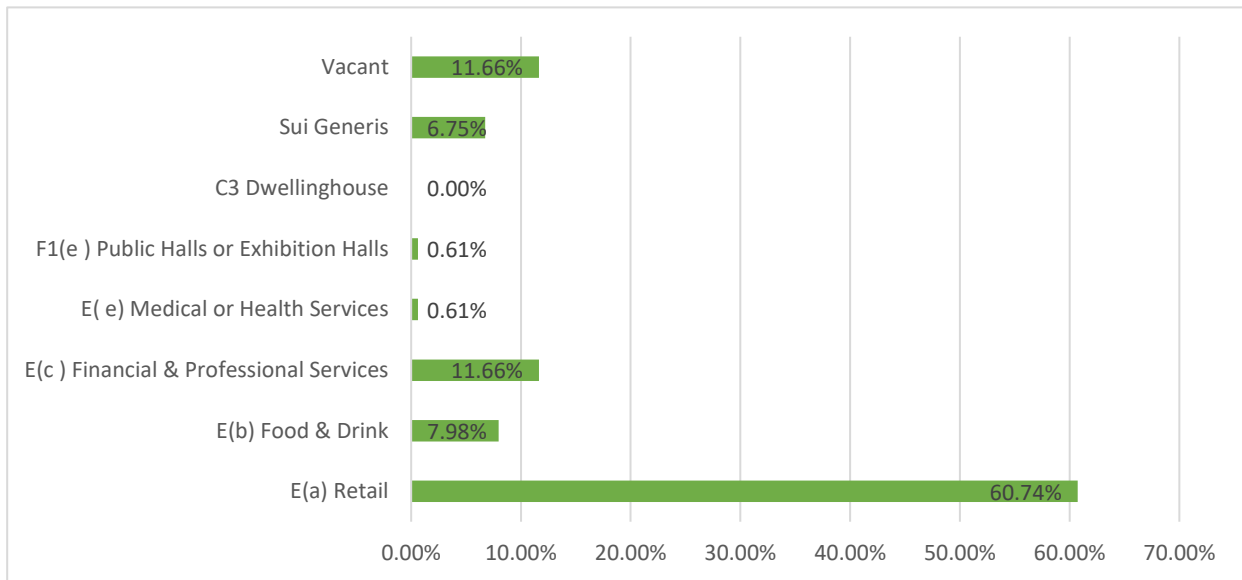


Figure 4: Newark Town Centre Secondary Shopping Frontage - Use Class %

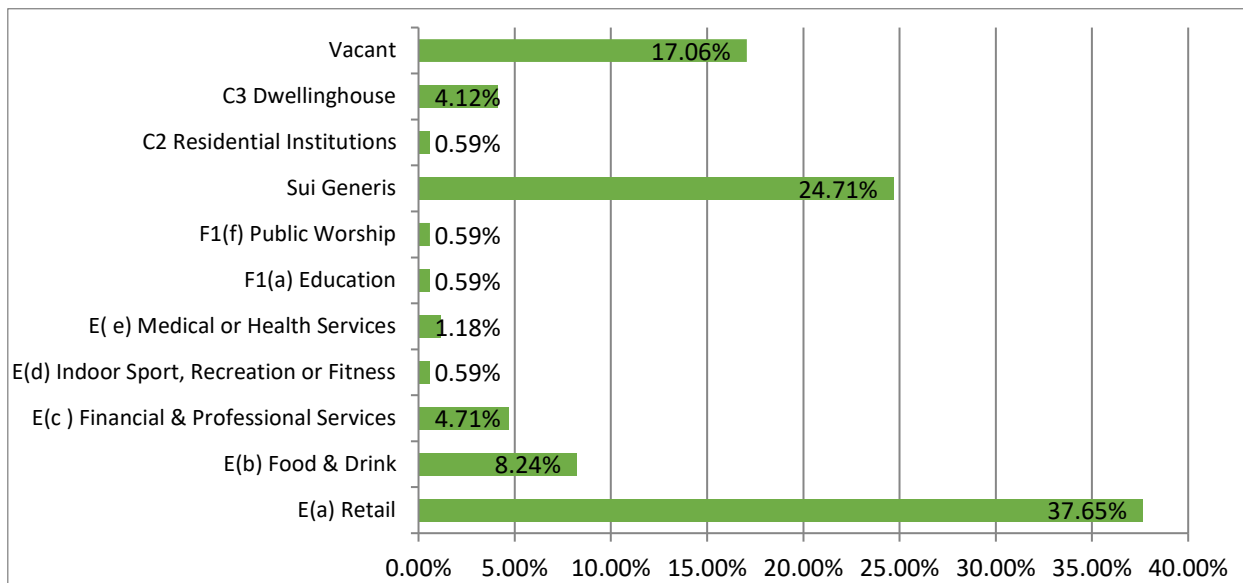
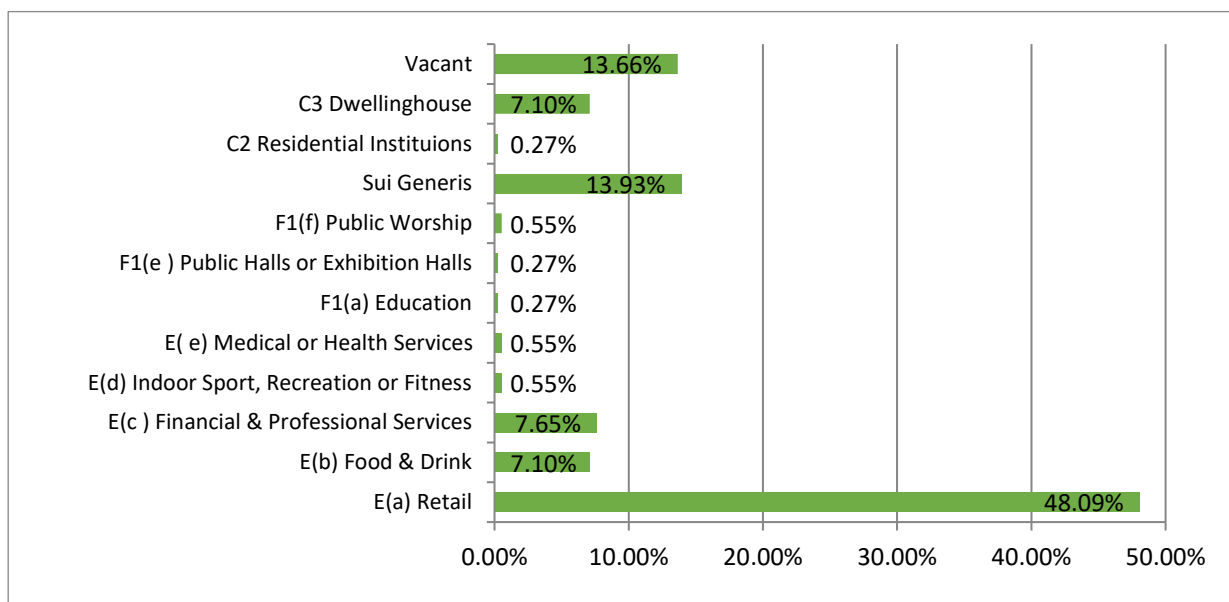


Figure 6: Newark Town Centre Primary Shopping Area - Use Class %



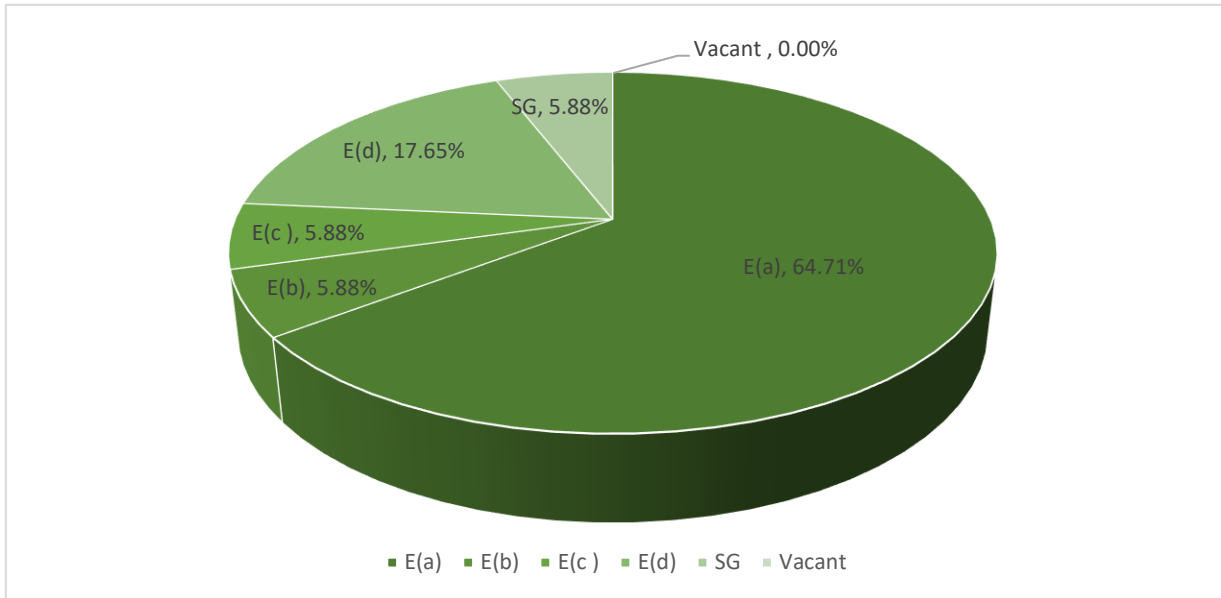
B) NORTHGATE RETAIL PARK

5.15 The following tables and figures outline the position of Northgate Retail Park at the time of the survey.

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 %
17	11	64.70%	1	5.88%	1	5.88%	3	17.64%	1	5.88%	0	0%

Figure 7: Use Class Split of Northgate Retail Park



5.16 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

C) DISTRICT CENTRES

- 5.17 Core Policy 8 of the Newark and Sherwood Amended Core Strategy DPD (Adopted March 2019) identifies Edwinstowe, Ollerton and Southwell as the designated District Centres as such their role and function is primarily for convenience shopping, with some comparison shopping and they also provide a range of other services for the settlement and surrounding communities.
- 5.18 An extract from Policy ShAP 2 of the Amended Core Strategy (Role of Ollerton & Boughton), specifies '*The Local Development Framework seeks to promote and strengthen the role of the Service Centre of Ollerton & Boughton as a sustainable settlement for its residents and the wider Sherwood Area.*' In relation to retail the District Council will work with partners to strengthen the role of Ollerton Town Centre by:
- *Managing retail and other main town centre use development;*
 - *Seeking to improve comparison retail representation within the town centre, promoting a healthier balance between convenience and comparison retail uses;*
 - *Supporting the opportunities to deliver additional leisure uses within the Town Centre, particularly those falling within A3... and A4... use classes;*
 - *Promoting the re-use of vacant and underused shops and other buildings. And securing the redevelopment of vacant sites for appropriate main town centre uses.*
- 5.19 An extract from Policy SoAP 1 of the Amended Core Strategy (Role and Setting of Southwell) specifies 'Promote Southwell's role as a Service Centre for the town and the surrounding area, protecting and enhancing the existing historic environment which makes the town centre attractive to residents and visitors'. In order to achieve this (In relation to retail) the District Council and its partners will seek to:
- *Encourage the retention of existing, and development of new community facilities;*
 - *Encourage the development of new business;*
 - *Promote a competitive and healthy Town Centre which is host to an appropriate composition of main town centre uses;*
 - *Promoting the re-use of vacant and underused shops and other buildings within the town centre and securing the redevelopment of vacant sites for appropriate main town centre uses;*
 - *Deliver additional leisure uses within the Town Centre;*
 - *Protect and enhance the historic character of Southwell Conservation Area.*
- 5.20 An extract from Policy MFAP-1 of the Amended Core Strategy specifies 'The Core Strategy seeks to promote the Service Centres of Rainworth and Clipstone as sustainable settlements for their residents, promoting the provision of new community infrastructure appropriate to their size.'
- 5.21 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'.
- 5.22 Other specific policies may apply in relation to conservation areas and listed buildings.

