

**2021 Retail and Town Centre Uses Monitoring Report (1st April 2020 to 31st March 2021)**

and

**Survey Data (June 2021)**



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## **Location Plans**

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Newark Town Centre (North)

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### **District Centres (Page )**

Edwinstowe

Ollerton

Rainworth

Southwell

### **Local Centres (Page )**

Balderton (North)

Balderton (South)

Bilsthorpe (North)

Bilsthorpe (South)

Blidworth

Boughton

Rainworth

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) 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).

The Amended Core Strategy was adopted in March 2019 and for the purposes of this monitoring report, the Amended Core Strategy and supporting evidence base has been used to monitor retail development.

Section Two of this report monitors the provision of retail and town centre floor space. 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. 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 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 2019) (p54, para 5.31).

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 June 2021. Comparisons have been made with previous Monitoring Reports. Location Plans are provided throughout Section Four of this report.

### **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 <https://www.newark-sherwooddc.gov.uk/monitoring/> 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 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.

**Figure 1: 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 (north and south), Bilsthorpe, Blidworth, Boughton, Clipstone, Collingham, Farnsfield, Fernwood Village Centre, Land South of Newark (NAP 2A) Land East of Newark (NAP 2B) Land at Fernwood (NAP 2C), Lowdham, Rainworth and *Sutton on Trent

\*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).

## Amended Core Strategy DPD (Adopted March 2019)

The Amended Core Strategy was adopted in March 2019 and can be viewed at: <https://www.newark-sherwooddc.gov.uk/media/newarkandsherwood/imagesandfiles/planningpolicy/pdfs/corestrategy/ACS2019.pdf>

### Core Policy 8 – Retail and Town Centres

Findings of the Town Centre and Retail Study 2016 undertaken by Carter Jonas on behalf of the District Council 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) has 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.

### Impact Assessment

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) -Newark Urban Area or 350sqm (gross) -Rest of the District** is robustly assessed through the undertaking of an impact assessment proportionate to the scale and type of retail floorspace proposed.

### Convenience and Comparison Retail Floorspace Capacity

Figure 2 below sets out the proposed capacity for convenience and comparison floorspace over the plan period to 2033:

**Figure 2: 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

## Section Two

### Retail and Town Centre Provision (01/04/2020 to 31/03/2021)





## Retail and Town Centre Commitments by Retail Hierarchy at 31/03/2021

**Figure 3: Newark Town Centre Commitments 2020/21**

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
Market Place (19)	479913 / 353907	Change of Use	Permitted	E(a)	1	25	20/00025/FUL	Detailed	Change of use of first floor from B1 to A1 incl. internal alterations and conversion of second and third floors to form 2no. 1 bed residential units and associated works.
Chain Lane (14)	479829 / 353921	Change of Use	Permitted	E(a)	1	19,8	20/02146/FUL	Detailed	Change of use from office to retail unit and enlargement of window opening to create new shop front with traditional frontage.

**Figure 4: District Centres Commitments 2020/21**

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
No Commitments									

Figure 5: Local Centres Commitments 2020/21

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
Bowbridge Lane, Balderton	479873 / 351173	New Build	Permitted	E / SG	TBC	3,900	10/01586/OUTM	Outline	Two local centres comprising A1 to A5 units
Coop Supermarket, Collingham	483068 / 361726	Change of Use	Permitted	E(a), E(c), SG, B1	3	262.6	18/02236/FUL	Detailed	Change of use from A1 use to A1, A2, A5 & B1 uses and alterations to convert the existing former food store into

Figure 6: Provision Outside of Retail Hierarchy Commitments 2020/21

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
Eakring Road, Bilsthorpe (Bi/MU/1)	464971 / 361108	New Build	Permitted	E(a)	1	Up to 280sqm	17/01139/OUTM	Outline	Residential development up to 85 dwellings, up to 280sqm retail development (Class A1) and associated access works including details of a new access junction into the site from Eakring Road.
Former Thoresby Colliery, Edwinstowe	463289 / 367513	New Build	Under Construction	E(a)	TBC	Up to 500sqm	16/02173/OUTM	Outline	Residential development up to 800 dwellings, strategic employment and retail uses.
Lodge Lane (Eden Hall), Elston	474726 / 348370	New Build	Permitted	E(b)	1	229.4	20/01840/FUL	Detailed	New courtyard spa facilities and café area.
Great North Road (Field at), Fernwood	481966 / 350764	New Build	Permitted	SG	2	1,043	20/01177/FULM	Detailed	Proposed single petrol filling station forecourt with associated drive thru, drive thru kiosk, 6no car pump islands, canopy, HGV fuelling, dedicated parking and landscaping.
Land off Northgate, Newark	480032 / 354513	New Build	Under Construction	E(a)	4	4,728.5	16/01958/RMAM	Detailed	Proposed retail development comprising 6 Units for Bulky Goods/ Open A1/ Open A1 Convenience uses and provision of car parking
Thoresby Park (Garden House), Perlethorpe	464397 / 371413	Change of Use	Permitted	E(b)	1	253	19/00482/FUL	Detailed	Change of use of ground floor of residential house to use as a tea room and associated operations and use of first floor as meeting rooms

**Figure 7: Provision Outside of Retail Hierarchy Commitments 2020/21 Cont.**

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
Whitemoor Farm, Blyth Road, Perlethorpe	465339 / 370925	New Build	Permitted	E(a) / E(b)	1	747.5	20/00264/FUL	Detailed	Erection of a new farm shop and café (Use A1 and A3).
Halloughton Road (8), Southwell	469477 / 353513	Change of Use	Permitted	E(a)	1	12	20/01231/FUL	Detailed	Change of use from garden gazebo to hairdressing salon.
Fosse Road (Land rear of Friendly Farmer), Winthorpe	481740 / 356068	New Build	Under Construction	E(b)	1	167	20/00217/FUL	Detailed	Erection of a coffee shop with drive thru and associated infrastructure
Godfrey Drive (Land at Overfield Park), Winthorpe	482293 / 455906	New Build	Permitted	SG	1	1,601	20/01219/FULM	Detailed	Erection of an agricultural machinery dealership comprising of maintenance, sale and repair with associated infrastructure.

**Figure 8: Increase in Floorspace (2020/21 Commitments)**

Location	Grid Reference	Type	Status	Land Use	Total Units	Net Gain of Retail Floor-space (Use Class A1 to A5) Sqm	Planning Reference	Application Type	Description
Brickfield Farm, Kirklington (Maxey's)	469437 / 357235	Extension	Permitted	E(a) / E(b)	1	393	20/01159/FULM	Detailed	Proposed new farm shop and tearoom including ancillary accommodation and additional car parking facility
Main Street (47-52), Lowdham	466897 / 346458	Change of Use	Permitted	E(a)	1	87.3	20/01738/FUL	Detailed	Alterations to No. 47 to form ground floor chemist shop extension. Erection of rear storeroom extension to chemist shop at No. 49. Alterations to No. 51 to form ground floor chemist shop extension and erection of rear storeroom extension.
Millside Country Store, Thurgarton	469903 / 350006	Extension	Permitted	E(a)	1	343.6	19/01166/FUL	Detailed	Single storey side and rear extensions to existing A1 unit.
Fosse Road (Jet), Winthorpe	481612 / 356160	Extension	Under Construction	E(a) / E(b)	1	102	20/00616/FUL	Detailed	Extension to sales building to house new food offer with new associated trash area. Additional filling positions installed and associated works.

**Figure 9: Sites Allocated in the Amended Core Strategy (March 2019)**

Core Strategy Reference	Allocation Type	Location	Plan Area	Status at 31/03/2021	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		Planning condition states maximum 300m2 gross, 1800m2 net convenience.
NAP2B	Mixed Use	Land East of Newark	Newark And Rural South (Sub Area 1)	Core Strategy allocation	2,500	
NAP2C	Mixed Use	Land at Fernwood	Newark And Rural South (Sub Area 1)	Planning permission granted	2,500	
ShAP4	Mixed Use	Thoresby Colliery	Sherwood	Planning permission granted		Up to 500sqm

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

**Figure 10: Sites Allocated in the Allocations and Development Management DPD (Adopted July 2013)**

Allocation Reference	Allocation Type	Location	Plan Area	Status at 31/03/2021	Total Site Area	Allocated Floorspace (Sqm)	Available Floorspace (Sqm) without planning permission	0-5 Years (2021-2026)	5-10 Years (2027-2032)
Bi/MU/1	Mixed Use	East of Kirklington Road, Bilsthorpe	Sherwood	17/01139/OUTM granted 01/06/2018	3.95	**280	**280	100%	0%
Cl/MU/1	Mixed Use	Land at Former Clipstone Colliery, Clipstone	Mansfield Fringe	No planning application	27.64	*250	*250	0%	100%
NUA/MU/3	Mixed Use	NSK Factory, Northern Rd, Newark	Newark & Sherwood (Sub Area 1)	No planning application	10.11	4,000	4,000	0%	100%
OB/Re/1	Retail	Rufford Avenue, Ollerton	Sherwood	No planning application	0.35	1,962	0	0%	100%
OB/Re/2	Retail	Forest Road, Ollerton	Sherwood	Site Complete	0.17	932	0	n/a	n/a
Ra/MU/1	Mixed Use	Land at Kirklington Rd, Rainworth	Mansfield Fringe	No planning application	0.62	*250	*250	0%	100%
ST/MU/1	Mixed Use	East of Hemplands Lane, Sutton on Trent	Rural North (Sub Area 3)	Safeguarding of land for retail development under S106 agreement for permission 14/00161/FULM	2.07	*250	*250	100%	0%

\*Estimates have been made for floorspace provision \*\* Estimates amended to reflect planning application

Figure 11: Completions Within Retail Hierarchy 01/04/2020 to 31/03/2021

Retail Hierarchy	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace (Use Class A1 to A5) Sqm	Planning Reference	Description
Robert Field's Barber Shop, Unit 3 Martindale Lane, Newark	479703 / 353728	Loft Conversion	E(a)	1	27	20/00472/FUL	Proposed loft conversion and internal alterations to form first floor accommodation ancillary to the ground floor salon (A1)
Castle Gate, Newark (20-22)	479612 / 353921	Change of Use	E(a)	1	142	20/00905/FUL	Change of use from A3 to A1 (Hair Salon)
Balderton Gate (17), Newark	480017 / 353780	Change of Use	E(a)	1	13.7	20/01818/FUL	change of use from Ec (professional services) to Ea (retail)
High Street (Old Methodist Chapel), Edwinstowe	462581 / 366806	Change of Use	E(b)	1	125	20/00777/CPRIOR	Change of use from A1 to A3
King Street (32), Southwell	467794 / 354547	Change of Use	E(a) / SG	1	49.6	19/01780/FUL	Change of use from A1 to A1 & A4 (Retrospective)

Figure 12: Completions Outside of Retail Hierarchy 01/04/2020 to 31/03/2021

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace Sqm	Planning Reference	Description
Cavendish Way (Land off), Clipstone	458767 / 363868	New Build	E(a), E(b), SG	3	510	19/00490/FUL	Proposed Local Centre including retail units, car parking, service yard and new site entrance
Rufford Road (Big Fish), Ollerton	465079 / 367493	Change of Use	E(b)/SG	1	121	20/01115/FUL	Sub-division of existing building, changes to elevations, refurbishment and external works to create a drive through café and takeaway fish and chips
Phoenix Lane (21), Fernwood	482589 / 350933	New Build	E(a)	1	12	20/02432/FUL	Erection of a summer house for use as a hairdressing salon
Southwell Road (J Harrison), Lowdham	467497 / 346565	Change of Use & Extension	E(a)	1	315	20/00298/FUL	Change of use of existing car showroom, office and workshop to provide an extension to the existing retail sales (A1) serving the petrol station and ancillary coffee shop / café.

## Retail and Town Centre Uses Completed between 01/04/2020 and 31/03/2021

Figure 13: Completions Outside of Retail Hierarchy 01/04/2020 to 31/03/2021 Cont.

Location	Grid Reference	Type	Land Use	Total Units	Net Gain of Retail Floorspace Sqm	Planning Reference	Description
Worksop Road, (Green Hut Café), Ollerton	464919 / 367684	New Build	SG	1	18.31	20/01992/FUL	Erection of a detached building for the sale of food.
New Hill (Clovelly), Walesby	468152 / 370867	New Build / Change of Use	F2a	1	25.75	20/02130/FUL	Retrospective change of use of garage for storage and erection of shop unit extension (use class F2A) for selling of produce and essential goods
The Turnpike (Blonds), Halam	467794/ 354547	Extension	E(a)	1	14	20/01416/FUL	Alterations and extension to existing building.
High Street (117), Collingham	483053 / 361959	Change of Use	SG	1	77.6	20/01492/FUL	Change of use from office space to mixed use beauty salon with shop

Figure 14: Completed Loss of Retail Capacity 01/04/2020 to 31/03/2021

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace Sqm	Planning Reference	Description
Grey Horse Inn Public House, Collingham	483209 / 362427	Change of Use	C3	1	327	20/01268/FUL	Change of use of public house to be combined with first floor residential accommodation to create a single dwelling (C3) with ancillary residential use of the two outbuildings, and associated parking and private gardens.

**Figure 15: Completed Increase of Retail Floorspace Capacity 01/04/2020 to 31/03/2021**

Location	Grid Reference	Type	Land Use	Total Units	Net Loss of Retail Floorspace Sqm (Use Class A1 to A5)	Planning Reference	Description
None							

## Section Three

### Convenience and Comparison Data (01/04/2020 to 31/03/2021)





## Convenience and Comparison Requirement Information

The 2019 Amended Core Strategy and supporting evidence base has been used to monitor retail development. Retail provision will be monitored against Table 4 in the Amended Core Strategy.

Carter Jonas conducted a Town Centre and Retail Study in December 2016 to support the 2019 Amended Core Strategy evidence base. Figure 15 below sets out the proposed capacity for convenience and comparison floorspace over the plan period to 2033.

