

**2012**  
**Retail Monitoring Report (Summary)**  
**01/04/2010 to 31/03/2012**



**NEWARK &  
SHERWOOD**  
*DISTRICT COUNCIL*

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## 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”

Paragraph 5.31 (p,49) of the Adopted Newark and Sherwood Local Development Framework, Core Strategy Development Plan Document (DPD) sets out the District’s requirements for additional convenience and comparison goods floor space capacity, for the remainder of the plan period up to 2026. The purpose of this report is to demonstrate the Council’s position at 31/03/2012 and to provide a summary of monitoring data of floor space delivery in all areas of the District.

A more detailed report will be available later in the year once survey’s have been carried out of areas within the retail hierarchy to identify the rate of vacant units, more detailed completion analysis and provision of other associated Leisure and Community facilities.

GVA Grimley conducted a Retail and Town Centre Study published 2010, that provided the Council’s position up to 2010. Retail floor space provision has been monitored for the period 1st April 2010—31st March 2012 to provide the position as at 31/03/2012.

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.

## Retail Hierarchy and Cores Strategy Requirements

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)

**Figure 2: Estimated additional requirements to be provided by 2026 as set out in Paragraph 5.31 (p,49) of the Adopted Newark and Sherwood Local Development Framework, Core Strategy Development Plan Document (DPD)**

Capacity Type	Newark Urban Area	District	Newark Urban Area & District	Totals
Additional Floor space Capacity for Convenience Goods (Sqm)	5661	6707		12368
Additional Floor space Capacity for Comparison Goods (Sqm)			15690.15	15690.15
<b>Total Estimated Requirement</b>				<b>28058.15</b>

Figure 3: Retail Provision Status at 31/03/2012

	Sub - Regional Centre	District Centres				Local Centres	Core Strategy Local Centres			Sites outside of Retail Hierarchy	Totals
	Newark Town Centre	Edwinstowe	Ollerton	Rainworth	Southwell	(See Figure 1 )	Land South of Newark (NAP 2A)	Land East of Newark (NAP 2B)	Land at Fernwood (NAP 2C)		
Square Metres of Floorspace Provided											
01/04/10 - 31/03/11	255.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	867.00	1128.00	2250.00
01/04/11 - 31/03/12	7973.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2840.21	10813.37
<b>Total Sqm of Floorspace Provided Between 01/04/2010 - 31/03/2012</b>	<b>8228.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>867.00</b>	<b>3968.21</b>	<b>13063.37</b>
Sqm of floorspace with outline permission	0.00	0.00	0.00	0.00	0.00	0.00	6900.00	0.00	0.00	0.00	6900.00
Sqm of floorspace with detailed planning permission	1202.15	0.00	2894.00	0.00	0.00	0.00	0.00	0.00	0.00	3751.20	7847.35
Sqm of floorspace under construction	447.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1144.50	1591.50
Sqm of floorspace with no start	755.15	0.00	2894.00	0.00	0.00	0.00	6900.00	0.00	0.00	2606.70	13155.85
<b>Total Sqm of Floorspace with Extant Permission 01/04/10 - 31/03/12</b>	<b>1202.15</b>	<b>0.00</b>	<b>2894.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6900.00</b>	<b>0.00</b>	<b>0.00</b>	<b>3751.20</b>	<b>14747.35</b>
Sqm Increase in floorspace under construction	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	1916.00	1916.00
Sqm Increase in floorspace with no start	60.30	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	749.00	809.30
<b>Total Sqm Increase in Floorspace 01/04/2010 to 31/03/2012</b>	<b>60.30</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>2665.00</b>	<b>2725.30</b>
<b>Total Sqm of commitments at 01/04/2012</b>	<b>1262.45</b>	<b>0.00</b>	<b>2894.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6900.00</b>	<b>0.00</b>	<b>0.00</b>	<b>6416.20</b>	<b>17472.65</b>
Sites where the principal of development has been accepted (Sites in the Publication Allocations & Development Management DPD) & Core Strategy Allocations	0.00	0.00	0.00	0.00	0.00	250.00	0.00	2500.00	2500.00	10460.00	15710.00
Loss of Floorspace (01/04/2010 to 31/03/2012)	216.40	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	788.63	1005.03
<b>Total Sqm of Floorspace provided up to 2026 (Completed + Commitments + DPD Allocations - Losses)</b>	<b>9274.21</b>	<b>0.00</b>	<b>2894.00</b>	<b>0.00</b>	<b>0.00</b>	<b>250.00</b>	<b>6900.00</b>	<b>2500.00</b>	<b>3367.00</b>	<b>20055.78</b>	<b>45240.99</b>
<b>Total Sqm of Floorspace provided up to 2026 (by Retail Designation)</b>	<b>9274.21</b>	<b>2894.00</b>				<b>250.00</b>	<b>12767.00</b>			<b>20055.78</b>	<b>45240.99</b>
<b>Provision already included in 2010 Retail Study</b>	<b>7763.00</b>	<b>0.00</b>				<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>564.00</b>	<b>2539.00</b>	<b>10866.00</b>
<b>Total sqm of floorspace provided discounting provision accounted for in 2010 Retail Study</b>	<b>1511.21</b>	<b>2894.00</b>				<b>250.00</b>	<b>12203.00</b>			<b>17516.78</b>	<b>34374.99</b>