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	57	2	3.51%	19	33.33%	16	28.07%	2	3.51%	4	7.02%	3	5.26%	1	1.75%	10	17.54%
Primary Shopping Frontage	32	2	6.25%	5	15.63%	14	43.75%	2	6.25%	3	9.38%	3	9.38%	1	3.13%	2	6.25%

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	92	4	4.35%	23	25.00%	39	42.39%	3	3.26%	4	4.35%	1	1.09%	1	1.09%	1	1.09%	1	1.09%	2	2.17%	13	14.13%
Primary Shopping Frontage	34	2	5.88%	1	2.94%	21	61.76%	1	2.94%	1	2.94%	1	2.94%	1	2.94%	0	0.00%	0	0.00%	0	0.00%	6	17.65%

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	133	6	4.51%	32	24.06%	59	44.36%	8	6.02%	8	6.02%	0	0.00%	1	0.75%	1	0.75%	0	0.00%	2	1.50%	2	1.50%	14	10.53%
Primary Shopping Frontage	53	0	0.0%	1	1.89%	38	71.70%	5	9.43%	3	5.66%	0	0.00%	0	0.00%	1	1.89%	0	0.00%	0	0.00%	0	0.00%	5	9.43%

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

	Residential	Commercial (including vacant units)
Percentage Split	26.24%	73.76%
Number of Dwellings	74	208

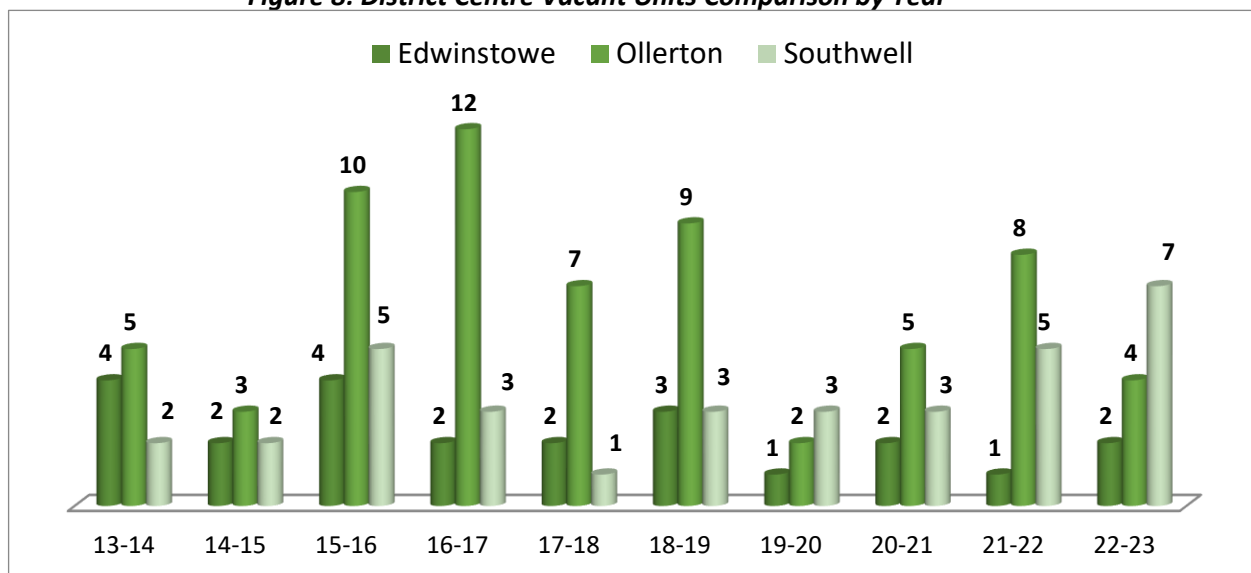
Table 29: Vacant Units in the District Centres

Area	Street	Previous Use Class	Net Sqm	Primary Shopping Frontage
Edwinstowe	18 High Street	E(a)	24.3	Yes
Edwinstowe	25a High Street	E(a)	34.51	Yes
Ollerton	Forest Road (Former Lloyds Bank)	E(c)	90.20	Yes
Ollerton	Forest Road (Formerly Greeting Cards & Gift Shop)	E(a)	28.20	Yes
Ollerton	Adjacent Library, Forest Road	E(a)	n/a	No
Ollerton	Forest Road (Former Natwest)	E(c)	124.96	No
Southwell	7b Church Street	E(c)	81.1	No
Southwell	17 Market Place	E(c)	19.2	No
Southwell	1 Westgate	E(b)	107.65	No
Southwell	17 Queen Street	E(a)	29.68	No
Southwell	7a King Street	E(a)	n/a	No
Southwell	Unit 3, Bull Yard	SG	20.43	No

5.23 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

5.24 Figure 8 provides an overview of the vacant units in the District Centres by year since the start of the Plan period in 2013.

Figure 8: District Centre Vacant Units Comparison by Year



5.25 Figure 9 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 the Appendix of this Report.

Figure 9: District Centre Use Class Percentage Split

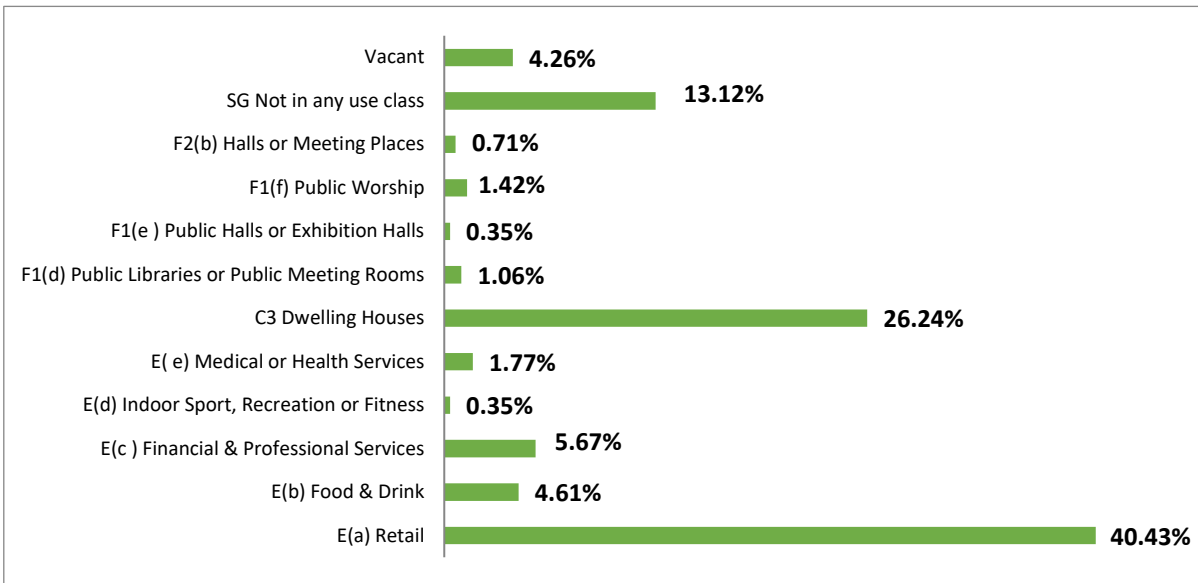


Figure 10: Edwinstowe District Centre - Breakdown of Units by Use Class (%)

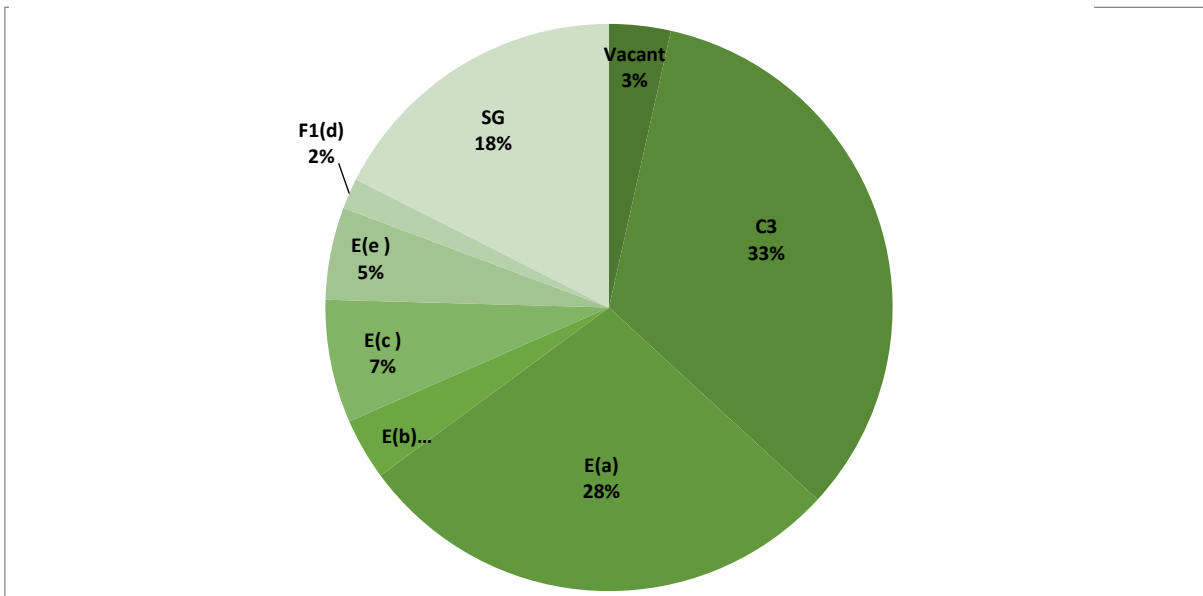


Figure 11: Edwinstowe District Centre – Breakdown of Units in the Primary Shopping Frontage by Use Class (%)

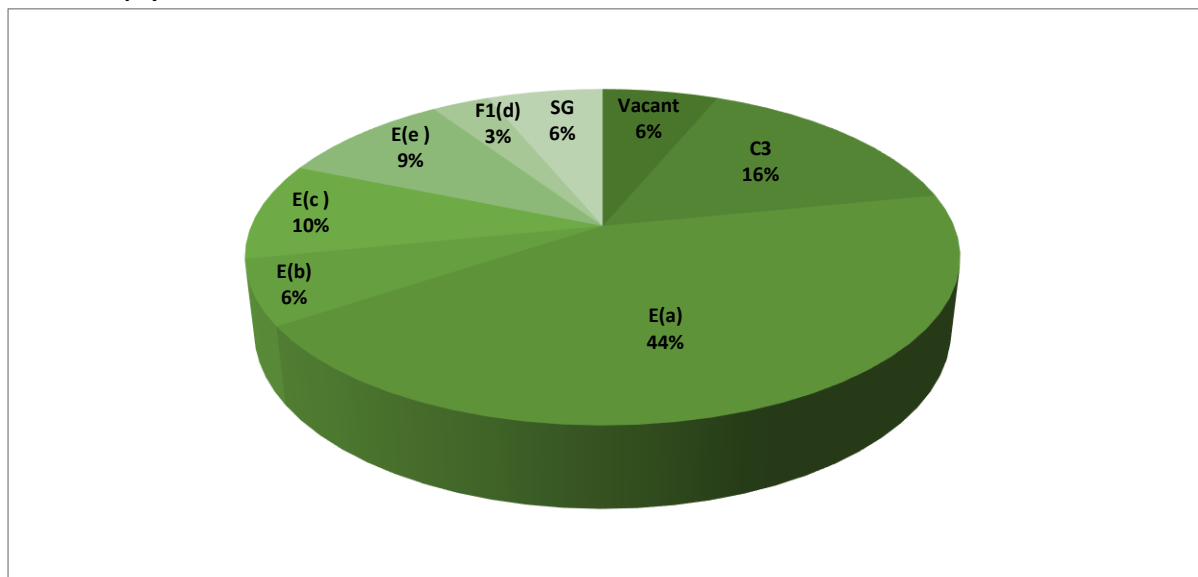


Figure 12: Ollerton District Centre – Breakdown of Units by Use Class (%)

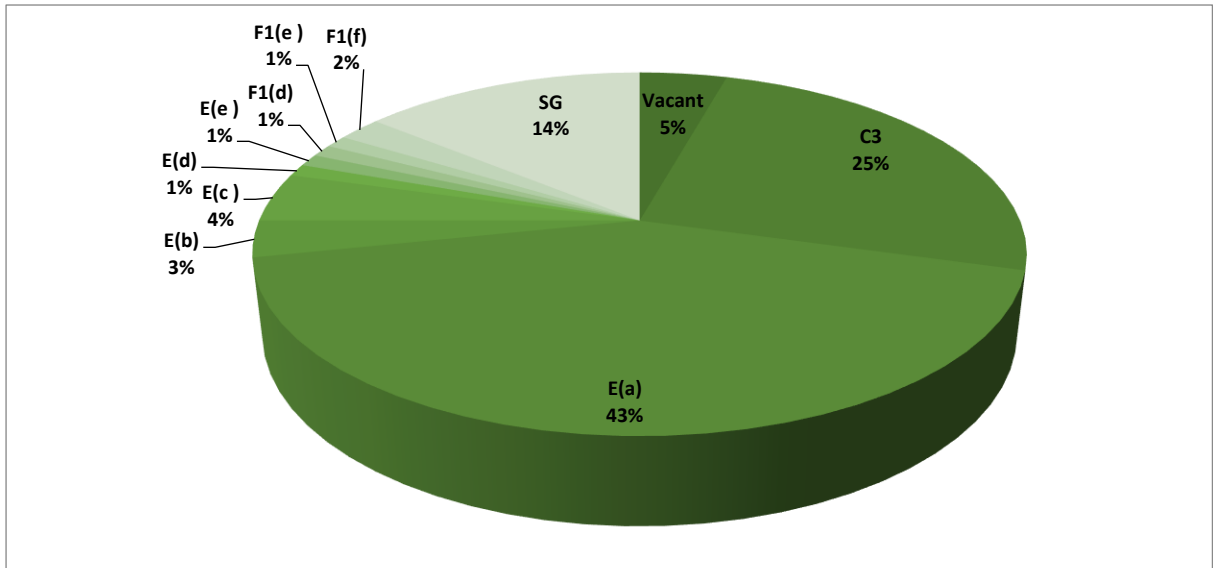


Figure 13: Ollerton District Centre – Breakdown of Units in the Primary Shopping Frontage by Use Class (%)