**Figure 16: 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)	5,661	6,707		12,368
Additional Floor space Capacity for Comparison Goods (Sqm)			15,690	15,690
<b>Total Estimated Requirement</b>				<b>28,058</b>

Data on pages 18 to 20 details commitments, completions, change of use and losses of net convenience and comparison retail floorspace for the period 01/04/2020 to 31/03/2021. 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 17: Retail Commitments for Proposed Convenience and Comparison Use at 31/03/2021**

Newark Urban Area or Rest of the District	Street	Town	Description	Planning Reference	Total Net Additional Floorspace	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Newark	Market Place (19)	Newark	Change of Use of first floor from B1 to A1 incl internal alterations and conversion of second and third floors to form 2no. 1 bed residential units and associated works.	20/00025/FUL	25	25	
Newark	Chain Lane (14)	Newark	Change of use of office to retail unit and enlargement of window opening to create new shop front with traditional frontage.	20/02146/FUL	19.8	19.8	
Newark	Bowbridge Lane	Balderton	Two local centres comprising units A1 to A5	14/01978/OUTM	2,400	1,800	600
Rest of the District	High Street (COOP)	Collingham	Change of use from A1 to A1, A2, A5 & B1 uses and alterations	18/02236/FUL	262.6	262.2	
Rest of the District	Former Thoresby Colliery (ShAP 4)	Edwinstowe	Mixed use development up to 800 dwellings and strategic employment and local centre with retail spaces.	16/02173/OUTM	500	500	
Newark	Northgate	Newark	Retail development comprising 6 units for bulky goods, open A1, open A1 convenience and parking	16/01958/RMAM	6,753	1,520	5,233
Rest of the District	Whitemoor Farm, Blyth Road	Perlethorpe	Erection of a new farm shop and café (Use A1 and A3).	20/00264/FUL	244	244	
Rest of the District	Godfrey Drive	Winthorpe	Erection of an agricultural machinery dealership comprising of maintenance, sale and repair with associated infrastructure.	20/01219/FULM	754		754
Rest of the District	Eakring Road	Bilsthorpe	Residential development of up to 85 dwellings, up to 280sqm retail development (A1) and associated works	17/01139/OUTM	280	280	
Rest of the District	Brickfield Farm, Hockerton Road	Kirklington	Proposed new farm shop and tearoom including ancillary accommodation and additional car parking facility	20/01159/FULM	254	254	
Rest of the District	Main Street (47-52)	Lowdham	Alterations to dwelling at No. 47 to form ground floor chemist shop extension. Erection of rear storeroom extension to chemist shop at No. 49. Alterations to No. 51 to form ground floor chemist shop extension and erection of rear storeroom extension.	20/01738/FUL	87.3	87.3	
Rest of the District	Millside Country Store	Thurgarton	Single storey side and rear extension to existing A1 unit.	19/01166/FUL	109	109	
Rest of the District	Fosse Road (Jet)	Winthorpe	Extension to sales building to house new food offer with new associated trash area. Additional filling positions installed with new associated floodlights as shown. New	20/00616/FUL	102	102	
<b>Total Additional Floorspace (Net) Sqm</b>					<b>11,790.7</b>	<b>5,203.3</b>	<b>6,587</b>

## Completions—Gains and Losses of Convenience and Comparison Uses in the Defined Retail Areas

Figure 18: Convenience and Comparison Gains Requiring Planning Permission

Newark Urban Area or Rest of the District	Street	Town	Description	Planning Reference	Total Net Additional Floorspace	Net Sqm of Convenience Floorspace	Net Sqm of Comparison Floorspace
Newark	Balderton Gate (17)	Newark	Change of use from Ec to Ea	20/01818/FUL	13.7	13.7	
Rest of the District	Cavendish Way (Land off)	Clipstone	Proposed local centre	19/00490/FUL	390	390	
Rest of the District	Southwell Road (J Harrison)	Lowdham	Change of use of existing car showroom, office and workshop to provide an extension to the existing retail sales (A1) serving the petrol station and ancillary coffee shop / café.	20/00298/FUL	193	193	
Rest of the District	New Hill (Clovelly)	Walesby	Retrospective change of use of garage for storage and erection of shop unit extension (use class F2A) for selling of produce and essential goods	20/02130/FUL	25.75	25.75	
<b>Total Additional Floorspace (Net) Sqm</b>					<b>622.45</b>	<b>622.45</b>	<b>0</b>

Figure 19: Loss of Convenience and Comparison Sales Requiring Planning Permission

Newark Urban Area or Rest of the District	Street	Town	Description	Planning Reference	Total Net Loss Floor-space	Net Sqm Loss of Convenience Floorspace	Net Sqm Loss of Comparison Floorspace
None							
<b>Total Additional Floorspace (Net) Sqm</b>							

**Figure 20: 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 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	CI/MU/1	Land at the Former Clipstone Colliery	Mansfield Fringe	**250	250	
Newark Urban Area	NUA/MU/3	NSK Factory Northern Road	Newark and Rural South (Sub Area 1)	4,000		4,000
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	
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 (No PP for retail)	Newark and Rural South (Sub Area 1)	**2,500	1,000	1,500
<b>Total (sqm)</b>				<b>11,319</b>	<b>3,950</b>	<b>7,369</b>

**Figure 21: Convenience/Comparison Status at 31/03/2021**

Area	Net Requirement of Sqm of Convenience or Comparison Floorspace by Area (See Figure 15)	Net Sqm of Committed Floorspace with planning permission at 31/03/2021	(Net Sqm) of Allocated Floorspace (See Figure 19)	Net Sqm of Commitments + Allocations (C + D)	01/04/12 to 31/03/20	01/04/20 to 31/03/21	Net Sqm of Completions and Losses at 31/03/2019 (F+G)	Under / Over Provision E+H-B
Newark Urban Area Convenience	3,364	3,365	2,000	5,365	258.17	13.7	271.87	<b>2,272.87</b>
Rest of the District Convenience	6,707	1,839	1,950	3,789	921.81	608.75	1,530.56	<b>-1,387.44</b>
All of the District Comparison	15,690	6,587	7,369	13,956	1,057.79	0	1,057.79	<b>-676.21</b>

\* Indicates Floorspace taken from application form

# Section Four

## Survey Data

(Carried out June 2021)



Retail surveys were carried out during June 2021 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.

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 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.

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 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.

**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.

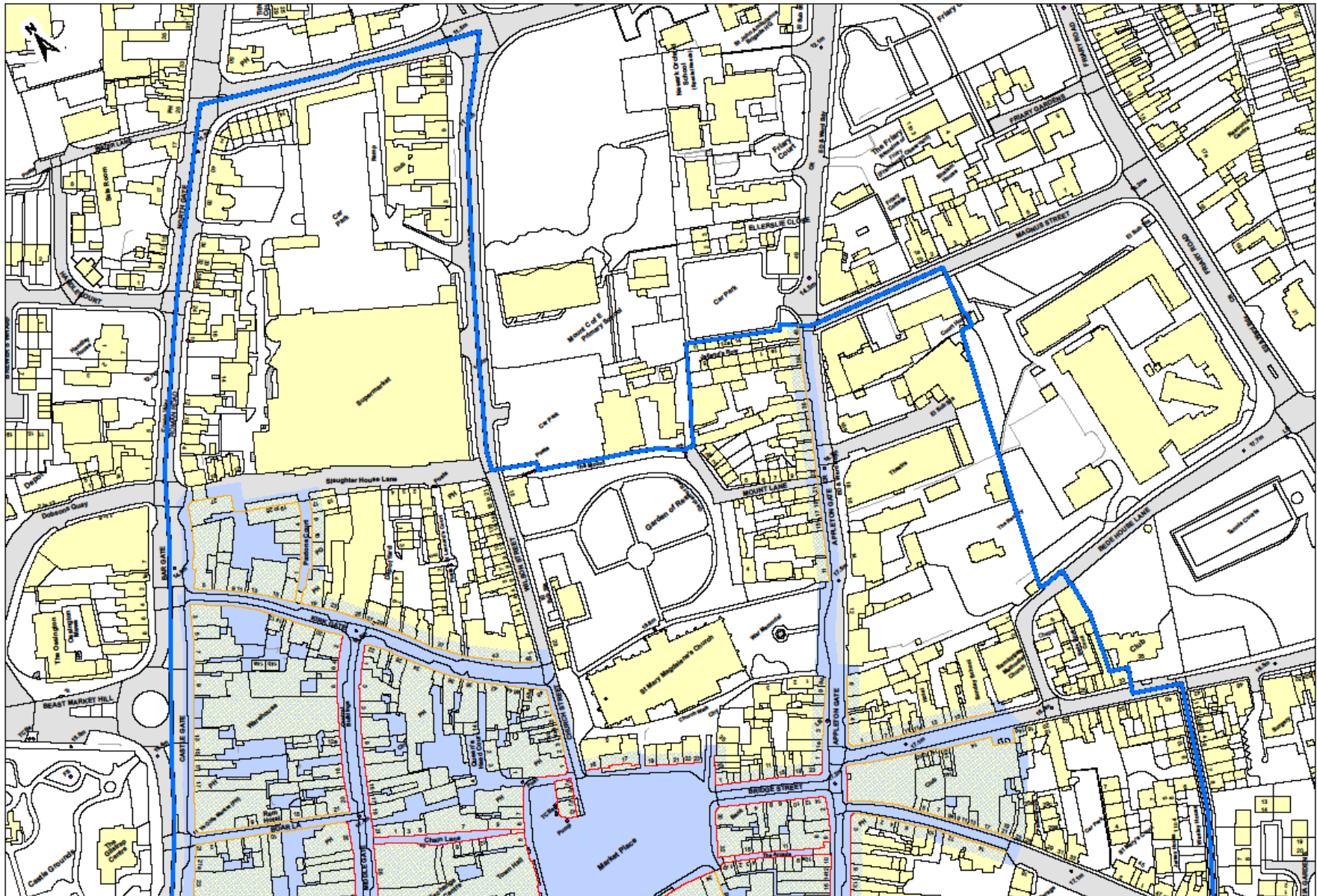
Retail proposals in this area would be assessed by reference to **Policy DM11– Newark** (Allocations & Development Management DPD (Adopted July 2013)).

*‘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







## Headline Data for All Use Classes within the Defined Newark Town Centre at 31st March 2021

**Figure 22: Percentage Split for All Units within the Defined Newark Town Centre \***

Area	Town Centre	%	Primary Shopping Frontage	%	Secondary Shopping Frontage	%	Primary Shopping Area	%
Total Units	650	100.00%	161	100.00%	167	100.00%	361	100.00%
Vacant Units	62	9.54%	14	8.70%	23	13.78%	42	11.63%
E ( a )	238	36.62%	107	66.46%	79	47.31%	196	54.29%
E ( b )	34	5.23%	10	6.21%	15	8.98%	27	7.47%
E ( c )	45	6.92%	17	10.56%	7	4.19%	24	6.65%
E ( d )	6	0.92%	0	0.00%	1	0.60%	1	0.28%
E ( e )	10	1.54%	2	1.24%	2	1.20%	3	0.83%
E ( f )	1	0.15%	0	0.00%	0	0.00%	0	0.00%
C3	181	27.85%	0	0.00%	6	3.59%	20	5.54%
F1 ( a )	2	0.31%	0	0.00%	1	0.60%	1	0.28%
F1 ( c )	1	0.15%	0	0.00%	0	0.00%	0	0.00%
F1 ( e )	1	0.15%	1	0.62%	0	0.00%	1	0.28%
F1 ( f )	3	0.46%	0	0.00%	1	0.60%	1	0.28%
SG	66	10.15%	10	6.21%	32	19.16%	45	12.47%

\* Use class percentage by street of Newark Town Centre by street can be provided on request

## Headline Data for Vacant Units within the Defined Newark Town Centre at 31st March 2021

**Figure 23: Percentage of Vacant Units in the Defined Town Centre**

	Total Units*	Vacant Units	Percentage	2019/20	2018/19
Town Centre (all)	650	62	9.54%	9.21%	9.67%

**Figure 24: Percentage of Vacant Units within the Primary Shopping Frontage**

	Total Units	Vacant Units	Percentage	2019/20	2018/19
Primary Shopping Frontage	161	14	8.70%	17.39%	7.45%

**Figure 25: Percentage of Vacant Units within the Secondary Shopping Frontage**

	Total Units	Vacant Units	Percentage	2019/20	2018/19
Secondary Shopping Frontage	167	23	13.78%	10.18%	13.17%

**Figure 26: Percentage of Vacant Units falling within the Primary Shopping Area**

	Total Units	Vacant Units	Percentage	2019/20	2018/19
Primary Shopping Area	359	42	11.70%	12.06%	11.80%

\* Reduction in units reflects Buttermarket Redevelopment

Figure 27: Newark Town Centre Vacant Units (at 31st March 2021)

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
1 and 3 Castle Gate	A1 (now E(a))	441.20	No	Yes	Yes
10 Saracens Head Yard	A3 (now E)	72.27	Yes	No	Yes
11 Appleton Gate	A2 (now E(c))	178.99	No	Yes	Yes
11 Saracens Head Yard	A3 (now E(b))	52.90	Yes	No	Yes
11 Stodman Street	A1 (now E(a))	85.60	No	Yes	Yes
11a The Arcade	A1 (now E(a))	62.22	No	No	Yes
11b Barnby Gate	A1 (now E(a))	28.10	No	Yes	Yes
12 and 14 Bridge Street	A2 (now E(c))	92.40	Yes	No	No
13 and 15 Castle Gate	A3 (now E(b))	190.65	No	Yes	Yes
14 Barnby Gate	A3 (now E(b))	74.80	No	Yes	Yes
14 Chain Lane	N/A	15.80	Yes	No	Yes
14 The Arcade	SG	39.30	No	No	Yes
14a Northgate	D2	71.62	No	No	No
15 Balderton Gate	A1 (now E(a))	327.60	No	Yes	Yes
15 St Mark's Lane	A2 (now E(c))	183.60	Yes	No	Yes
15 The Arcade	A1 (now E(a))	72.80	No	No	Yes
16 Barnby Gate	A3 (now E(b))	17.73	No	Yes	Yes
16 Market Place	A2 (now E(c))	97.3	Yes	No	Yes
17 Balderton Gate	A1 (now E(a))	17.95	No	Yes	Yes
17 Castle Gate	A4 (now SG)		No	Yes	Yes
20 Barnby Gate	A1 (now E(a))	113.16	No	No	No
23 and 25 Kirk Gate	A1 (now E(a))	512.20	No	Yes	Yes
25 and 27 Appleton Gate	A1 (now E(a))	198	No	Yes	Yes
27 Slaughter House Lane	A3 (now E(b))	68.98	No	Yes	Yes
27b Carter Gate	A2 (now E(c))	134.94	No	Yes	Yes
3 and 4 The Arcade	A1 (now E(a))		No	No	Yes

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

Figure 27 cont.: Newark Town Centre Vacant Units (at 31st March 2021)

