

2015
Retail and Town Centre Uses Monitoring Report 01/04/2014 to 31/03/2015
and Survey Data (March 2015)



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Local Centres (Page)

Balderton (North)

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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 01/04/2014 to 31/03/2015.

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



Figure 2: Newark Town Centre

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
19 Castle Gate	479739/354013	Change of Use	Under Construction	A1,A3 and A4	6	-112.40	11/01046/FUL	Detailed	Conversion of former hotel to provide new bar/restaurant (class A3/A4) and 5 no retail (class a1) units at ground floor level
Lombard Street (Robin Hood Hotel) (Phase 2)	479662/353678	New Build	Under Construction	A1	4	1635.00	07/01460/FULM	Detailed	Phase 2 New retail units - all assumed to be for comparison sales
19 Lombard Street	479755/353727	Change of Use	No start	A1/A2	1	25.36	13/00801/FUL	Detailed	Change use from Sui Generis to A1 and A2

Figure 3: Local Centres

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
Bowbridge Lane, Balderton	479873/351173	New Build	No Start	A1 to A5		3900.00	14/01978/OUTM	Outline	Two local centres comprising A1 to A5 units
Lakeside Shopping Centre Balderton	481283/352204	New Build Redevelopment	Under Construction	A1	1	403.20	14/01433/FULM	Detailed	Demolition of existing Co-operative foodstore and three adjacent connected units and the erection of a new Lidl foodstore (Class A1) and formation of a new access to servicing area, new car parking spaces and associated landscaping.
Mansfield Road (135-137) Clipstone	4586878/362919	New Build Redevelopment	Under Construction	A1	2	80.57	14/01585/FUL	Detailed	Demolition of existing building and erection of 2 No. retail shops
Station Road Collingham	483186/361692	New Build	Under Construction	A1	1	636.00	11/01151/FULM	Detailed	Erection of replacement Supermarket Premises with a gross external area of 943 square metres (Existing store will remain as retail use)

Figure 4: Provision Outside of Retail Hierarchy

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Application Type	Description
Devon Road Newark	479640/352385	New Build	Under Construction	A1	1	76.00	12/00156/FUL	Detailed	Construction of retail unit (class A1) - Pharmacy
Bowbridge Road Newark	480111/353045	New Build	Under Construction	A1, A2 and A5	3	372.00	14/02049/FUL	Detailed	Proposed mixed use development to include A1, A2 and A5 uses
Maltkiln Lane Newark	480295/354789	New Build	No Start	A3	2	809.60	14/01664/FUL	Detailed	Erection of two drive through restaurant
Land off Northgate Newark	480032/354513	New Build	No Start	A1	4	4728.50	13/00997/OUTM	Outline	Proposed retail development comprising 6 Units for Bulky Goods/ Open A1/ Open A1 Convenience uses and provision of car parking
Northern Road Newark	480562/354731	Change of Use	No Start	A1 and SG		16	14/00782/FUL	Detailed	Change of use from light industrial (manufacturing) and offices to retailing motor homes and offices.
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 5: 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	79.20	12/00113/FUL	Detailed	Extension to residential dwelling for retail use
Southwell Road (Mill side Country Store) Bleasby	469903/350006	New Build	No Start	A1	1	53.84	14/01380/FUL	Detailed	Single Storey Side Extension to Create Additional Storage Space
Mansfield Road Edingley	466186/356085	New Build	No Start	A1	1	80.00	13/00072/FUL	Detailed	Extension to shop
Main Street (Co-op Supermarket) Farnsfield	464782/356539	New Build	No Start	A1	1	39.20	14/02050/FUL	Detailed	Erection of a single storey rear extension to the existing Co-operative Food store
Eddison Rise (Tesco) Ollerton	466328/367718	New Build	Under Construction	A1	1	1916.00	07/01138/FULM	Detailed	Extension to supermarket

Figure 6: Sites Allocated in the Adopted Core Strategy

Core Strategy Reference	Allocation Type	Location	Plan Area	Status at 01/04/2015	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 : Sites Allocated in the Allocations & Development Management DPD (Adopted July 2013)

Allocation Reference	Allocation Type	Location	Plan Area	Status at 01/04/2015	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	Time Line for Implementation (% expected to be delivered during each period)		
								0-5 Years (2015 - 2020)	5-10 Years (2020 - 2025)	Year 11 (2025- 2026)
Bi/MU/1	Mixed Use	East of Kirklington Road, Bilsthorpe	Sherwood Area		3.95	**460.00	**460.00	0%	100%	0%
Cl/MU/1	Mixed Use	Land at the Former Clipstone Colliery	Mansfield Fringe		27.64	**250.00	**250.00	0%	100%	0%
NUA/MU/3	Mixed Use	NSK Factory, Northern Road, Newark	Newark and Rural South (Sub Area 1)		10.11	4000	4000	0%	100%	0%
OB/Re/1	Retail	Rufford Avenue, Ollerton	Sherwood Area		0.35	1962	0	100%	0%	0%
OB/Re/2	Retail	Forest Road Ollerton	Sherwood Area	Site complete	0.17	932	0	n/a	n/a	n/a
Ra/MU/1	Mixed Use	Land at Kirklington Road, Rainworth	Mansfield Fringe		0.62	**250.00	**250.00	100%	0%	0%
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%	0%

** Estimates have been made for floorspace provision

Figure 8: Outside of Retail Hierarchy

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5)	Planning Reference	Description
1 Old Hall Gardens Coddington	482670/354488	Change of Use	A1	1	7.90	14/00705/FUL	Change of use of reception room (C3) to hairdressing
83 Appleton Gate Newark	480422/354511	Change of Use	A1 and A3	1	281.00	11/00754/FUL	Change of use of existing buildings from use class D2 to use class A1 (hardware and garden furniture store) and A3 (cafe) (resubmission)
2 Castle Gate Newark	479770/354116	Change of Use	A3/A5	1	168.00	14/00135/FUL	Change of use from B1 to A3/A5
Centre Parcs Rufford	463115/363769	New Build	A1	1	99.90	13/01438/FUL	Erection of a new retail shop unit

Figure 9: Completed Change of Use Within Retail Use Class Requiring Planning Permission

Retail Hierarchy	Location	Grid Reference	Units	Net Floorspace (Sqm)	Planning Reference	Description
Outside of Retail Area	5 to 7 Mansfield Road Edwinstowe	462531/366834	1	74.40	14/00573/FUL	Change of use from A1 to A5
Edwinstowe	12 High Street	462594/366796	1	32.00	14/00206/FUL	Change of use from A3 to A5
Newark	43 Appleton Gate	480087/354018	1	22.88	14/01118/FUL	Change of use from A1 to A2

Figure 11 provides change of use information where planning permission is required, however other changes of use will have occurred during the monitoring period, where a planning permission has not been needed. Change of use in areas that form part of the Retail Hierarchy may have been identified as part of retail survey work carried out during quarter two of 2014.

Figure 10: Completed Loss of Retail Capacity 01/04/2014 to 31/03/2015

Retail Hierarchy	Location	Grid Reference	Use Class Change	Units Lost	Loss of Floorspace (Sqm)	Planning Reference	Description
Southwell	3 Portland Arcade	470156/354036	A2 to D1	1	80.00	14/00810/FUL	Change of Use from Estate Agents to Osteopathic Clinic

There are no net gain completions within the defined retail centre's for 14/15

Section Three

Convenience and Comparison Data (01/04/2014 to 31/03/2015)



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 11 below shows the updated Requirements

Figure 11: 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 14 to 16 details commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2014 to 31/03/2015. 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 12: Retail Commitments for Proposed Convenience and Comparison Use at 01/04/2015

Newark Urban Area or the Rest of the District	Unit and Street	Town	Description	Planning Reference	Total Net Floor Space	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Newark Urban Area	Lakeside Shopping Centre	Balderton	Demolition of existing Co-operative foodstore and three adjacent connected units and the erection of a new Lidl foodstore (Class A1) and formation of a new access to servicing area, new car parking spaces and associated landscaping. (Increase in floorspace)	14/01433/FULM	403.20	403.20	
Newark Urban Area	Land South of Newark Bowbridge Lane	Balderton	Two Local Centres comprising A1 to A5 Units	14/01978/OUTM	3900.00	1112.00	387.00
Rest of the District	Lyndhurst Avenue	Blidworth	Extension to residential dwelling for retail use	12/00113/FUL	79.20	79.20	
Rest of the District	135-137 Mansfield Road	Clipstone	Demolition of existing building and erection of 2 No. retail shops (Increase in floorspace)	14/01585/FUL	80.57	80.57	
Rest of the District	Station Road	Collingham	Erection of replacement Supermarket Premises with a gross external area of 943 square metres (Existing store will remain as retail use)	11/01151/FULM	636.00	636.00	
Rest of the District	Mansfield Road	Edingley	Extension to shop	13/00072/FUL	80.00		80.00
Rest of the District	Main Street	Farnsfield	Extension of single storey extension to existing shop	14/02050/FUL	39.20	39.20	
Newark Urban Area	19 Castle Gate	Newark	Conversion of former hotel to provide new bar/restaurant (class A3/A4) and 5 no retail (class a1) units at ground floor level	11/01046/FUL	198.60		198.60
Newark Urban Area	Lombard Street (Robin Hood Hotel Phase 2)	Newark	Phase 2 New retail units - all assumed to be for comparison sales	07/01460/FULM	1635.00		1635.00
Newark Urban Area	Bowbridge Road	Newark	Proposed mixed use development to include A1, A2 and A5	11/01533/FUL	372.00	271.00	
Newark Urban Area	Land off Northgate	Newark	Proposed development comprising 6 units for bulky goods/ open A1/open A1 convenience uses and provision of car parking	13/00977/OUTM	4728.50	1434.00	3294.50
Rest of the District	Eddison Rise Tesco	Ollerton	Extension to supermarket	07/01138/FULM	1916.00	1,916.00	
Total Floorspace (Net)					14068.27	5971.17	5595.10

Gain and Loss of Convenience and Comparison Uses in the Defined Retail Areas

Figure 13: Convenience and Comparison Gains

Newark Urban Area or the Rest of the District	Retail Hierarchy	Location	Details	Net Gain in Convenience Floorspace (Sqm)	Net Gain in Comparison Floorspace (Sqm)
Rest of the District	Edwinstowe District Centre	23 High Street	Children's Clothes Shop		46.94
Rest of the District	Farnsfield Local Centre	62a Main Street	Antiques and Upholstery		25.02
Newark Urban Area	Newark Town Centre	Royal Exchange	Gift Shop		25.68
Newark Urban Area	Newark Town Centre	Royal Exchange	Gift Shop		25.68
Rest of the District	Ollerton District Centre	Dukeries Centre Forest Road	Mobility Shop		108.00
Rest of the District	Ollerton District Centre	Forest Road	Furniture Sales		165.00
Rest of the District	Ollerton District Centre	Forest Road	Farm Shop	45.60	
Rest of the District	Ollerton District Centre	Sherwood Drive	Baby Goods Shop		32.80
Rest of the District	Southwell District Centre	17b Queen Street	Wine Shop	14.69	
Rest of the District	Southwell District Centre	10 King Street	Clothing Shop		28.68
Total (Sqm)				60.29	457.80

Figure 14: Convenience and Comparison Loss and Currently Not Trading

Newark Urban Area or the Rest of the District	Retail Hierarchy	Location	Details	Net Loss in Convenience Floorspace (Sqm)	Net Loss in Comparison Floorspace (Sqm)
Newark Urban Area	Newark Town Centre	35 Appleton Gate	Loss of food and wine sales	104.80	
Newark Urban Area	Newark Town Centre	11 The Arcade	The Jewellery Boutique		22.40
Newark Urban Area	Newark Town Centre	21 Kirk Gate	Loss of Clothes Shop	24.52	
Newark Urban Area	Newark Town Centre	Royal Exchange	Loss of Shoe Shop		25.68
Newark Urban Area	Newark Town Centre	Royal Exchange	Loss of Clothes Shop		25.68
Total (Sqm)				129.32	73.76

Figures 15 and 16 details gains and losses of convenience and comparison uses within the defined retail centres at the time of survey. Gain of net floorspace has only been included where the last use was not classed as convenience or comparison.

Figure 15: 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	**460.00	460.00	
Rest of the District	CI/MU/1	Land at the Former Clipstone Colliery	Mansfield Fringe	**250.00	250.00	
Newark Urban Area	NUA/MU/3	NSK Factory Northern Road	Newark and Rural South Sub Area 1	4000.00		4000.00
Rest of the District	OB/RE/1	Rufford Road Ollerton	Sherwood Area	1569.60	1200.00	369.60
Newark Urban Area	Ra/MU/1	Land at Kirklington Road Rainworth	Mansfield Fringe	250.00**	250.00	
Rest of the District	ST/MU/1	East of Hemplands Lane Sutton on Trent	Rural North Sub Area 3	250.00**	250.00	
Newark Urban Area	NAP2B	Land East of Newark	Newark and Rural South Sub Area 1	2500.00**	1000.00	1500.00
Newark Urban Area	NAP2C	Land at Fernwood	Newark and Rural South Sub Area 1	2500.00**	1000.00	1500.00
Total (Sqm)				11779.60	4410.00	7369.60

Figure 16: Convenience/Comparison Status at 01/04/2015

					Net Sqm Completions and Losses					
A	B	C	D	E	F	G	H	I	J	K
Area	Net Requirement of Sqm of Convenience or Comparison Floor-space by Area (See Figure 11)	Net Sqm of Committed Floor space with planning permission at 01/04/2015	(Net Sqm) of Allocated Floorspace (See Figure 15)	Net Sqm of Commitments +Allocations (C+D)	01/04/2010 and 31/03/2012 (Post Grimley Study See page 13 for explanation)	01/04/2012 and 31/03/2013	01/04/2013 and 31/03/2014	01/04/2014 and 31/03/2015	Net Sqm of Completions and Losses at 31/03/2014 (F+G+H+I)	Under/Over Provision (E+J-B)
Newark Urban Area Convenience	5661	3220	2250	5470	738	536	-157	-129.32	987.68	797
Rest of the District Convenience	6707	2751	2160	4911	70	944	0	60.29	1074.29	-722
All of the District Comparison	15690	5595	7370	12965	8	744	759	610.76	2121.76	-604

** 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 March 2015)



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

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

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

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

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

Key for Retail Area Plans



Newark Town Centre

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

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

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

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

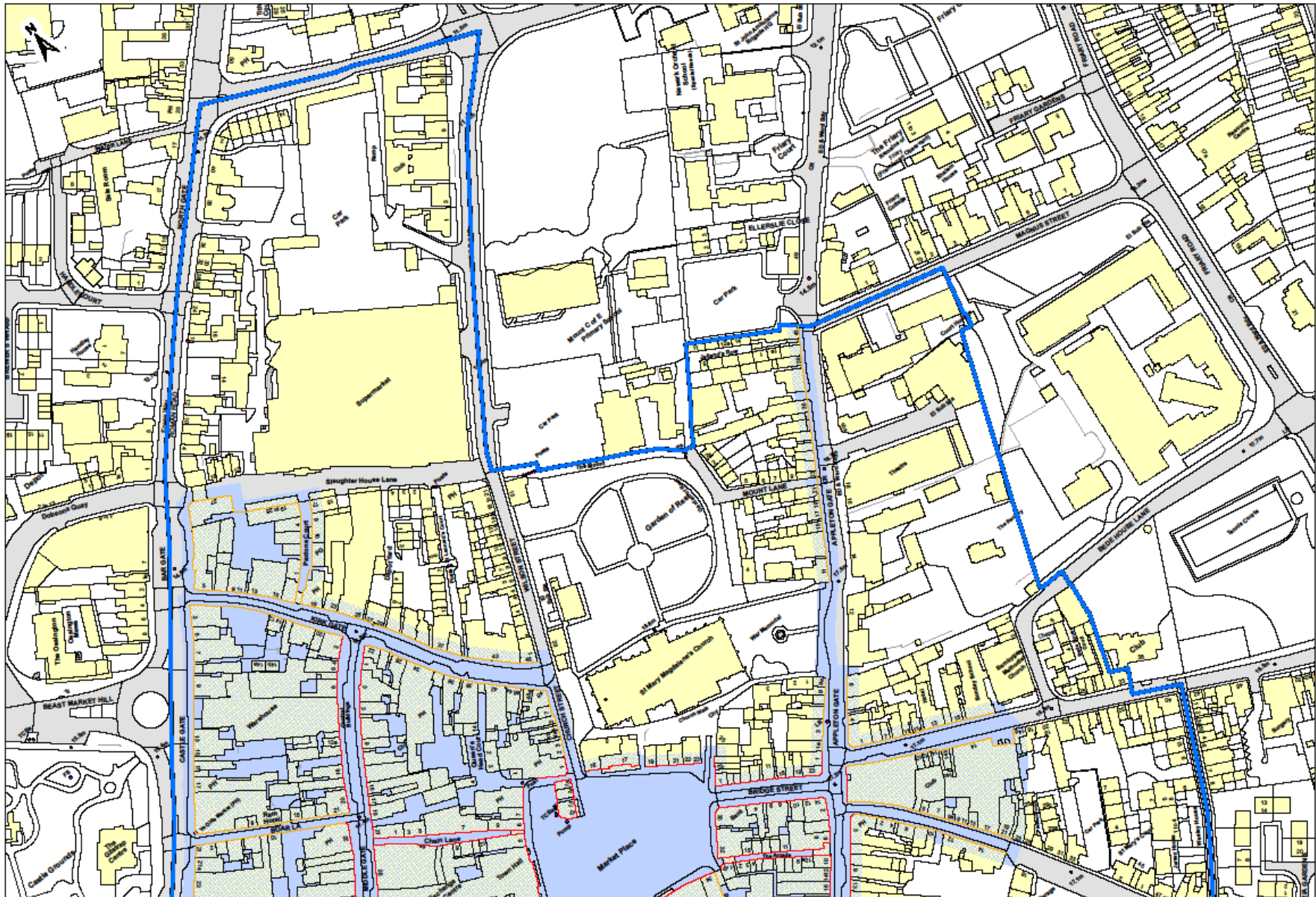
Retail proposals in this area would be assessed by reference to **Policy DM11– Newark** (Allocations & Development Management DPD (Adopted July 2013).