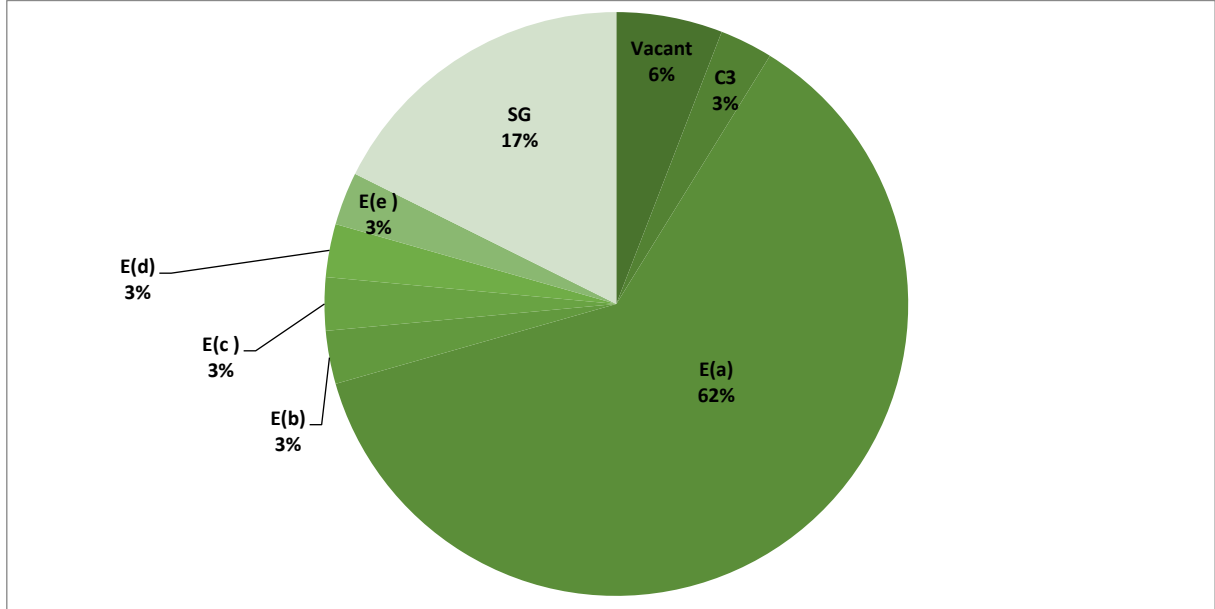


Figure 14: Southwell District Centre – Breakdown of Units by Use Class (%)

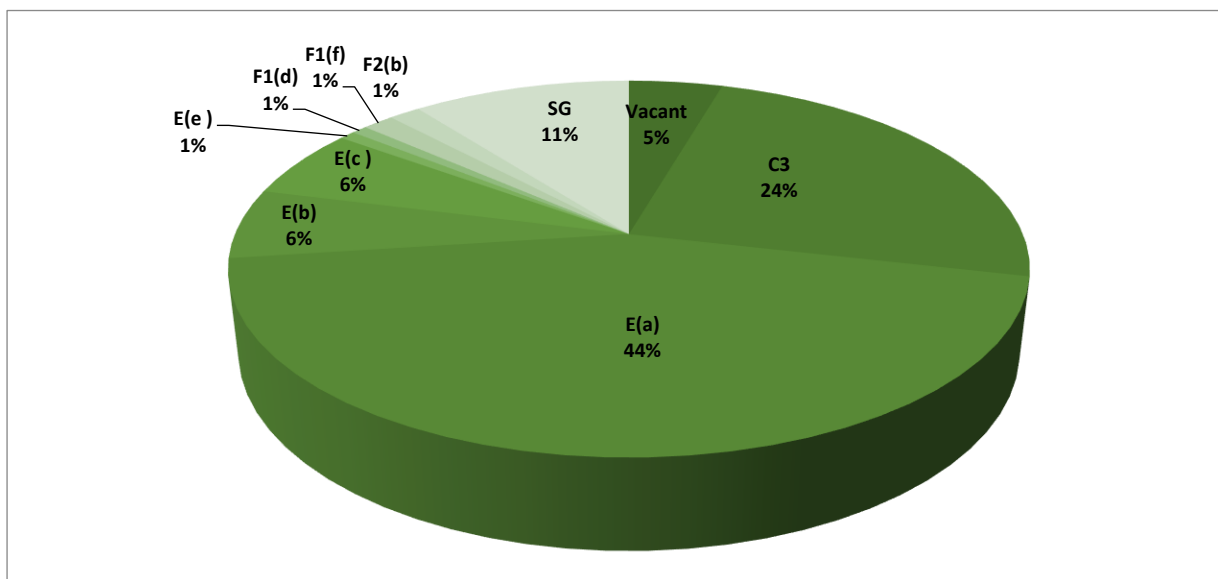


Figure 15: Southwell District Centre – Breakdown of Units in the Primary Shopping Frontage by Use Class (%)

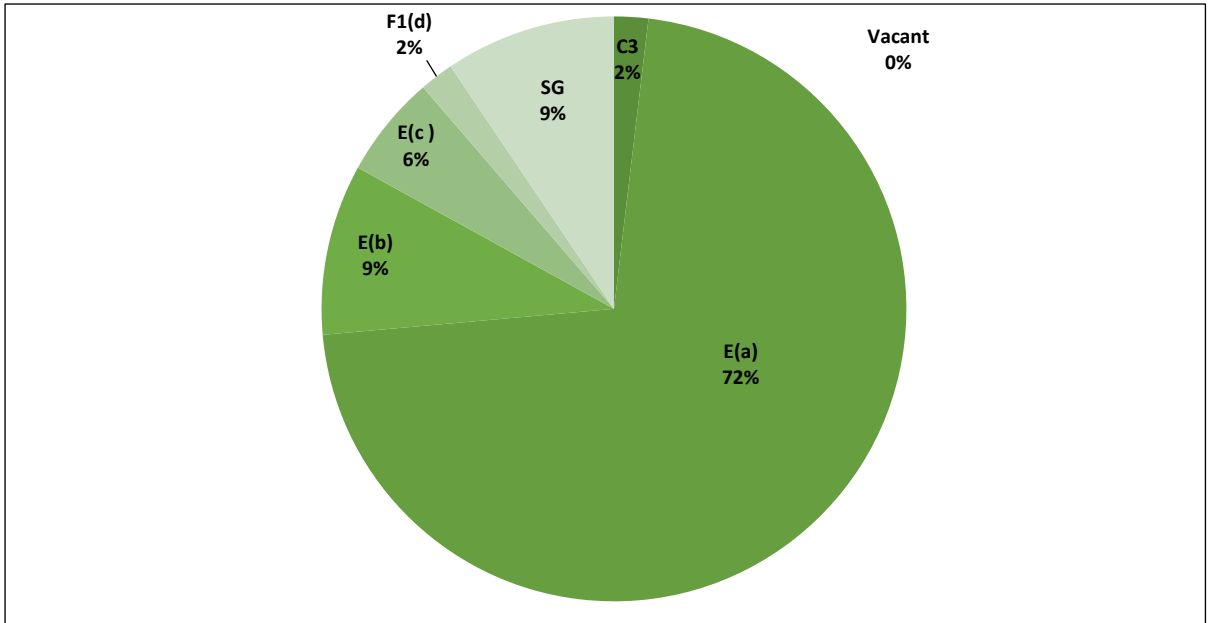


Figure 16: Vacancy Rate Trends in Edwinstowe District Centre

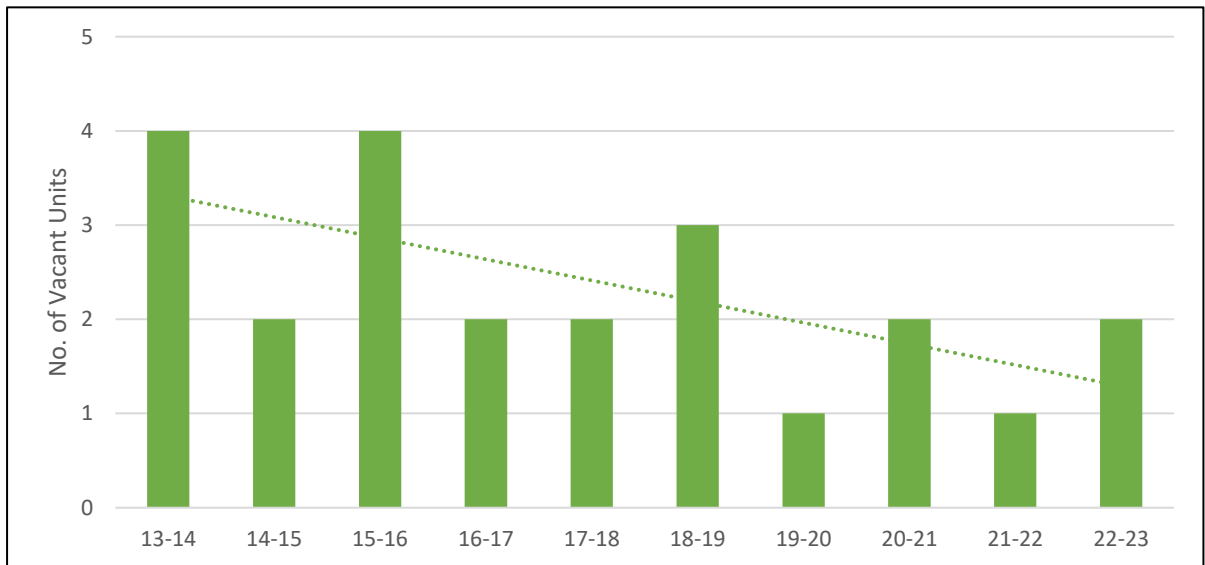
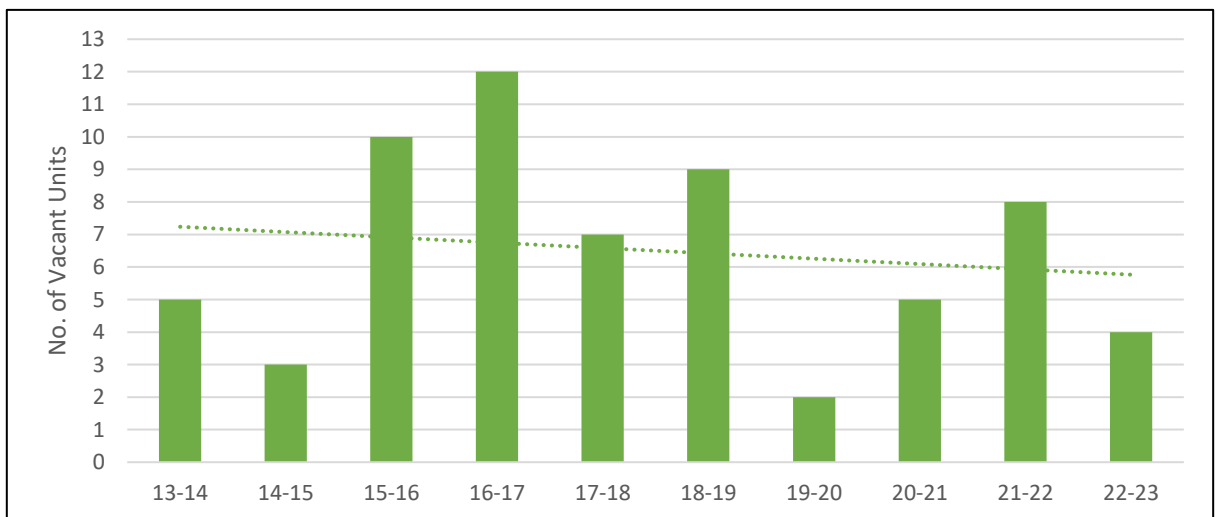


Figure 17: Vacancy Trends in Ollerton District Centre



D) LOCAL CENTRES

- 5.26 Core Policy 8 of the Newark and Sherwood Amended Core Strategy DPD (Adopted March 2019) identifies Balderton, Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood Village Centre, Lowdham, Rainworth, Sutton-on-Trent, Land South of Newark (NAP2a) Land East of Newark (NAP2b) and Land at Fernwood (NAP2c) as designated Local Centres, as such their role and function is principally concerned with the sale of food and other convenience goods to the local community in which they are located.
- 5.27 Site Plans are appended to the end of this report which detail the extent of the designated local centres.
- 5.28 Policy DM11 in respect of local centres states that:
- “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.”*
- 5.29 Other specific policies may apply in relation to conservation areas and listed buildings.