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
30 and 32 Northgate	B1	157.50	No	No	No
31 and 31a Castle Gate	A2 (now E(c))		No	Yes	Yes
31a Lombard Street (Unit 1 Martindale Ln)	A1 (now E(a))	55.83	No	No	No
32 Stodman Street	A1 (now E(a))	3222.8	Yes	No	Yes
34 North Gate	A2 (now E(c))	56.76	No	No	No
35 Market Place	A2 (now E(c))	77.50	Yes	No	Yes
36a Castlegate	N/A	49.71	No	No	No
37a Stodman Street	A1 (now E(a))		Yes	No	Yes
4 Carter Gate	A2 (now E(c))	177.83	Yes	No	Yes
40 Stodman Street	A3 (now E(b))	125.72	No	Yes	Yes
43 Appleton Gate	A2 (now E(c))	25.60	No	Yes	Yes
44 Kirk Gate	A2 (now E(c))		No	Yes	Yes
46 and 48 Castle Gate	A3 (now E(b))	90.1	No	No	No
46 Market Place	A1 (now E(a))	214.60	Yes	No	Yes
47 and 48 Stodman Street	A2 (now E(c))	99.50	No	Yes	Yes
5 and 7 Kings Road	D2	355.63	No	No	No
5 Kirk Gate	A1 (now E(a))	443.11	No	Yes	Yes
5 St Mark's Lane	A1 (now E(a))	59.90	Yes	No	Yes
53 Stodman Street	A1 (now E(a))	47.72	No	Yes	Yes
69 Castle Gate (Unit 2)	A4 (now SG)		No	No	No
7 Church Street	N/A	22.55	No	Yes	Yes
7 St Mark's Lane	A1 (now E(a))	50.45	Yes	No	Yes
8 and 9 The Arcade	A1 (now E(a))	157.94	No	No	Yes
8 Stodman Street	A1 (now E(a))	19	No	Yes	Yes
Chapel Bede House Court	A2 (now E(c))	18.7	No	No	No
Court House, Appleton Gate	D1		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 between 20% and 50% from the total area depending on type of the unit

**Figure 27 cont.: Newark Town Centre Vacant Units (at 31st March 2021)**

Number and Street	Previous Use Class	Net Sqm	Primary Shopping Frontage	Secondary Shopping Frontage	Primary Shopping Area
Morton House, 12 Appleton Gate	A2 (now E(c))	144.44	No	No	No
Northgate House, 14 North Gate	D2	176.80	No	No	No
Queens Road	D2	258.30	No	No	No
South Church House, 25 and 26 Market Place	A2 (now E(c))	23.60	Yes	No	Yes
The Corn Exchange, 18 Castle Gate	N/A		No	No	No
Unit 2a Beaumont Cross	A1 (now E(a))	111.50	No	No	No
Unit 3 Beaumont Cross	A1 (now E(a))	357	No	No	No
Unit 3 Martindale Lane	A1 (now E(a))	31.96	No	No	No
Unit 4 Beaumont Cross	A1 (now E(a))	362.00	No	No	No
Unit 5 Martindale Lane	A5 (now SG)	55.83	No	No	No

**Figure 28: Percentage Split between Commercial and Residential Units in Newark Town Centre at 31st March 2021**

	Residential	Commercial (incl. Vacant Units)
Percentage Split	27.85%	72.15%
No.	181	469

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

## Newark Town Centre 'A Class' Vacant Units 2012 to 2021 Comparison

Figure 29: Vacant Unit Comparison Table

Year	Total Vacant Units	Primary Shopping Frontage	Secondary Shopping Frontage	Remainder of Town Centre
2011-12 Vacant Units	51	9	20	22
2012-13 Vacant Units	48	12	15	21
2013-14 Vacant Units	49	9	15	25
2014-15 Vacant Units	59	12	16	31
2015-16 Vacant Units	51	12	15	24
2016-17 Vacant Units	52	14	12	26
2017-18 Vacant Units	56	13	14	29
2018- 19 Vacant Units	64	12	22	30
2019-20 Vacant Units	61	28	17	16
2020-21 Vacant Units	62	14	23	42

Figure 30: Newark Town Centre Vacant Units 2011 to 2021 Comparison

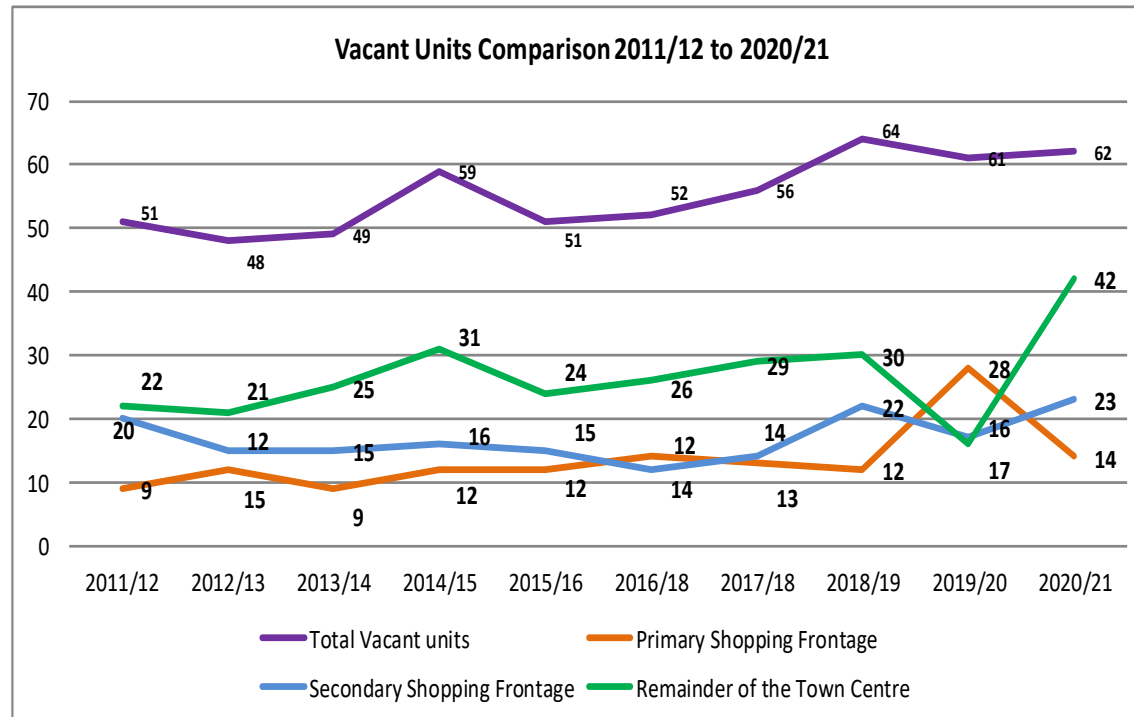
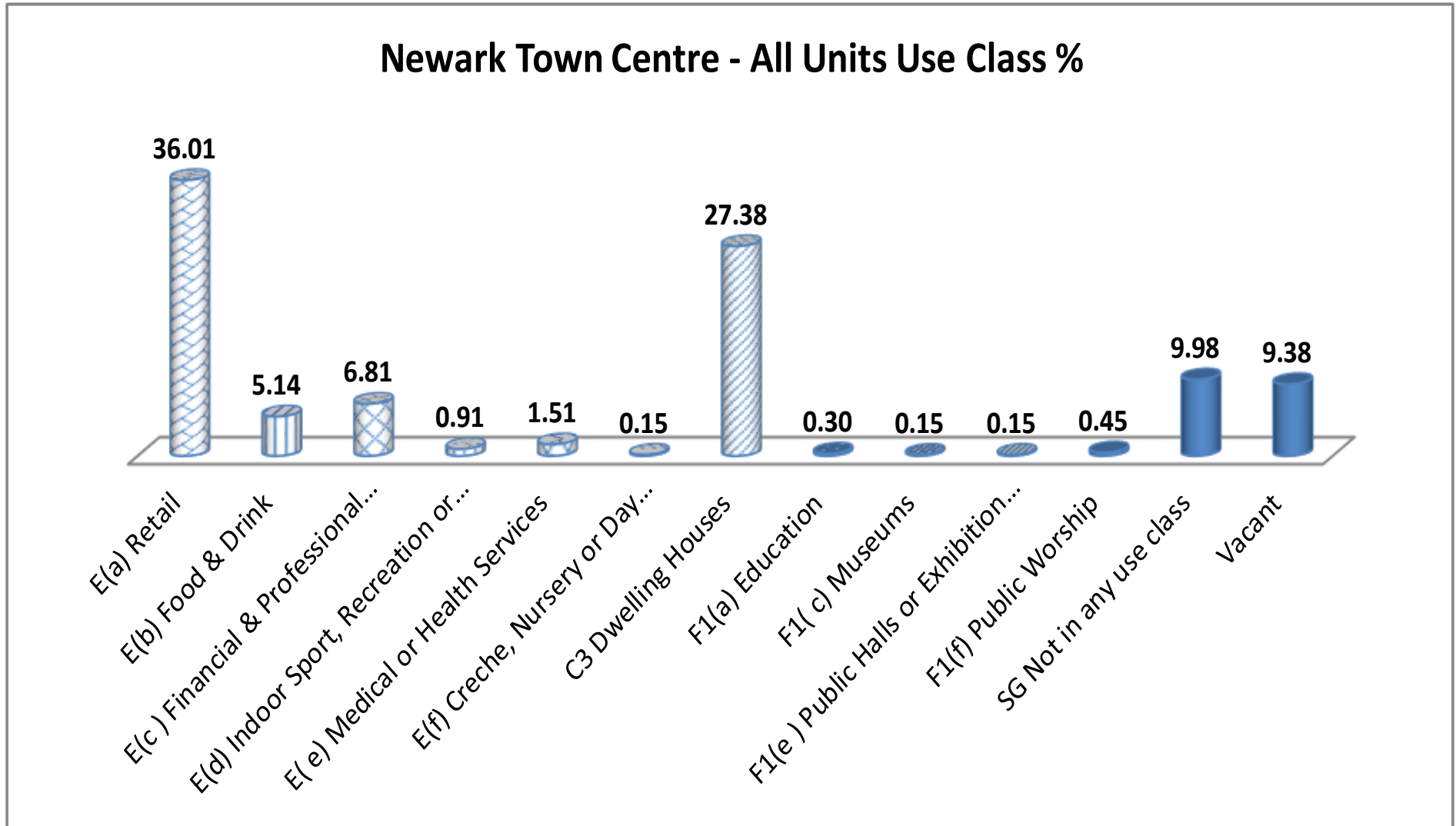


Figure 31: Newark Town Centre Use Class Percentage Split at 31st March 2021



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



Figure 32: Primary Shopping Frontage - Use Class %

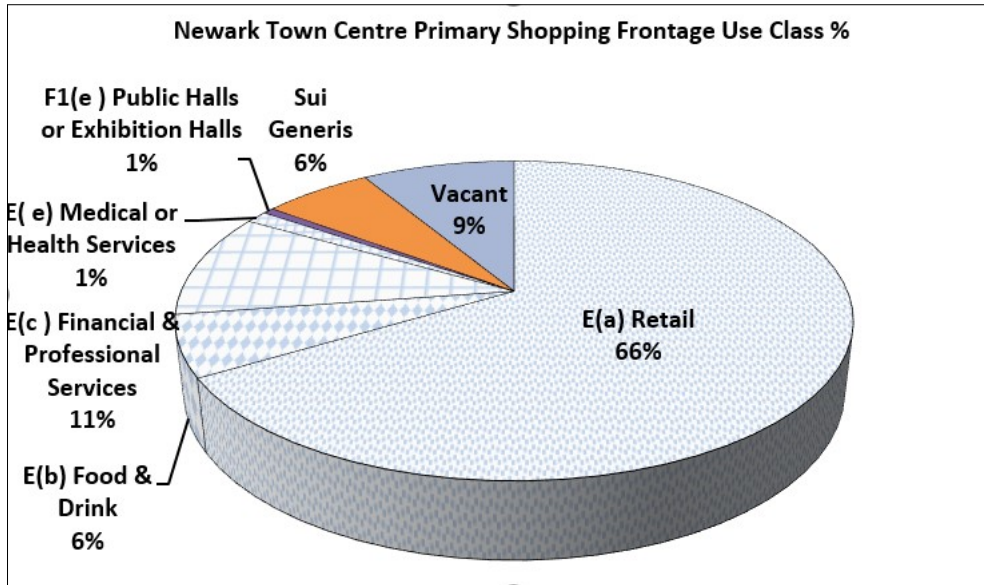


Figure 33: Secondary Shopping Frontage - Use Class %

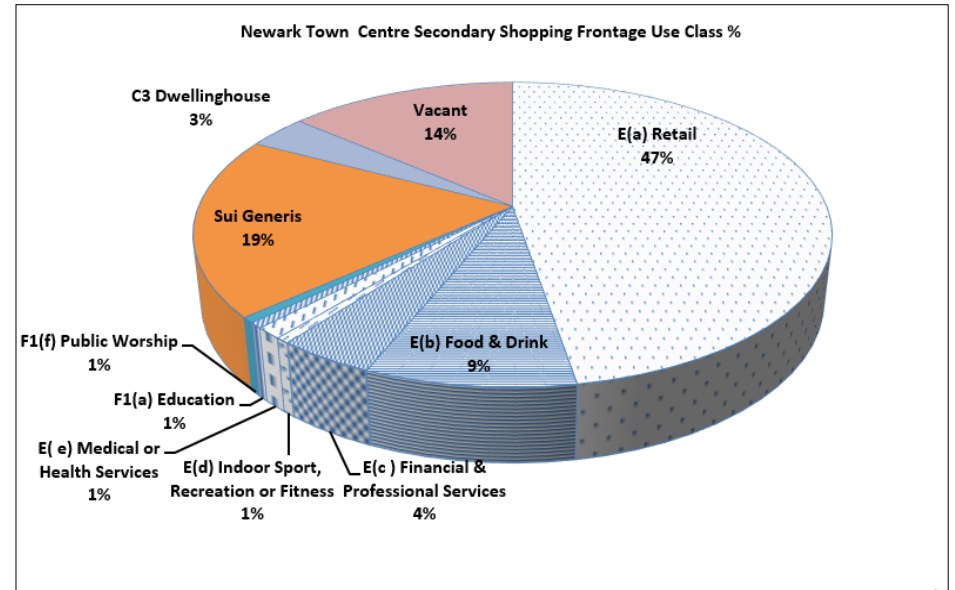


Figure 34: Primary shopping Areas - Use Class %

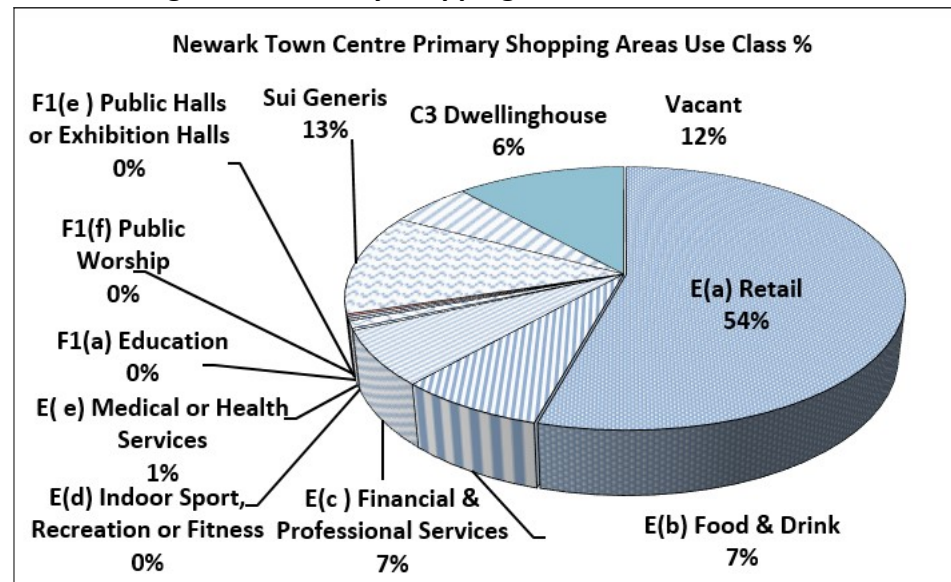


Figure 35: Northgate Retail Park –Use Class Split for All Units (at 31st March 2021)