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

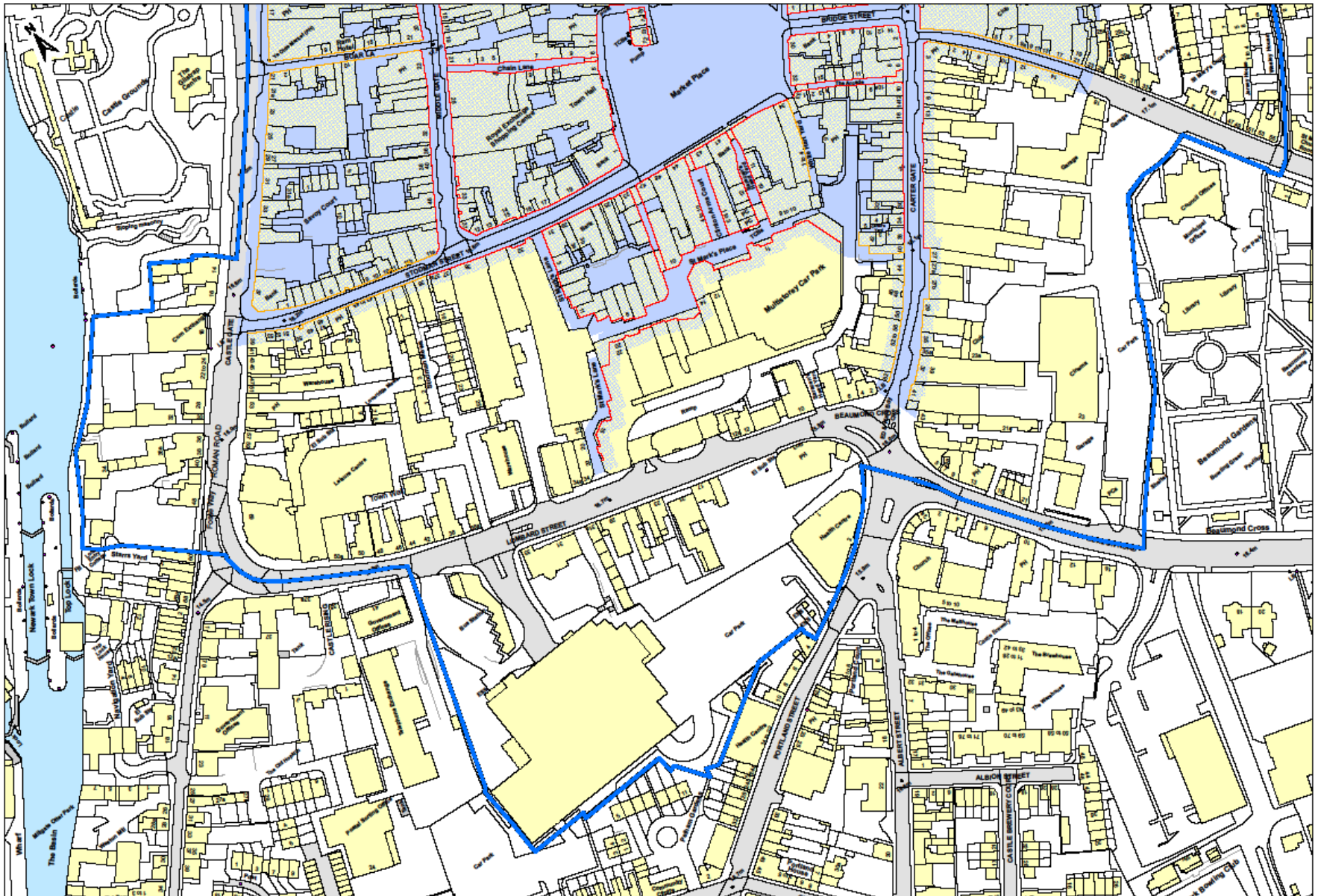
Proposals for non retail uses at street level within the Primary Shopping Frontages, as defined on the proposals map, will not be supported unless they can demonstrate a positive contribution to the vitality and viability of the town centre.

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

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



Plan Two: Newark Town Centre (South)



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

Figure 17: 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	661	59	8.93	245	37.07	59	8.93	38	5.75	19	2.87	14	2.12	186	28.14	21	3.18	10	1.51	10	1.51

Figure 18: Percentage Split for Units falling within the Primary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	166	12	7.23	112	67.47	23	13.86	11	6.63	3	1.81	2	1.20	0	0.00	3	1.81	0	0.00	0	0.00

Figure 19: Percentage Split for Units falling within the Secondary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	161	16	9.94	81	50.31	15	9.32	14	8.70	9	5.59	8	4.97	7	4.35	5	3.11	1	0.62	5	3.11

Figure 20: Percentage Split for Units falling within the Primary Shopping Area

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre	361	35	9.70	207	57.34	38	10.53	26	7.20	14	3.88	10	2.77	20	5.54	6	1.66	1	0.28	4	1.11

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

Figure 21: 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	434	59	13.59	245	56.45	59	13.59	38	8.76	19	4.38	14	3.23

Figure 22: Percentage Split for 'A' Use Class Units including Vacant Units within the Primary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	163	12	7.36	112	68.71	23	14.11	11	6.75	3	1.84	2	1.23

Figure 23: Percentage Split for 'A' Use Class Units including Vacant Units within the Secondary Shopping Frontage

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	143	16	11.19	81	56.64	15	10.49	14	9.79	9	6.29	8	5.59

Figure 24: Percentage Split for 'A' Use Class Units including Vacant Units within the Primary Shopping Area

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Town Centre	330	35	10.61	207	62.73	38	11.52	26	7.88	14	4.24	10	3.03

Figure 25: 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	1	20.00	4	80.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Queens Road	8	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	7	87.50	0	0.00	1	12.50	0	0.00
Slaughter House Lane, St Leonards Court, Depot Yard,	28	1	3.57	2	7.14	0	0.00	1	3.57	1	3.57	0	0.00	23	82.14	0	0.00	0	0.00	0	0.00
St Marks Lane	7	0	0.00	4	57.14	1	14.29	2	28.57	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
St Marks Place	15	2	13.33	13	86.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Saracen's Head Yard	3	1	33.33	2	66.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Stodman Mews	33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	33	100.00	0	0.00	0	0.00	0	0.00
Stodman Street	40	2	5.00	27	67.50	3	7.50	4	10.00	1	2.50	0	0.00	0	0.00	1	2.50	0	0.00	2	5.00
The Buttermarket / Royal Exchange	14	3	21.43	7	50.00	2	14.29	1	7.14	0	0.00	0	0.00	0	0.00	1	7.14	0	0.00	0	0.00
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 28: Newark Town Centre Use Class Percentage in Primary Shopping Areas

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Town Centre (All)	361	35	9.70	207	57.34	38	10.53	26	7.20	14	3.88	10	2.77	20	5.54	6	1.66	1	0.28	4	1.11
Appleton Gate	23	1	4.35	11	47.83	3	13.04	1	4.35	1	4.35	1	4.35	4	17.39	1	4.35	0	0.00	0	0.00
Balderton Gate	12	0	0.00	8	66.67	1	8.33	1	8.33	0	0.00	2	16.67	0	0.00	0	0.00	0	0.00	0	0.00
Barnby Gate	12	4	33.33	4	33.33	1	8.33	0	0.00	1	8.33	1	8.33	0	0.00	1	8.33	0	0.00	0	0.00
Boar Lane	6	2	33.33	4	66.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Bridge Street	12	1	8.33	11	91.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Carter Gate	57	7	12.28	36	63.16	3	5.26	3	5.26	1	1.75	1	1.75	4	7.02	0	0.00	1	1.75	1	1.75
Castle Gate	29	0	0.00	5	17.24	3	10.34	4	13.79	5	17.24	2	6.90	9	31.03	0	0.00	0	0.00	1	3.45
Chain Lane	9	1	11.11	7	77.78	0	0.00	1	11.11	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Church Street	4	0	0.00	3	75.00	0	0.00	0	0.00	0	0.00	0	0.00	1	25.00	0	0.00	0	0.00	0	0.00
Clinton Arms Court	8	1	12.50	5	62.50	1	12.50	1	12.50	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Kirk Gate	33	2	6.06	14	42.42	6	18.18	2	6.06	2	6.06	2	6.06	2	6.06	2	6.06	0	0.00	1	3.03
Market Place	25	2	8.00	10	40.00	8	32.00	3	12.00	2	8.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Middlegate	33	3	9.09	21	63.64	6	18.18	2	6.06	0	0.00	1	3.03	0	0.00	0	0.00	0	0.00	0	0.00
Paxton's Court	6	1	16.67	5	83.33	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Queens Head Court	5	1	20.00	4	80.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Saracen's Head Court	3	1	33.33	2	66.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Slaughter House Lane	4	1	25.00	2	50.00	0	0.00	1	25.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
St Marks Lane	7	0	0.00	4	57.14	1	14.29	2	28.57	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
St Marks Place	15	2	13.33	13	86.67	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00
Stodman Street	39	2	5.13	27	69.23	3	7.69	4	10.26	1	2.56	0	0.00	0	0.00	1	2.56	0	0.00	1	2.56
The Buttermarket / Royal Exchange	14	3	21.43	7	50.00	2	14.29	1	7.14	0	0.00	0	0.00	0	0.00	1	7.14	0	0.00	0	0.00
White Hart Yard	5	0	0.00	4	80.00	0	0.00	0	0.00	1	20.00	0	0.00	0	0.00	0	0.00	0	0.00	0	0.00

Figure 29: Newark Town Centre Vacant Units: (March 2015)

Number & Street	Previous Use Class	Net Sqm	Primary Shop Frontage	Secondary Shop Frontage	Primary Shopping Area
27A Carter Gate	A1	68.80	No	Yes	Yes
25 and 27 Appleton Gate	A1	198.00	No	Yes	Yes
Morton House 12 Appleton Gate	A2	144.44	No	No	No
47-49 Balderton Gate	A2	64.30	No	No	No
11b Barnby Gate	A1	28.10	Yes	No	Yes
33 Barnby Gate	A1	77.20	No	No	No
Chapel Bede House Court	A2	18.70	No	No	No
10 Barnby Gate	A1	18.50	No	Yes	Yes
14b Barnby Gate	A1	39.40	No	Yes	Yes
14d Barnby Gate	A5	21.30	No	Yes	Yes
16 Barnby Gate	A1	17.73	No	No	No
4 Boar Lane	A1	66.98	No	Yes	Yes
12 Boar Lane	A1	29.50	No	Yes	Yes
19 Bridge Street	A2	83.90	Yes	No	Yes
44 Carter Gate	A1	74.30	No	Yes	Yes
50 Carter Gate	A1	82.20	No	Yes	Yes
54 Carter Gate	A1	96.63	No	Yes	Yes
10 The Arcade	A1	105.70	No	No	Yes
11 The Arcade	A1	36.40	No	No	Yes
14 The Arcade	A1	39.30	No	No	Yes
36 and 38 Castle Gate	D1	106.98	No	No	No
7 and 9 Chain Lane	A1	109.24	Yes	No	Yes
5 Kirk Gate	A3	443.11	No	Yes	Yes
21 Kirk Gate	A1	177.89	No	Yes	Yes
11and 13 Kings Road	A1	55.30	No	No	No
36 Lombard Street	A1	355.90	No	No	No
Health Centre Beaumond Cross	D1	268.96	No	No	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

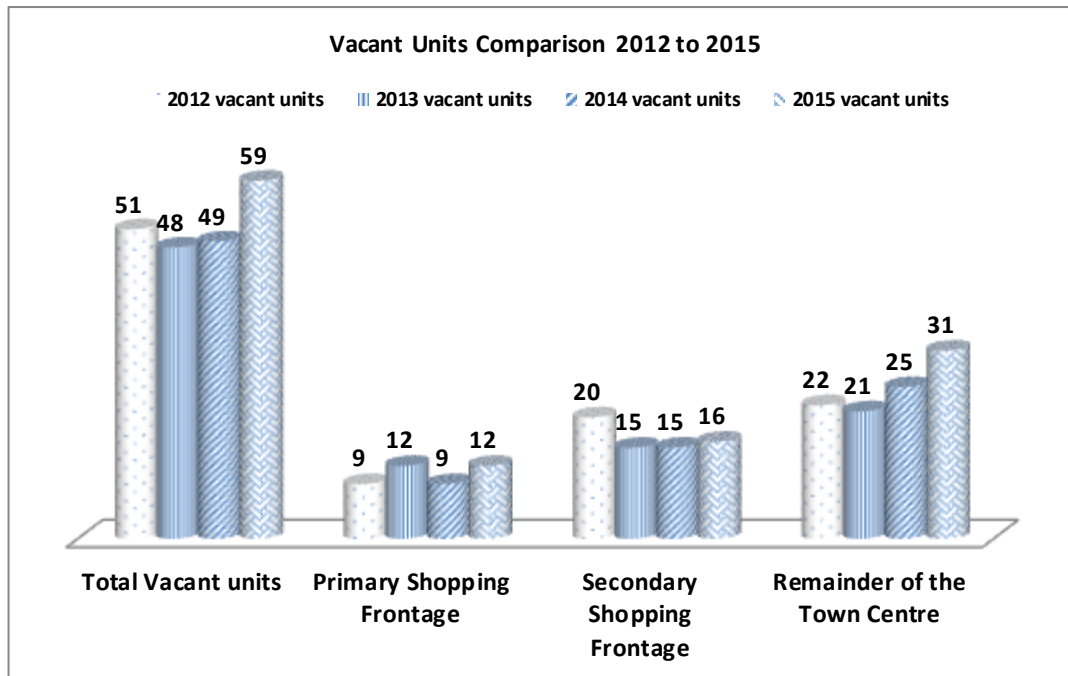
Figure 29 : Newark Town Centre Vacant Units Continued