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	76	1	1.32%	0	0.00%	59	77.63%	5	6.58%	1	1.32%	1	1.32%	0	0.00%	0	0.00%	1	1.32%	1	1.32%	0	0.00%
Bilsthorpe 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%
Bilsthorpe South	4	1	25.00%	0	0.00%	0	0.00%	2	50.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Blidworth	29	0	0.00%	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	20	2	10.00%	0	0.00%	12	60.00%	2	10.00%	1	5.00%	0	0.00%	0	0.00%	0	0.00%	1	5.00%	0	0.00%	0	0.00%
Clipstone	24	2	8.33%	0	0.00%	2	8.33%	8	33.33%	0	0.00%	0	0.00%	1	4.17%	0	0.00%	1	4.17%	0	0.00%	0	0.00%
Collingham	37	4	10.81%	0	0.00%	16	43.24%	7	18.99%	0	0.00%	1	2.70%	0	0.00%	2	5.41%	1	2.70%	1	2.70%	0	0.00%
Farnsfield	38	2	5.26%	0	0.00%	23	60.53%	11	28.95%	1	2.63%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Fernwood	7	0	0.00%	0	0.00%	0	0.00%	1	14.29%	0	0.00%	1	14.29%	1	14.29%	0	0.00%	1	14.29%	0	0.00%	0	0.00%
Lowdham	51	0	0.00%	0	0.00%	36	70.59%	6	11.36%	1	1.96%	2	3.92%	0	0.00%	0	0.00%	1	1.96%	0	0.00%	0	0.00%
Rainworth	18	0	0.00%	0	0.00%	5	27.78%	7	38.89%	1	5.56%	0	0.00%	1	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Total	323	12	3.72%	0	0.00%	165	51.08%	68	21.05%	7	2.17%	5	1.55%	4	1.24%	3	0.93%	6	1.86%	4	1.24%	0	0.00%

Area	F1(f)	F1(f) %	F2(b)	F2(b) %	SG	SG %
Balderton North cont.	0	0.00%	0	0.00%	3	42.86%
Balderton South cont.	2	2.63%	1	1.32%	4	5.26%
Bilsthorpe North cont.	0	0.00%	0	0.00%	2	28.57%
Bilsthorpe South cont.	0	0.00%	0	0.00%	1	25.00%
Blidworth cont.	0	0.00%	0	0.00%	5	17.24%
Boughton cont.	0	0.00%	0	0.00%	2	10.00%
Clipstone cont.	0	0.00%	0	0.00%	10	41.67%
Collingham cont.	1	2.70%	1	2.70%	3	8.11%
Farnsfield cont.	0	0.00%	1	2.63%	0	0.00%
Fernwood cont.	0	0.00%	1	14.29%	2	28.57%
Lowdham cont.	0	0.00%	1	1.96%	4	7.84%
Rainworth cont.	0	0.00%	0	0.00%	4	22.22%
Total	3	0.93%	5	1550%	41	12.69%

Table 31: Percentage Split between Commercial and Residential

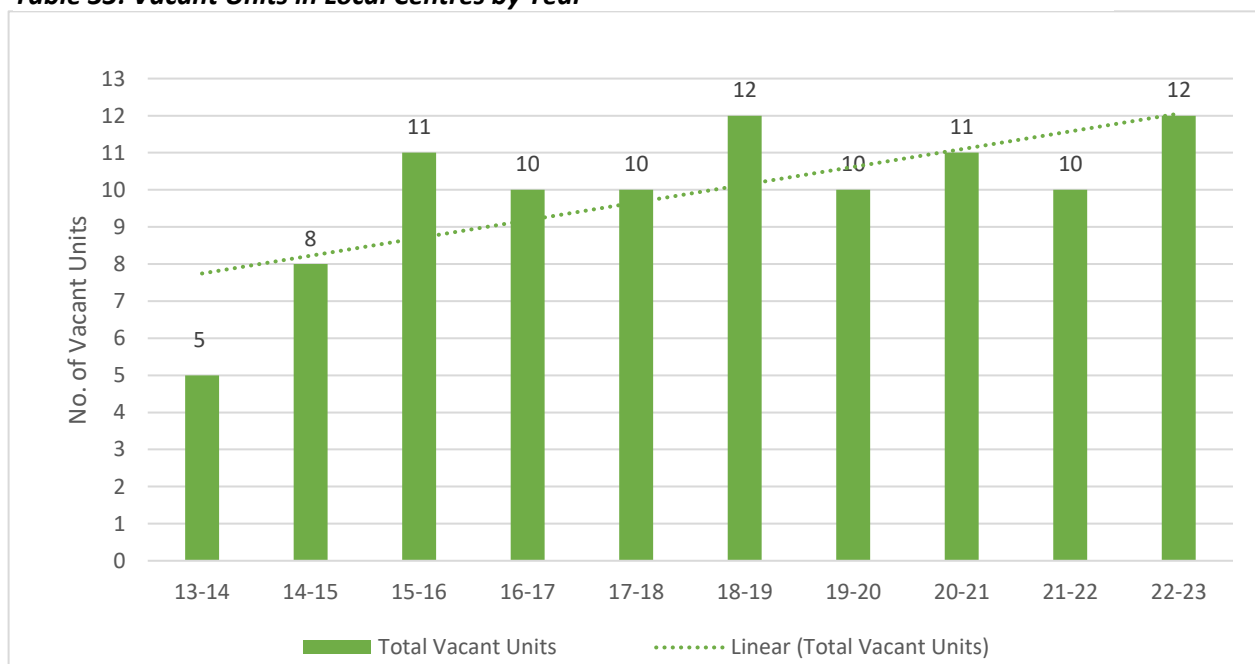
	Residential	Commercial (including vacant units)
Percentage Split	51.08%	48.92%
Number of Dwellings	165	158

Table 32: Vacant Units in Local Centres

Area	Street	Previous Use Class	Net Sqm
Boughton	16a Tuxford Road	SG	n/a
Boughton	18 Tuxford Road	Unauthorised MCU	59.04
Balderton South	33 Main Street	SG	39.00
Bilthorpe South	72 Kirklington Road	E(a)	38.55
Clipstone	133 Mansfield Road	SG	74.23
Clipstone	161 Mansfield Road	E(a)	37.20
Collingham	Unit 1, 58 High Street	n/a	n/a
Collingham	Unit 2, 58 High Street	n/a	n/a
Collingham	Unit 3, 58 High Street	n/a	n/a
Collingham	United House, 113 High Street	E(c)	n/a
Farnsfield	Main Street	E(a)	60.63
Farnsfield	43 Main Street	E(a) & E(b)	18.30

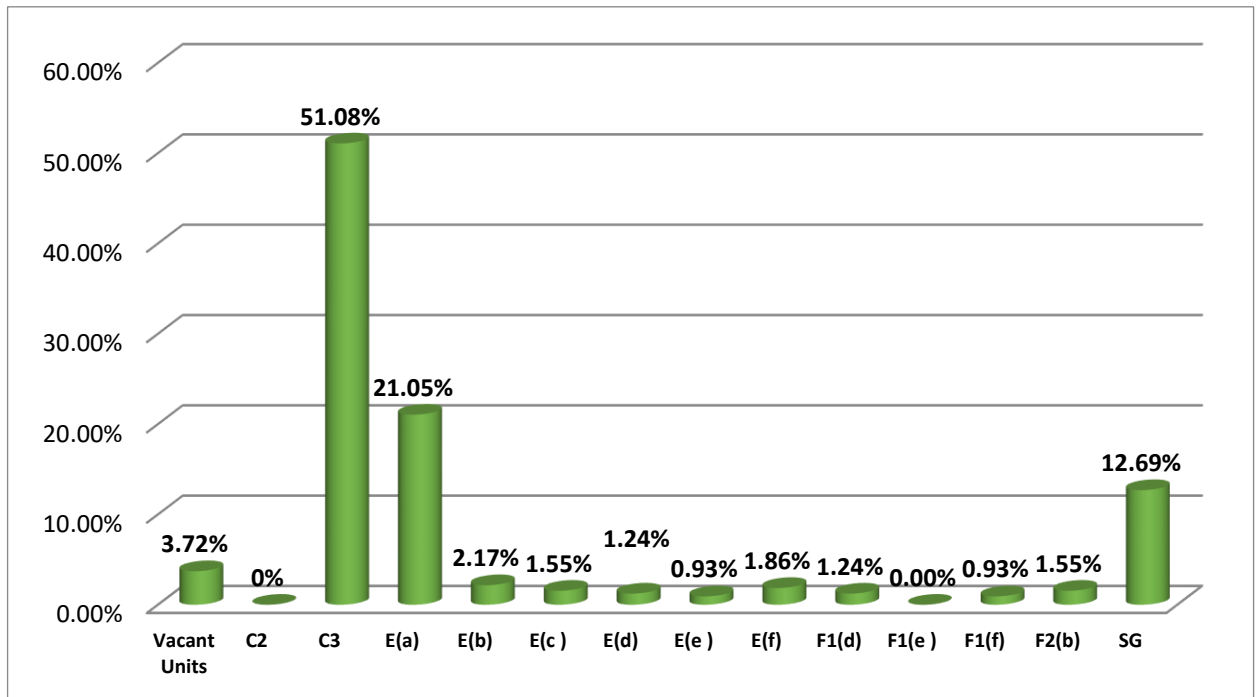
5.30 Where available net square metres have been taken from sales/to let boards, plans and the valuation office website. If it has not been possible to find information from these sources, then an estimate has been made using GIS mapping and deducting 20% from the total area of the unit.

Table 33: Vacant Units in Local Centres by Year



5.31 Table 34 provides an overview of the use class split in the Local Centres. A more detailed Use Class Order Guide can be found in the Appendix.

Table 34: Local Centres Use Class Percentage Split



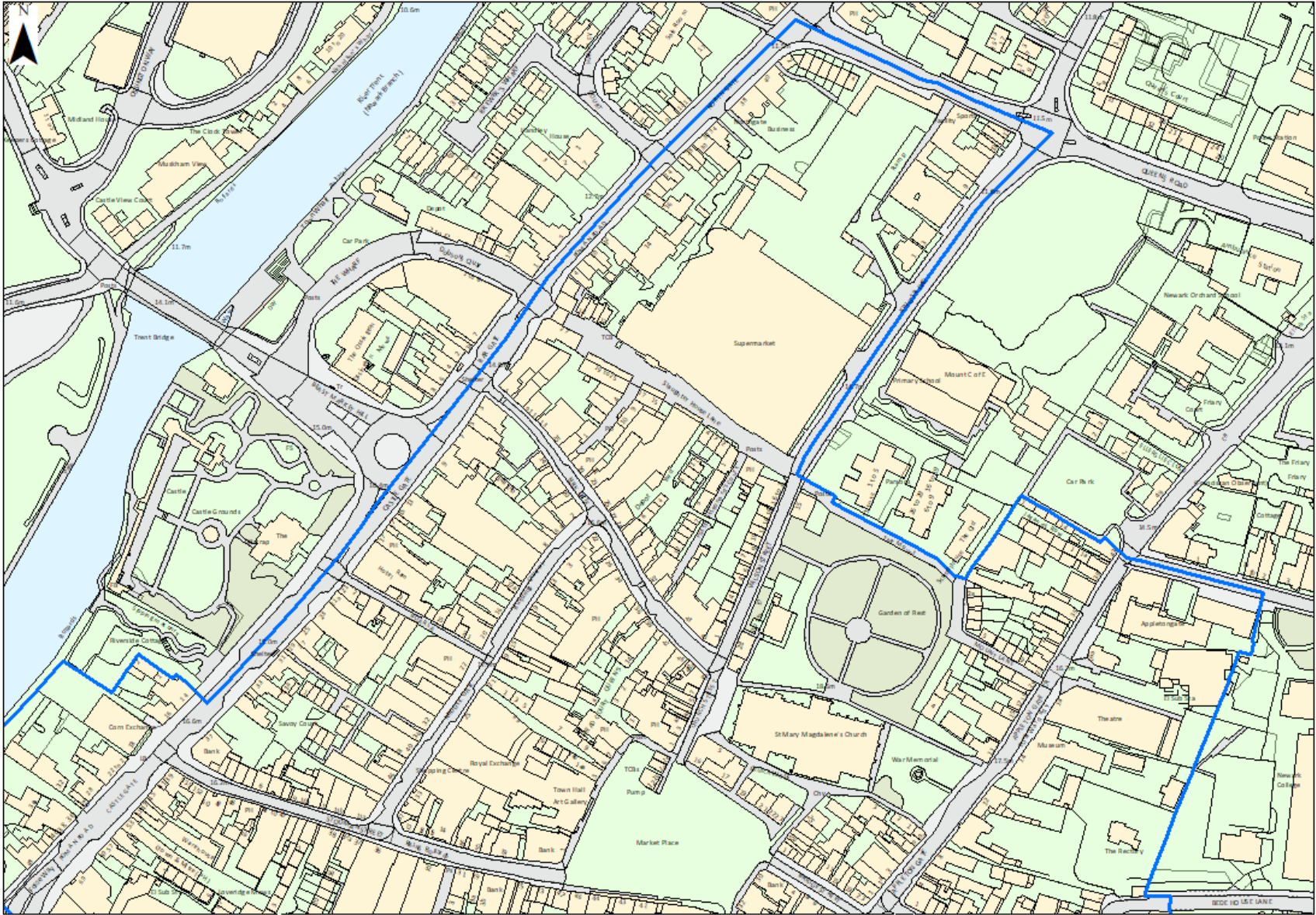
Appendix 1: Use Class Order Guide⁸

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)	This class is formed of three parts: <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)	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): <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. <p>F1 Learning and non-residential institutions – Use (not including residential use) defined in 7 parts:</p>