Total Units	E(a)	E(a)%	E(b)	E(b)%	E(c)	E(c)%	E(d)	E(d)%	Vacant	Vacant %
17	11	64.70%	1	5.88%	1	5.88%	3	17.65%	1	5.88%

Figure 35: Use Class Split (at 31st March 2021)

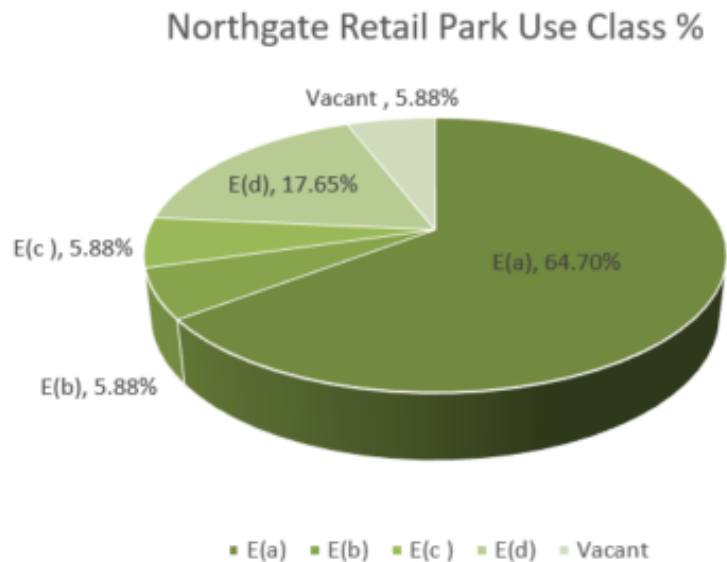


Figure 36: Northgate Retail Park 2012 to 2021 Comparison

Year	E(a)	E(b)	E(c)	E(e-f)	E(d) / F2(c-d)	Vacant	Total Units
2012/13	11	1	0	1	0	1	14
2013/14	12	1	0	1	0	0	14
2014/15	15	1	0	1	0	0	17
2015/1	13	1	0	1	2	0	17
2016/17	13	1	0	1	2	0	17
2017/18	13	0	0	0	2	0	17
2018/19	11	1	0	1	2	2	17
2019/20	Not possible due to COVID-19 Pandemic						
2021/22	11	1	1	0	3	1	17

## District Centres

**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.

**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.*

**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.*

**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.’*

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

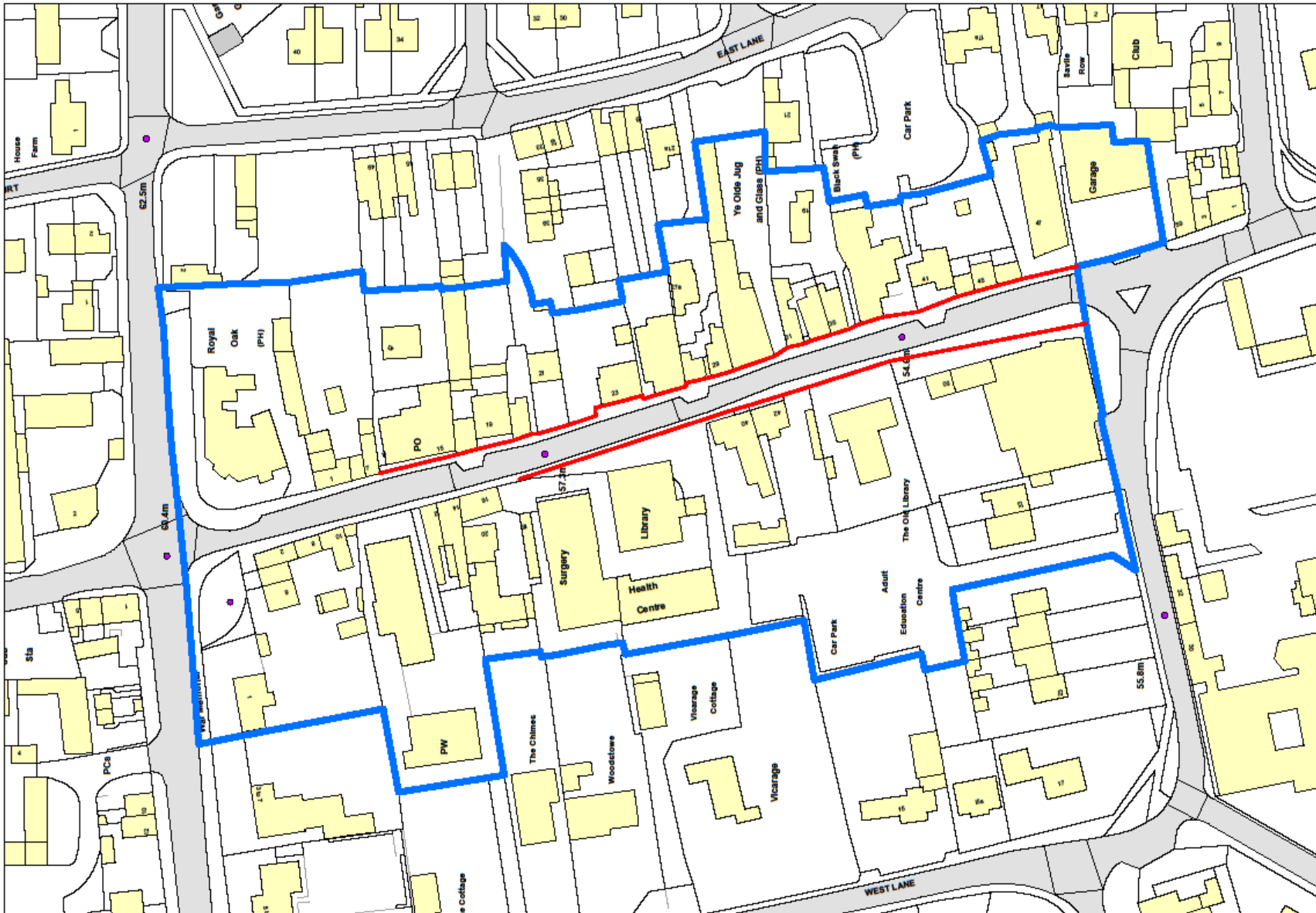
#### Key

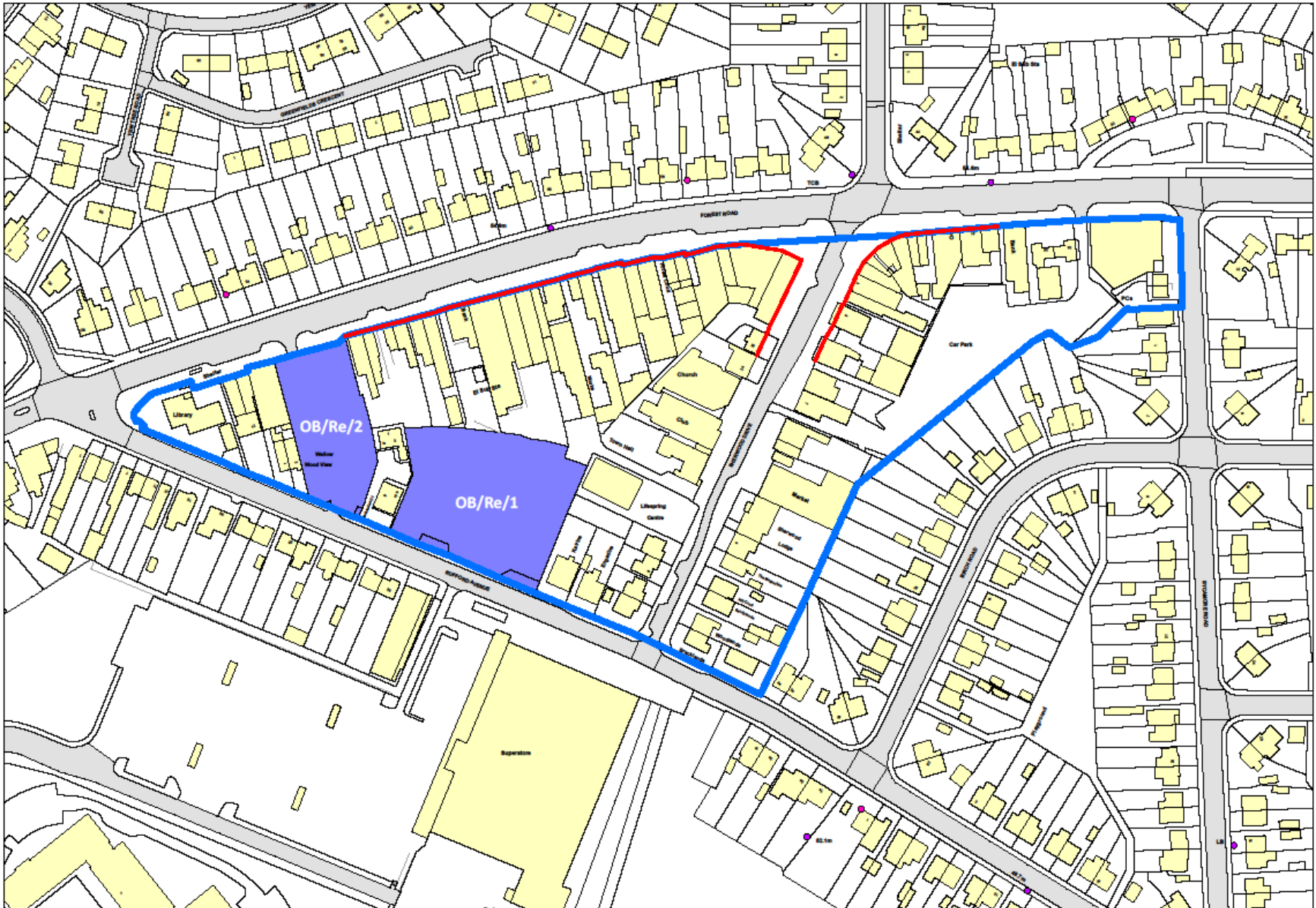
District Centre

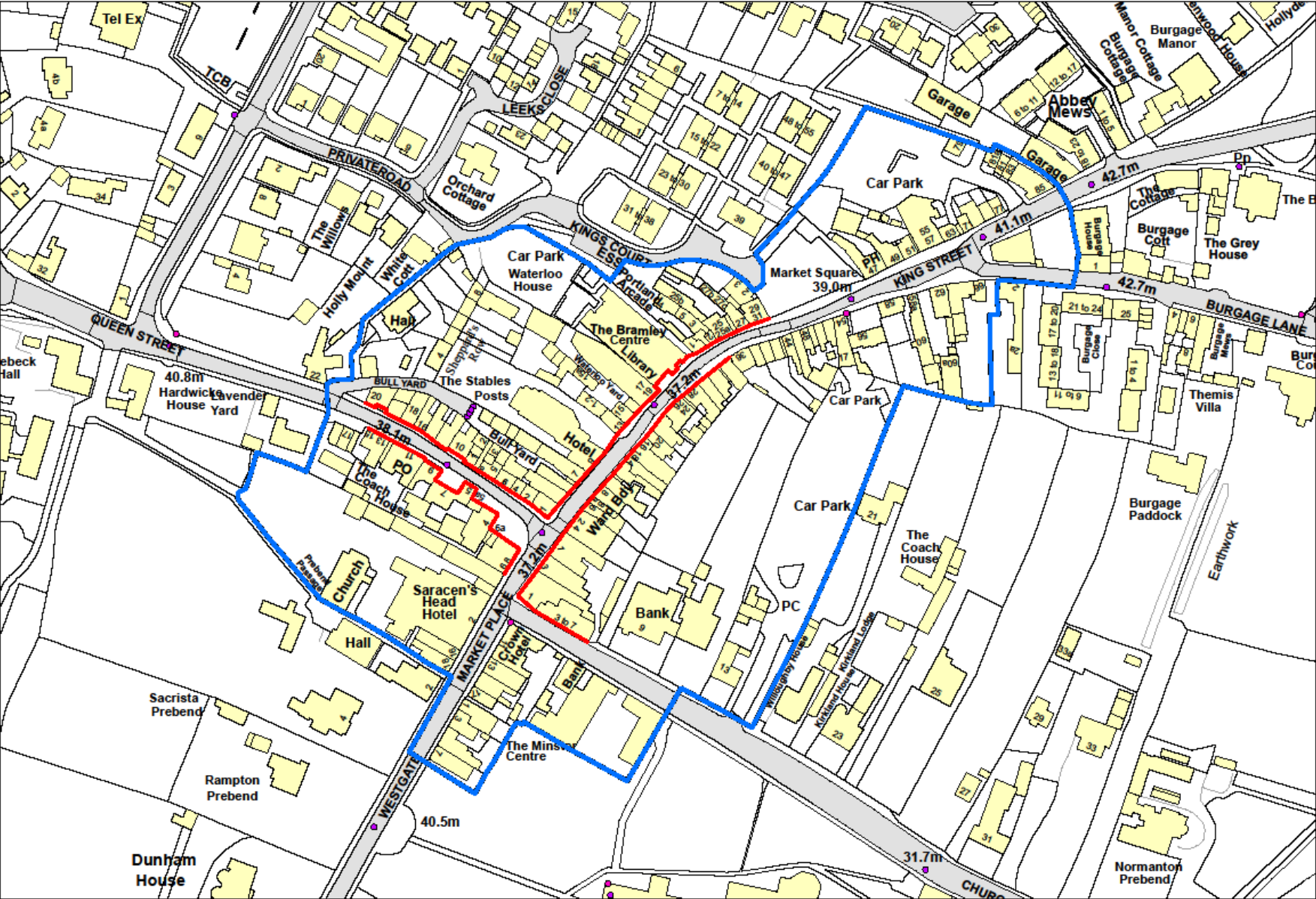


Primary Shopping









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## Headline Data for All Use Classes including Vacant Units within the District Centres at 31st March 2021