Figure 4: Newark Town Centre

STREET	GRID REF	TYPE	STATUS	LAND USE	TOTAL UNITS	FLOORSPACE (sq m.)	PLANNING REF	APP TYPE	DESCRIPTION
20 MIDDLEGATE	479783/353981	CU	UC	A1	1	112.00	07/01367	DETAILED	CU FROM B2 TO A1
31A LOMBARD STREET	479706/353741	CU	UC	A1,A2,A3	4	335.00	11/00567	DETAILED	CHANGE OF USE AND REFURBISHMENT OF EXISTING BUILDINGS TO FORM FIVE INDIVIDUAL SHOPS A1,A2 ,A3 &A5 USE. DEMOLITION OF LEAN TO AND ERECTION OF UNIT A6 FOR A1,A2 AND A3 USES
19 CASTLE GATE	479739/354013	CU	NS	A1,A3 AND A4	6	473.00	11/01046	DETAILED	CONVERSION OF FORMER HOTEL TO PROVIDE NEW BAR/RESTAURANT (CLASS A3/A4) AND 5 No RETAIL (CLASS A1) UNITS AT GROUND FLOOR LEVEL
31-33 LOMBARD STREET	479686/353745	CU	NS	A1/A3/A4	4	282.15	11/01695	DETAILED	PROPOSED ALTERATIONS AND CHANGE OF USE FROM B1 TO C1, A3, A4 AND A1 SHOP AND A1 KIOSK
<b>TOTAL FLOORSPACE (SQM)</b>						<b>1202.15</b>			

Figure 5: District Centres

STREET	GRID REF	TYPE	STATUS	LAND USE	TOTAL UNITS	FLOORSPACE (sq m.)	PLANNING REF	APP TYPE	DESCRIPTION
FOREST ROAD	466260/367863	CU	NS	A1	2	932.00	08/00594	DETAILED	CU FROM BINGO HALL TO RETAIL AND RESIDENTIAL
RUFFORD AVENUE	466325/367825	NB	NS	A1	4	1962.00	11/00469	DETAILED	ERECTION OF 4 RETAIL UNITS
<b>TOTAL FLOORSPACE (SQM)</b>						<b>2894.00</b>			

Key

CU: Change of use    NS: No Start  
 NS: No Start        UC: Under construction

Figure 6: Local Centres

STREET	GRID REF	TYPE	STATUS	LAND USE	TOTAL UNITS	FLOORSPACE (sq m.)	PLANNING REF	APP TYPE	DESCRIPTION
BOWBRIDGE LANE	479873/351173	NB	N/S	A1 to A5		6900.00	10/01586	OUTLINE	TWO LOCAL CENTRES COM- PRISING A1 TO A5 UNITS
<b>TOTAL FLOORSPACE (SQM)</b>						<b>6900.00</b>			

Figure 7: Provision outside of Retail Hierarchy

STREET	GRID REF	TYPE	STATUS	LAND USE	TOTAL UNITS	FLOORSPACE (sq m.)	PLANNING REF	APP TYPE	DESCRIPTION
LINCOLN ROAD (Bridge Inn)	480758/355111	CU	UC	A1/A3/	3	414.00	10/00987	DETAILED	RETAIL STORE
MANSFIELD ROAD (White Post Modern Farm)	462847/357113	NB	NS	A1	1	140.00	09/00366	DETAILED	GIFT AND PET SHOP
HOCKERTON ROAD (Brickfield Farm)	469458/357202	NB	UC	A1	1	96.00	08/01982	DETAILED	FARM SHOP
HOLME FARM, SWINDERBY ROAD	485380/362391	CU	NS	A1	1	28.00	11/00918	DETAILED	EQUESTRIAN HOP
83 APPLETON GATE	480422/354511	CU	NS	A1 AND A3	1	437.00	11/00754	DETAILED	CHANGE OF USE OF EXISTING BUILDINGS FROM USE CLASS D2 TO USE CLASS A1 (HARDWARE AND GARDEN FURNITURE STORE) AND A3 (CAFE) (RESUBMISSION)
DEVON ROAD	479640/352385	NB	NS	A1	1	95.00	11/01282	DETAILED	CONSTRUCTION OF RETAIL UNIT (CLASS A1)
ALBERT STREET	479653/353466	NB	NS	A1	1	359.00	11/01022	DETAILED	DEMOLITION OF EXISTING PETROL STATION KIOSK. CONSTRUCTION OF CONVENIENCE FOOD STORE TO INCLUDE NEW PETROL SALES AND PUMP CONTROLS
BOWBRIDGE ROAD	480111/353045	NB	NS	A1, A2 AND A5	3	372.00	11/01533	DETAILED	PROPOSED MIXED USE DEVELOPMENT TO INCLUDE A1, A2 AND A5 USES
MALTKILN LANE	480322/354839	NB	UC	A1	1	453.00	11/01229	DETAILED	PROPOSED NON-FOOD A1 RETAIL UNIT
ETON AVENUE	479632/352408	NB	NS	A1	1	84.50	12/00156	DETAILED	CONSTRUCTION OF RETAIL UNIT (CLASS A1)
MALTKILN LANE	480295/354789	NB	NS	A3	1	1012.00	10/00603	DETAILED	ERECTION OF A DRIVE THROUGH RESTAURANT
NORWOOD PARK	468932/354923	NB	UC	A1	1	181.5	11/00774	DETAILED	PRO SHOP FOR DRIVING RANGE
LYNDHURST AVENUE	459660/356307	NB	NS	A1	1	79.2	12/00113	DETAILED	EXTENSION TO RESIDENTIAL DWELLING FOR RETAIL
<b>TOTAL FLOORSPACE (SQM)</b>						<b>3751.20</b>			