⁸ Use Classes Order 2020

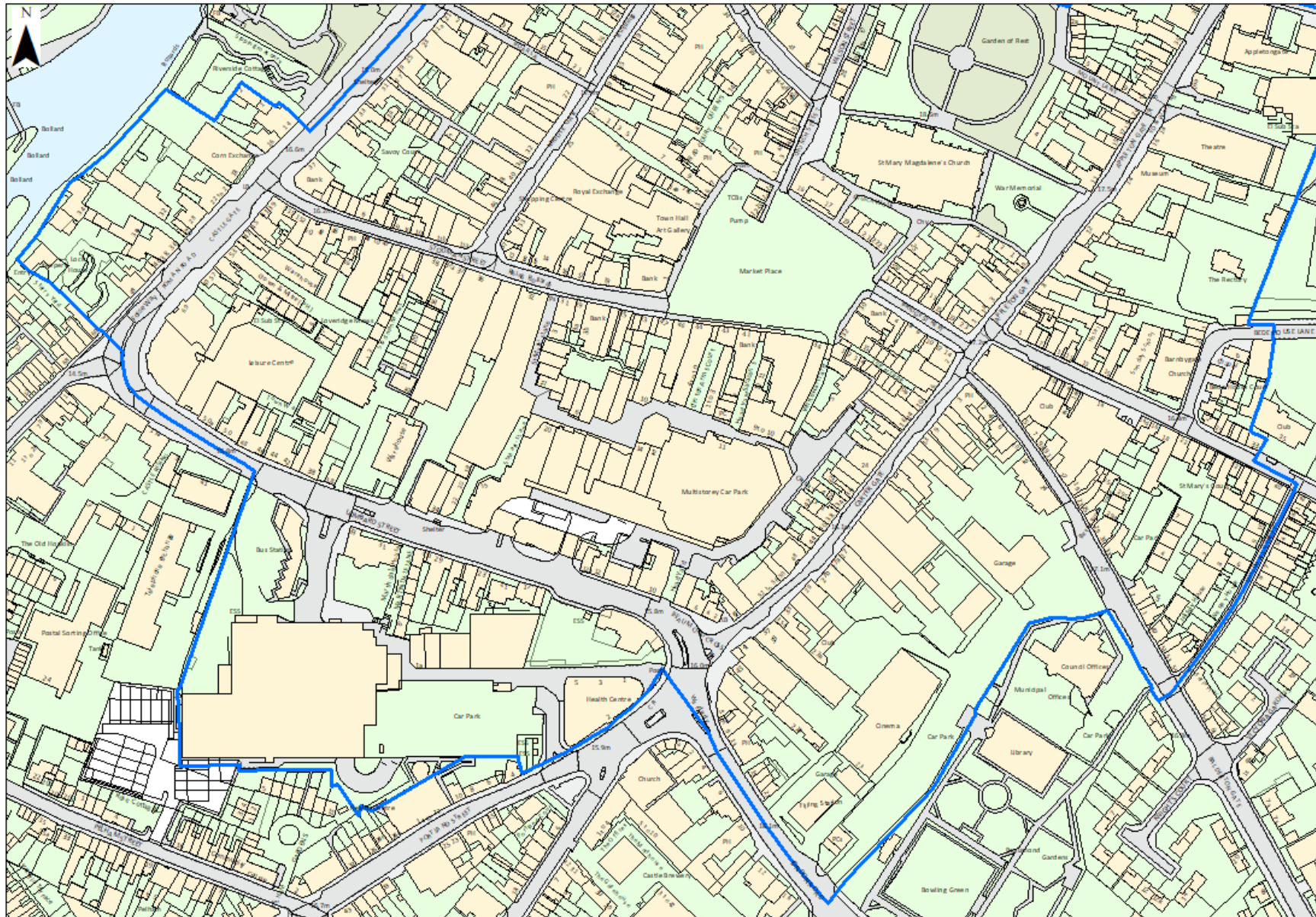
	<ul style="list-style-type: none"> • F1(a) Provision of education • F1(b) Display of works of art (otherwise than for sale or hire) • F1(c) Museums • F1(d) Public libraries or public reading rooms • F1(e) Public halls or exhibition halls • F1(f) Public worship or religious instruction (or in connection with such use) • F1(g) Law courts <p>F2 Local community – Use as defined in 4 parts:</p> <ul style="list-style-type: none"> • F2(a) Shops (mostly) selling essential goods, including food, where the shop’s premises do not exceed 280 square metres and there is no other such facility within 1000 metres • F2(b) Halls or meeting places for the principal use of the local community • F2(c) Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms) • F2(d) Indoor or outdoor swimming pools or skating rinks
Sui Generis (No class specified)	'Sui generis' is a Latin term that, in this context, means 'in a class of its own'. Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'.

Appendix 2: Newark Town Centre (North) Map



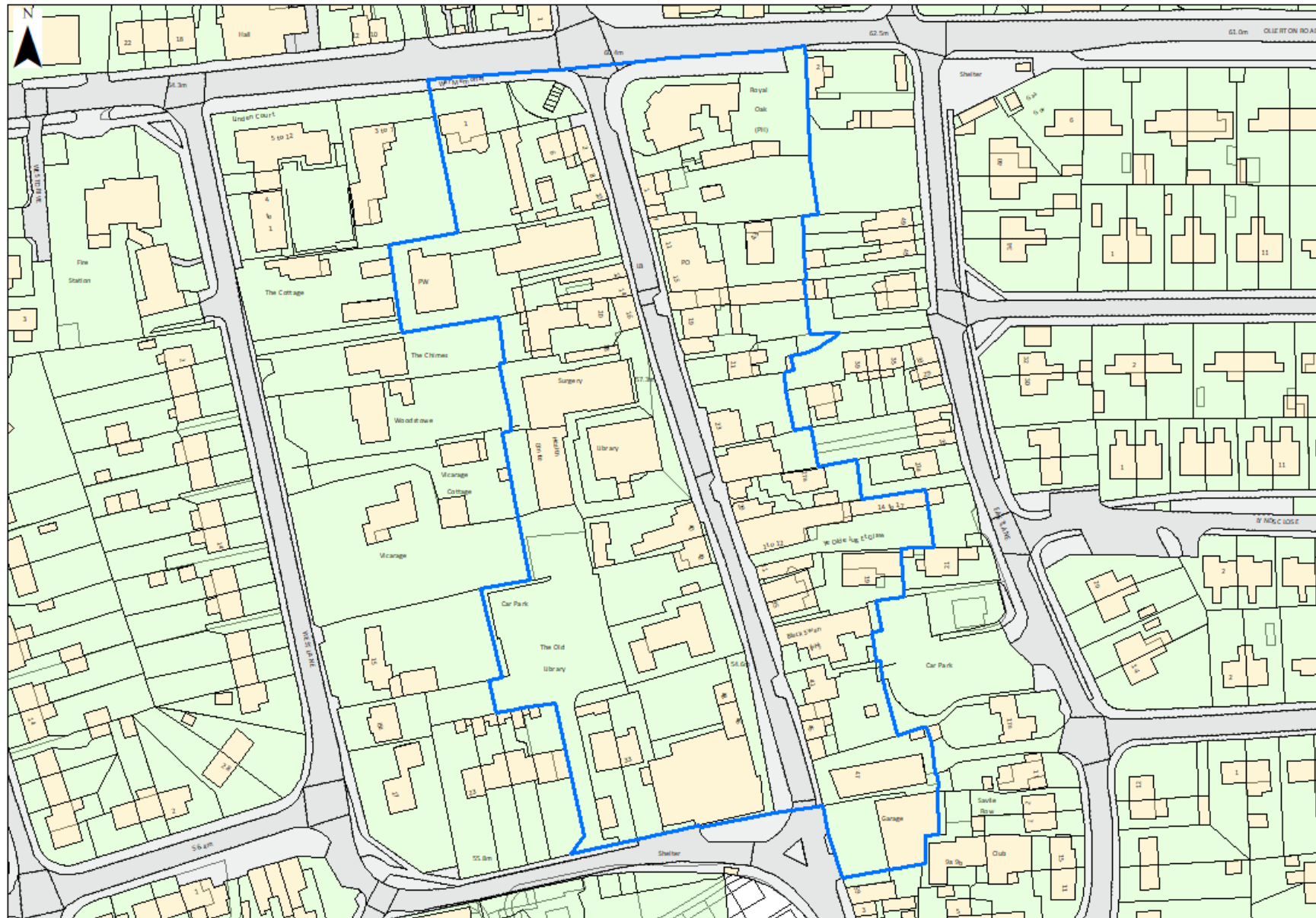
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Appendix 3: Newark Town Centre (South) Map



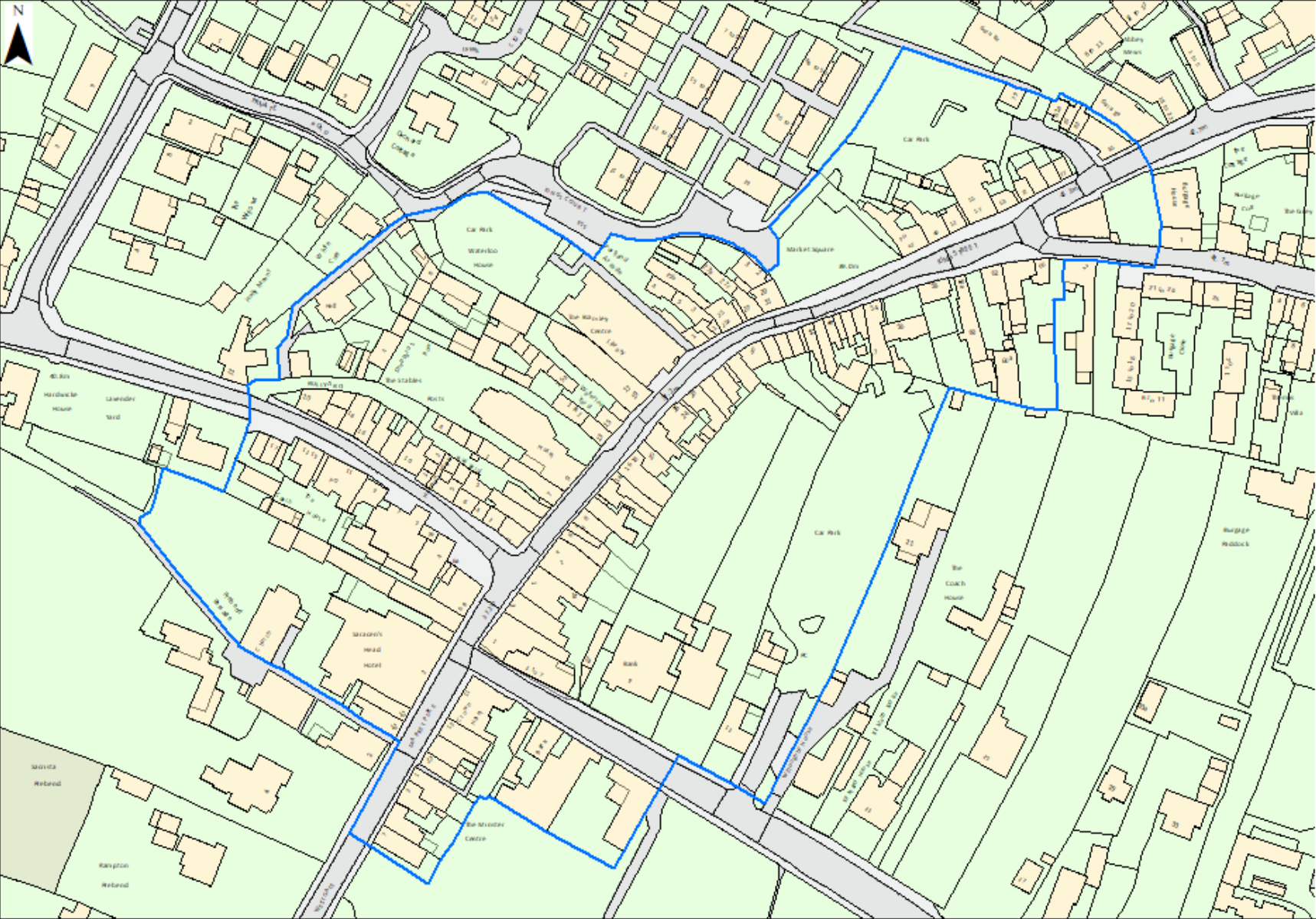
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Appendix 4: Edwinstowe District Centre Map