Figure 37: Edwinstowe District Centre - Use Class Split for All Units and Primary Shopping Frontages

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	55	3	5.45%	17	30.91%	17	30.91%	3	5.45%	1	1.82%	3	5.45%	1	1.82%	10	18.18%
Primary Shopping Frontage	30	2	6.67%	3	10.00%	15	50.00%	3	10.00%	1	3.33%	3	10.00%	1	3.33%	2	6.67%

Figure 38: Ollerton District Centre - Use Class for All Units and Primary Shopping Frontages

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	5	5.43%	23	25.00%	38	41.30%	3	3.26%	5	5.43%	1	1.09%	1	1.09%	1	1.09%	1	1.09%	2	2.17%	12	13.04%
Primary Shopping Frontage	34	1	2.94%	1	2.94%	20	58.82%	2	5.88%	2	5.88%	1	2.94%	1	2.94%	0	0.00%	0	0.00%	0	0.00%	6	17.65%

Figure 39: Southwell District Centre - Use Class Split for All Units and Primary Shopping Frontages

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	129	3	2.33%	29	22.48%	61	47.29%	9	6.98%	7	5.43%	0	0.00%	3	2.33%	1	0.78%	0	0.00%	2	1.55%	2	1.55%	12	9.30%
Primary Shopping Frontage	54	1	1.85%	1	1.85%	39	72.22%	5	9.26%	2	3.70%	0	0.00%	0	0.00%	1	1.85%	0	0.00%	0	0.00%	0	0.00%	5	9.26%

Figure 40: Percentage Split between Commercial and Residential

	Residential	Commercial (including vacant units)
Percentage Split	25.17%	74.83%
Number of Dwellings	74	220

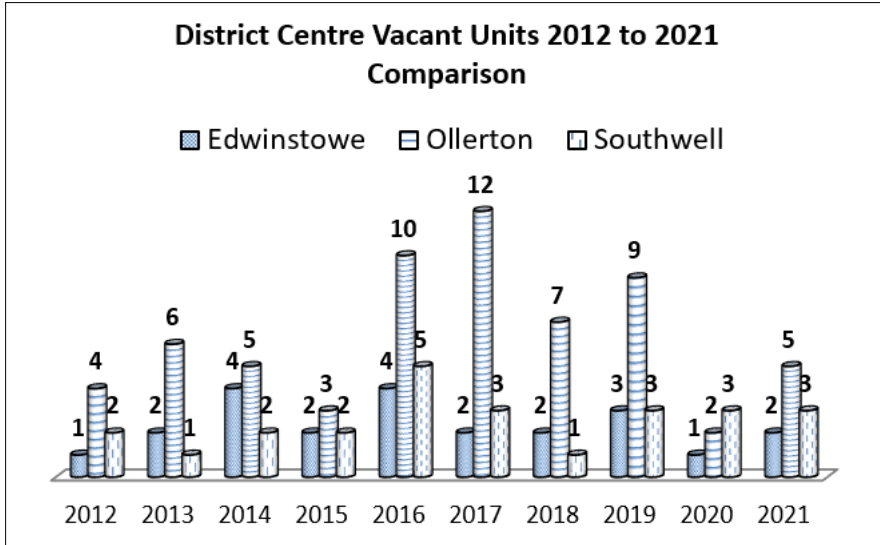


**Figure 41: Vacant Units in District Centres (at 31st March 2021)**

Area	Street	Previous Use Class	Net Sqm	Primary Shopping Frontage
Edwinstowe	23 High Street	E(a)	28.5	Yes
Edwinstowe	23a High Street	E(c)		Yes
Edwinstowe	23b High Street	E(a)		No
Ollerton	The Forest Centre (Unit 7) Forest Road	E(a)	53.6	No
Ollerton	The Forest Centre (Unit 8) Forest Road	E(a)	60.5	No
Ollerton	The Forest Centre (Unit 9) Forest Road	E(a)	60.5	No
Rainworth	287 Southwell Road East	E(c)		No
Southwell	9 Church Street	E(c)	133.5	No
Southwell	5 Westgate	E(c)	82.78	No
Southwell	22 King Street	E(a)	67.20	Yes

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

**Figure 42: District Centres Vacant Units 2012 to 2021 Comparison**



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

**Figure 43: District Centre Use Class Percentage Split (at 31st March 2021)**

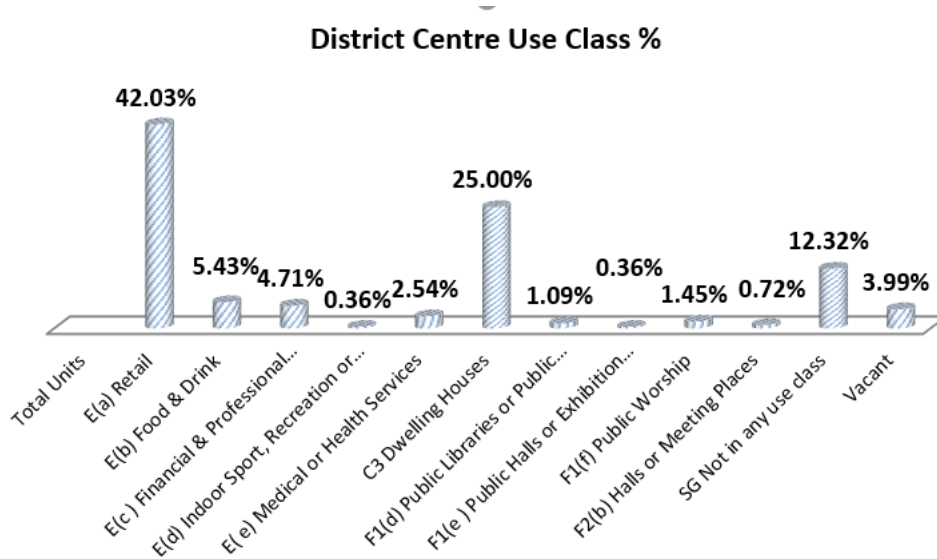


Figure 44: Edwinstowe District Centre - (All Units) Use Class %

Edwinstowe District Centre All Units Use Class %

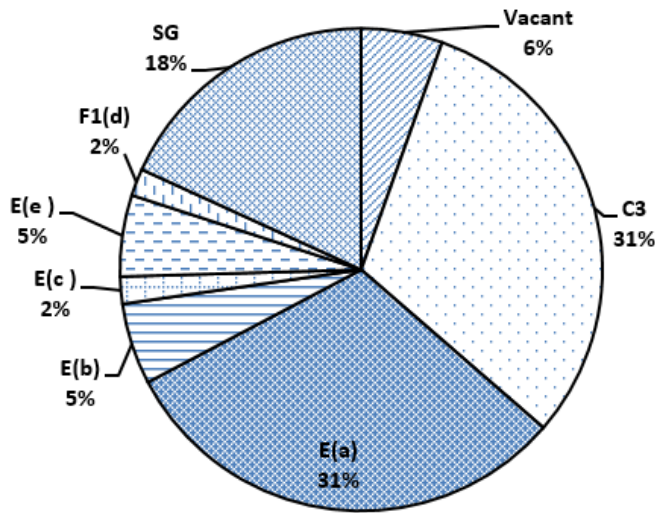


Figure 46: Ollerton District Centre (All Units) Use Class %

Ollerton District Centre All Units Use Class %

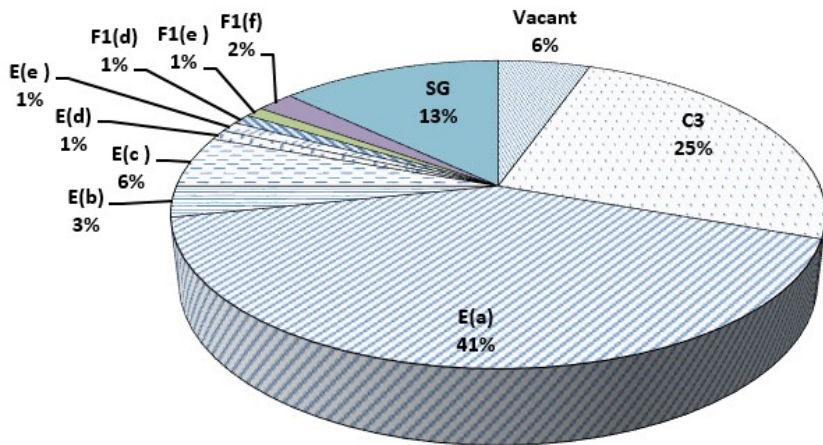


Figure 45: Edwinstowe District Centre - (Primary Shopping Frontage)<sup>43</sup>

Edwinstowe District centre Primary Shopping Frontage Use Class %

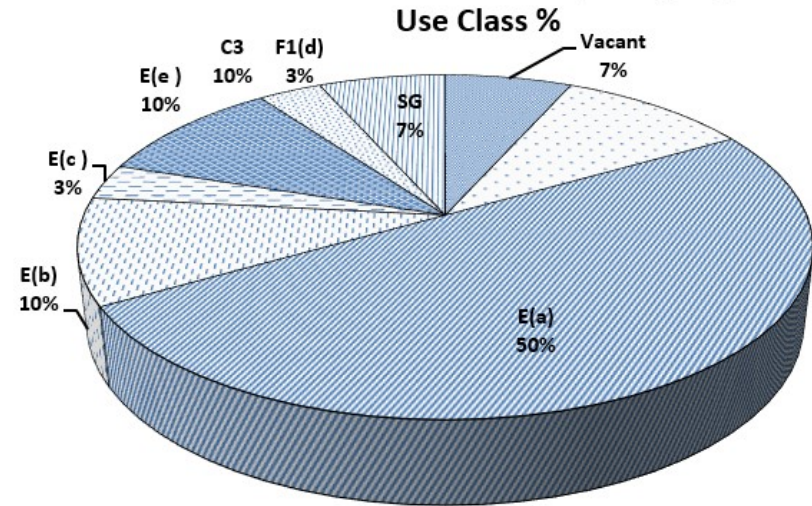


Figure 47: Ollerton District Centre (Primary Shopping Frontage) Use Class %

Ollerton District Council Primary Shopping Frontage Use Class %

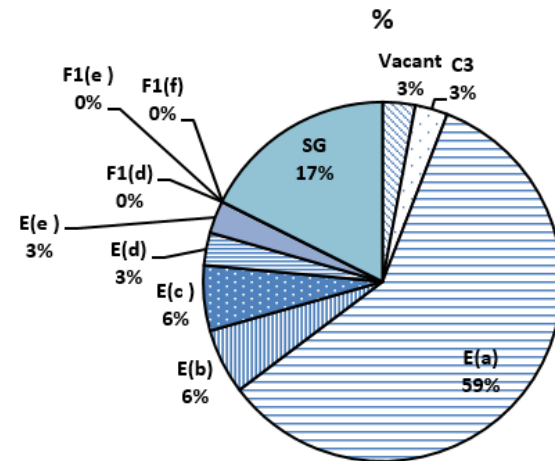


Figure 48: Southwell District Centre (All Units) Use Class %

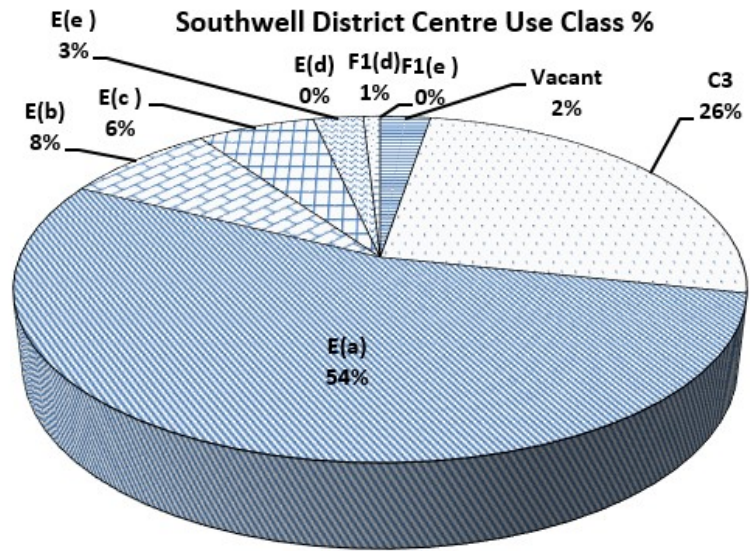
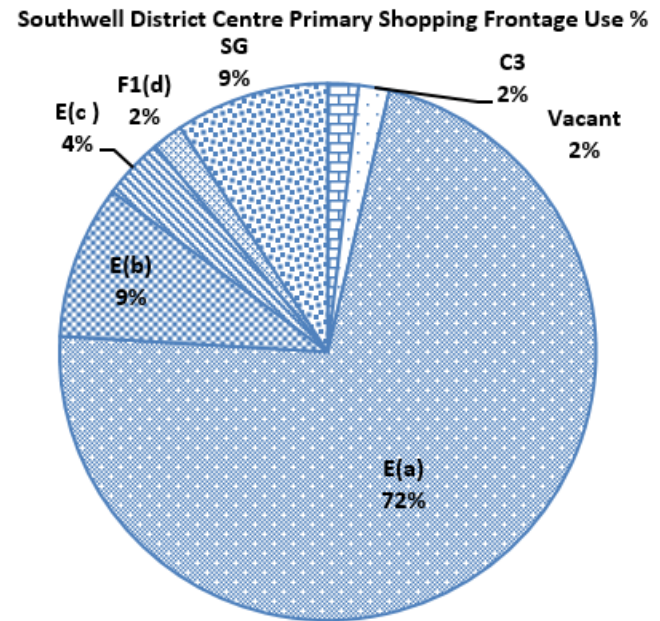