Figure 8: Increase in Floorspace

STREET	GRID REF	TYPE	STATUS	LAND USE	TOTAL UNITS	FLOORSPACE (sq m.)	PLANNING REF	APP TYPE	DESCRIPTION
LONDON ROAD (Netto)	479865/353481	NB	NS	A1	1	376.00	10/01366	DET	EXTENSION TO FOODSTORE
NORTHGATE RETAIL PARK (Currys)	480187/354728	NB	NS	A1	1	373.00	10/01461	DET	EXTENSION TO RETAIL SHOP
EDISON RISE (TESCO)	466328/367718	NB	UC	A1	1	1916.00	07/01138	DET	EXTENSION TO SUPERMARKET
11 -13 MIDDLEGATE	479814/353975	NB	NS	A1	1	60.30	11/00427	DET	FIRST FLOOR EXTENSION FOR WEB SALES
<b>TOTAL FLOORSPACE (SQM)</b>						<b>2725.30</b>			

Figure 9: Sites Allocated in the Publication Allocations &amp; Development Management DPD

						TIME LINE FOR IMPLEMENTATION (% expected to be delivered during each period)		
ALLOCATION REFERENCE	ALLOCATION TYPE	LOCATION	PLAN AREA	TOTAL SITE AREA (h/a)	TOTAL FLOOR-SPACE (SQM)	0-5YRS (2012 - 2017)	5-10YRS (2017 - 2022)	10-14YRS (2022- 2026)
Bi/MU/1	MIXED USE	EAST OF KIRKLINGTON ROAD, BILSTHORPE	SHERWOOD AREA	3.95	**460.00	0%	60%	40%
NUA/MU/3	MIXED USE	NSK FACTORY, NORTHERN ROAD, NEWARK	NEWARK & RURAL SOUTH (Sub Area 1)	10.11	10000.00	0%	20%	80%
OB/Re/1*	RETAIL	RUFFORD AVENUE, OLLERTON	SHERWOOD AREA	0.35	1962.00	100%	0%	0%
OB/Re/2*	RETAIL	FOREST ROAD, OLLERTON	SHERWOOD AREA	0.17	932.00	100%	0%	0%
ST/MU/1	MIXED USE	EAST OF HEMPLANDS LANE, SUTTON ON TRENT	RURAL NORTH (Sub Area 3)	2.07	**250.00	40%	60%	0%

\*\* Estimates have been made for floorspace provision



**Figure 12 Lost Retail Capacity 01/04/2010 to 31/03/2012**

RETAIL HIERARCHY	TOWN	STREET	TYPE	UNITS LOST	FLOOR SPACE (SQM)	PLANNING REF	DESCRIPTION
OUTSIDE	Clipstone	Lambs Penn Farm	CU	1	165.93	11/01360	CAFE TO DAY NURSERY
NEWARK TOWN CENTRE	Newark	3 Appleton Gate	CU	1	153	11/00824	RETAIL TO DWELLING
OUTSIDE	Newark	Northern Road	CU	3	551.1	11/01032	RETAIL TO B2 BUSINESS USE
OUTSIDE	Newark	29 Albert Street	CU	1	71.6	11/01751	RETAIL TO DWELLING
NEWARK TOWN CENTRE	Newark	11C Stodman Street	CU	1	63.4	10/00917	RETAIL TO B1
<b>TOTAL LOSS OF SQM FLOORSPACE</b>					<b>1005.03</b>		

**Figure 13: Floorspace Provided by Retail Hierarchy 01/04/2010 to 31/03/2012**

	Sub - Regional Centre	District Centres				Local Centres	Core Strategy Local Centres			Sites outside of Retail Hierarchy	Totals
	Newark Town Centre	Edwinstowe	Ollerton	Rainworth	Southwell (See Figure 1)	Land South of Newark (NAP 2A)	Land East of Newark (NAP 2B)	Land at Fern- wood (NAP 2C)			
01/04/10 - 31/03/11	255.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	867.00	1128.00	2250.00
01/04/11 - 31/03/12	7973.16	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	2840.21	10813.37
<b>Total Sqm of Floorspace Provided Between 01/04/2010 - 31/03/2012</b>	<b>8228.16</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>867.00</b>	<b>3968.21</b>	<b>13063.37</b>