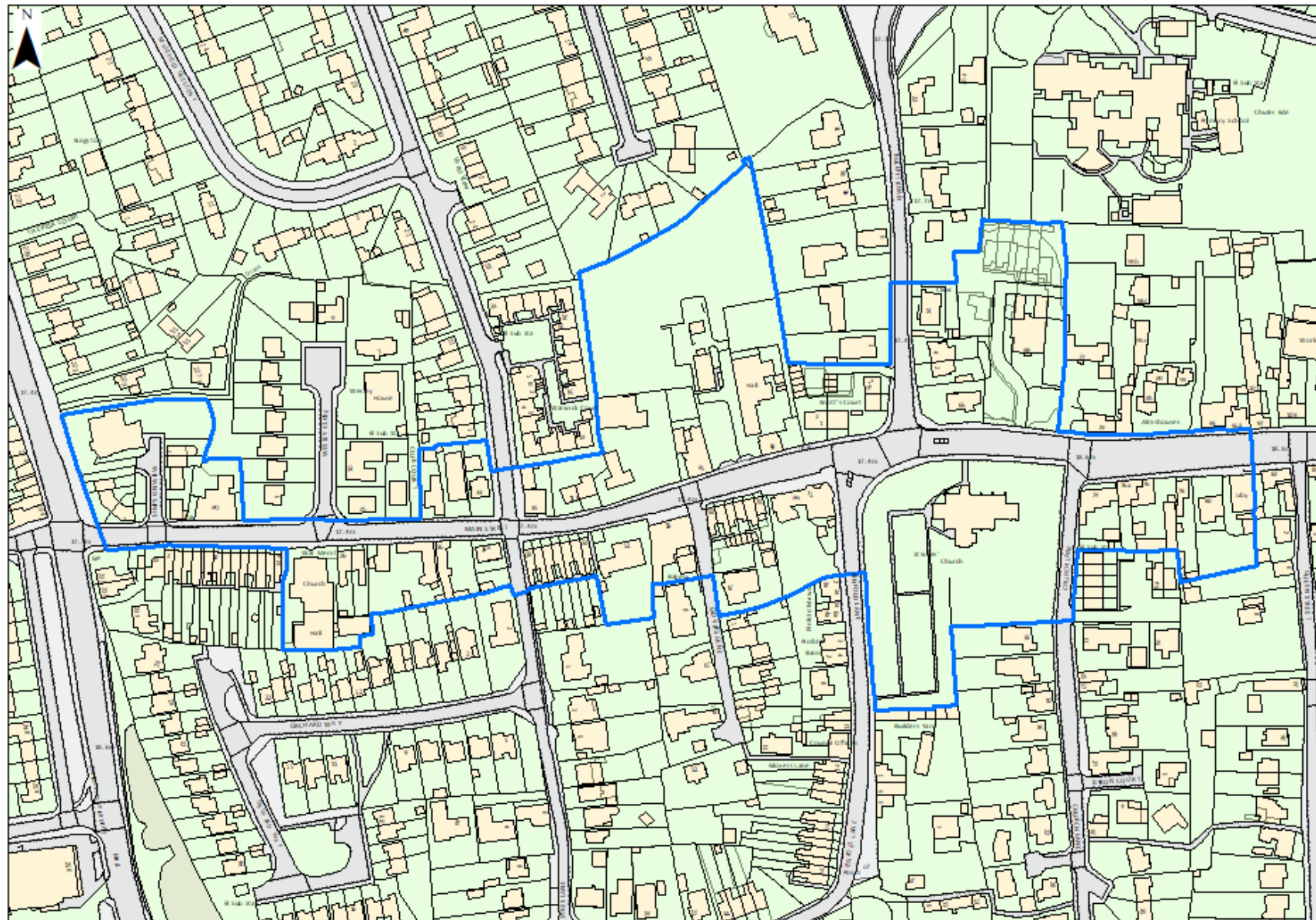
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Appendix 6: Southwell District Centre Map

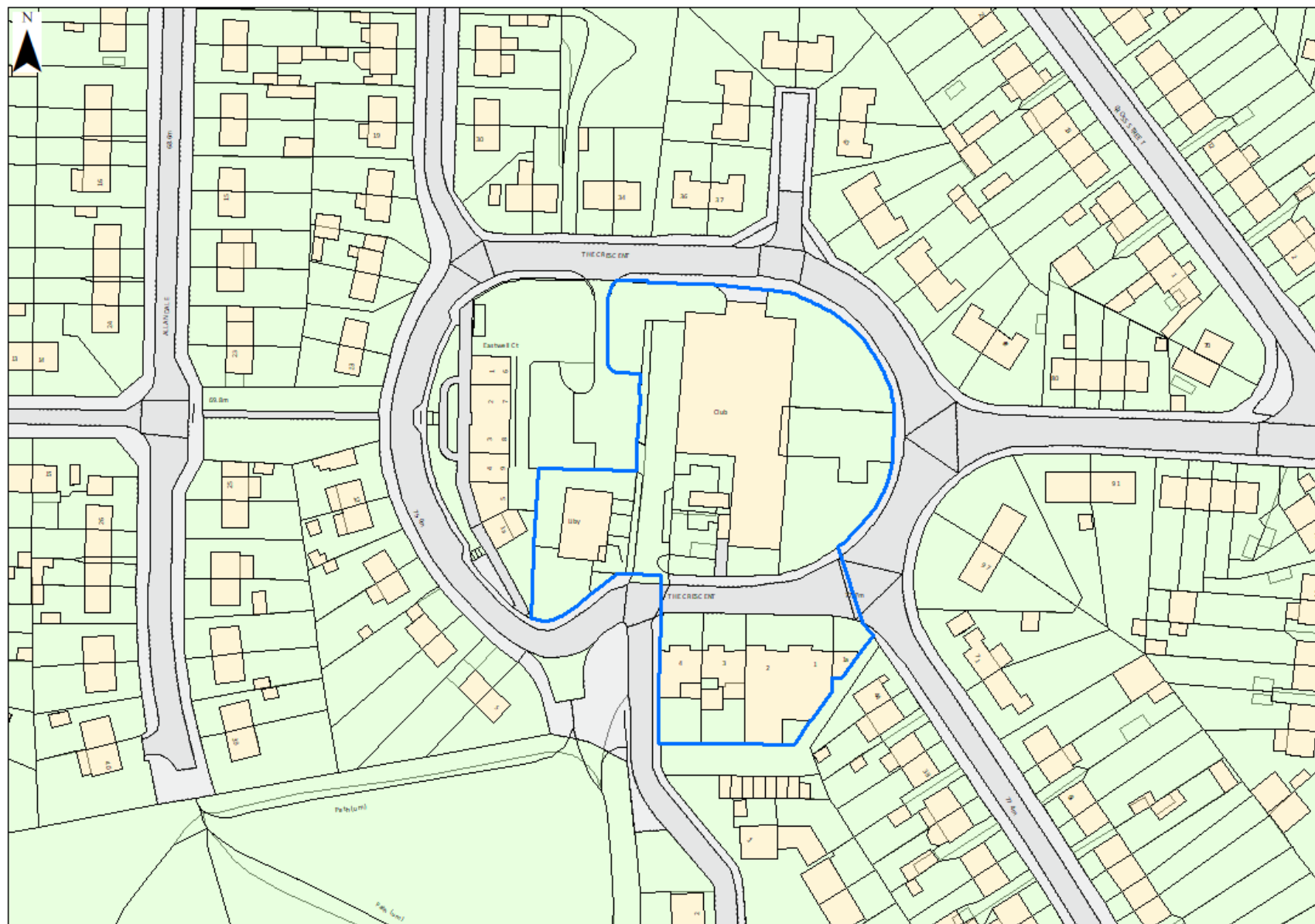


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Appendix 8: Balderton South Local Centre

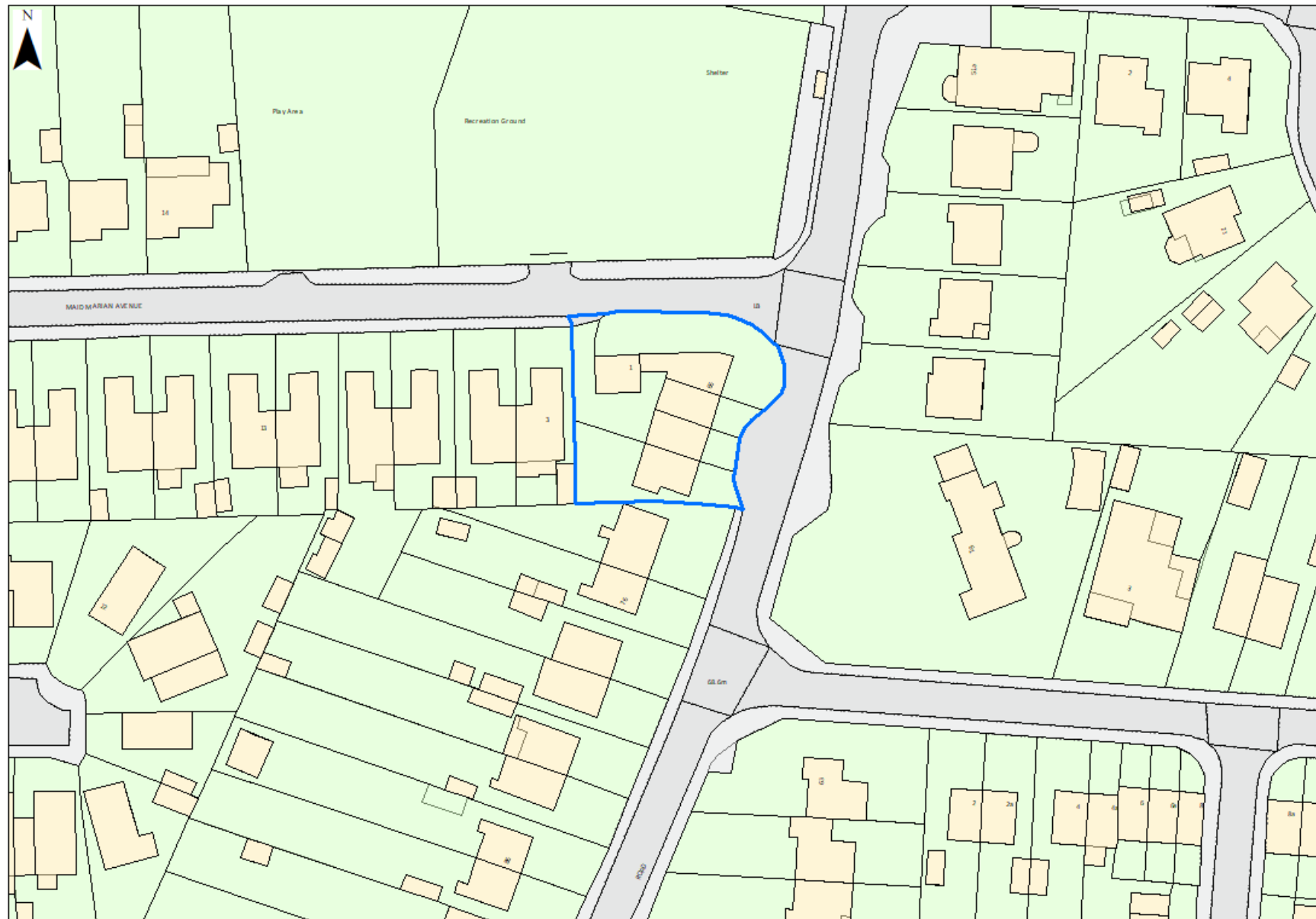


Appendix 9: Bilsthorpe North Local Centre



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Appendix 10: Bilsthorpe South Local Centre