Figure 49: Southwell District Centre (Primary Shopping Frontage) Use



## Local Centres

**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 (NAP 2A) Land East of Newark (NAP 2B) and 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 principally 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.”*

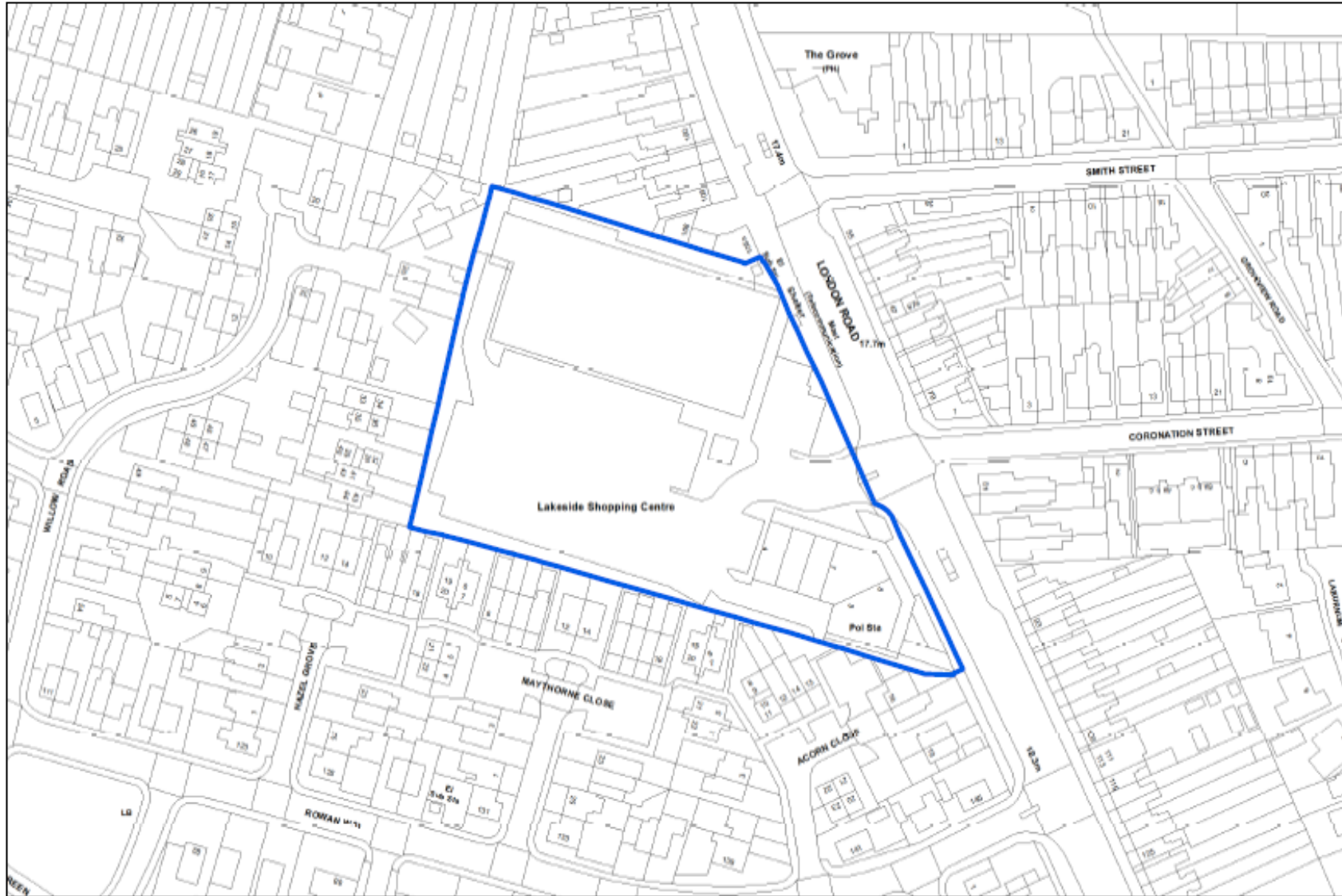
\*Other specific policies may apply in relation to conservation areas and listed buildings.

### Key for Retail Area Plans

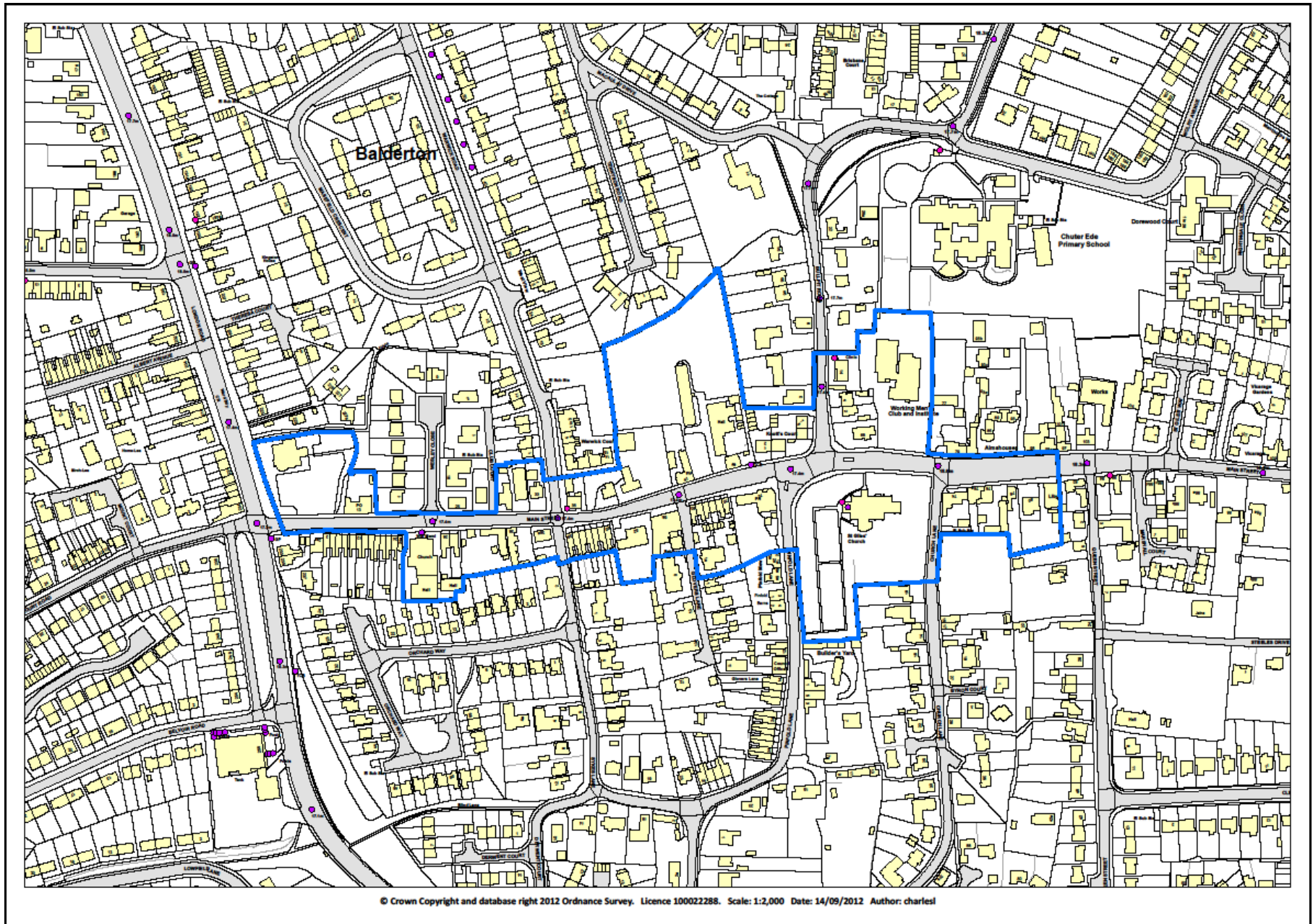
#### Key

Local Centre





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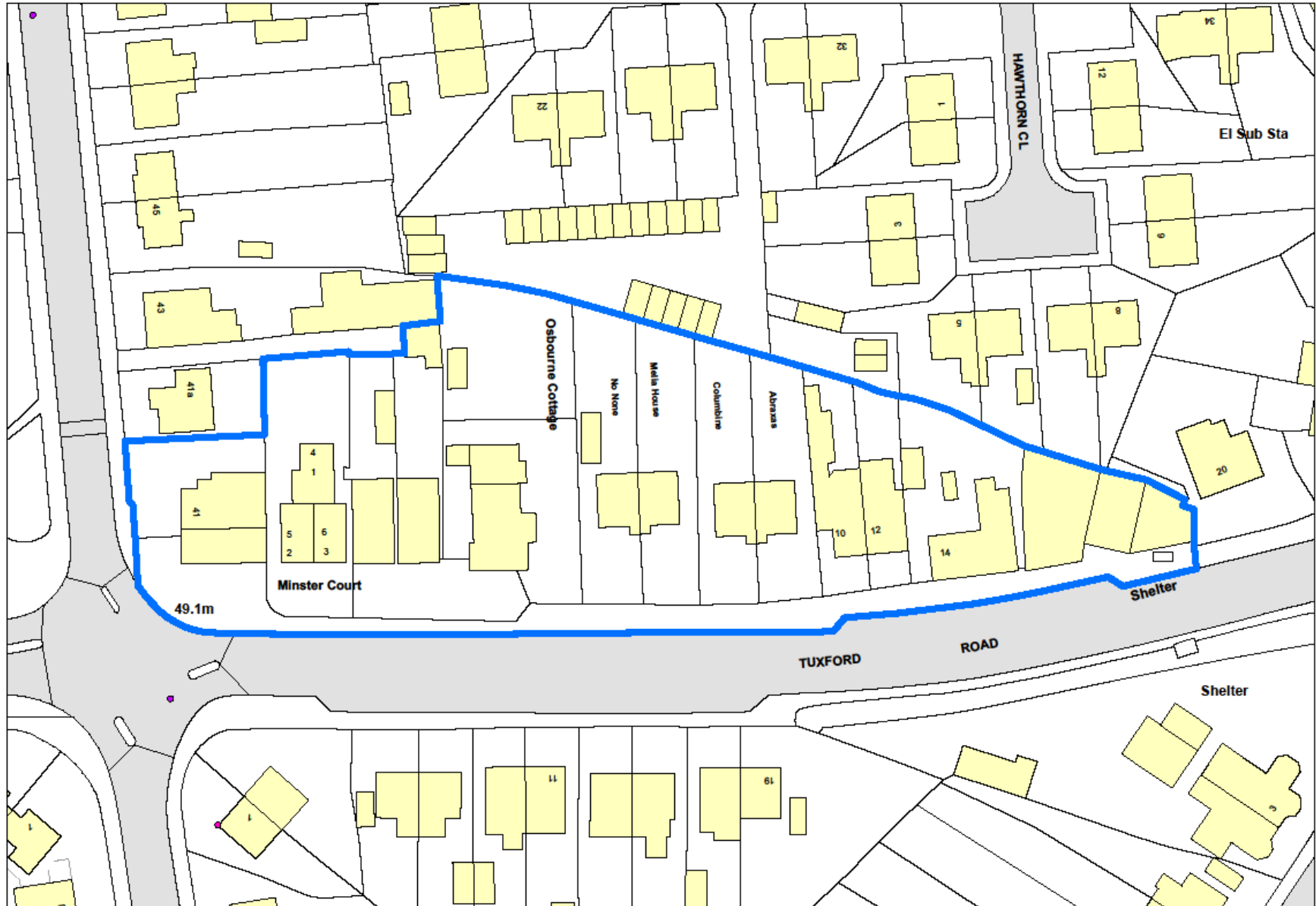