Number & Street	Previous Use Class	Net Sqm	Primary Shop Frontage	Secondary Shop Frontage	Primary Shopping Area
Unit 2b Beaumont Cross	A1	100.50	No	No	No
Unit 3 Beaumont Cross	A1	357.00	No	No	No
Unit 4 Beaumont Cross	A1	362.00	No	No	No
Unit 10 Beaumont Cross	A1	97.50	No	No	No
Unit 11 Beaumont Cross	A1	391.00	No	No	No
17 Lombard Street	A1	108.15	No	No	No
19 Lombard Street	A1	28.60	No	No	No
21 Lombard Street	D1	353.10	No	No	No
31a Lombard Street	A1	55.83	No	No	No
Unit 2 Martindale Lane	A1	55.83	No	No	No
Unit 5 Martindale Lane	A2	55.83	No	No	No
Unit 6 Martindale Lane	A3	55.83	No	No	No
4 Middlegate	A1	21.69	Yes	No	Yes
25 Middlegate	A1	102.00	Yes	No	Yes
Royal Exchange Shopping Centre	A1	11.78	No	No	Yes
Royal Exchange Shopping Centre	A1	11.78	No	No	Yes
Royal Exchange Shopping Centre	A1	113.48	No	No	Yes
33 Middlegate	A1	48.45	Yes	No	Yes
19 Market Place	A1	104.50	Yes	No	Yes
47 Market Place	A1	105.32	Yes	No	Yes
30 and 32 Northgate	A1	157.50	No	No	No
34 Northgate	A2	56.76	No	No	No
1 Queens Head Court	A1	36.90	No	No	Yes
23 and 25 Slaughter House Lane	A1	71.00	No	Yes	Yes
3 Paxton's Court	A1	93.90	No	Yes	Yes
10 Saracens Head Yard	A1	72.27	Yes	No	Yes
Clinton Arms Court	A1	76.86	Yes	No	Yes
11 St Marks Place	A1	107.10	Yes	No	Yes
7 St Marks Place	A1	40.44	Yes	No	Yes
45 Stodman Street	A1	138.00	No	Yes	Yes
47 and 48 Stodman Street	A2	99.50	No	Yes	Yes

Figure 30: Vacant Unit Comparison Table

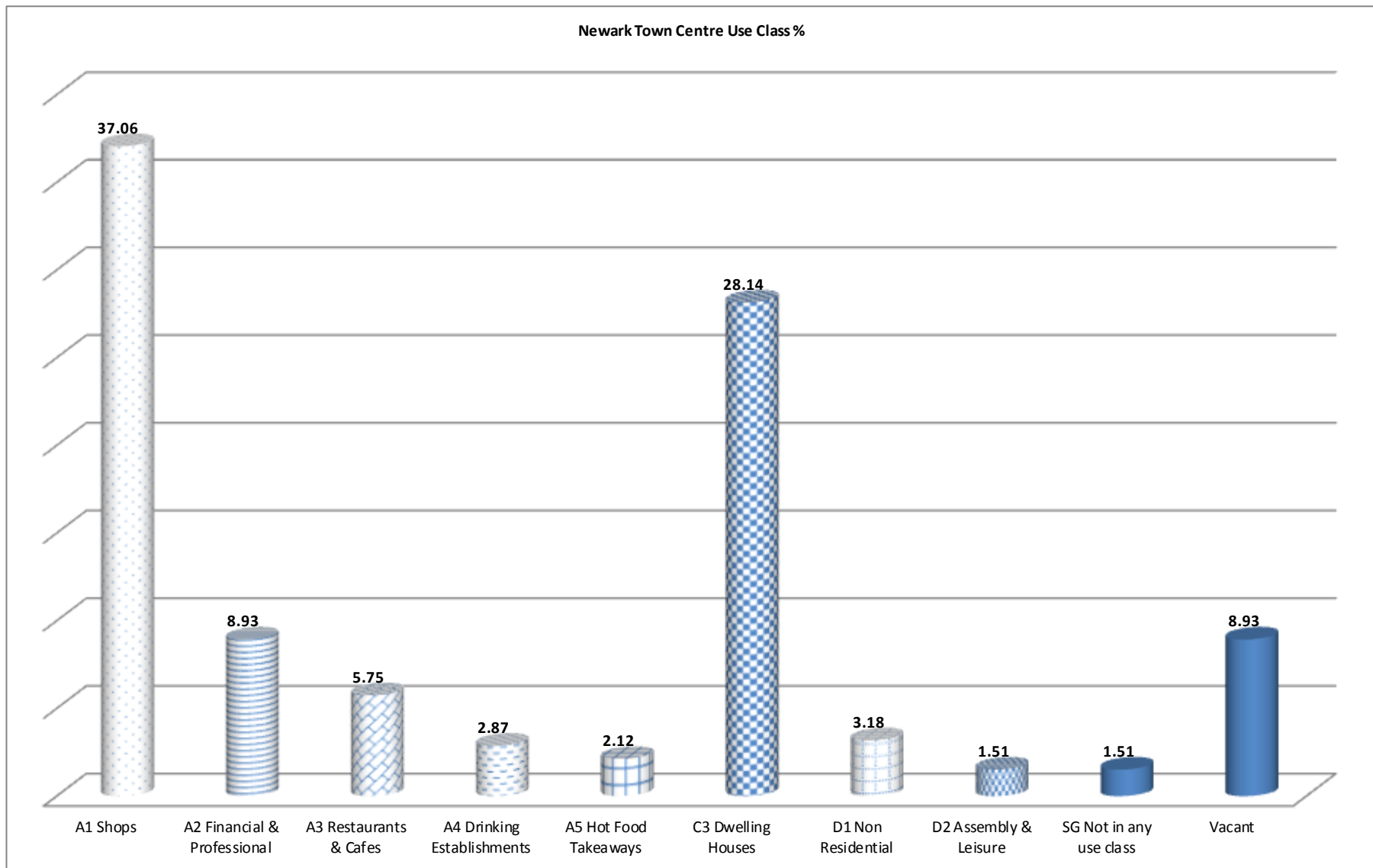
Year	Total Vacant units	Primary Shopping Frontage	Secondary Shopping Frontage	Remainder of the Town Centre
2012 vacant units	51	9	20	22
2013 vacant units	48	12	15	21
2014 vacant units	49	9	15	25
2015 vacant units	59	12	16	31

Figure 31: Newark Town Centre Vacant Units 2012 to 2015 Comparison



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 32: Newark Town Centre Use Class Percentage Split



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

Figure 33: Primary Shopping Frontage - Use Class %

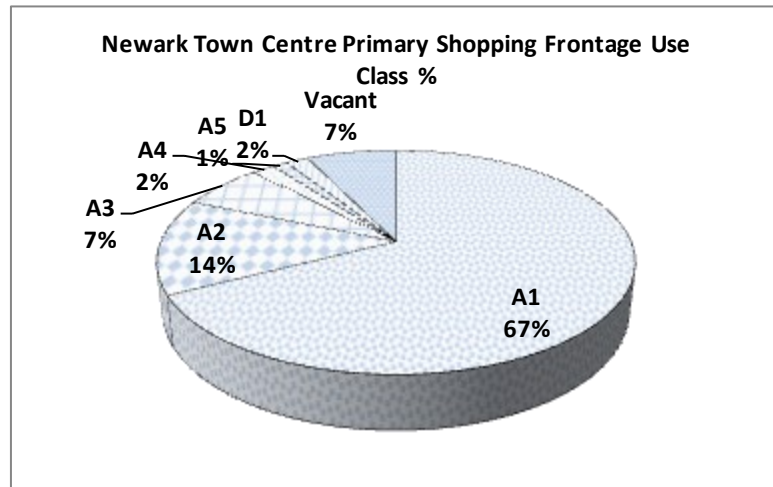


Figure 34: Secondary Shopping Frontage - Use Class %

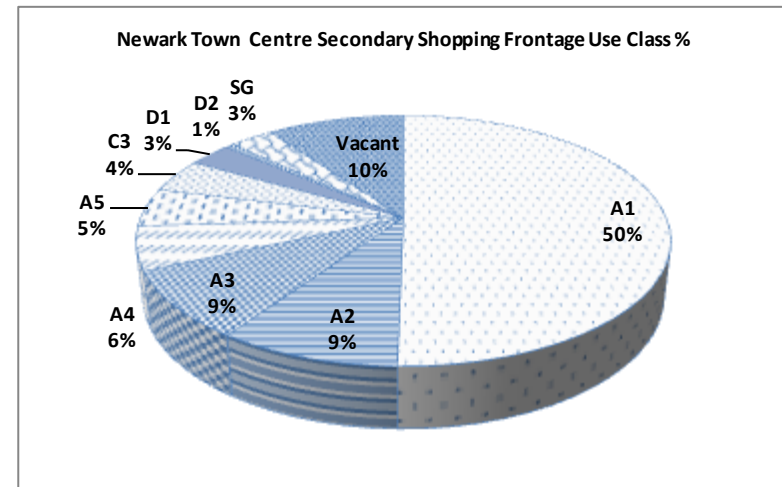


Figure 35: Primary shopping Areas - Use Class %

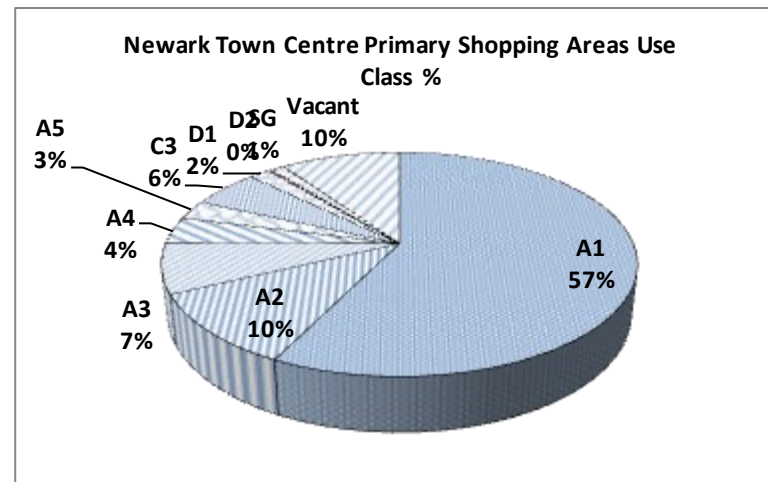


Figure 36: Northgate Retail Park –Use Class Split for All Units (March 2015)

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

Figure 37: Use Class Split

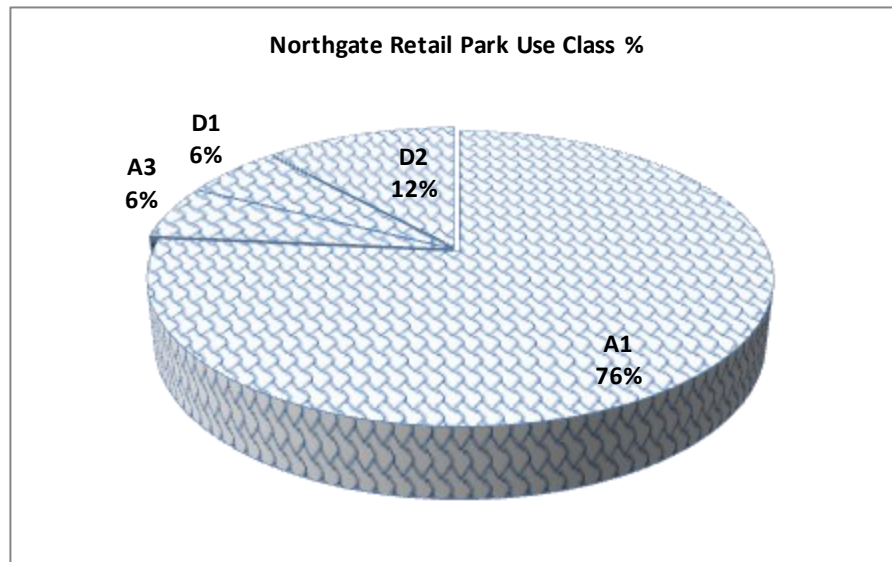


Figure 38: Northgate Retail Park 2012 to 2015 Comparison

Year	A1	A3	D1	Vacant	Total Units
2013	11	1	1	1	14
2014	12	1	1	0	14
2015	17	1	1	0	17