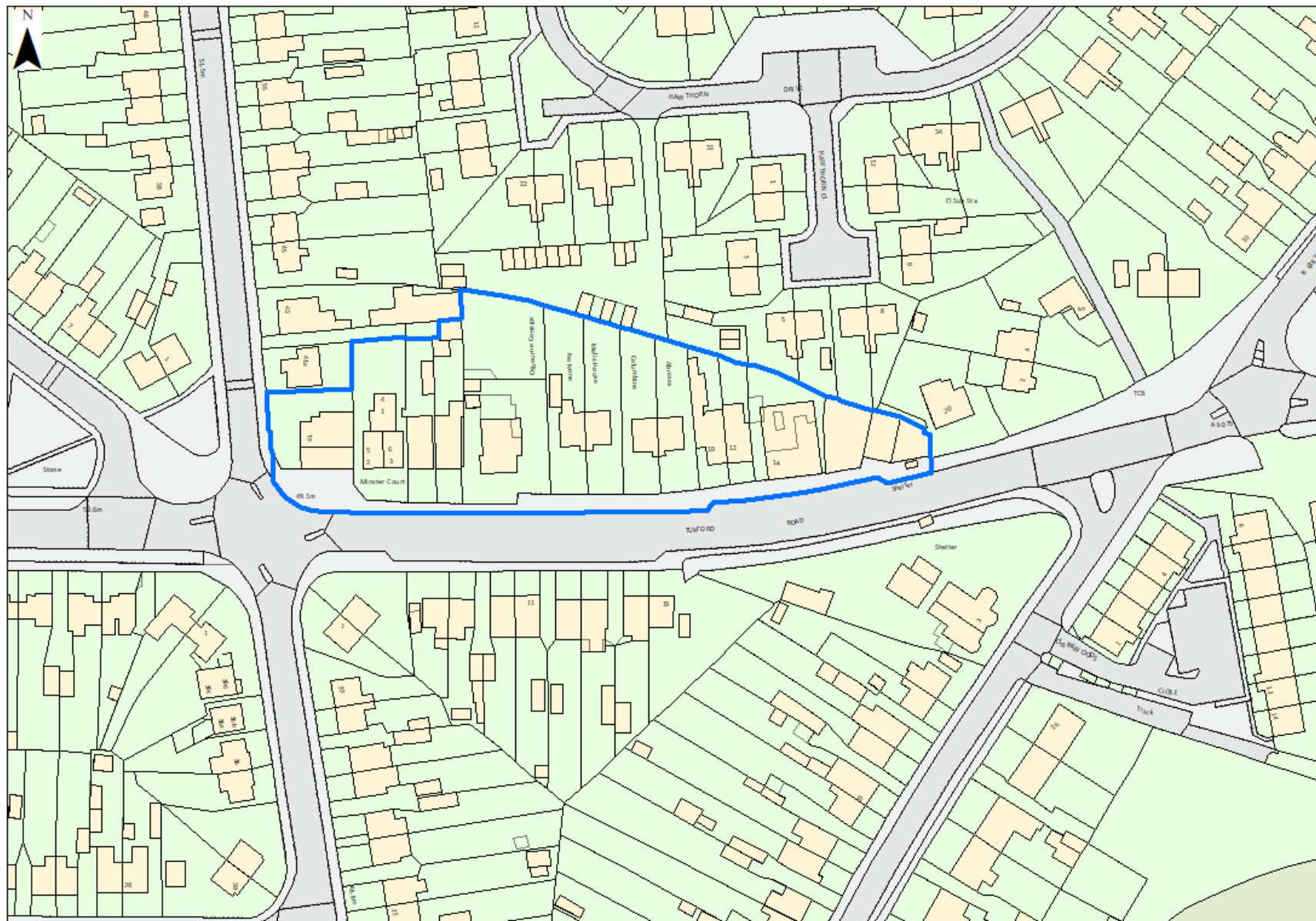
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Appendix 11: Blidworth Local Centre



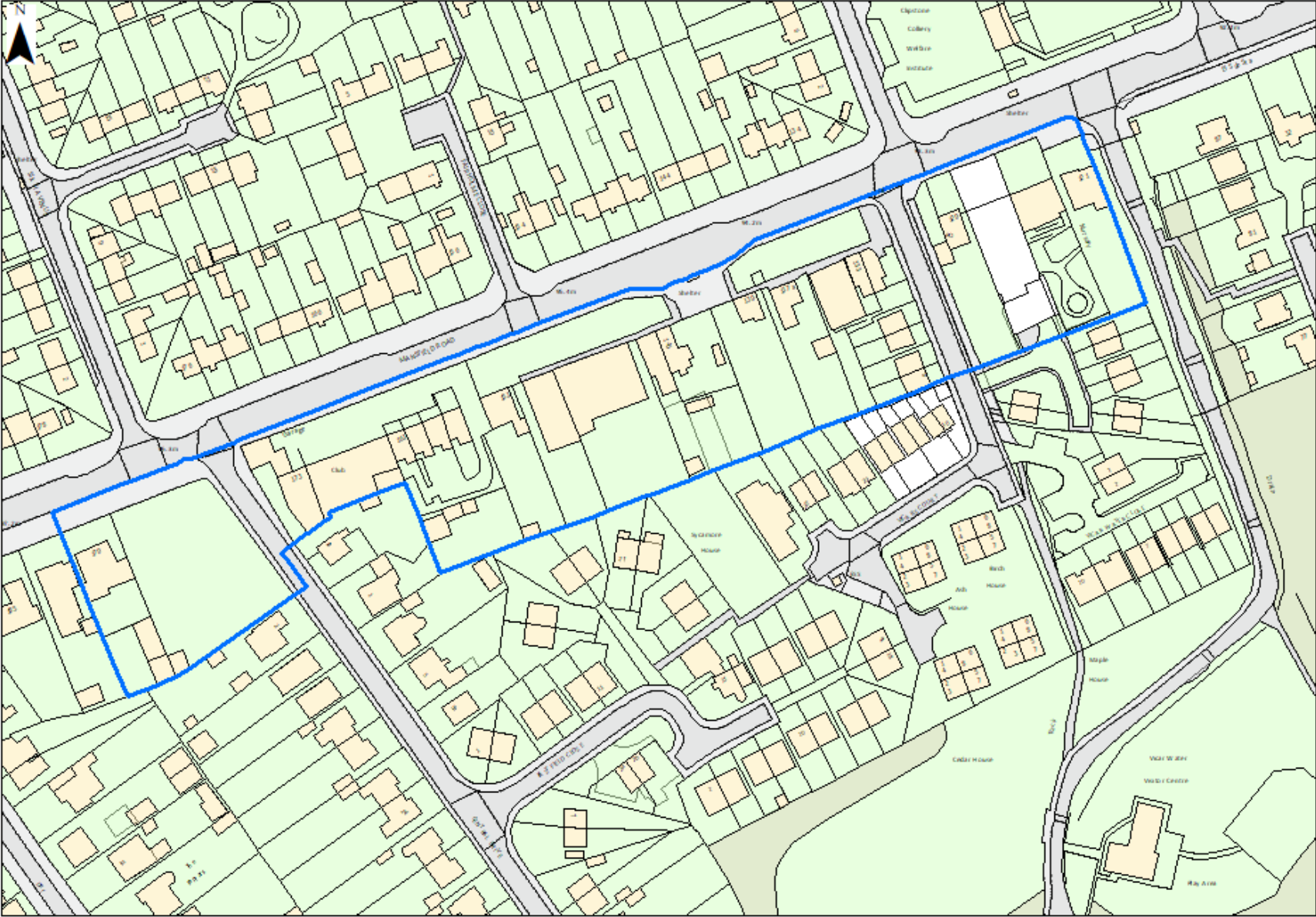
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Appendix 12: Boughton Local Centre



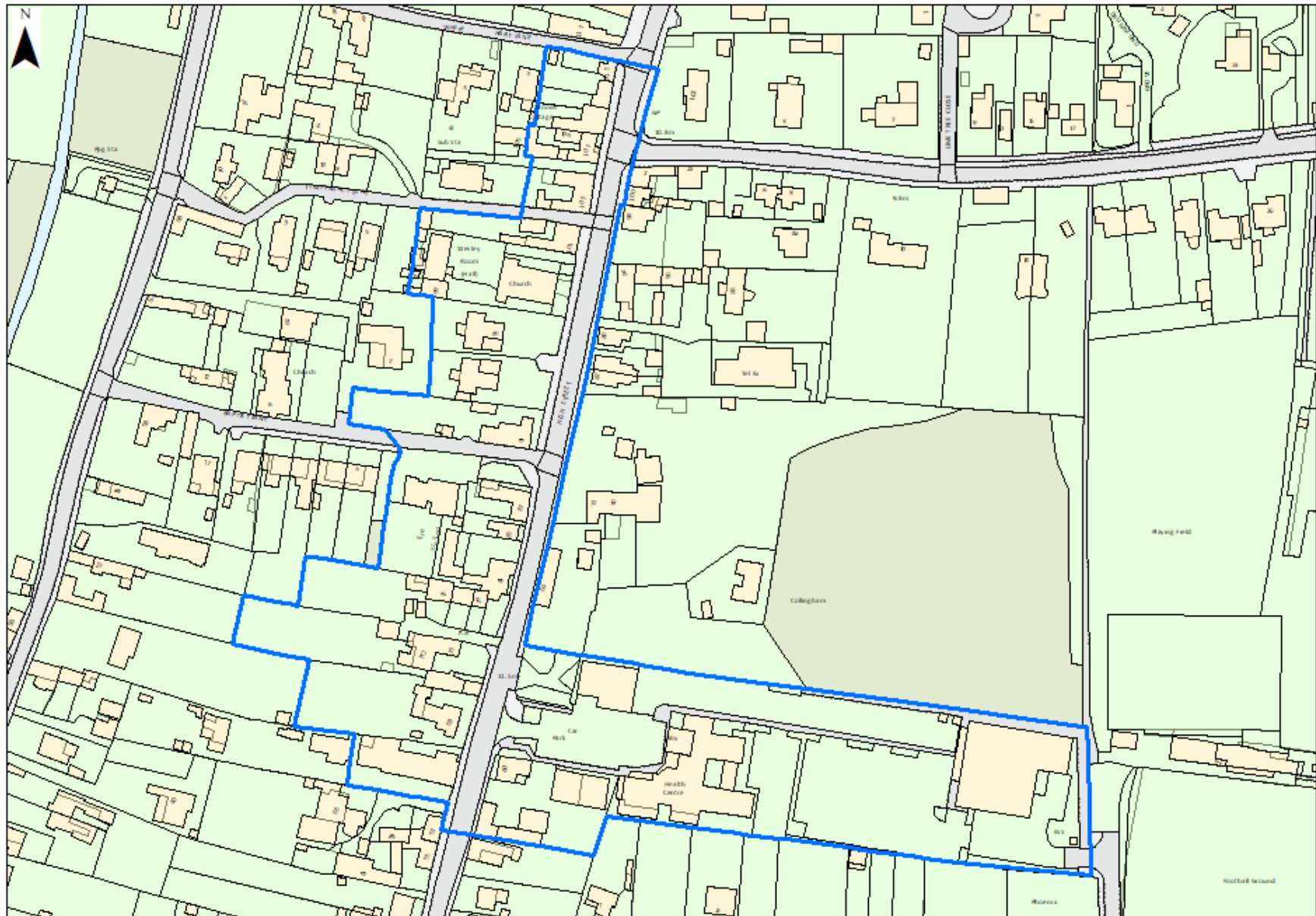
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Appendix 13: Clipstone Local Centre



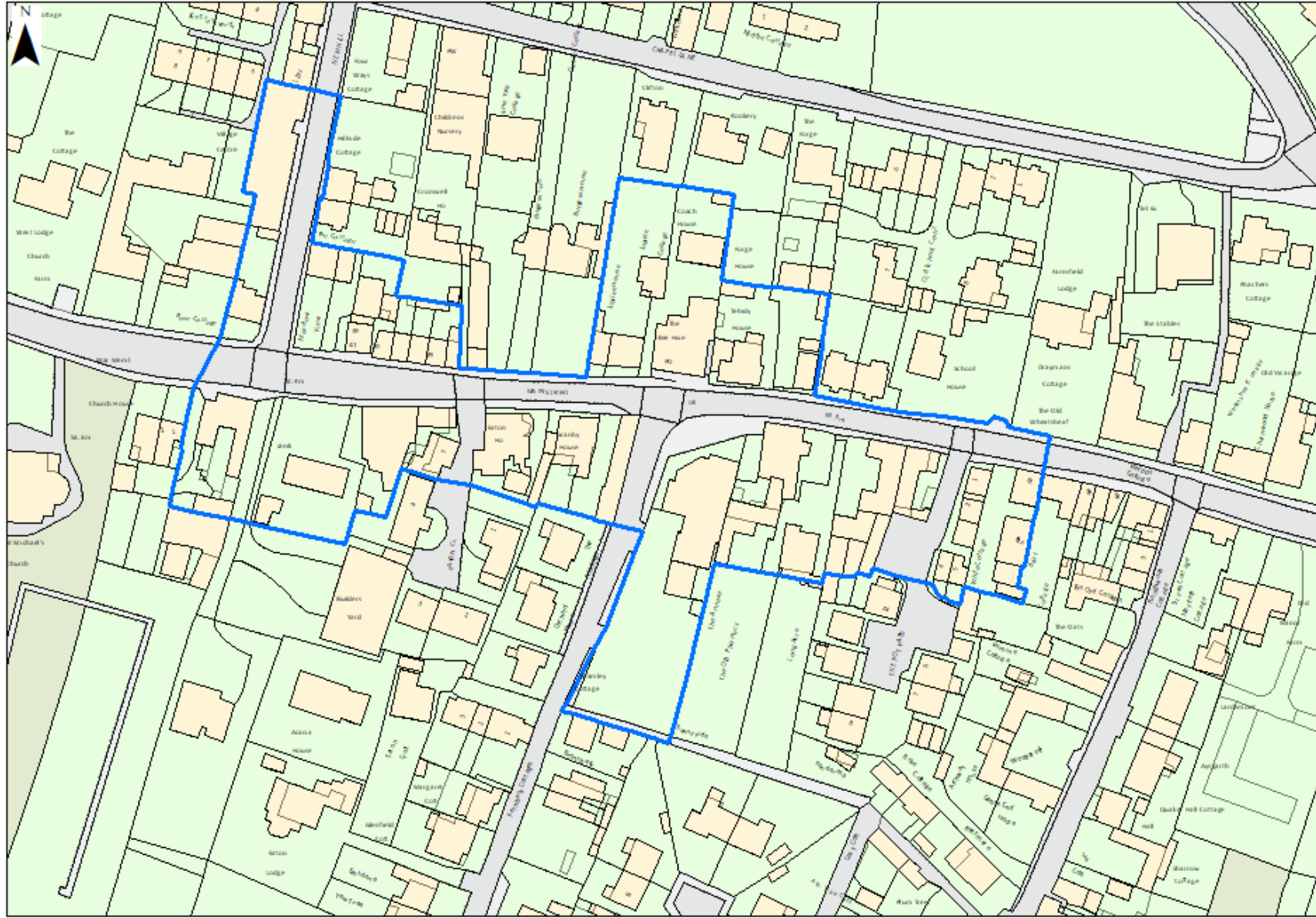
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Appendix 14: Collingham Local Centre