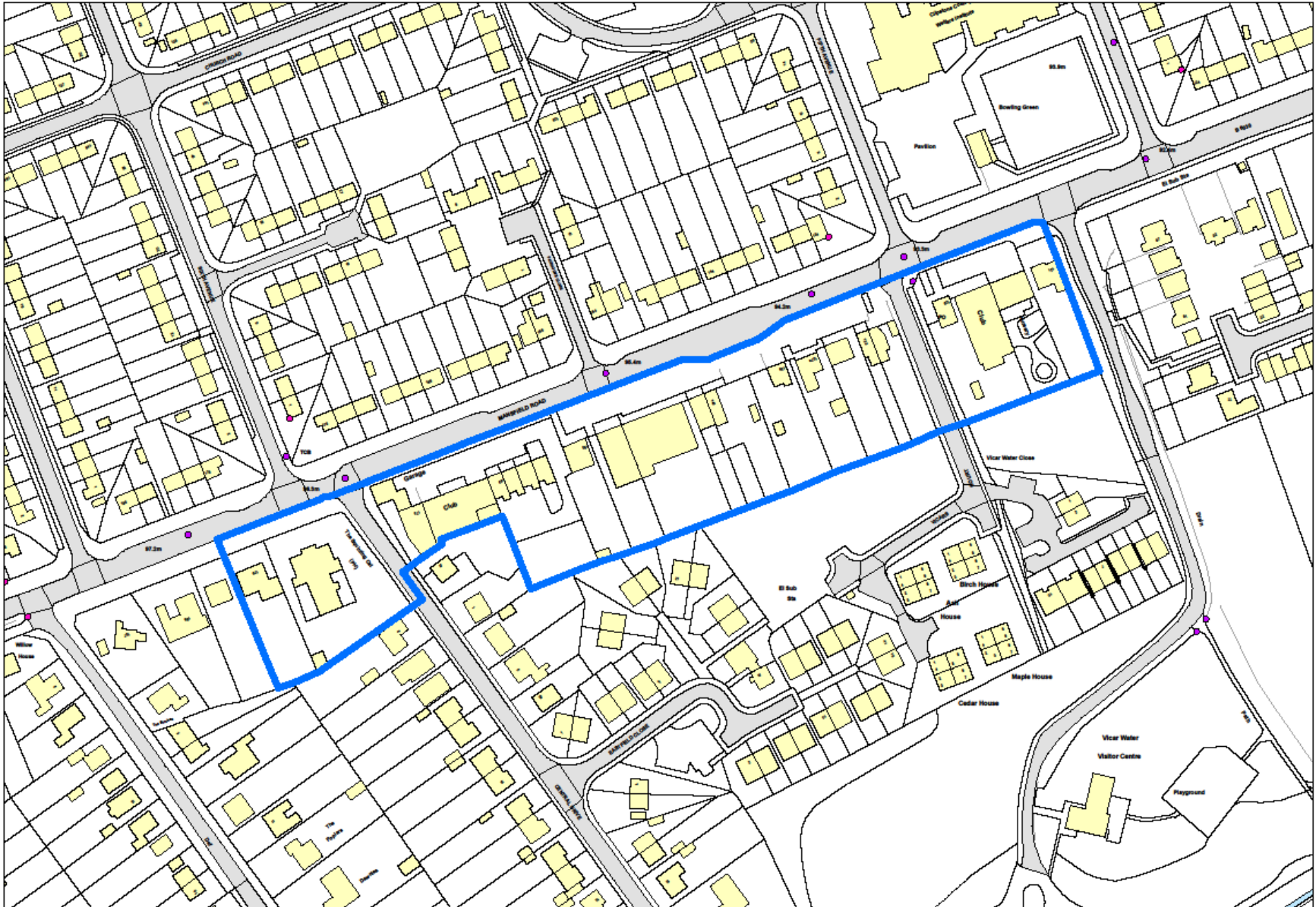


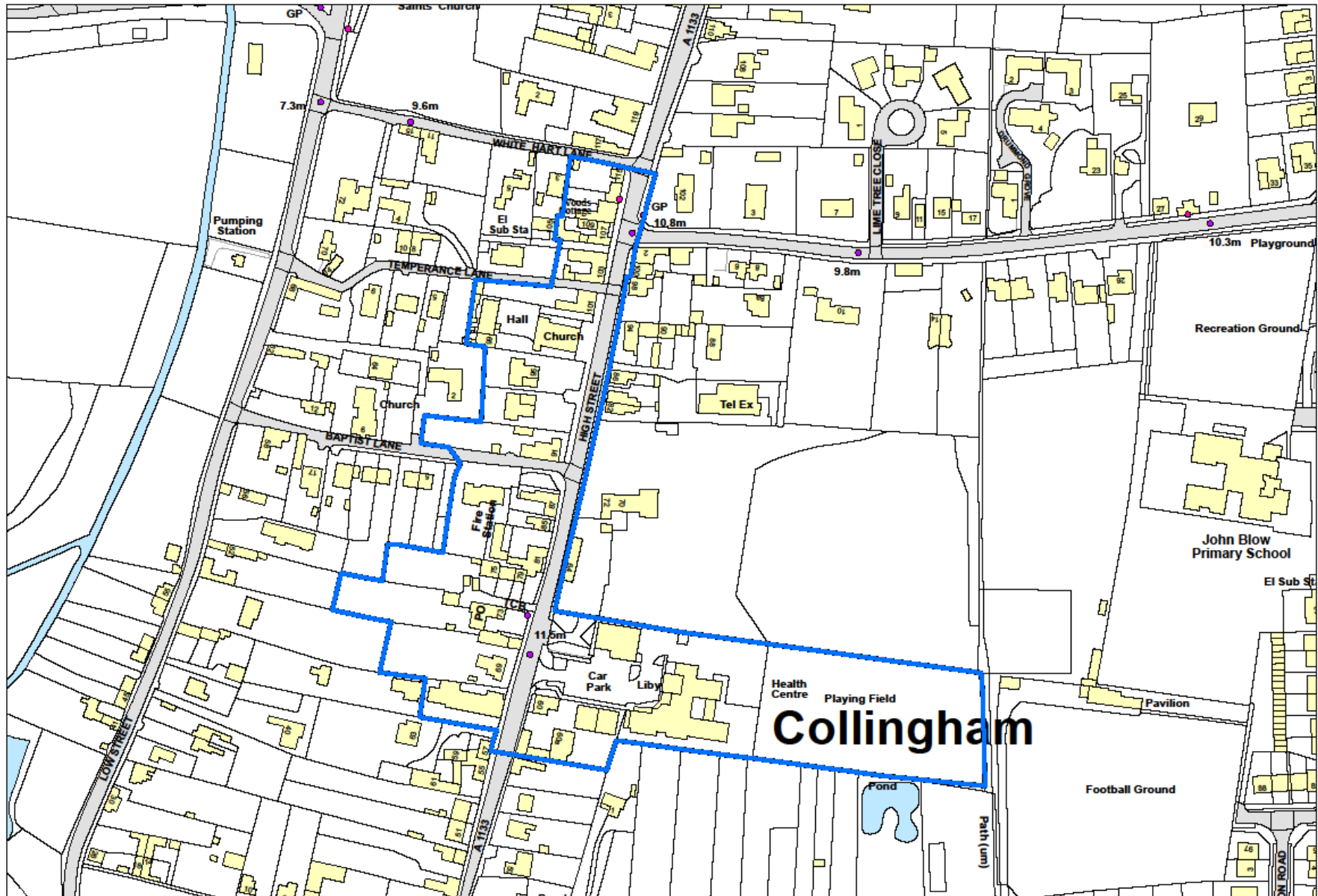


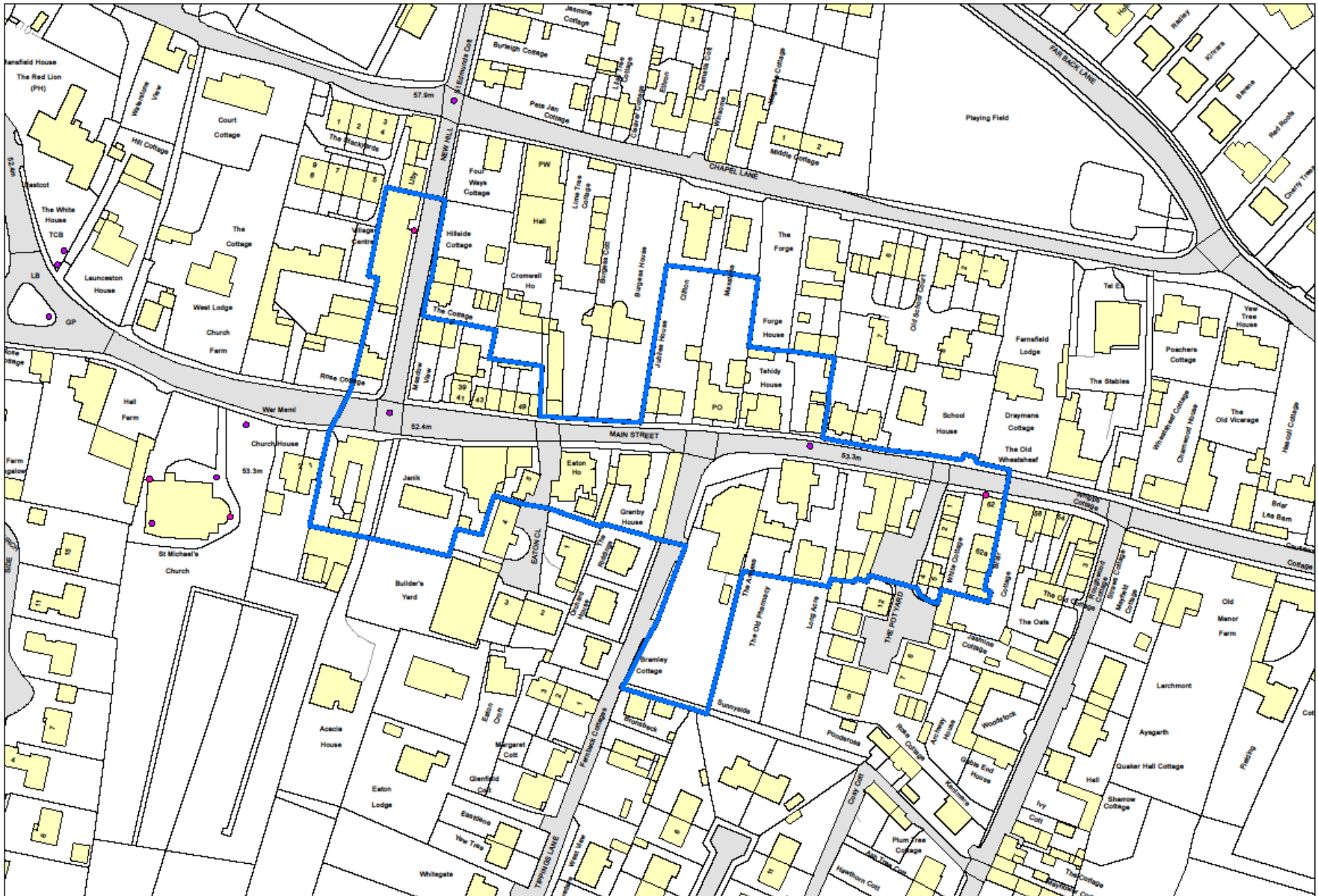


















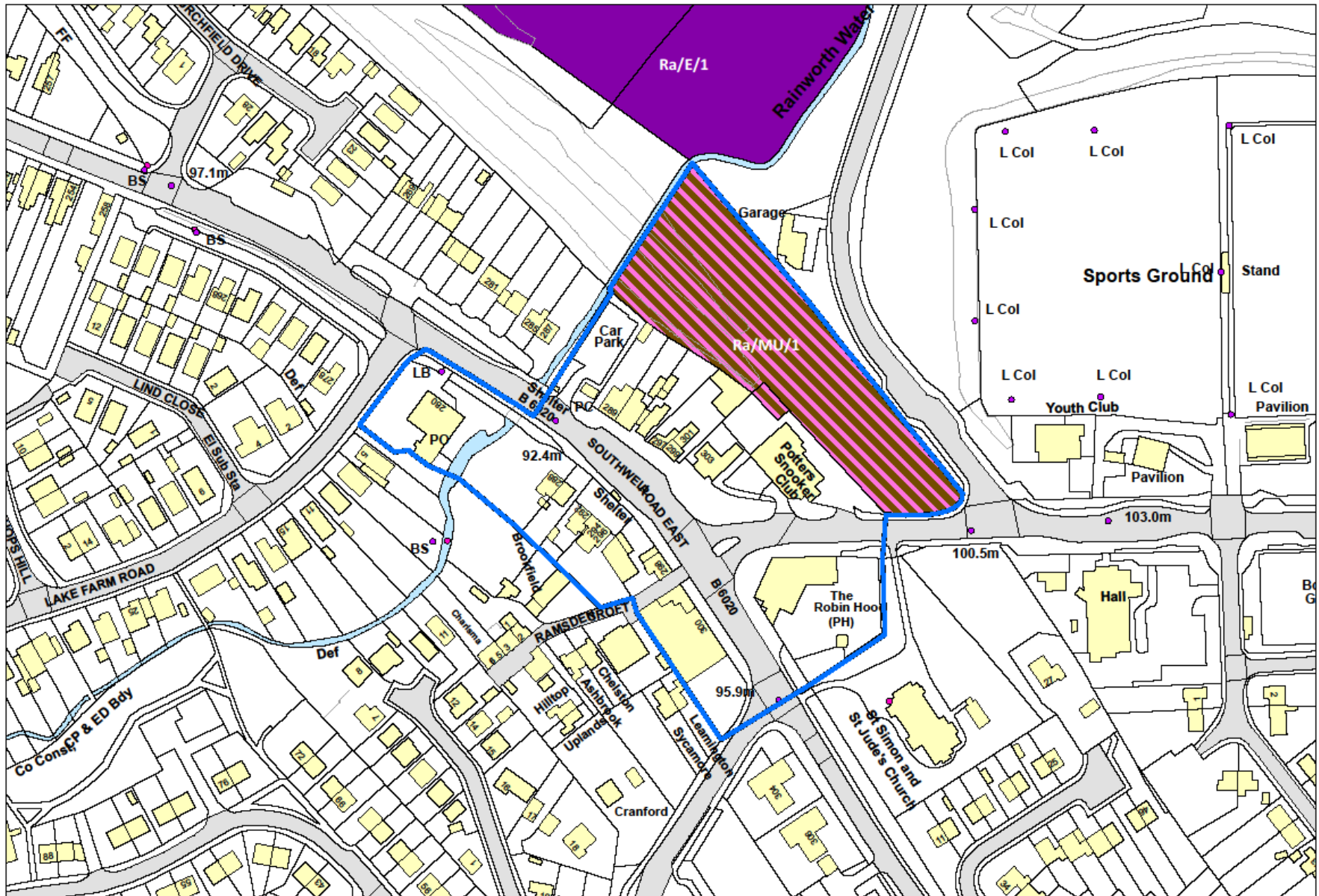


Figure 50: Percentage Split of All Use Classes including Vacant Units within the Local Centres at 31st March 2021

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	57	1	1.75%	0	0.00%	40	70.18%	6	10.53%	0	0.00%	1	1.75%	0	0.00%	0	0.00%	1	1.75%	1	1.75%	0	0.00%
Bilthorpe North	7	0	0.00%	0	0.00%	1	14.29%	2	28.57%	0	0.00%	0	0.00%	1	14.29%	0	0.00%	0	0.00%	1	14.29%	0	0.00%
Bilthorpe South	4	0	0.00%	0	0.00%	0	0.00%	3	75.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
Blidworth	30	0	0.00%	1	3.33%	8	26.67%	13	43.33%	1	3.33%	0	0.00%	0	0.00%	1	3.33%	0	0.00%	1	3.33%	0	0.00%
Boughton	21	1	4.76%	0	0.00%	13	61.90%	2	9.52%	2	9.52%	0	0.00%	0	0.00%	0	0.00%	1	4.76%	0	0.00%	0	0.00%
Clipstone	23	0	0.00%	0	0.00%	2	8.70%	9	39.13%	0	0.00%	0	0.00%	1	4.35%	0	0.00%	1	4.35%	0	0.00%	0	0.00%
Collingham	36	5	13.89%	0	0.00%	15	41.67%	6	16.67%	0	0.00%	1	2.78%	1	2.78%	2	5.56%	0	0.00%	1	2.78%	0	0.00%
Farnsfield	38	2	5.26%	0	0.00%	22	57.89%	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	48	1	2.08%	0	0.00%	33	68.75%	6	12.50%	2	4.17%	1	2.08%	0	0.00%	0	0.00%	1	2.08%	0	0.00%	0	0.00%
Rainworth	18	1	5.56%	0	0.00%	5	27.78%	6	33.33%	1	5.56%	0	0.00%	1	5.56%	0	0.00%	0	0.00%	0	0.00%	0	0.00%
<b>Total</b>	<b>297</b>	<b>11</b>	<b>4.04%</b>	<b>1</b>	<b>0.34%</b>	<b>139</b>	<b>46.80%</b>	<b>69</b>	<b>23.23%</b>	<b>7</b>	<b>2.36%</b>	<b>4</b>	<b>1.35%</b>	<b>5</b>	<b>1.68%</b>	<b>3</b>	<b>1.01%</b>	<b>5</b>	<b>1.68%</b>	<b>4</b>	<b>0.00%</b>	<b>0</b>	<b>0.00%</b>