District Centres

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

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

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

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

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

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

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

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

Key for Retail Area Plans

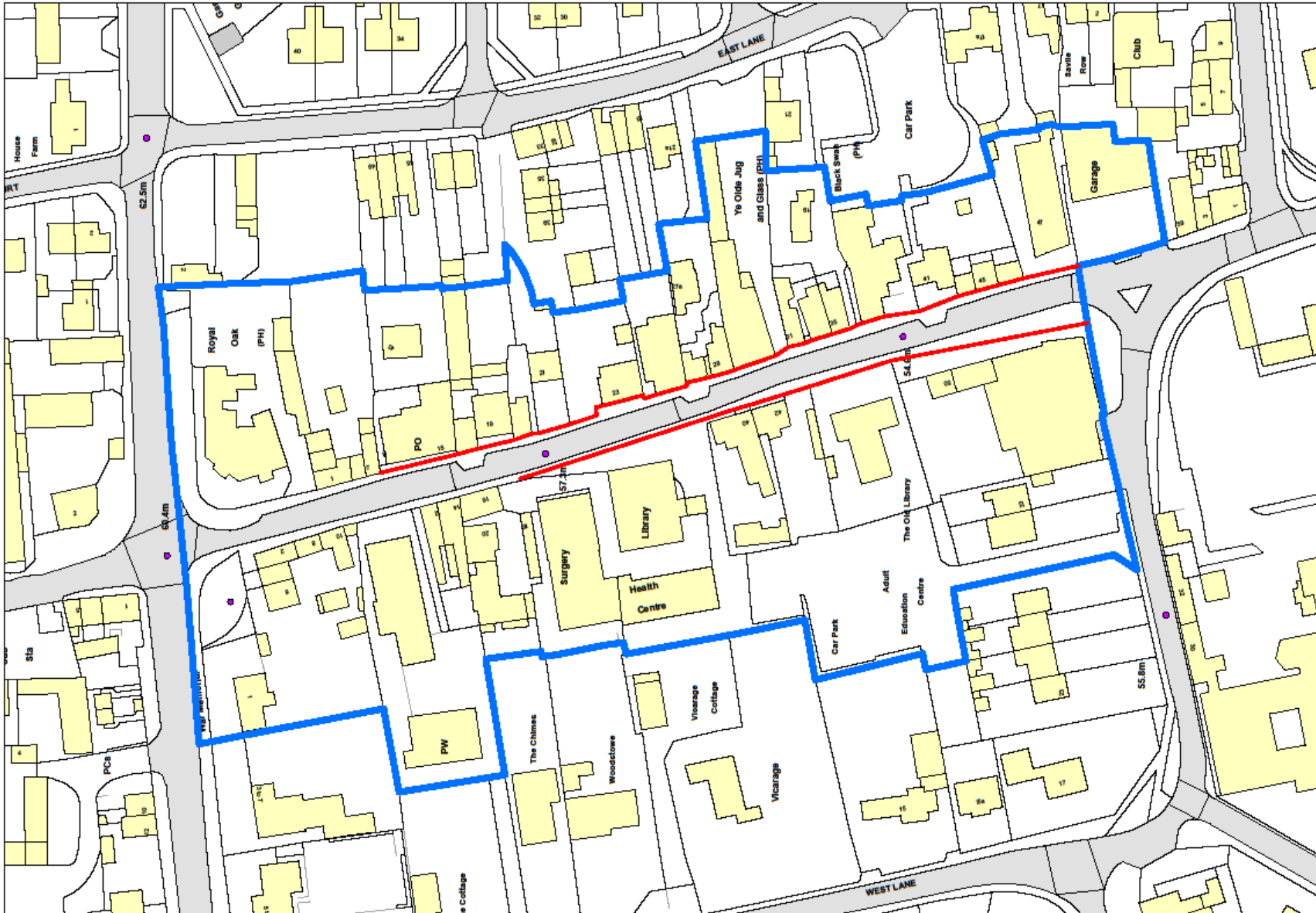
Key

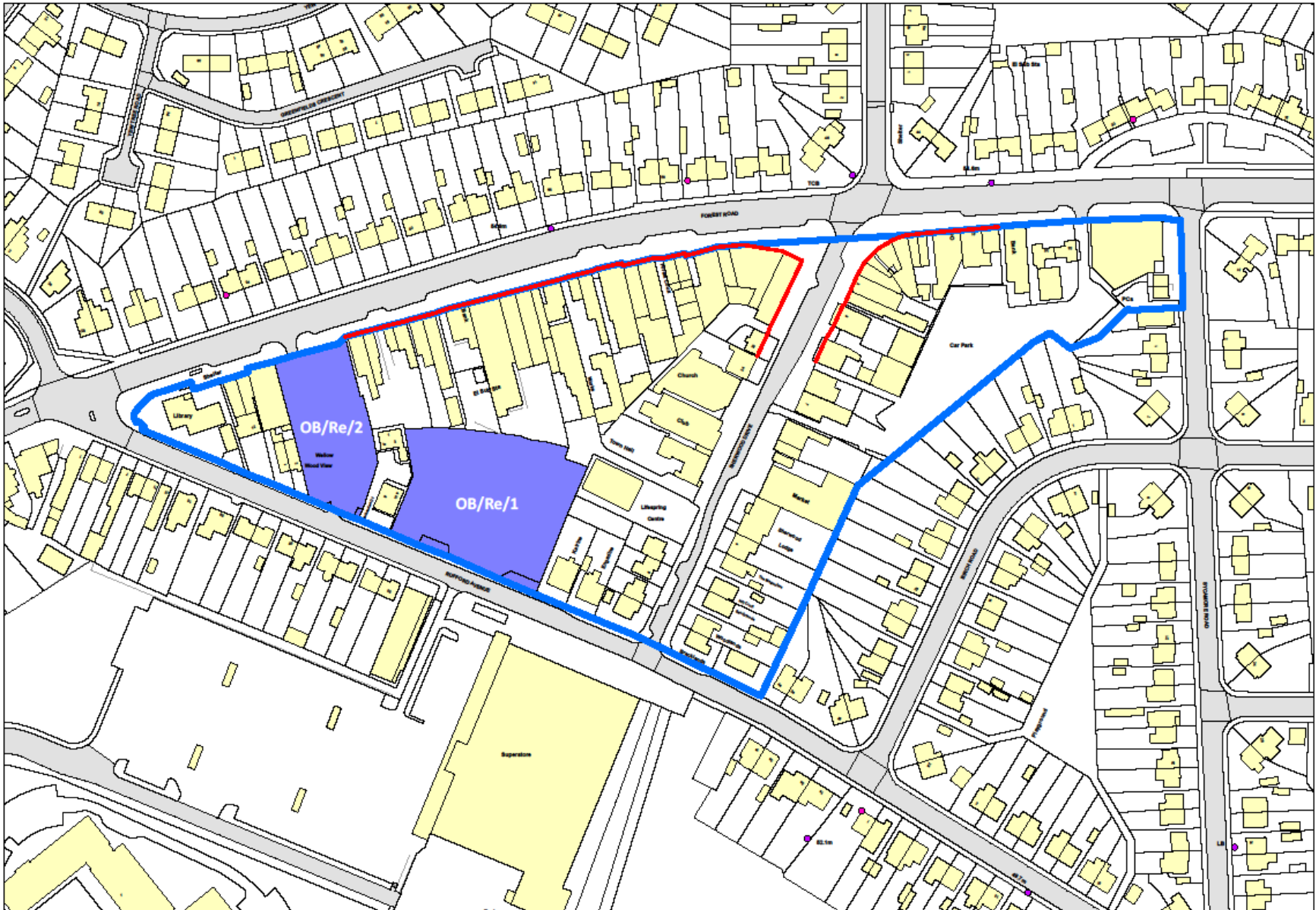
District Centre

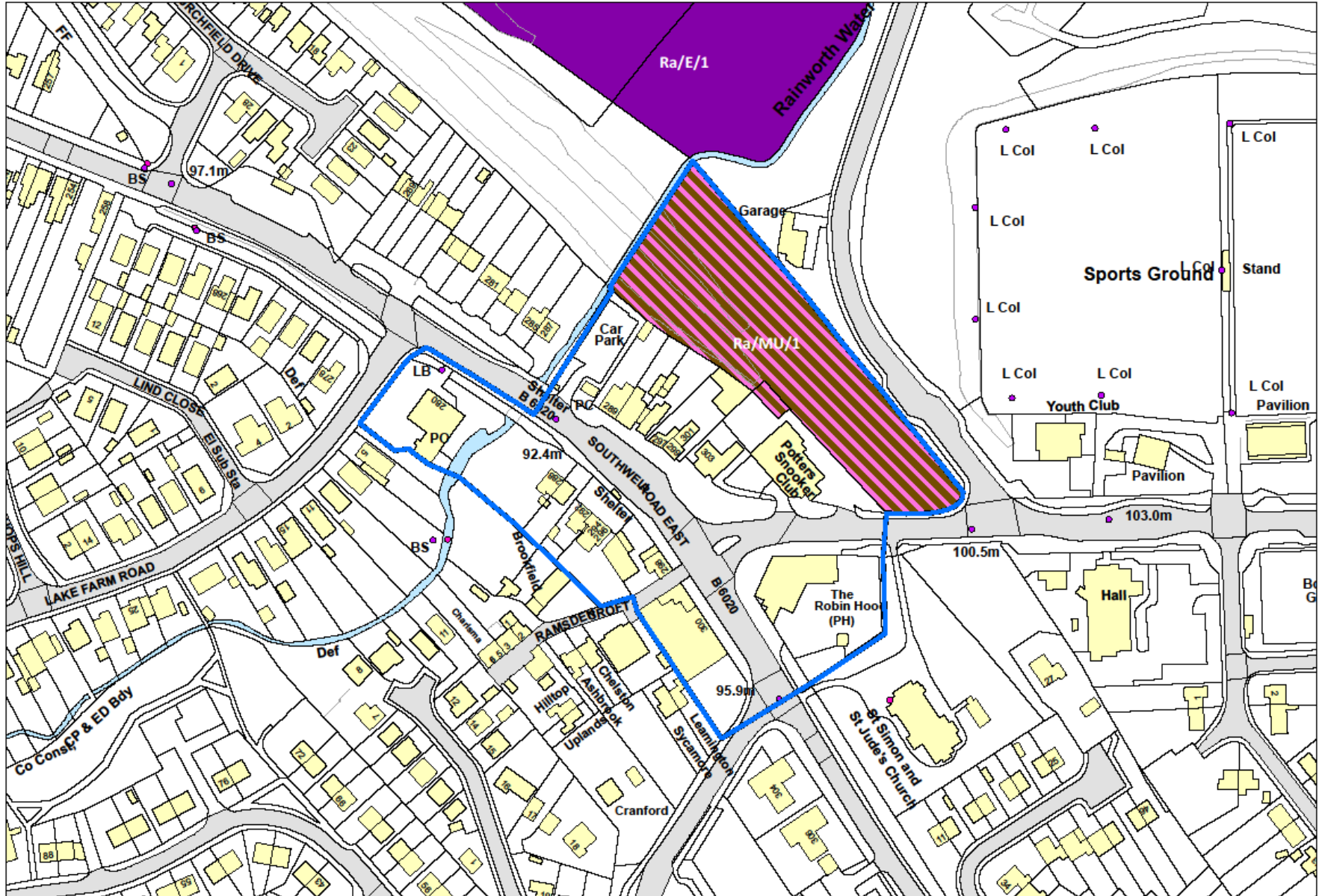


Primary Shopping











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

Figure 39: 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	55	1	1.82	21	38.18	2	3.64	4	7.27	2	3.64	4	7.27	16	29.09	4	7.27	1	1.82
Primary Shopping Frontage	29	1	3.45	16	55.17	2	6.90	4	13.79	1	3.45	0	0.00	2	6.90	3	10.34	0	0.00

Figure 40: 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	92	3	3.26	44	47.83	7	7.61	2	2.17	4	4.35	23	25.00	8	8.70	1	1.09
Primary Shopping Frontage	35	1	2.86	26	74.29	3	8.57	1	2.86	2	5.71	1	2.86	0	0	1	2.86

Figure 41: 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	17	0	0	8	47.06	1	5.88	1	5.88	2	11.76	3	17.65	1	5.88	1	5.88

Figure 42: 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	126	2	1.59	61	48.41	11	8.73	9	7.14	4	3.17	3	2.38	27	21.43	7	5.56	2	1.59
Primary Shopping Frontage	54	1	1.85	40	74.07	2	3.70	5	9.26	1	1.85	1	1.85	1	1.85	1	1.85	2	3.70

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

Figure 43: 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	1	2.94	21	61.76	2	5.88	4	11.76	2	5.88	4	11.76
Primary Shopping Frontage	24	1	4.17	16	66.67	2	8.33	4	16.67	1	4.17	0	0.00

Figure 44: 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	60	3	5.00	44	73.33	7	11.67	2	3.33	4	6.67
Primary Shopping Frontage	33	1	3.03	26	78.79	3	9.09	1	3.03	2	6.06

Figure 45: 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	12	0	0.00	8	66.67	1	8.33	1	8.33	2	16.67

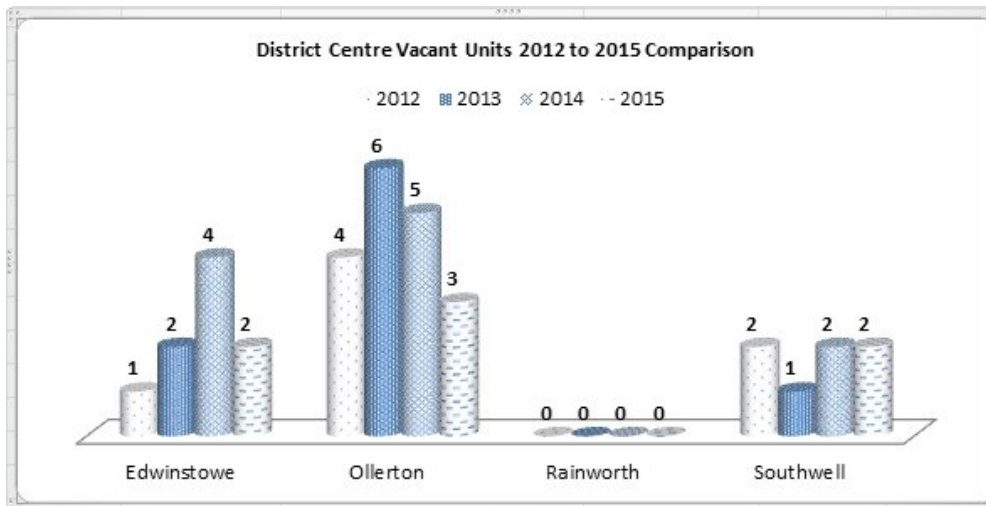
Figure 46: Southwell District Centre - Use Class Split for All 'A' Use Class Units including Vacant Units and Primary Shopping Frontages

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Southwell	90	2	2.22	61	67.78	11	12.22	9	10.00	4	4.44	3	3.33
Primary Shopping Frontage	50	1	2.00	40	80.00	2	4.00	5	10.00	1	2.00	1	2.00

Figure 47: Vacant Units in District Centres (March 2015)

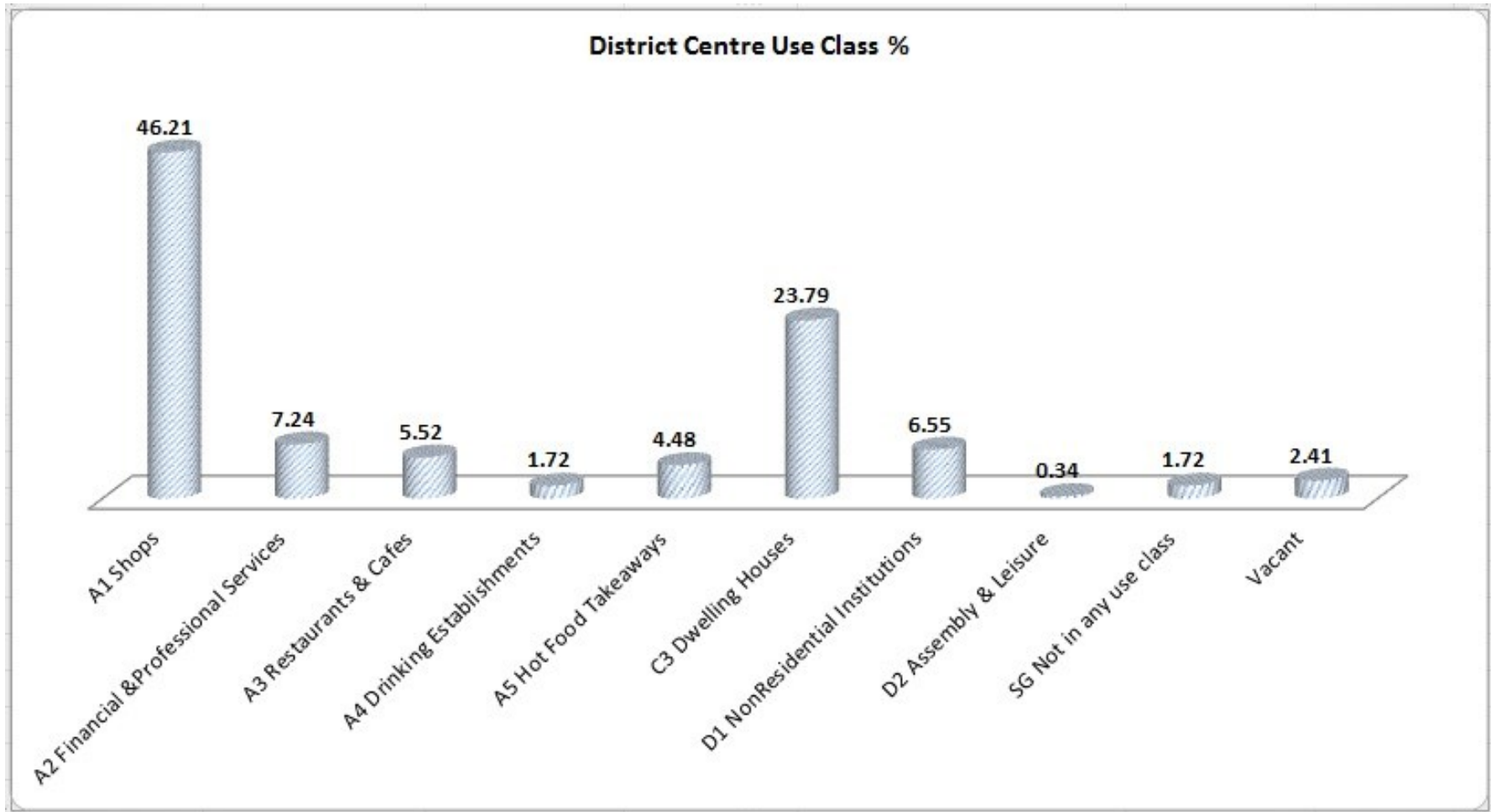
Area	Street	Previous Use Class	Net SQM	Primary Shop Frontage
Edwinstowe	High Street	A4	635.46	No
Edwinstowe	Adjacent 29 High Street	A4	216.00	Yes
Ollerton	The Forest Centre (Unit 3) Forest Road	A1	60.50	No
Ollerton	The Forest Centre (Unit 4) Forest Road	A1	79.30	No
Ollerton	Forest Road	A1	69.33	Yes
Southwell	7 Westgate	D1	83.89	No
Southwell	6a Queen Street	A1	47.25	Yes
Vacant 'A Class' Net Floorspace Total			1,191.73	

Figure 48: District Centres Vacant Units 2012 to 2015 Comparison



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 Centre Use Class Percentage Split