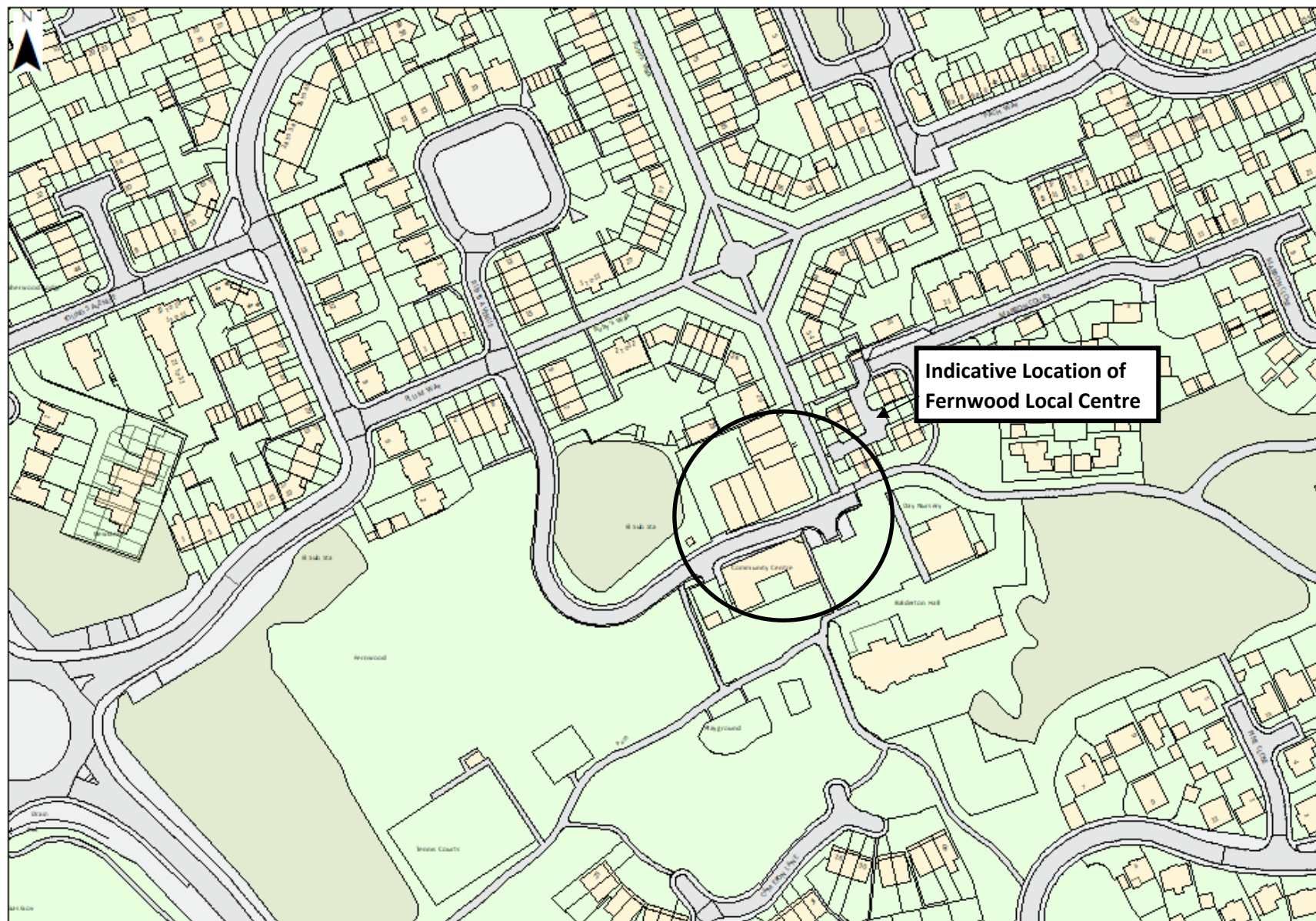
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Appendix 15: Farnsfield Local Centre



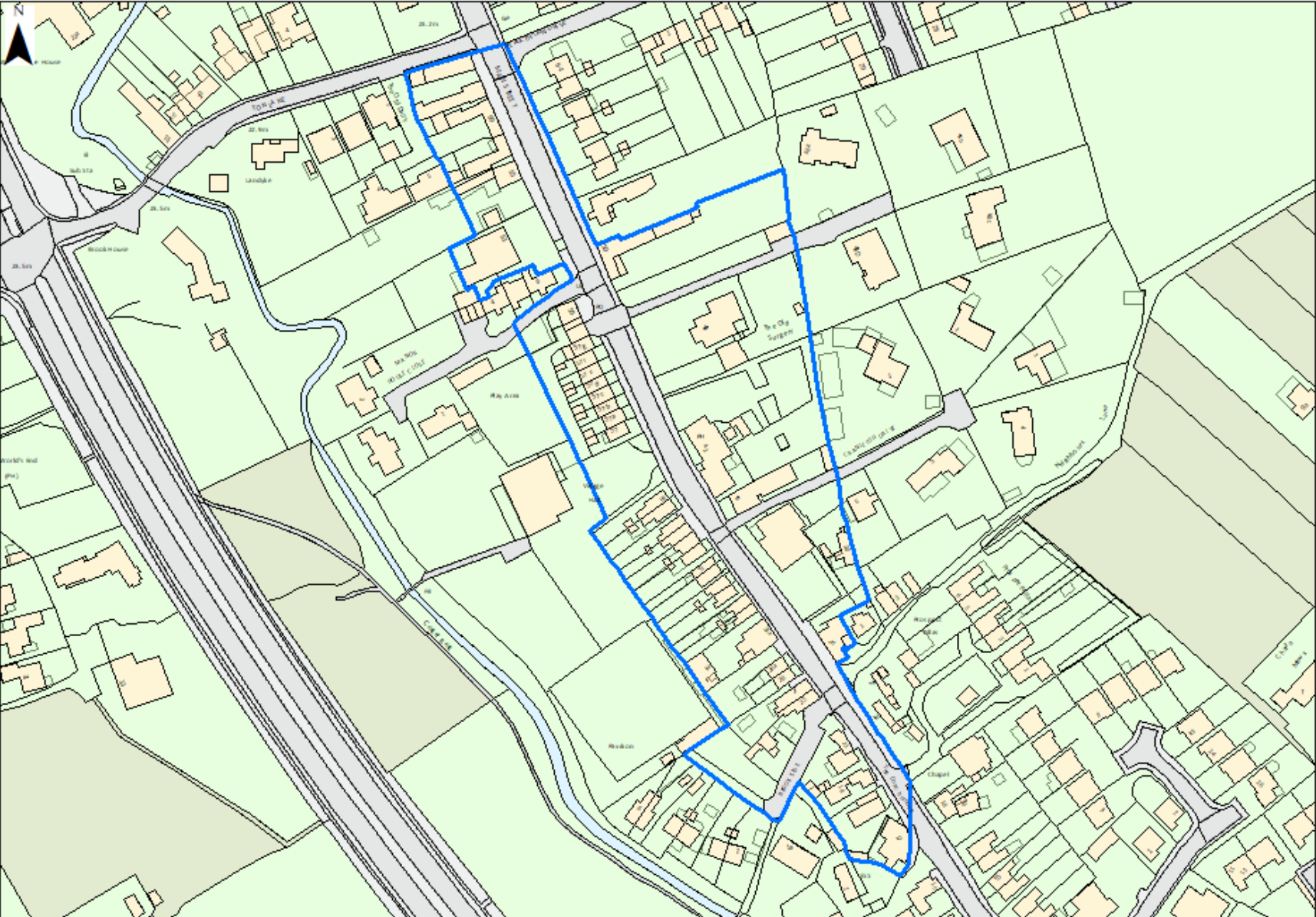
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Appendix 16: Fernwood Local Centre



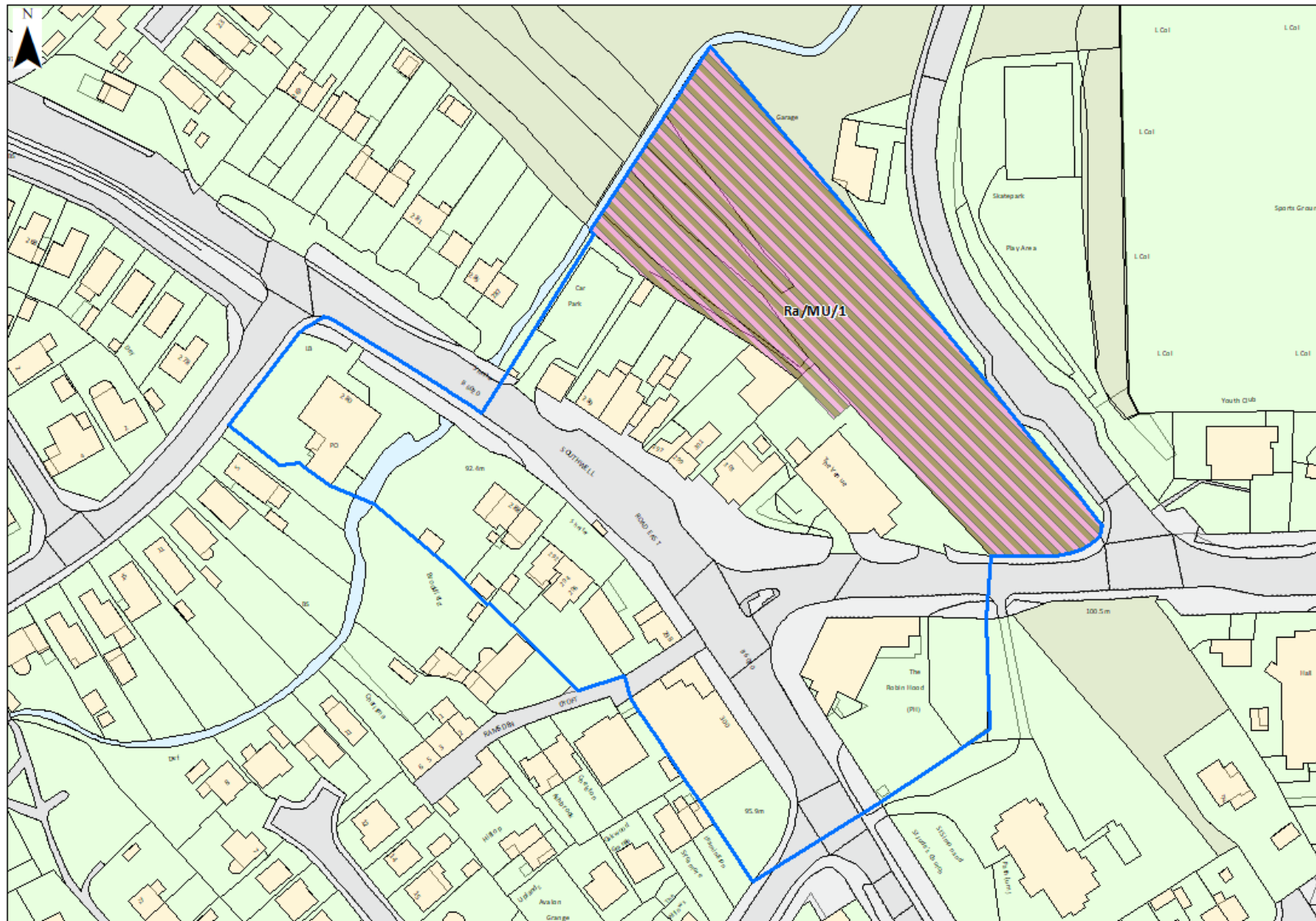
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Appendix 17: Lowdham Local Centre



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Appendix 18: Rainworth Local Centre



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