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.	1	1.75%	1	1.75%	5	8.77%
Bilthorpe North cont.	0	0.00%	0	0.00%	2	28.57%
Bilthorpe South cont.	0	0.00%	0	0.00%	1	25.00%
Blidworth cont.	0	0.00%	0	0.00%	5	16.67%
Boughton cont.	0	0.00%	0	0.00%	2	9.52%
Clipstone cont.	0	0.00%	0	0.00%	10	43.48%
Collingham cont.	1	2.78%	1	2.78%	3	8.33%
Farnsfield cont.	0	0.00%	1	2.63%	1	2.63%
Fernwood cont.	0	0.00%	1	14.29%	2	28.57%
Lowdham cont.	0	0.00%	1	2.08%	3	6.25%
Rainworth cont.	0	0.00%	0	0.00%	4	22.22%
<b>Total</b>	<b>2</b>	<b>4.71%</b>	<b>5</b>	<b>1.68%</b>	<b>41</b>	<b>13.80%</b>

**Figure 51: Percentage Split Between Commercial and Residential**

	Residential	Commercial (including vacant units)
Percentage Split	46.80%	53.20%
Number of Dwellings	139	158

**Figure 52: Vacant Units in Local Centres (at 31st March 2021)**

Area	Street	Previous Use Class	Net Sqm
Boughton	18 Tuxford Road	Unauthorised MCU	59.04
Balderton South	Main Street, Former Balderton Mens Working Club	SG	599.80
Collingham	Unit 2, 58 High Street	n/a	
Collingham	Unit 3, 58 High Street	n/a	
Collingham	113 High Street	E(c)	
Collingham	Units 1 and 2 High Street (Former COOP)	E(a)	209.44
Collingham	Unit 1, 58 High Street	n/a	
Farnsfield	Main Street	E(a)	125.6
Farnsfield	Main Street	E(a)	
Lowdham	27 Main Street	E(c)	62.83
Rainworth	287a Southwell Road East		

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 53: Vacant Units Comparison 2012 to 2021

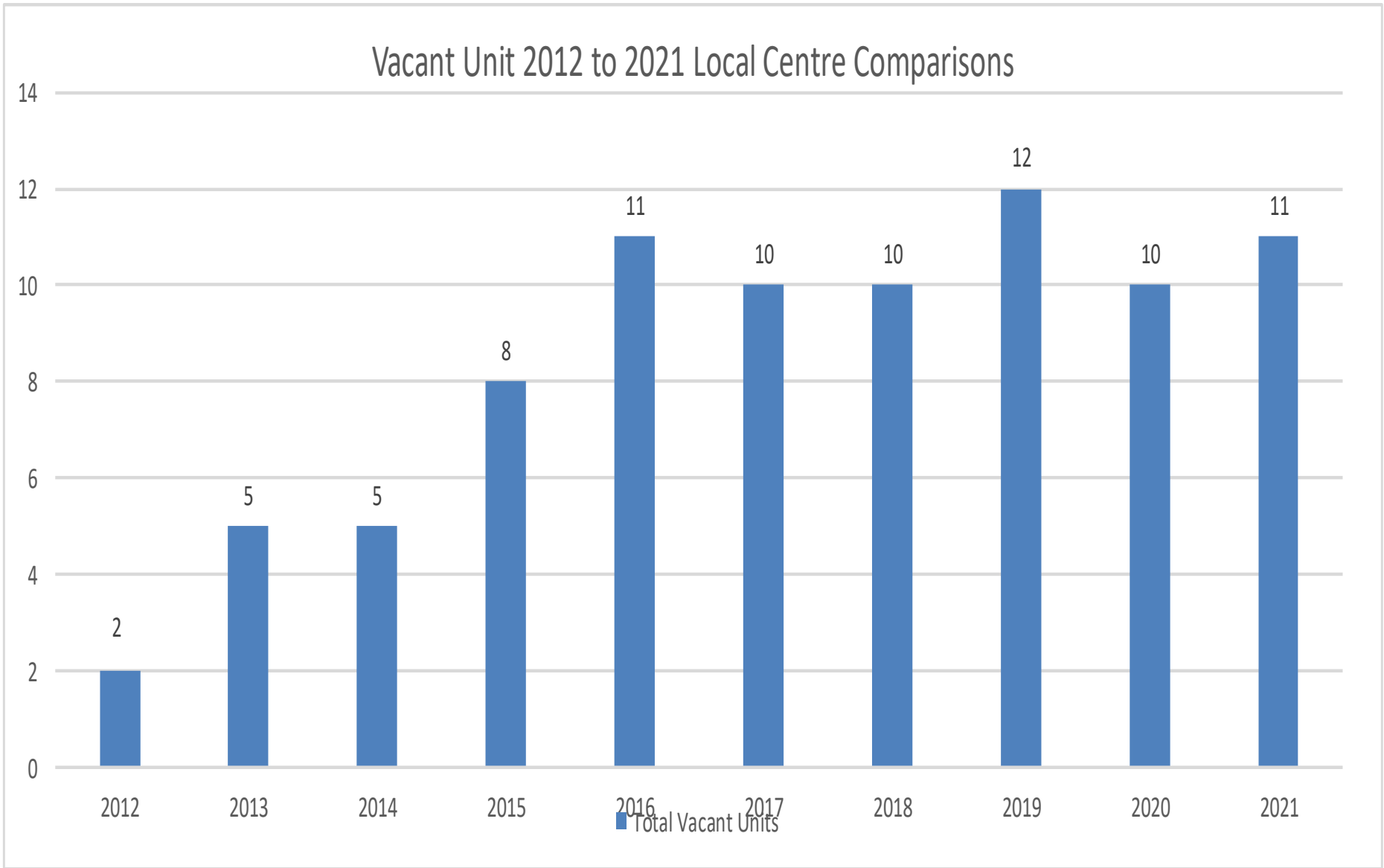
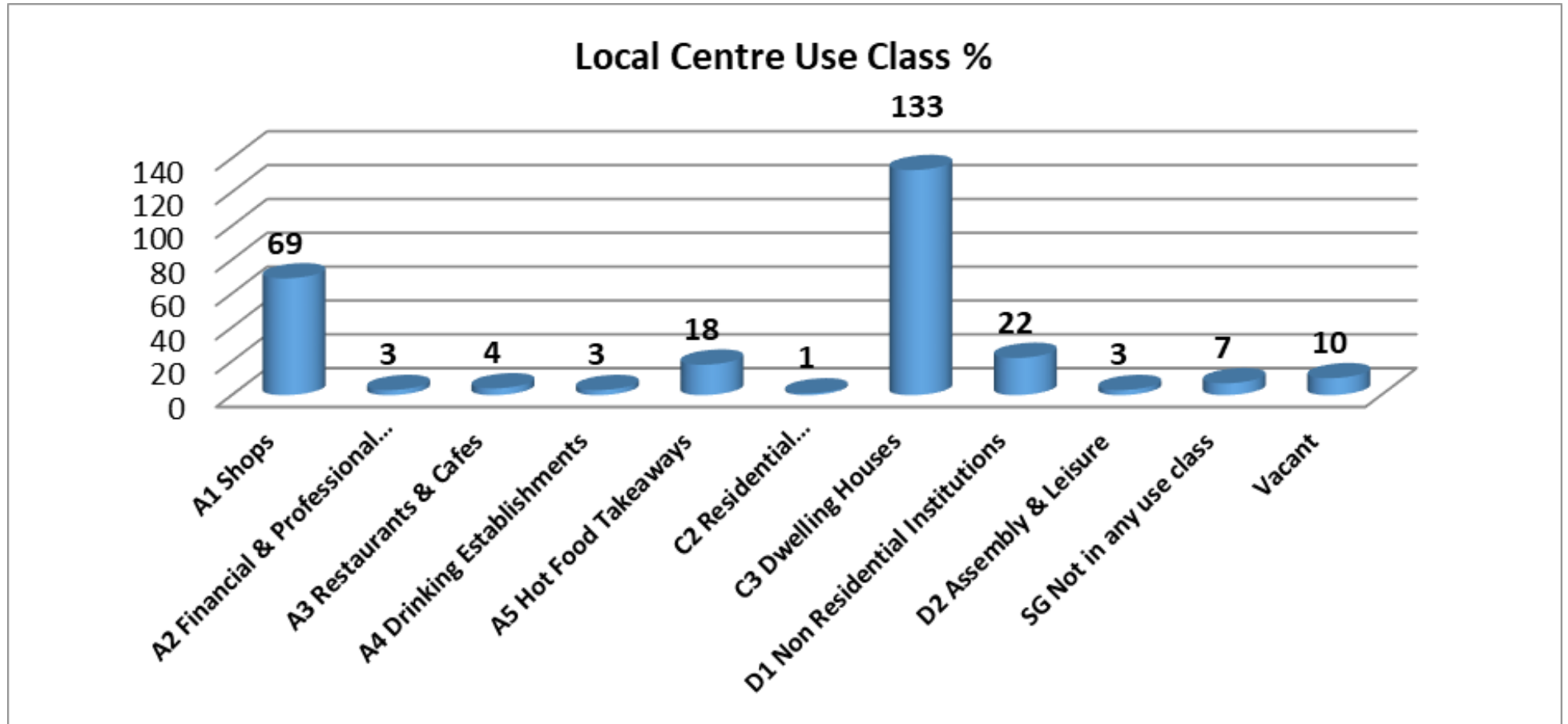


Figure 54: Local Centres Use Class Percentage Split at 1st April 2019



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



## Use Class Order Guide

Use Class	Description
B2 (General Industrial)	Use for industrial process other than one falling within class E(g) (previously class B1) (excluding incineration purposes, chemical treatment or landfill or hazardous waste)
B8 (Storage or Distribution)	This class includes open air storage.
C1 (Hotels)	Hotels, boarding and guest houses where no significant element of care is provided (excludes hostels)
C2 (Residential institutions)	Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres
C2a (Secure residential institutions)	Use for a provision of secure residential accommodation, including use as a prison, young offenders institution, detention centre, secure training centre, custody centre, short term holding centre, secure hospital, secure local authority accommodation or use as a military barracks
C3 (Dwellinghouses)	<p>This class is formed of three parts</p> <ul style="list-style-type: none"> <li>• 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</li> <li>• 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</li> <li>• 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</li> </ul>
C4 (Houses in Multiple Occupation)	Small shared houses occupied by between three and six unrelated individuals, as their only or main residence, who share basic amenities such as a kitchen or bathroom.
E (Commercial, Business and Service)	<p>in 11 parts, Class E more broadly covers uses previously defined in the revoked Classes A1/2/3, B1, D1(a-b) and 'indoor sport' from D2(e):</p> <ul style="list-style-type: none"> <li>• <b>E(a)</b> Display or retail sale of goods, other than hot food</li> <li>• <b>E(b)</b> Sale of food and drink for consumption (mostly) on the premises</li> <li>• <b>E(c)</b> Provision of: <ul style="list-style-type: none"> <li>◇ <b>E(c)(i)</b> Financial services,</li> <li>◇ <b>E(c)(ii)</b> Professional services (other than health or medical services), or</li> <li>◇ <b>E(c)(iii)</b> Other appropriate services in a commercial, business or service locality</li> </ul> </li> </ul>

## Use Class Order Guide

Use Class	Description
	<ul style="list-style-type: none"> <li>• <b>E(d)</b> Indoor sport, recreation or fitness (not involving motorised vehicles or firearms or use as a swimming pool or skating rink,)</li> <li>• <b>E(e)</b> Provision of medical or health services (except the use of premises attached to the residence of the consultant or practitioner)</li> <li>• <b>E(f)</b> Creche, day nursery or day centre (not including a residential use)</li> <li>• <b>E(g)</b> Uses which can be carried out in a residential area without detriment to its amenity:               <ul style="list-style-type: none"> <li>◇ <b>E(g)(i)</b> Offices to carry out any operational or administrative functions,</li> <li>◇ <b>E(g)(ii)</b> Research and development of products or processes</li> <li>◇ <b>E(g)(iii)</b> Industrial processes</li> </ul> </li> </ul>
F (Local Community and Learning)	<p>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> <p><b>F1 Learning and non-residential institutions</b> – Use (not including residential use) defined in 7 parts:</p> <ul style="list-style-type: none"> <li>• <b>F1(a)</b> Provision of education</li> <li>• <b>F1(b)</b> Display of works of art (otherwise than for sale or hire)</li> <li>• <b>F1(c)</b> Museums</li> <li>• <b>F1(d)</b> Public libraries or public reading rooms</li> <li>• <b>F1(e)</b> Public halls or exhibition halls</li> <li>• <b>F1(f)</b> Public worship or religious instruction (or in connection with such use)</li> <li>• <b>F1(g)</b> Law courts</li> </ul> <p><b>F2 Local community</b> – Use as defined in 4 parts:</p> <ul style="list-style-type: none"> <li>• <b>F2(a)</b> 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</li> <li>• <b>F2(b)</b> Halls or meeting places for the principal use of the local community</li> <li>• <b>F2(c)</b> Areas or places for outdoor sport or recreation (not involving motorised vehicles or firearms)</li> <li>• <b>F2(d)</b> Indoor or outdoor swimming pools or skating rinks</li> </ul>
Sui Generis (No class specified)	<p>'Sui generis' is a Latin term that, in this context, means 'in a class of its own'.</p> <p>Certain uses are specifically defined and excluded from classification by legislation, and therefore become 'sui generis'.</p>

Extracted from the Use Classes Order (2020)