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

Figure 50: Edwinstowe District Centre - (All Units) Use class %

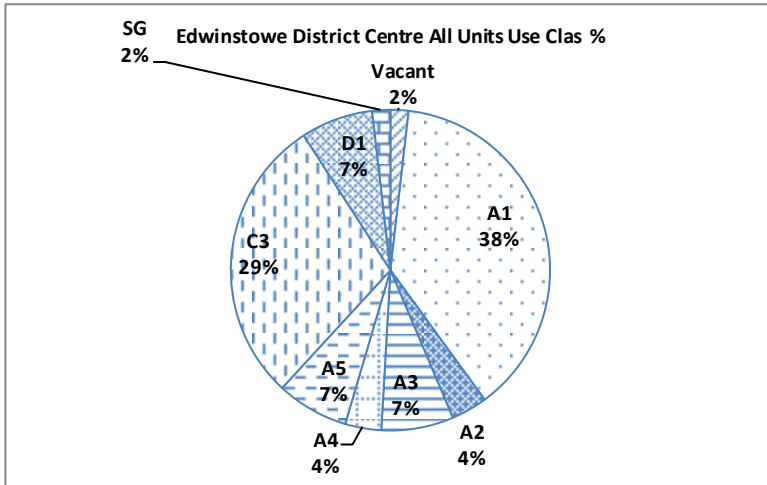


Figure 51: Edwinstowe District Centre - (Primary Shopping Frontage) Use %

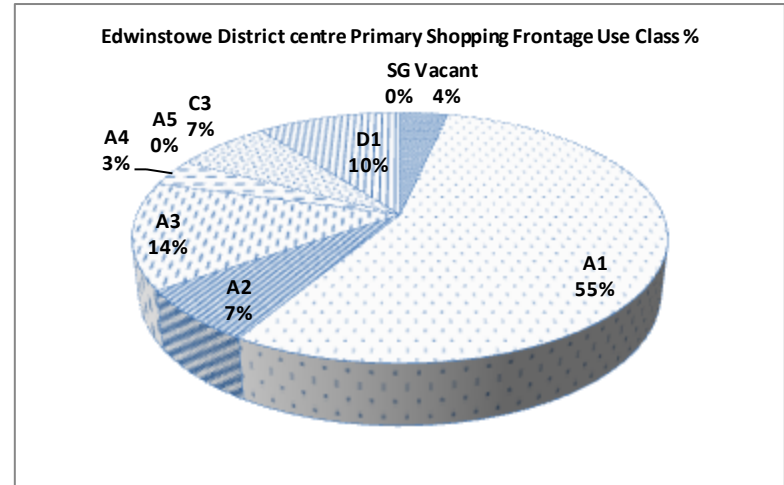


Figure 52: Ollerton District Centre (All Units) Use Class %

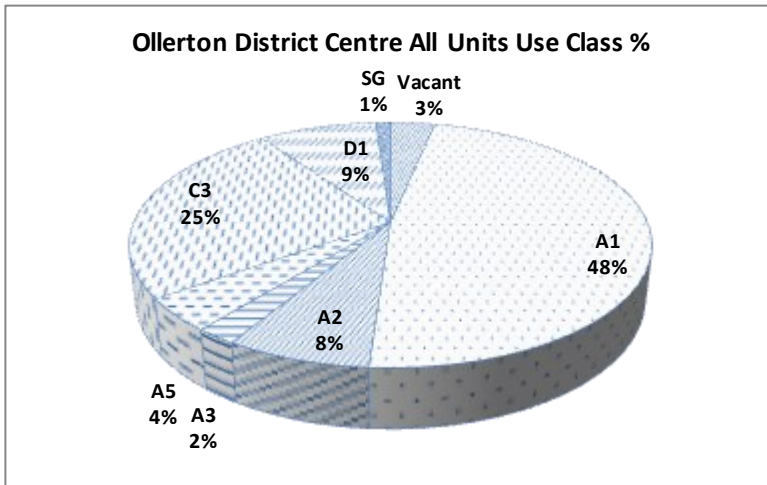


Figure 53: Ollerton District Centre (Primary Shopping Frontage) Use Class %

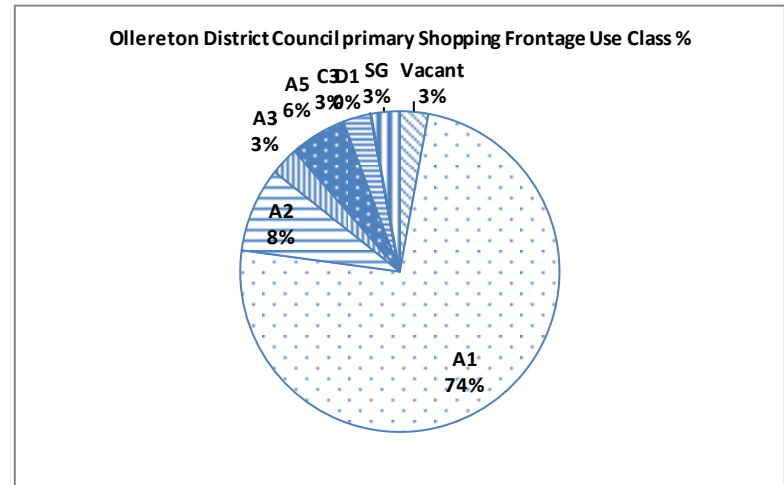


Figure 54: Rainworth District Centre Use Class %

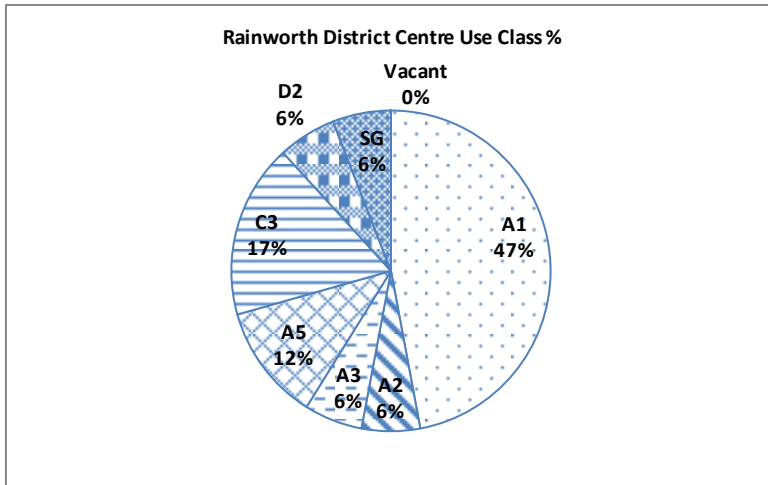


Figure 55: Southwell District Centre (All Units) Use Class %

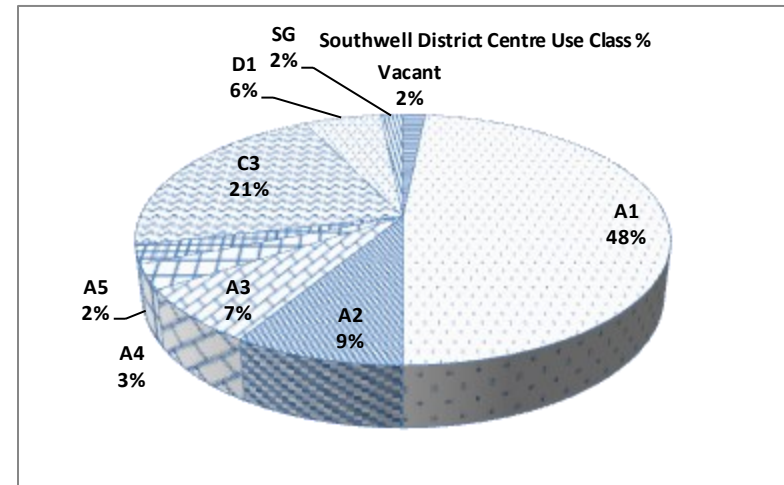
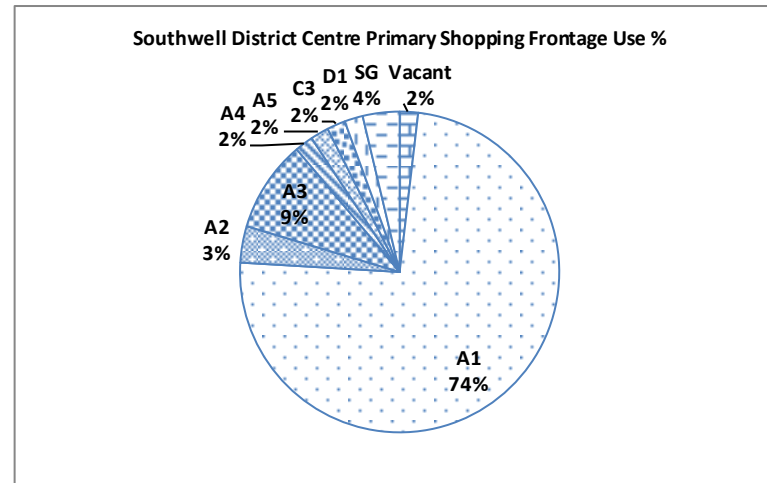


Figure 56 Southwell District Centre (Primary Shopping Frontage) Use Class



Local Centres

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

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

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

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

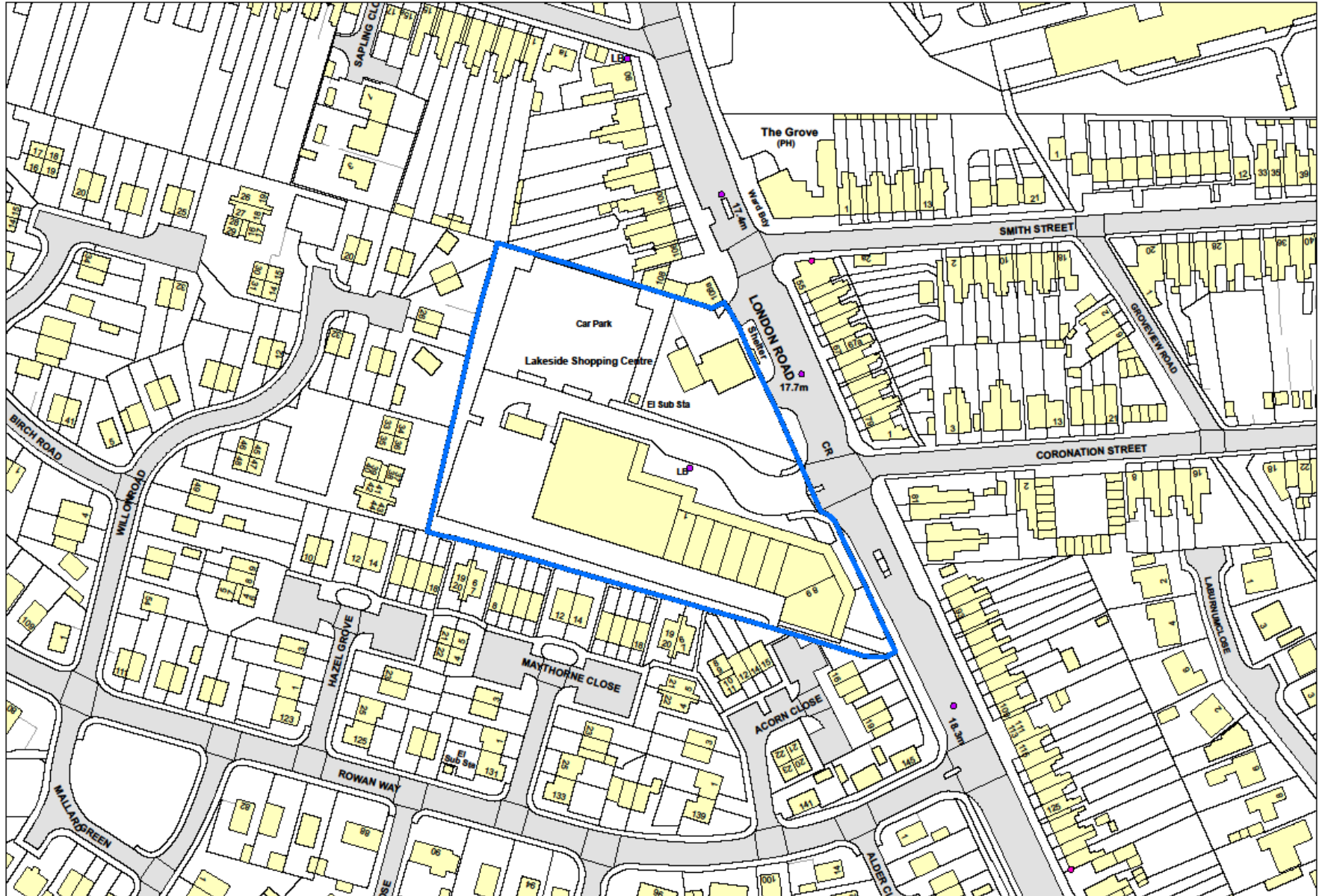
*Other specific policies may apply in relation to conservation areas and listed buildings.

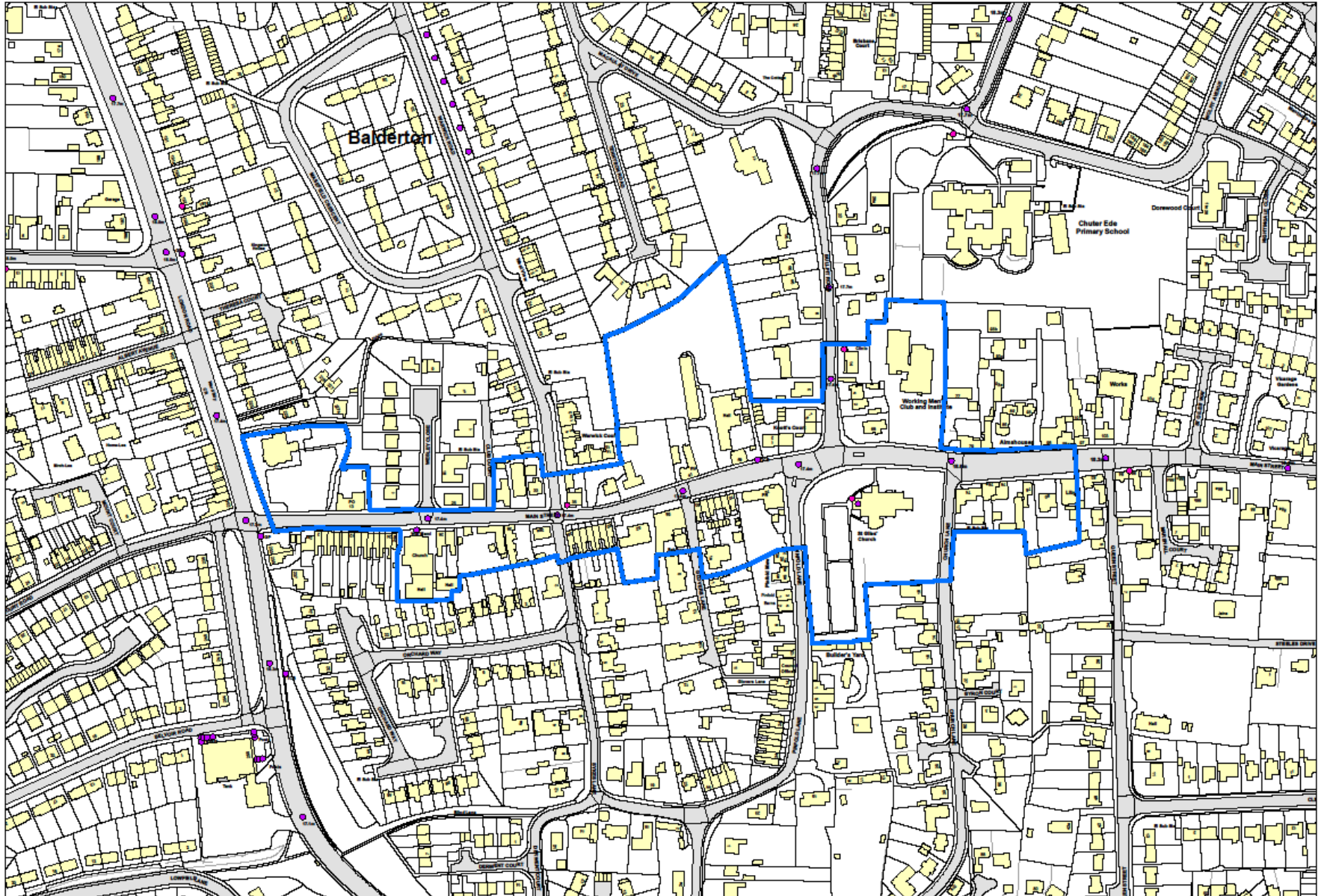
Key for Retail Area Plans

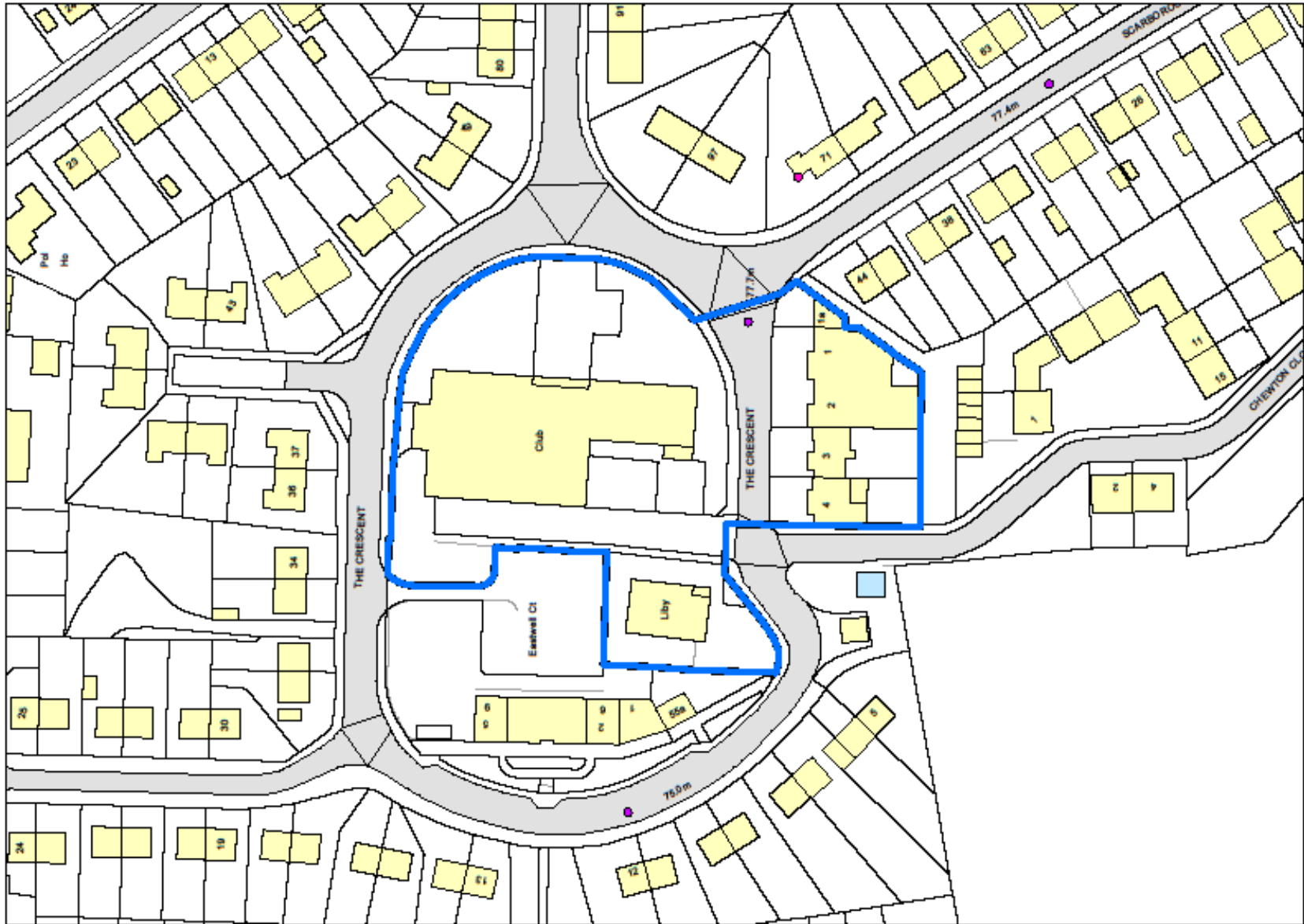
Key

Local Centre



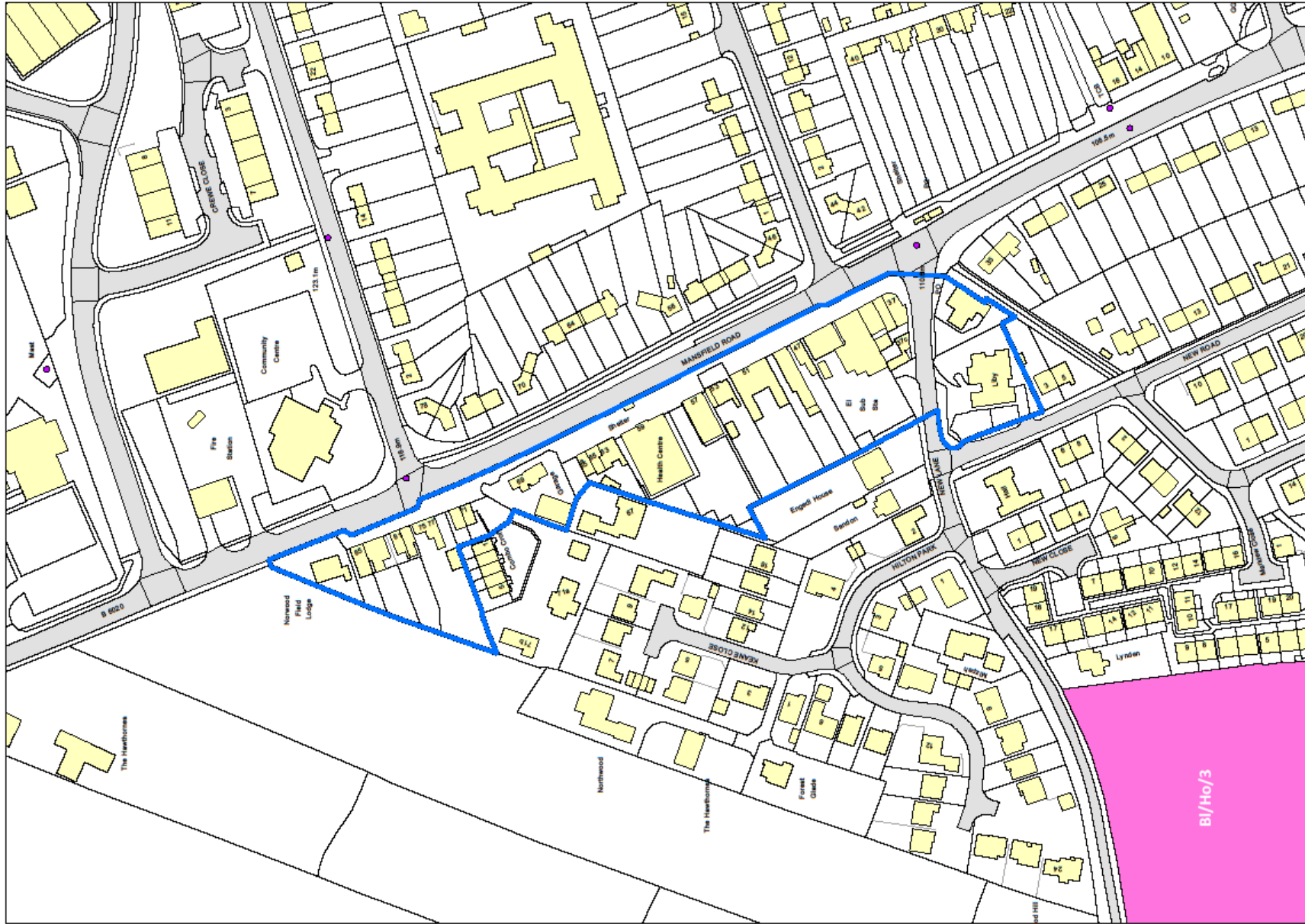


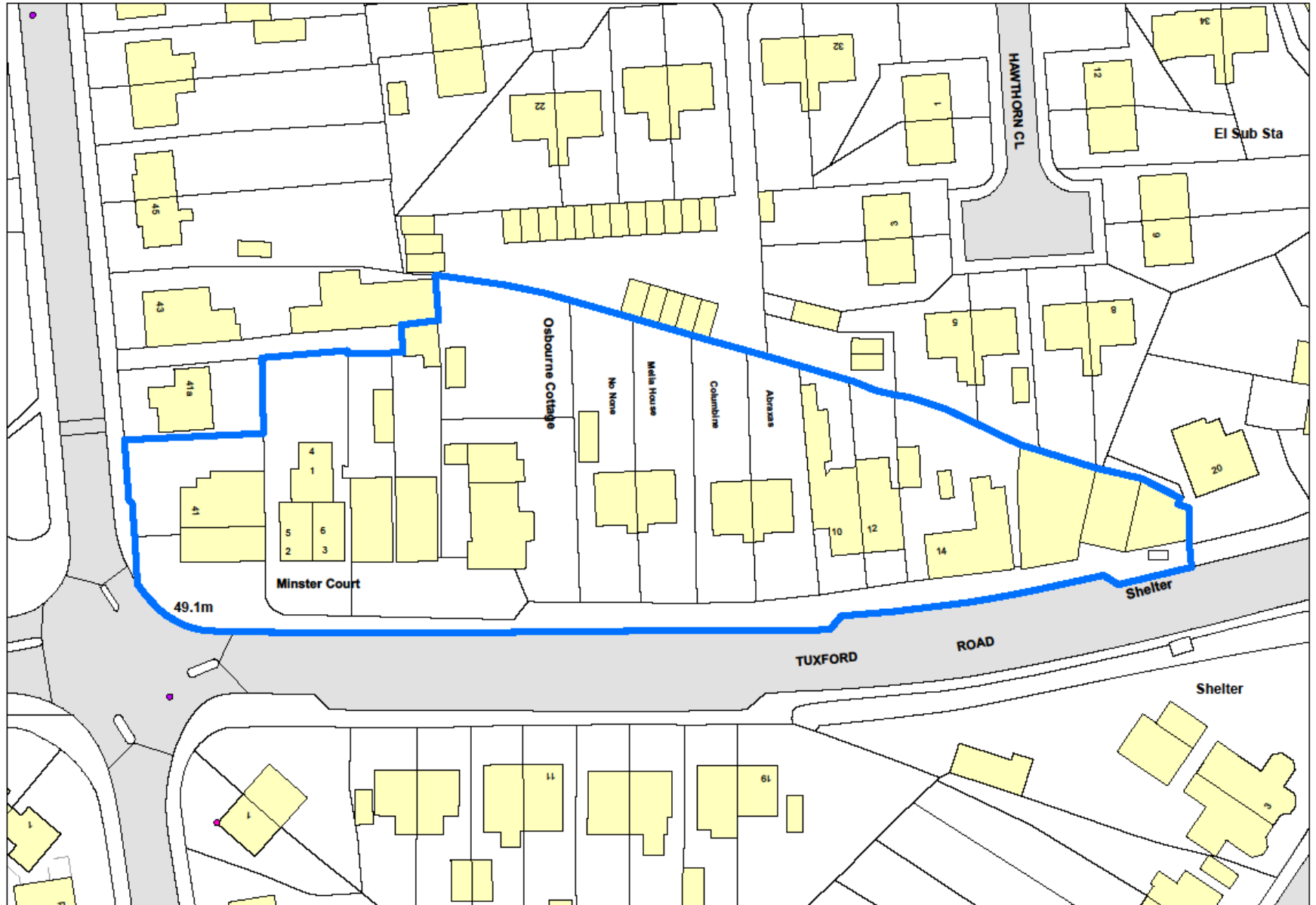


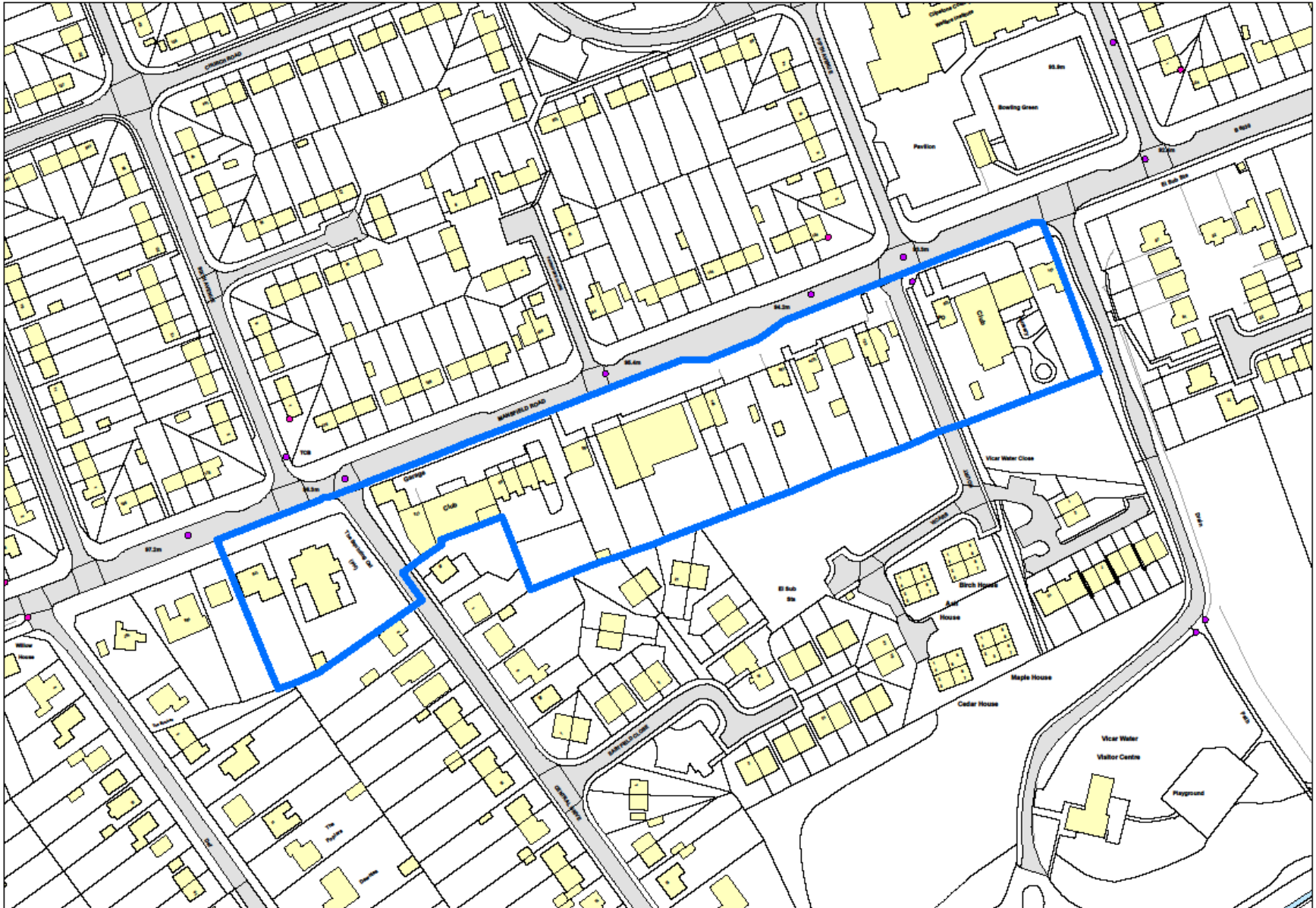


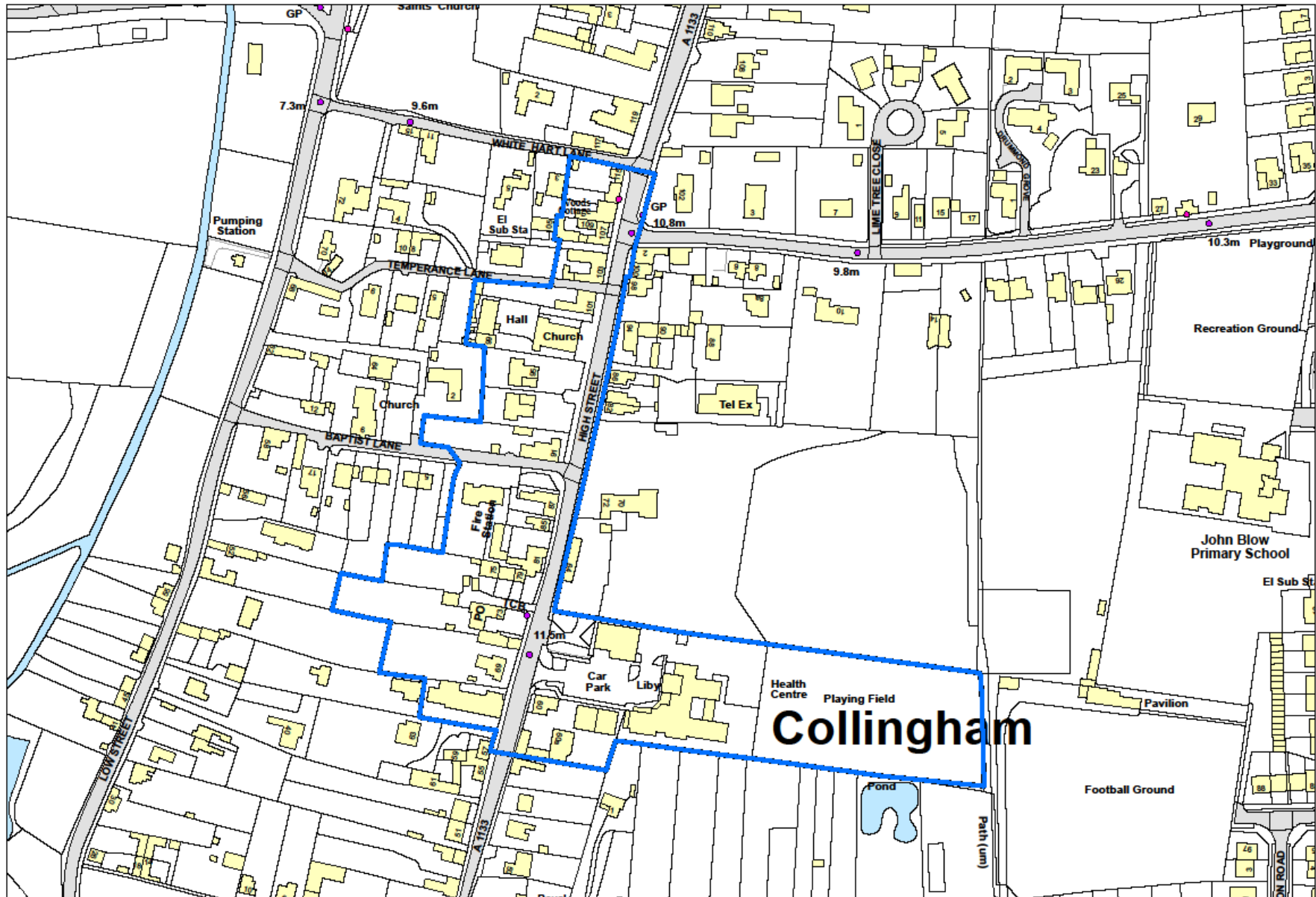


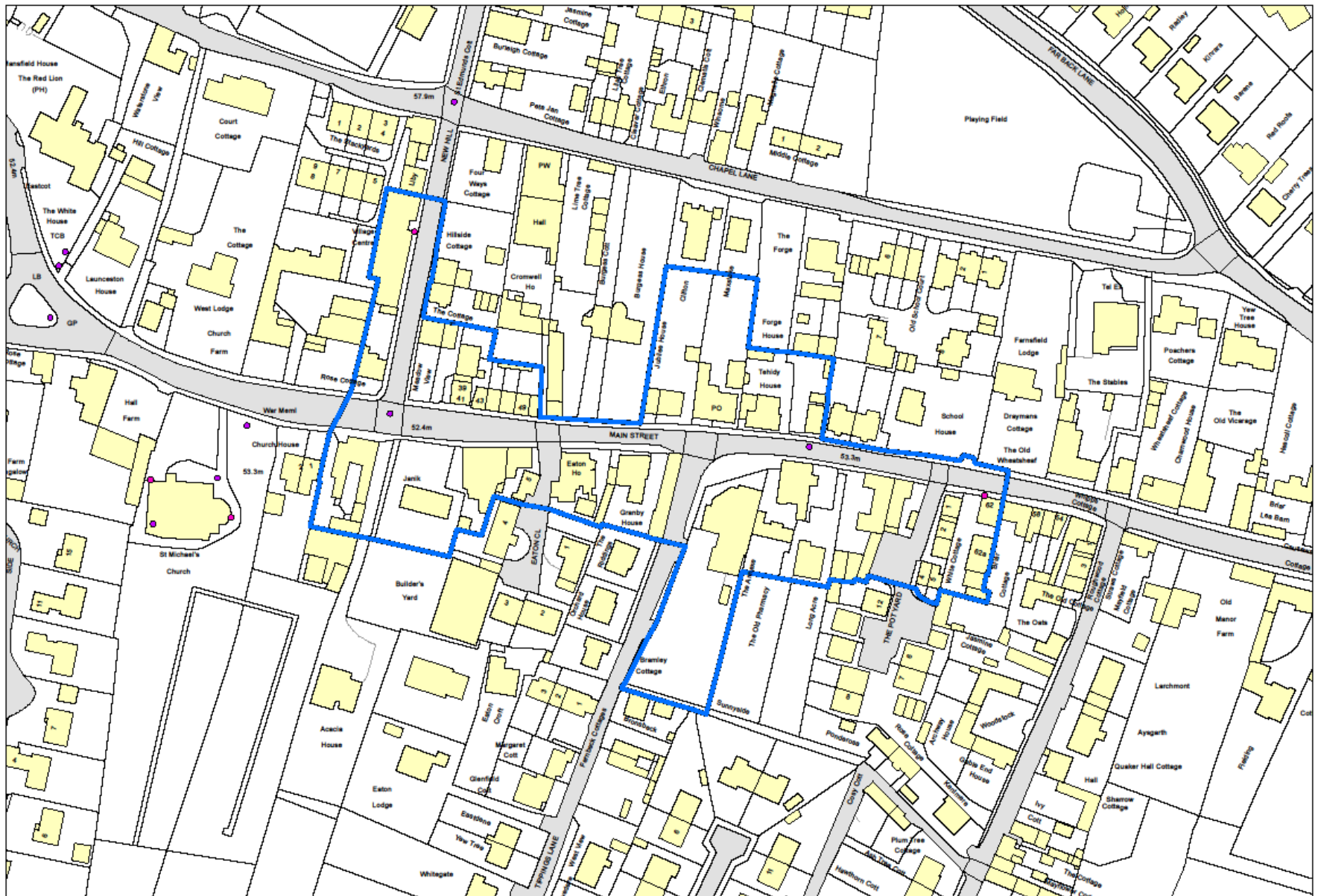
Plan 11: Blidworth Local Centre

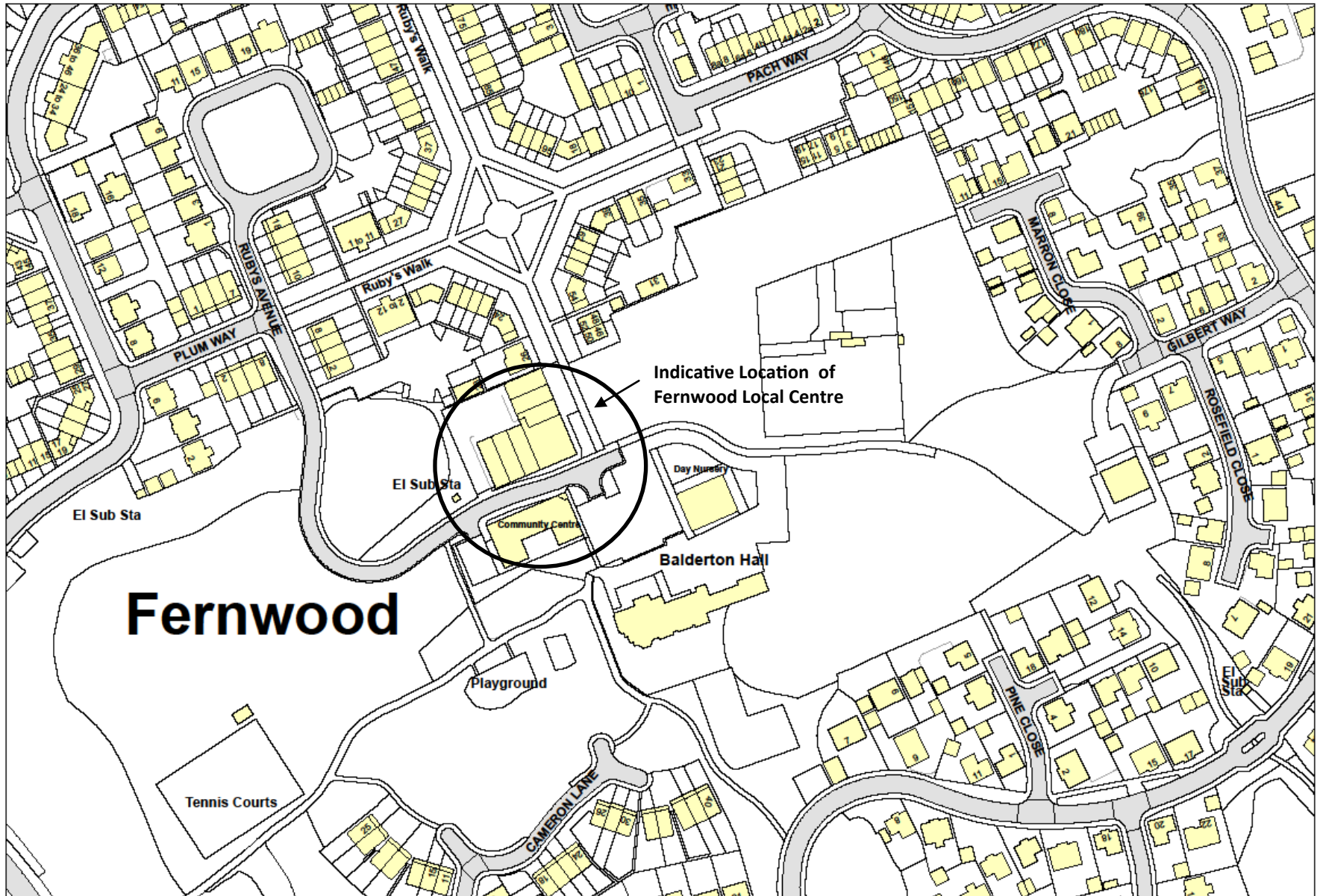












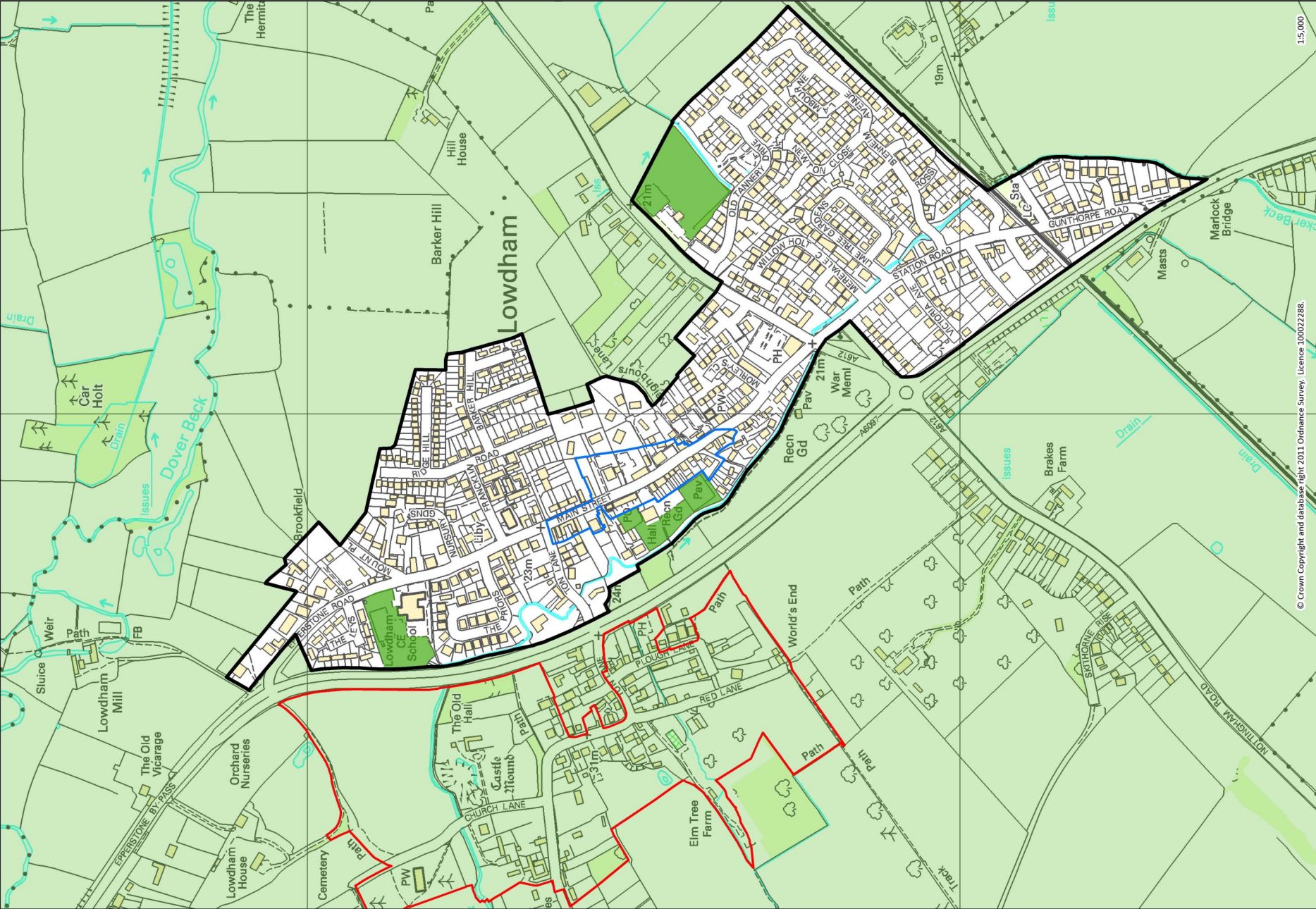


Figure 57: Percentage Split of All Use Classes including Vacant Units within the Local Centres

Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %	C3	C3 %	D1	D1 %	D2	D2 %	SG	SG %
Balderton North	9	1	11.11	4	44.44	1	11.11	0	0.00	0	0.00	2	22.22	0	0.00	0	0.00	0	0.00	1	11.11
Balderton South	56	1	1.79	6	10.71	0	0.00	0	0.00	2	3.57	1	1.79	39	69.64	5	8.93	0	0.00	2	3.57
Bilthorpe North	7	1	14.29	2	28.57	0	0.00	0	0.00	0	0.00	2	28.57	0	0.00	1	14.29	1	14.29	0	0.00
Bilthorpe South	4	0	0.00	3	75.00	0	0.00	0	0.00	0	0.00	1	25.00	0	0.00	0	0.00	0	0.00	0	0.00
Blidworth	30	0	0.00	14	46.67	0	0.00	1	3.33	0	0.00	4	13.33	9	30.00	2	6.67	0	0.00	0	0.00
Boughton	21	1	4.76	4	19.05	0	0.00	1	4.76	0	0.00	1	4.76	13	61.90	0	0.00	1	4.76	0	0.00
Clipstone	22	0	0.00	10	45.45	0	0.00	0	0.00	0	0.00	5	22.73	2	9.09	1	4.55	2	9.09	2	9.09
Collingham	30	1	3.33	6	20.00	2	6.67	0	0.00	0	0.00	1	3.33	13	43.33	6	20.00	0	0.00	1	3.33
Farnsfield	37	2	5.41	14	37.84	0	0.00	0	0.00	0	0.00	0	0.00	20	54.05	1	2.70		0.00	0	0.00
Fernwood	7	0	0.00	2	28.57	0	0.00	1	14.29	0	0.00	1	14.29	0	0.00	2	28.57	1	14.29	0	0.00
Lowdham	47	1	2.13	6	12.77	1	2.13	2	4.26	1	2.13	2	4.26	32	68.09	2	4.26	0	0.00	0	0.00
Total	270	8	2.96	71	26.30	4	1.48	5	1.85	3	1.11	20	7.41	128	47.41	20	7.41	5	1.85	6	2.22

Figure 58: Percentage Split of 'A' Use Classes including Vacant Units within the Local Centres

Local Centre Area	Total Units	Vacant Units	Vacant %	A1	A1 %	A2	A2 %	A3	A3 %	A4	A4 %	A5	A5 %
Balderton North	8	1	12.50	4	50.00	1	12.50	0	0.00	0	0.00	2	25.00
Balderton South	10	1	10.00	6	60.00	0	0.00	0	0.00	2	20.00	1	10.00
Bilthorpe North	5	1	20.00	2	40.00	0	0.00	0	0.00	0	0.00	2	40.00
Bilthorpe South	4	0	0.00	3	75.00	0	0.00	0	0.00	0	0.00	1	25.00
Blidworth	19	0	0.00	14	73.68	0	0.00	1	5.26	0	0.00	4	21.05
Boughton	7	1	14.29	4	57.14	0	0.00	1	14.29	0	0.00	1	14.29
Clipstone	15	0	0.00	10	66.67	0	0.00	0	0.00	0	0.00	5	33.33
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	4	0	0.00	2	50.00	0	0.00	1	25.00	0	0.00	1	25.00
Lowdham	13	1	7.69	6	46.15	1	7.69	2	15.38	1	7.69	2	15.38
Total	111	8	7.21	71	63.96	4	3.60	5	4.50	3	2.70	20	18.02

* The District Council are aware that at the time of survey two units at Boughton were being used as a gym (D2 use) this matter is being addressed by the Enforcement Team.

Figure 59: 'A Use Class' Vacant Units in Local Centres (March 2015)

Area	Street	Previous Use Class	Net Sqm
Balderton North	Units 8 and 9 Lakeside Shopping Centre	A1	206.40
Bilthorpe North	4 The Crescent	A1	17.50
Boughton	16A Tuxford Road	A2	63.08
Balderton South	Main Street, Former Balderton Men's Working Club	D2	599.80
Collingham	71 High Street	A2	67.00
Farnsfield	Main Street	A1	125.60
Farnsfield	Former Post Office, Main Street	A1	193.04
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.

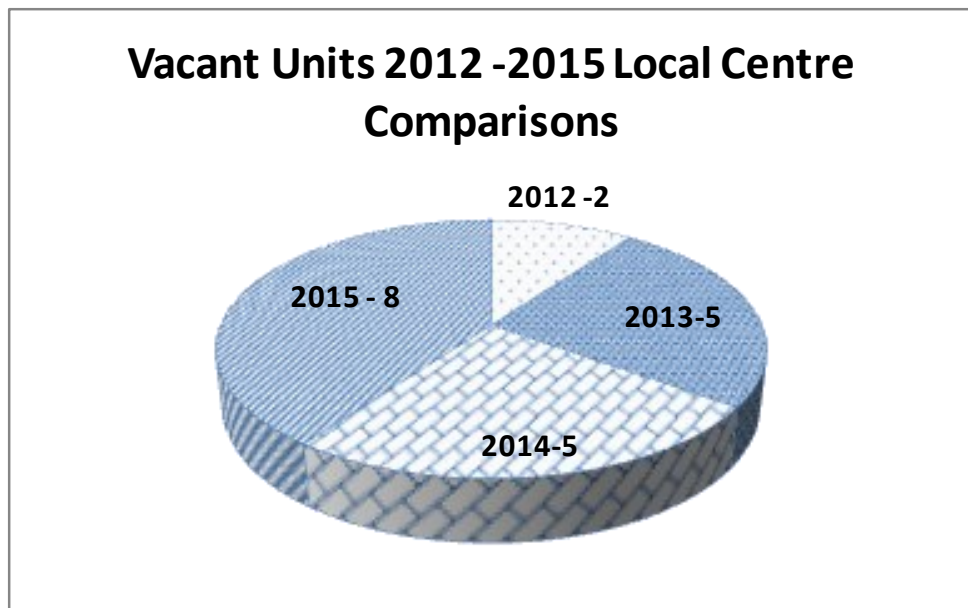
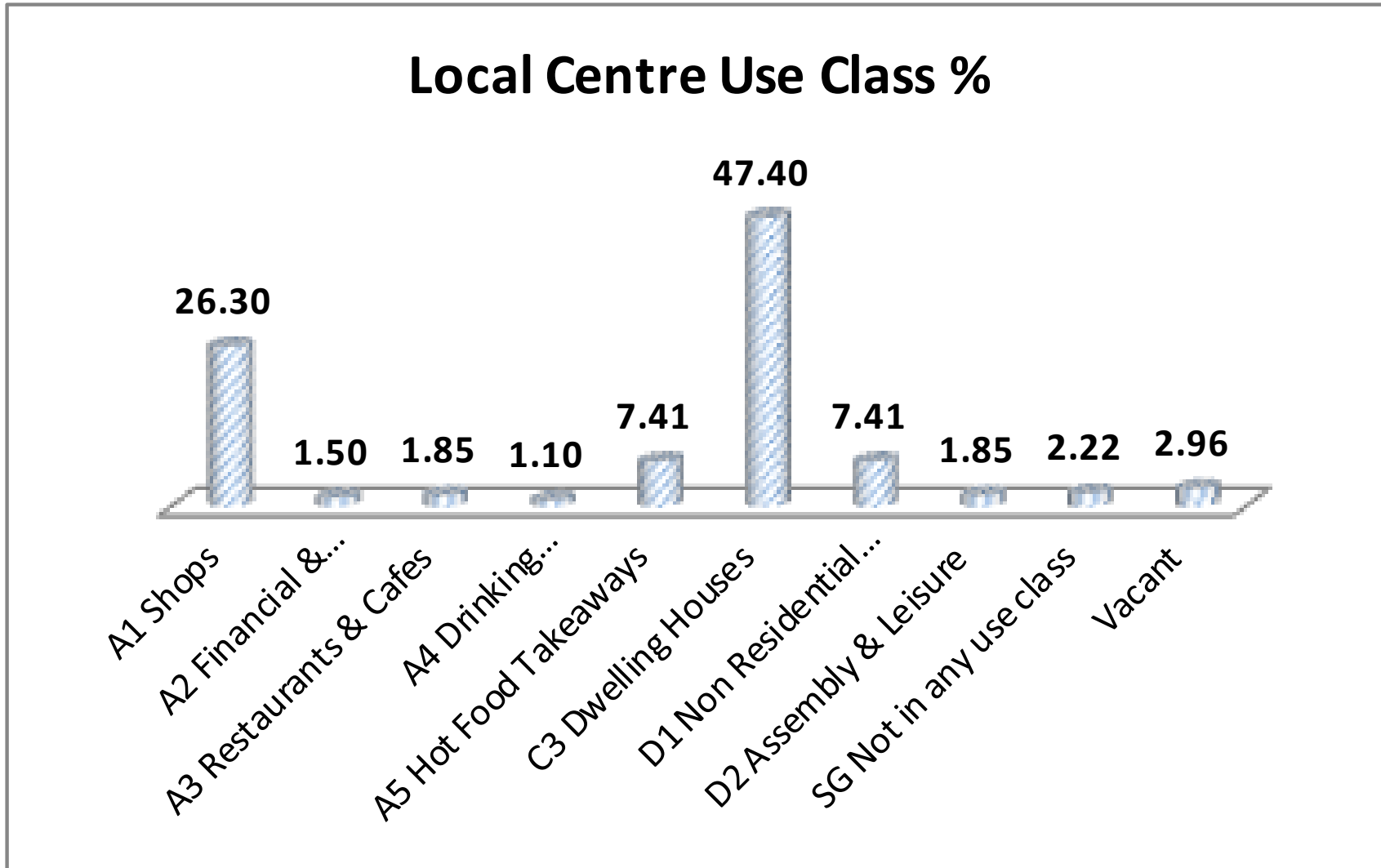
Figure 60: Vacant Units Comparison 2012 to 2015

Figure 61: 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 62: Balderton (North)

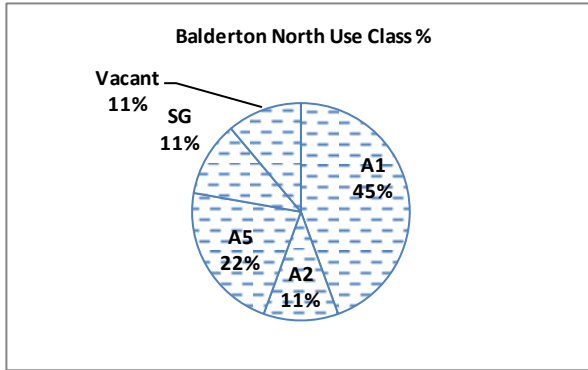


Figure 63: Balderton South

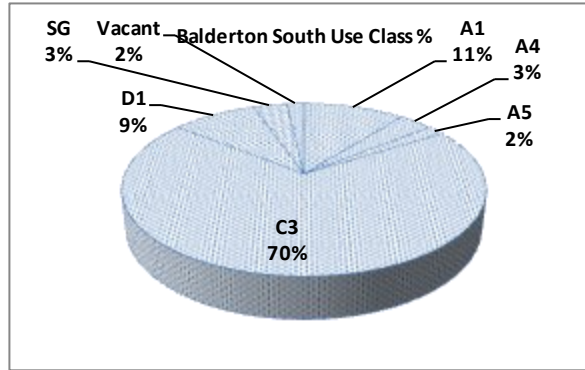


Figure 64 : Bilsthorpe North

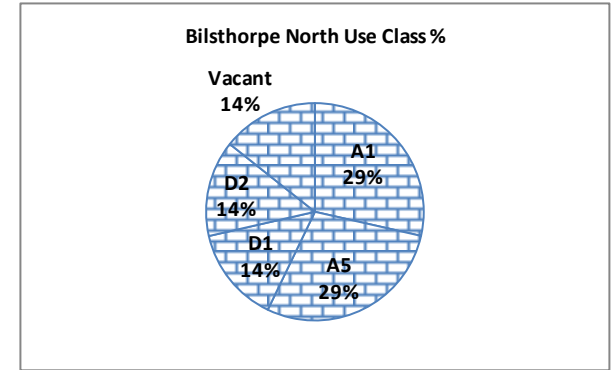


Figure 65: Bilsthorpe South

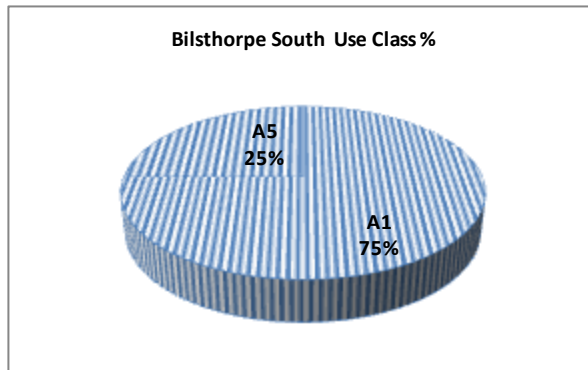


Figure 66 : Blidworth

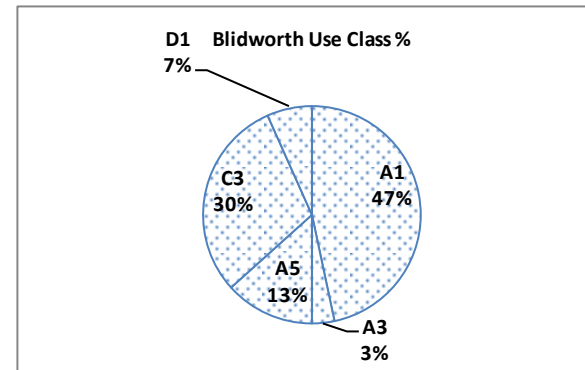
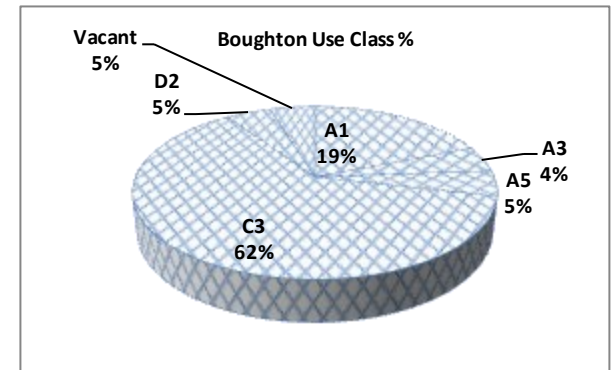


Figure 67: Boughton



Local Centres Use Class Percentage Split ..Continued

Figure 68: Clipstone

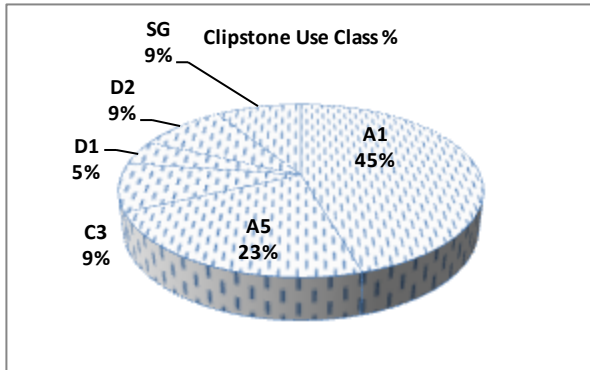


Figure 69 : Collingham

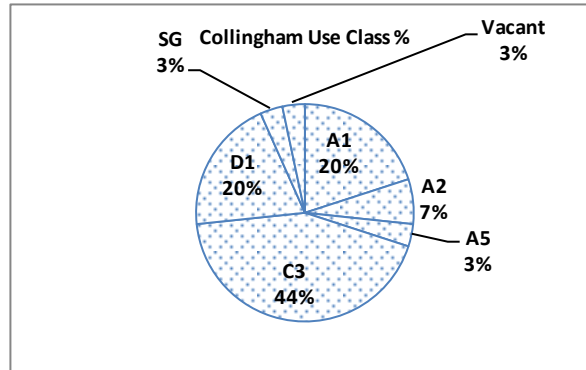


Figure 70: Farnsfield

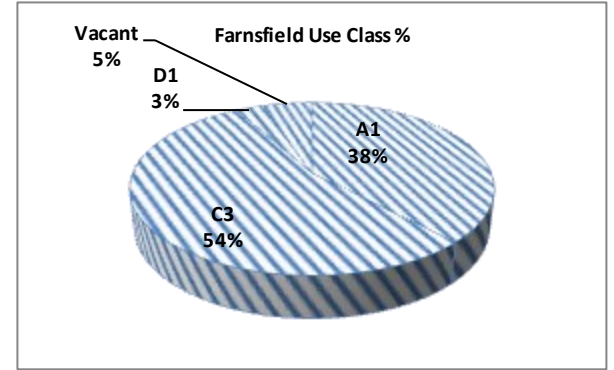


Figure 71: Fernwood

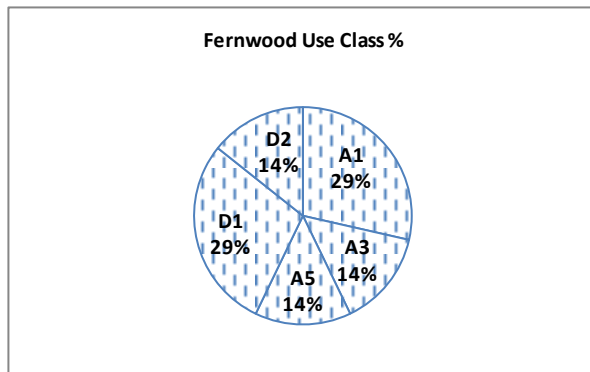
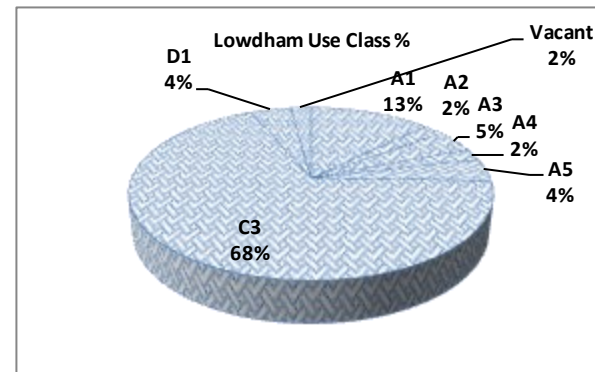


Figure 72 : Lowdham



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